

AGENDA ITEM NO 6

KIRRIEMUIR CONSERVATION AREA REGENERATION SCHEME -STEERING GROUP - 18 MARCH 2014

CARS PROJECT OFFICER'S REPORT

Priority Projects

Glengate Hall

Work at the Glengate Hall has unfortunately slowed recently due to difficulties highlighted with the main contractor. Whilst I am not able to elaborate on these for reasons of commercial confidentiality, alternative arrangements have been put in place by the Applicant to enable the priority project to be completed but this will not now be until nearer the end of June, resulting in a delay of around 2 - 3 months. Certain issues in relation to discharging their planning conditions have also contributed to the slow down of works. At the time of writing, discussions are currently ongoing between the Planning Officer, CARS Project Officer and the Applicant's Agents to agree a way forward particularly in relation to the window specification. It is anticipated that agreement will have been reached over the technical design and fitting of the replacement windows and other matters contained in their planning conditions by the date of this meeting but due to the lead-in time for ordering, it is likely that installation of the windows and associated stonework repairs will not take place until about mid-May. Works are however progressing internally to convert the building.

The upshot of this is that part of the final grant payment will now have to be carried over to next financial year (2014/15) and the projected spend in the current financial year revised downwards. We have asked the Applicant for a revised spend profile detailing how much grant they now expect to draw down this financial year and we are currently awaiting this information from their QS.

Interim grant payments totalling £155,459.51 have been paid to date for eligible works amounting to £182,894.14 in respect of professional fees and completed building works. Further invoices totalling £16,850 have been submitted for payment and are currently being processed.

1 - 3 Roods

Planning and listed building consent applications for alterations to the building are currently still under consideration. The Planning Officer has requested additional supporting information from the Agent in respect of the proposed works to the listed building and this has yet to be submitted. Following our last meeting, I have written to the Planning Officer to advise of the concern by Members of the Steering Group over the proposed external render being applied to the building. The applications are due to be determined by the end of March after which it is expected the grant application will be submitted.

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

Letters of Grant Award have recently been sent out to applicants for the approved projects at Bridges Coffee Shop in Bank Street and Bookworms in Glengate, although works have yet to start. The Applicant at the Jeweller's Workshop in Bank Street is waiting on the contractor to start on the inside of the premises before the external works can start on the replacement shopfront.

One additional Grant application has been received and forms the next Agenda item.

Public Realm Works

As discussed in the previous Agenda item, and subject to the agreement of the Steering Group members, the public consultation exercise for the proposed enhancement of the Square is due to commence Monday 24 March for a period of six weeks. As part of this, there will be a presentation to Kirriemuir Community Council on Wednesday 26 March.

Other Matters

The first event planned under the heading of Education and Awareness has taken place. The "Swifts and Bats in Kirriemuir Conservation Area" workshop on 25 February attracted around 20 people in total, rather less than was hoped for but nevertheless proved to be an entertaining and informative day. The workshop was principally aimed at Architects and developers to raise awareness of these key species in buildings and how to safeguard them during any development proposals. Despite a significant number of invitations being sent out, it was disappointing that more did not turn up particularly for the practical exercise workshop and walkabout the town centre with Edward Mayer. The response from the feedback forms was however most encouraging from those who attended, with very positive comments relating to the event speakers and organisation. One even commented that it was the best of the raising awareness/ sharing best practice events that they have attended!

In regard to the Kirriemuir CARS web pages, I am advised by IT that for the month of February, there were 285 visits and 484 page views. A report schedule has been set up so that this information is received on a monthly basis.