

KIRRIEMUIR CONSERVATION AREA REGENERATION SCHEME -

STEERING GROUP – 17 JUNE 2014

CARS PROJECT OFFICER'S REPORT

Priority Projects

Glengate Hall

External works are now nearing completion at the Glengate Hall. Roofing works are complete other than the small entrance porch on the west elevation of the building. This is to be reslated in traditional style "fish scale" slates to reinstate the original appearance. The uppermost window sections are scheduled to be fitted within the next week and will complete the installation of the replacement windows on the building. Remedial stonework repairs around the ingoes, external doors and replacement downpipes will essentially complete the external repairs and scaffolding is expected to be removed by the end of the month. Internally, works are progressing with 3 units being finished off and the remainder nearing completion. It is hoped that the internal works should be almost if not wholly completed by the end of June.

Redford Homes Ltd. has invited all those involved with the project to come along to an Open Day on Tuesday 24th June 2014 at 9.30am. Invitations have previously been sent to Steering Group members. Given that the project has also received funding from Scottish Government via the Empty Homes Loan Fund, the Minister for Housing and Welfare, Margaret Burgess MSP will also be in attendance. PR for the event will be organised by Redford Homes in conjunction with the Scottish Government and Angus Council.

The original nesting site on the north elevation of the building has been re-opened for the returning swifts however the new (additional) nesting box is still to be erected under the eaves at the rear of the building.

The Project Officer is still awaiting a cost from the Council's Lighting Manager for the installation of 2no. heritage style lanterns onto the building and for the removal of the 2no. existing lighting columns.

To the end of financial year 2013 - 14, a total of £184,057.76 has been paid for grant eligible works in respect of professional fees and completed building works. An initial payment of £15,074 has so far been made in the current financial year with a further invoice for £25,850 in respect of the windows and external doors currently awaiting payment.

1 - 3 Roods

Planning permission and listed building consent are now in place and a revised warrant application is currently being considered by Building Standards. The Agent has advised that a CDM co-ordinator and QS have been appointed by the Applicant. The QS is currently preparing documents for competitive tendering (grant eligible

works priced separately) with the tender report expected by end of July. The grant application is expected to be submitted by late August with an expected start date for external works around September/ October.

Warehouse/ Store, Ogilvy's Close

No progress to date on any prospective works.

Former Airlie Arms, St. Malcolm's Wynd

No progress to date on any prospective works.

Small Grants Scheme

No new Grant applications have been submitted for consideration at this meeting.

Grant aided works have now commenced at Bridges, 42 - 44 Bank Street. Scaffolding was struck on Monday 26 May at the two public elevations on Bank Street and Kirkwynd. A sample panel of pointing (as per the condition of grant) has been approved prior to the remaining joints in the stone work being raked out. The stonework is generally in much poorer condition than originally thought with much of the face of the stone at upper levels spalling and bossed. The chimney on the south gable has been found to be in a particular perilous condition and may have to be truncated. Additional works are also required to the chimneys on north and east elevations. The applicants have been in discussion with the Project Officer in regard to grant funding for the revised specification of works and the Council's Planning and Building Standards Officers about the alterations necessary to this listed building.

At the Jeweller's Workshop, the contractor has taken final measurements for the new shopfront (same contractor manufacturing the new windows at the Glengate Hall) and anticipates the new frontage will be installed by the end of the month. The owners of Joshua Plumtree have instructed works being carried out around July. At Bookworms, the replacement door is yet to be installed but the final paint colour and style of door furniture, as per the conditions of grant, have been agreed.

In respect of potential grant assistance under the Small Grants Scheme, a local Professional Agent has taken opportunity to send out flyers/ leaflets to properties within the Conservation Area advertising their services in acting on behalf of the owner for any prospective grant application. This has initiated a number of enquiries from property owners who are keen to carry out repair works to their buildings. Whilst these are all within the Conservation Area boundary, many are currently outwith the priority town centre area. As a result, at the present time any forthcoming grant application would be recommended for deferral by the Steering Group. However, as agreed by Members of the Steering Group at their meeting of 9 December 2013, the Project Officer will continue to monitor the number of potential grant applications coming forward until at least the end of June to assess whether the priority area for small grants should be widened. Following the assessment, a report will be presented to the Steering Group on this matter after the summer recess.

Public Realm Works

The public consultation exercise for the proposed enhancement of the Square has been completed. As part of the public consultation exercise, the design concept was presented to the Kirk Session of the Glens and Kirriemuir Old Parish Church on Wednesday 28 May. A full analysis of the response to the public consultation exercise will be presented as the next Agenda item.

Other Matters

There are no other matters arising.