

THE HIGHLAND COUNCIL
PLANNING, ENVIRONMENT & DEVELOPMENT COMMITTEE

20th MAY 2009

Agenda Item	
Report No	

WICK, PULTENEYTOWN CONSERVATION AREA REGENERATION SCHEME

Report by the Director of Planning & Development

SUMMARY

Members are asked to consider the approval of a grant request for the allocation of Historic Scotland funding towards the first major project under the Wick, Pulteneytown Conservation Area Regeneration Scheme (CARS).

1. Introduction

- 1.1 In November 2007 the PED Committee agreed an Assessment and Appraisal procedure and a mechanism for the approval of grants from the CARS budget. In accordance with this decision this report brings the first major project to the Committee for determination by the Members.
- 1.2 The priority projects were identified from those being most "at risk", they were vacant or semi vacant and mainly located in the Lower Pulteneytown area. Bringing these buildings back into use for residential and commercial purposes will assist with the overall economic regeneration of the area. The present project being brought before Committee for determination was discussed locally at the Ward Business Meeting on 9 March 2009 with Members being supportive of the project.

2. Grant Application: William Street and Saltoun Street Development

- 2.1 The properties are contained on one entire original lot, (60 feet by 120 feet) of those set out by Thomas Telford in the Lower Pulteneytown area of curing yards and associated industries. The site contains 19th Century buildings with 20th Century alterations which include the enclosure of the former yard with an industrial steel framed shed. The proposed scheme will reopen the former yard and restore the former yard buildings whilst also carrying out major restructuring of the derelict former housing and shop premises facing onto Saltoun St, and Williamson St. This major proposal has been brought forward by the Highland Housing Alliance (HHA) which has submitted a grant application seeking financial assistance towards the proposed development of 11 new dwellings (as a minimum 4 of which will be affordable), utilising the original buildings and reintroducing the street and courtyard definition of buildings in this historic area.
- 2.2 Tenders for this work were received on 13th February 2009 and duly checked by the consultants before HHA submitted their application for assistance under the scheme. Total development costs, are set out below and show the deficit

between the total development costs and the residual sales value of the 11 properties. The derived sales income is a combination of that from private sales and the sales income (Housing Association Grant - HAG), introduced through the Lift Scheme for shared equity dwellings in conjunction with Pentland Housing Association Ltd.

Total Contract Cost	£1,512,836
Income from Sales	£683,000
Sales Income (HAG)	£152,000
Vacant and Derelict Land Fund	£380,000
Required from Conservation Funding	£297,836

- 2.3 A total grant of £677,836 is required to meet the deficit funding of this project, of which £297,836 is being sought from the Historic Environment Regeneration Fund under the CARS Programme. The remaining funding is been met from the Vacant and Derelict Land Fund (VDLF) as per the Council's Delivery Plan which identifies spend in 2009/10.

3. Conclusion

- 3.1 This is a welcomed first major project utilising the Historic Scotland CARS Programme funding and the Scottish Government's VDLF. Both funds have been necessary to meet the deficit costs involved in bringing a prominent and derelict site within Pulteneytown back into productive use. While the total CARS and VDLF contribution relatively speaking is high at 44% of total contract cost, this is reflective of the derelict nature of the site, the costs involved in safeguarding the historic fabric and the low value of properties in the area.

4. Resource Implications

- 4.1 CARS grant is fully funded by Historic Scotland and VDLF by Scottish Government.

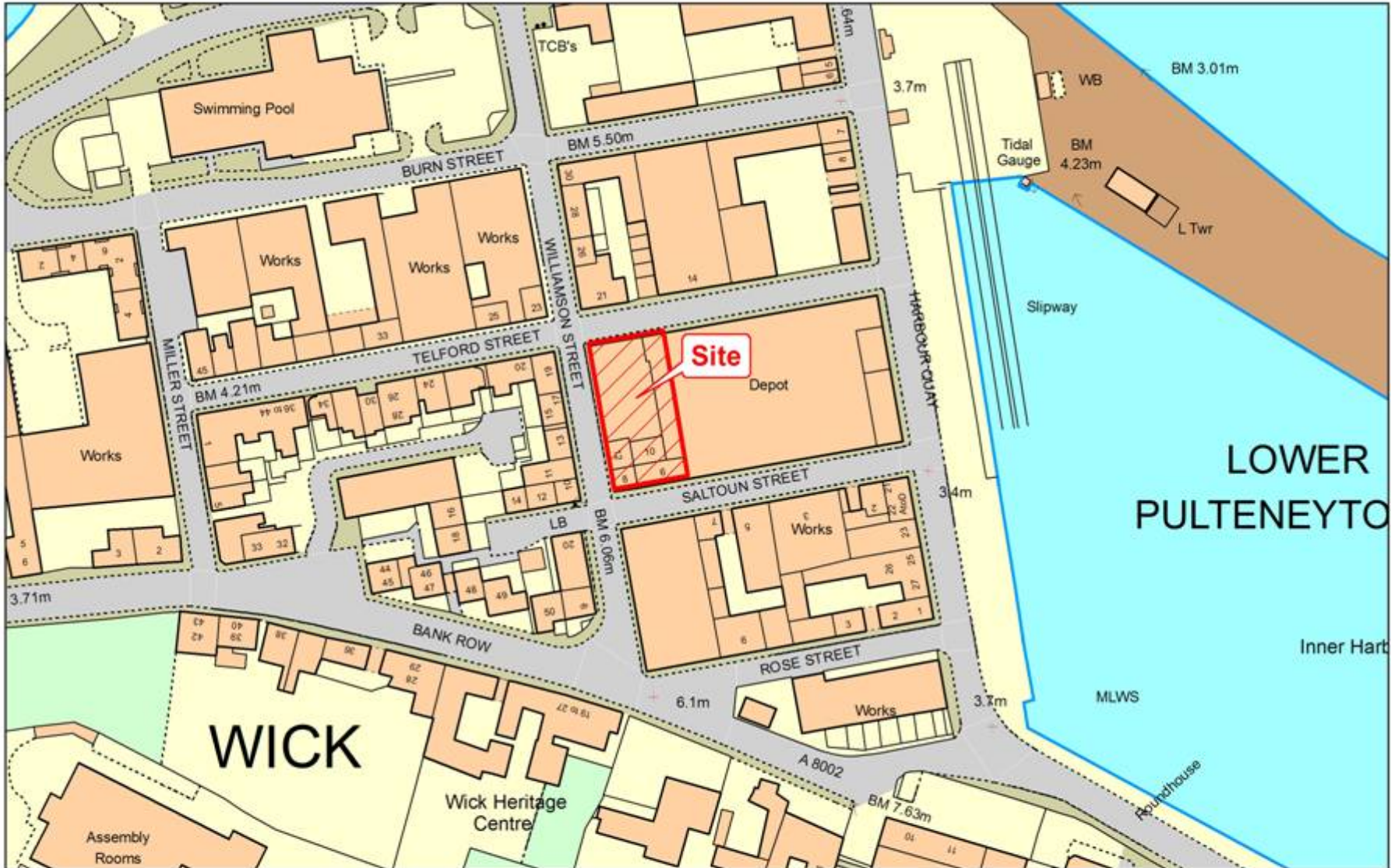
3. RECOMMENDATION

- 3.1 The Committee is recommended to approve Conservation Area Regeneration Scheme deficit funding of £297,836 to the Highland Housing Alliance towards the redevelopment and the formation of 11 residential dwellings William Street, Saltoun Street, Wick Pulteneytown.

Signature:

Designation: Director of Planning and Development

Date: 8 May 2009 Author: Mick Broad, 01955 602199



**Grant Application: William Street and Saltoun Street
Development, Wick Pulteneytown**

Ref: SD

Date: 11/5/09

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