

## ANGUS COUNCIL

MINUTE of MEETING of the **KIRRIEMUIR CONSERVATION AREA REGENERATION SCHEME (CARS) STEERING GROUP** held in the Board Room, Community Hub, Bank Street, Kirriemuir on Tuesday 17 October 2017 at 9.00 am.

**Present:** Councillors JULIE BELL, ANGUS MACMILLAN DOUGLAS OBE and RONNIE PROCTOR MBE.

**Non Councillor Members of the Group:** ELAINE FINDLAY, PAUL FRETWELL and DEREK MARSHALL.

**Officers in Attendance:** JENNIFER ANDERSON (Communities Officer), JILL PATERSON (Environment and Development Plan Manager) and SARAH FORSYTH (Committee Officer).

### 1. CHAIR OF THE MEETING

In accordance with the constitution of the Steering Group, the Chair rotating between elected members, Councillor Angus MacMillan Douglas chaired the meeting.

### 2. APOLOGIES

Apologies for absence were intimated on behalf of Karen West, Project Manager.

### 3. DECLARATIONS OF INTEREST

Mr Paul Fretwell declared an interest in item 5 as he had attended a meeting of the Heritage Trust where an update had been given on the CARS Project. He indicated that he would take part in any discussion and voting.

### 4. MINUTE OF PREVIOUS MEETING

The minute of meeting of the Steering Group of 22 August 2017 was submitted and approved as a correct record.

### 5. CARS PROJECT OFFICER'S REPORT

With reference to Article 6 of the minute of previous meeting, there was submitted a Report by the CARS Project Officer summarising progress in relation to the following:-

#### (i) Current/Ongoing Works

- **17 Bank Street**

The Steering Group noted that following the last meeting, the required receipted invoices had been received by the stated deadline of 30 September. However, Legal Services had advised of a further delay in concluding the sale/purchase of the building which meant that the grant cheque could not be paid for the completed works until such time as the purchase had been finalised.

The further delay was in relation to the title to the building which required third party involvement to correct. Agreement had been reached with the third party to rectify the error on the title however the third party's lender required to be involved also and advised that they would wish their own solicitor to be involved. Legal Services had expressed concern on the matter and the further delay this would cause before the grant funds could be released.

As the continuing delay was impacting upon the timescales for final payment of the grant monies and as the six month defects liability period would end at the time the project ends on 31 March, the Steering Group were requested to consider their position on the matter.

Following a full discussion, the Steering Group agreed to serve a breach of contract notice and to allow a period of eight weeks for the title issues to be resolved or the offer of grant would be withdrawn.

- **Former Ogilvy Arms**

The Steering Group noted that the previous legal issues had been resolved and the grant monies would now be paid.

- **Visocchi's**

The Steering Group noted that all snagging works had been completed and final receipted invoices received prior to the stated deadline of 30 September. Grant monies would now be paid on the remainder of the completed works as part of a final staged payment to the applicant.

**(ii) Public Realm Works**

Ms Paterson advised that unfortunately, due to the structural condition of the wall, the original location chosen for the mural was not suitable for display or as a training project.

Discussions were continuing with Frew Construction to find an alternative location and as a compromise, two separate locations were now proposed for the mural and the training exercise. Both however could be linked in a visual sense to potentially maximise the scope of the remaining funding. The revised proposal would involve the training project taking place on the stretch of stone wall at the rear of the Bank of Scotland, facing into Reform Street car park and all parties had consented to the works being carried out.

The wall which forms the rear boundary to 19 Bank Street, at the corner of Manse Close and the car park had been identified as a potential site for displaying the mural and permission had been obtained from the property owner to carry out the works. Angus Council Roads Division had confirmed that the wall was structurally sound and suitable for carrying the mosaic mural. Also, as the wall was in excess of four metres in height, the mural could be positioned higher up to allow greater visibility and provide some protection from damage, vandals etc.

A small amount of CARS funding had already been directed towards the mural, with an agreement that the CARS logo be included as part of the mural design. It would therefore be fitting in terms of the project outcomes if any additional funding could be utilised towards including some traditional re-pointing and stone repair work around the area to provide a showcase for the location of the mural and complete the stone restoration project. As there were no structural or ownership issues, this could be included within the scope of the overall project but would inevitably increase the cost.

Following consideration of the revised proposal, the Steering Group agreed to approve, in principle, the proposals subject to confirmation of additional funding being granted from Historic Environment Scotland.

**(iii) Wayfinding App**

The Steering Group noted that the additional offer of grant funding had been gratefully received for the publicity and marketing of the app.

**(iv) CARS Legacy**

The Steering Group noted that despite discussions taking place with Dundee and Angus College with regard to a student placement to provide a photographic survey of the CARS funded projects within the town, it was now unlikely that this would happen.

Following discussion, Councillor MacMillan Douglas agreed to contact the Principal of Abertay University in this regard.

## **6. ANY OTHER BUSINESS**

### **(i) Financial Position**

Mr Derek Marshall sought confirmation on the current financial position and Ms Paterson intimated that the Project Officer was currently working with Historic Environment Scotland to finalise the position. It was noted however that the initial funding granted had been fully committed.

### **(ii) Publicity**

Councillor Julie Bell intimated that as the project was nearing completion, it would be appropriate to consider further publicity.

The Steering Group agreed that it would be appropriate to showcase the works of the project at an event which had had an extremely positive impact on the town and that the comms team of Angus Council be contacted to discuss this further. Ms Paterson advised that the Project Manager was drawing up a legacy plan and an outline of this would be reported to the next meeting for discussion.

## **7. DATE OF NEXT MEETING**

The Steering Group agreed that the next meeting be held on Tuesday 5 December 2017 at 9am.

*Following conclusion of the business, the Steering Group passed on their deepest sympathy to the Project Manager following her recent family bereavement.*

*The Steering Group also thanked all staff and those involved in the CARS project for their hard work.*