

**KIRRIEMUIR CONSERVATION AREA REGENERATION SCHEME -**

**STEERING GROUP - 23 SEPTEMBER 2014**

**CARS PROJECT OFFICER'S REPORT**

**Priority Projects**

Glengate Hall

All works at the building have now been completed and the new tenants moved in to the nine completed apartments on 1<sup>st</sup> September. The stonemason has just recently completed some other minor repointing works and snagging repairs around the window cill areas. Final grant payment has now been made to the Applicant in accordance with the original grant award of £255,000.

Historic Scotland has been approached in regard to the funding of the replacement lanterns on the building but unfortunately their response has not been entirely positive. They are having some difficulty in accepting the case that has been made to them to demonstrate that the proposed lanterns would be in keeping with the historic character of the area and the need to reduce street clutter, as highlighted by the draft Conservation Area Appraisal document. Discussions are still ongoing at the time of writing and, given the estimated amount of monies involved, this may involve a decision by the Steering Group to reallocate funds from other building projects. The Project Officer will continue meantime to investigate any potential source of funding and will report back to Steering Group members in due course.

The regeneration project has also been entered into the SURF Awards (Scotland's Independent Regeneration Network) for Best Practice and Innovation in Community Regeneration, supported by the Scottish Government. The closing date was at the beginning of September and the winning projects will be confirmed later this year. The project has also been nominated for inclusion in the Scottish Empty Homes Partnership's Scottish Champion of the Year Awards which showcases exemplary contributions to the field of private sector empty homes work in Scotland. The winner will be announced at the Scottish Empty Homes Conference 2014.

1 - 3 Roods

The grant application for this Priority Project has been progressed and will form the next Agenda item.

Warehouse/ Store, Ogilvy's Close

No further progress on any grant application to date. It is understood the property is still on the market for sale and although there has been some keen interest by a number of potential purchasers, there would appear to be some legal encumbrances regarding access which may affect the sale of the property. The Selling Agent has advised there is still considerable interest amongst viewers and from a legal perspective, that the matter of un-associated/common ground can be resolved.

Former Airlie Arms, St. Malcolm's Wynd

No progress to date on any prospective works.

The current owners of the property, Hawthorne Leisure based in London advised three weeks ago that the building had been sold on for a nominal sum but was unable to provide any details of the purchaser. However, just recently the Project Officer was contacted by Rydens, Commercial Property Consultants in Dundee who confirmed that they had now been instructed to market the property on behalf of Hawthorne Leisure. Both Rydens and Hawthorne Leisure are aware of the local interest in the premises and of the position in terms of a Priority Project under the Kirriemuir CARS.

### **Small Grants Scheme**

Grant applications have been submitted from the owner of two flatted properties in St. Malcolm's Wynd in respect of re-roofing works and replacement external doors. This will be discussed under the next Agenda item.

Grant assisted works at Bridges and Joshua Plumtree in Bank Street have now been satisfactorily completed and grant monies paid out. Final grant payment was adjusted for Bridges to take account of works to replace the front step having not been completed. Works are also currently underway at the time of writing at The Jeweller's Workshop to replace the traditional timber frontage affected by dry rot. The replacement front door at 14 Glengate is yet to be carried out.

There still remains considerable interest in the Small Grants Scheme with regular enquiries from property owners keen to carry out repair works. Particular attention is being focussed on a few specific buildings within the revised Priority area to encourage the owners to submit an application for grant assistance. Applications for building frontages at The Square and in Glengate are expected within the next few weeks.

### **Public Realm Works**

No update as yet on the revised design for The Square. A meeting with the Landscape Services Officer is due to be held week commencing 29 September to discuss matters in relation to both the design aspects and the potential re-location of the bus stop/ shelter. Given that there are likely to be conflicting opinions on the preferred location of the latter, between Traffic/Roads, Transport and Planning, it would be preferable for Council Officers to meet and discuss before reporting back to the CARS Steering Group.

In regard to the request by Councillor Iain Gaul at the last meeting of the Steering Group to look at possible funding of regeneration works to Cumberland Close and specifically the Globe stone sculpture, the Project Officer has been in touch with Historic Scotland. Their response has again not been entirely positive. Given the recent date of its installation (circa 2000), the use of HS CARS funding for repair and/or associated works to the Globe could not be justified under the terms and guidelines referred to in the CARS grant documentation. Under the Guidance relating to Enhancement of the Public Realm, "priority should be given to schemes involving the repair or relaying of historic surfaces and features". Even with that, the Steering Group are reminded that Historic Scotland are not making any contribution to funding the proposed enhancement works to The Square, which involves the repair and replacement of the existing (but not historically accurate) stone slab surface. The

overall cost of this project was included in the original funding application and is being paid for solely by Angus Council's own contribution to the Public Realm (£100,000). Historic Scotland's guidance states that other environmental improvements such as public art, street lighting and street furniture, landscaping and other works which may enhance the area are not normally eligible works for grant assistance but may be agreed by Historic Scotland, but only where such schemes are demonstrated to be in keeping with the historic character of the area as defined in the Conservation Area Appraisal. Given the finite financial resources available, it does not seem feasible that any additional public realm works can be funded from the Council's own funding contribution. A decision will have to be made by the Steering Group on their funding priorities, bearing in mind the original funding application and what they ultimately would like the Kirriemuir CARS project to achieve within its five year timescale.

Also in relation to the public realm, the Steering Group may also wish to note that it is intended to carry out a more holistic review of current signage, street lighting and other similar elements which impact on the character of the Conservation Area, with other Council colleagues with the intention of reducing any unnecessary street clutter.

### **Other Matters**

Two very successful evening events have recently been held in the town centre as part of Angus Heritage Week. Paul Mitchell, former Conservation Officer to Angus Council gave a talk at the Museum on the subject of "The Development of Kirriemuir's Street Pattern and Historic Buildings" followed by a guided walk around the town centre, to link in with the subject matter a few nights later. Both evenings generated much interest amongst those who were present and were well supported. The cost of hosting the events was paid for under the Training and Education budget.