

**KIRRIEMUIR CONSERVATION AREA REGENERATION SCHEME
STEERING GROUP - 25 SEPTEMBER 2014**

GRANT APPLICATIONS

PRIORITY PROJECT - 1 - 7 ROODS, KIRRIEMUIR

A grant application for the Priority project at 1 - 7 Roods has been submitted and assessed by the Council's Quantity Surveyors.

The application relates to works to repair and renovate this Category C listed building which dates from the early part of the 19th century and terminates the row of similar stone built properties to the east side of the Lower Roods. The building consists of two storeys with attic space, accommodating retail uses on the ground floor and storage or residential on the upper floors. The building has been vacant for a number of years with a neglected appearance and dilapidated condition. It has been included within the Kirriemuir CARS as a Priority Project with significant grant funding to assist with the costs of associated eligible external repair works.

The Applicant and owner of the property has engaged a firm of accredited Conservation Architects (James F Stephen Architects, Glamis) as a requirement of a Priority Project under any CARS funded grant scheme. Planning permission and listed building consent applications were submitted in January 2014 for a Change of Use and Alterations to form a retail unit at ground level and residential at first and attic floors. The proposed works included a new timber shopfront on the corner with Roods and Ogilvy's Close, replacement of the existing doors and windows in a traditional style, three additional dormer windows in the roof space and extensive stonework repairs, including rendering of the south gable elevation. The applications were also accompanied by a comprehensive Conservation and Design Statement which provided a conservation appraisal of the building and a property condition report in order to substantiate the design proposals. Following some concern raised by Members of the Steering Group, the proposed rendering of the southmost gable elevation was removed from the proposals which allowed for the amended stonework repairs to be eligible for grant assistance. Formal delegated approval was granted in April 2014.

Two tender returns were received for the proposed works (the other two contractors declined to tender) and which were submitted as part of the grant application by the firm of Chartered Quantity Surveyors (John Duguid Partnership, Dundee), engaged by the Applicant. The project contains elements of non-grant eligible works and a price breakdown based on the lowest tender has excluded these for grant submission purposes. The contract period is expected to be 16 weeks.

The Grant Eligible Works include:

- Preliminaries and Provisional Sums;
- Builder Work - downtakings, stonework repairs and re-pointing (including mortar analysis and building stone assessment), and new stone indents to all elevations, chimneyheads, window openings etc.;
- Carpenter and Joinery Work (grant eligible works only) - downtakings, replacement hardwood sash windows (10no.) on front and rear elevations, window repairs (2no.) on front elevation, replacement hardwood shopfront, replacement timber panelled doors (2no.) and repairs to existing (2no.) on front elevation (Note: 3no. new dormer windows are NOT grant eligible work);

- Slaterwork - reslating in secondhand reclaimed Scottish slates to match existing in diminishing courses;
- Plumber Work - downtakings and replacement leadwork and rainwater disposal;
- Painterwork - surface finishes;
- Professional Fees

Note: VAT is reclaimable by the Applicant and is not included as a grant eligible item.

Grant Assessment

The proposed works relate to a Priority Project under the Kirriemuir Conservation Area Regeneration Scheme. The building lies in a prominent position within one of the main pedestrian thoroughfares through the town centre and currently is in a dilapidated condition which detracts from the appearance of the surrounding streetscene and the Conservation Area in particular. Although it is of simple design and proportioning with no evident architectural detailing, it is nevertheless a good example of the building style in the early 1800's and remains largely intact. It is of significant local historical importance in that respect. The proposed alterations will bring this vulnerable listed building back into use and re-instate, other than the approved dormer additions, its original form to the benefit of the character of the Conservation Area.

The costs submitted for the project are actually less than that which was originally allocated in the CARS bid (estimated eligible cost of repairs £120,000 giving a grant award of £102,000). The tender report submitted by John Duguid Partnership QS confirms the lowest of the two offers to amount to £101,881.24 then deducting non-grant eligible works, this amounts to a total of £85,478.09 of grant eligible works. This figure does not include an eligible amount for professional fees.

Based on the information submitted and further discussions, the Council's Quantity Surveyor recommends that any grant award should be based on an eligible amount of £91,235.44 including Professional Fees. No allowance has been made for VAT as the Applicant has stated that VAT would be recoverable.

Total Amount Grant Eligible Works: £91,235.44

Grant Award at 85% = £77,550.12

Recommendation: APPROVAL subject to the following:-

- That the grant eligible works be carried out wholly in accordance with the submitted Conservation and Design Statement and with Planning Conditions attached to Approvals ref. 14/00067/FULL and 14/00068/LBC.

Should the Steering Group agree to award this Grant application as stated above, the Chairman will be asked to complete a Grant Assessment Sheet for this Priority Project, as required under the Contract Guidance for the Historic Environment Regeneration Fund.

[Appendix](#)