How Collaborative Regeneration Saved The Glengate Hall

Kirsty Macari
Senior Planning Officer
A Background...

- Built 1846
- Category C listed
- Vacant 2004
- New Owner 2005
### How the project was identified

#### Strategic Housing
- Awareness of impending EHLF announcement
- Housing need, particularly 1 & 2 beds
- Town centre walk-around to identify buildings – familiarity of the area and number of empty town centre buildings

#### Planning
- Preparing a bid for CARS funding
- Area of increased vacant floor-space and identified historic fabric investment required.
- Town centre walk-around to identify buildings and initial built fabric condition survey

---

One project to invest in the regeneration and enhancement of a town centre through reduction and re-use of vacant floor-space
Project Timeline

Strategic Housing

July 2012 - first meeting with owner

October 2012 – EHLF application submitted

December 2012 – Funding secured

Planning

June 2012 – Identification of priority project and contact with owner to gauge interest

August 2012 – CARS application submitted

January 2013 – Application success announced

April 2013 – EHLF drawdown available/CARS programme begins

May 2013 – Planning, Listed Building and Building Warrant applications submitted

June 2013 – initial internal works begin

July 2013 – Application for Glengate Priority Project

August 2013 – Kirriemuir CARS launches and grant award made to Glengate Hall.
The Funding Package

* EHLF – December 2012, £224k loan.

* CARS – September 2013, £255K grant offer.

* Overall project cost circa £650K.
Using the media


- Platform to inform the local community of the plans for the hall and as works progressed through the project.

- Owners ‘open day’ inviting locals (& press) for a look around; Housing Ministers attendance ensured press interest….all emphasised the importance & positive aspect of the project & joint working.
The value of joint working

- Planning Service – CARS (how funding can(t) be used – restrictions) Liaison with Historic Scotland re aesthetics (what can/cant be used)

- Strategic Housing – EHLF

- Owner – private finance

- Other wider council services

- How do we know we were successful?
Lessons learned

- Sharing ideas with colleagues / departments – to solve issues, in this case, securing funding sources
- Ongoing open dialogue was vital
- Progressing discussion with Architecture & Design Scotland regarding the key lessons and investigating a model for success from this project following the win at SURF 2014 Awards for Town Centre Regeneration
- Continuing to look at re-use and adaption of buildings for the future for both public and private sector development
- Before, during and after…….communicate, communicate and communicate some more.