

EAST AYRSHIRE COUNCIL

GOVERNANCE AND SCRUTINY COMMITTEE: 24 SEPTEMBER 2010

DERELICT BUILDINGS REPORT

Report by Depute Chief Executive / Executive Director of Neighbourhood Services

1. PURPOSE OF REPORT

- 1.1** Further to the Governance and Scrutiny Committee of 19 March 2010, the purpose of this report is to present to Committee a report that identifies and provides relevant information on those derelict buildings within East Ayrshire which are known to the Council and which present cause for concern.
- 1.2** Details have been included of cases that officers have been involved with over the last 5 years as well as those that remain of concern. Details are also included within appendix 2 of those properties within the Buildings at Risk Register, (BARR).

2. DERELICT BUILDINGS

- 2.1** Those properties detailed within appendix 1 to this report include specifically buildings that are in a derelict condition, and not buildings which are merely untidy in their appearance or land which is similarly untidy. For the purposes of this exercise, "derelict" has been taken to comprise properties where there is a significant deterioration in the physical fabric of the building; for example by way of damage to doors, windows, elevations or roof such as to allow ingress by the weather or to encourage vandalism.
- 2.2** The properties referred to in this report do not necessarily represent the entirety of derelict buildings within the district. They are those properties in respect of which the Planning and Economic Development Service has received complaints or which are subject of enforcement investigation. The buildings lie within the following settlements: Catrine, Cumnock, Dalmellington, Darvel, Galston, Hurlford, Kilmarnock, Kilmaurs, Mauchline, Muirkirk, New Cumnock, Newmilns, Patna, Rankinston and Waterside (Patna).

3. BUILDINGS AT RISK REGISTER (BARR)

- 3.1** The Buildings at Risk Register has been in operation in Scotland since 1990 in response to a concern at the growing number of listed buildings and buildings in

Conservation Areas that were vacant and had fallen into a state of disrepair. The Register is maintained by the Scottish Civic Trust on behalf of Historic Scotland, and provides information on properties of architectural or historic merit throughout the country that are considered to be at risk.

- 3.2 The Scottish Civic Trust (SCT) undertook two surveys in 2008 and 2009-2010 to update the Buildings at Risk Register for East Ayrshire. This resulted in a more complete database of information identifying a total of 68 buildings considered to be at risk. These buildings are in a variety of conditions and publicly or privately owned.
- 3.3 The purpose of the Buildings at Risk Register is to highlight buildings that the Scottish Civic Trust recommends are treated as priorities for restoration.

4. DETAILS RECORDED

- 4.1 Appendix 1 contains some 32 buildings together with details of the date the investigation of the site was raised, the origin of the complaint and the actions undertaken at each site.
- 4.2 Appendix 2 provides details of the properties identified within the recent survey report for Buildings At Risk within East Ayrshire produced by the Scottish Civic Trust.

5. CASES RESOLVED

- 5.1 Beyond those cases listed in Appendix 1 to this report, there are a number of properties where intervention by the planning authority or separate actions by the owners have resulted in the cases being resolved as follows.
 - 1. Former Horn Factory, Dalmellington: Demolished and site cleared.
 - 2. 1 New Street, Dalmellington: External repairs undertaken, building secured and building repainted.
 - 3. Lock-up to rear of 11A Kilmarnock Road, Mauchline: Frontage boarded-up, repairs to walls and roof, external paintworks undertaken.
 - 4. Afton Dyers, New Cumnock: Demolished and site cleared.
 - 5. Lapwing Fishing Tackle Shop, 32 Aftonbridgend, New Cumnock: Incorporated into Bridgend Bar.

6. Creature Comforts, 28 Aftonbridgend, New Cumnock: Dilapidated dormer windows painted and broken windows on ground floor sealed and external paint works undertaken.
7. Barley Bree, Patna: Demolished and site cleared.
8. Torhill Cottage, Muirkirk: Purchased by adjoining land owner and incorporated into curtilage of their house
9. 50 Main Street, Patna: Dilapidated building painted and ground associated with it tidied up.

6. FINANCIAL IMPLICATIONS

- 6.1** In relation to the development or restoration of derelict buildings within Council ownership, resources would be required to be secured. Potential sources of grant funding exist for specific areas for example Kilmarnock Townscape Heritage Initiative, Kilmarnock Conservation Area Regeneration Scheme, Cumnock Conservation Area Regeneration Scheme and Newmilns Townscheme.
- 6.2** Under the Building Scotland Act 2003 when a building, or part of a building deteriorates and either becomes defective or becomes structurally unsafe and is considered as a dangerous building, statutory procedures in Sections 28, 29 and 30 of the 2003 Act can be implemented on the owner(s) to undertake the required works to rectify the defect or remove the danger and the risk to public safety. In terms of Sections 29 and 30 of the 2003 Act, this process can ultimately require a building to be demolished in the most severe cases. While the building owner(s) are responsible for preventing their buildings becoming defective or falling into a dangerous condition, these powers given under the Act do not diminish this responsibility but merely provide a 'safety net' that must be used to protect the public when it appears to the Council that, for whatever reason, a building owner has failed in the duty to fulfill this responsibility.
- 6.3** When the Council requires to undertake the public safety works specified under Sections 28, 29 or 30 on behalf of the owner(s), all reasonable costs incurred in process are recoverable from the owner(s) through the Council's debt recovery process.
- 6.4** Under Section 179 of the Town & Country Planning (Scotland) Act 1997, the Council may serve a notice on property that is adversely affecting the amenity of their area, (a "wasteland notice"), which if not complied with could result in the Council initiating direct action under Section 135 of the Act and then seeking to recover costs reasonably incurred.

7. LEGAL IMPLICATIONS

- 7.1** While the building owners are responsible for preventing their buildings becoming defective or falling into a dangerous condition, the Council has statutory responsibilities and powers to address issues relating to defective, dangerous and derelict buildings; including Wasteland Notice, Listed Building Repair Notice, Defective Building Notice or Dangerous Building Notice.
- 7.2** As indicated, Wasteland Notices may be served if it appears to a planning authority that the amenity of any part of their district is adversely affected by the condition of any land in their district. "Land" may refer to a building and the steps that can be required of the owner are to be such as would abate the adverse affect arising from the property's condition. Any such notice may be appealed to the Scottish Ministers.
- 7.3** With regard to Listed Buildings a Repair Notice may be served under sections 42-45 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. This may be a precursor to compulsory purchase of the property should the terms of the Notice not be complied with. It is open to any person with an interest in the building to challenge any compulsory purchase in the courts.
- 7.4** The Council may serve a Defective Building Notice under section 28 on a building considered defective or a Dangerous Buildings Notice under Sections 29 - 30 of the Building (Scotland) Act 2003 on a building which is considered dangerous. Where the terms of these Notices are not complied with the Council can undertake the works and recover from the owner any reasonable expenses in doing so. Where urgent action is needed to remove the danger the Council can implement emergency works under Section 29 of the Act. The Council can recoup all reasonable expenditure incurred although the prospects of actual recovery of such costs incurred would require to be assessed in each individual case.

8. COMMUNITY PLANNING IMPLICATIONS

- 8.1** The Delivering Community Regeneration' Action Plan within the Community Plan identifies the importance of tackling run down and derelict buildings as a key action. The attached Appendix 1 illustrates the extent to which effect has been given to this key action.

9. CONCLUSIONS

- 9.1** The Council has tackled an extensive number of derelict buildings with a view to improving their appearance and in some cases bringing these buildings back into

use. In doing so, the Council has used a variety of powers under the Planning Acts and the Building Scotland Act. Proactive use of opportunities provided by the Townscape Heritage Initiative, Conservation Area Regeneration Scheme and Town Centre Regeneration Fund has led to some of our most important buildings being restored and the Council's commitment to Regeneration of Kilmarnock and Cumnock Town Centres has enabled an extensive programme to be achieved or in the process of being achieved. Significant challenges will continue in the future as the full impact of the economic recession falls on the private sector and increasingly the public sector. This was recognised in the report to Cabinet on the Enquiry by Design report on 23 June 2010. In this context the timely review of the Community Plan is an opportunity to tackle these issues on a priority basis.

10. RECOMMENDATION

10.1 It is recommended that the Committee note the contents of the report.

DVM/
10 September 2010

BACKGROUND PAPERS

1. Governance and Scrutiny Committee 19 March 2010 Minute
2. Buildings at Risk Register 02 March 2010

Any person wishing to inspect the background papers listed above should contact Dave Morris on 01563 576753.

Implementation Officer: Alan Neish

Derelict Buildings Presenting Cause For Concern

APPENDIX 1

Settlement	Address	DP Reference & Date Raised	Origin Of Complaint	Action Taken
<u>Catrine</u>	Old Mill Inn, Mill Street	DP/030/08/0058 18.02.2008	Enforcement Officer & Housing Department	<ul style="list-style-type: none"> ▪ Discussions took place to request improvements to state of building. ▪ Land on which building is located planned for redevelopment for housing. ▪ No further action taken at present as detriment will be removed through the redevelopment scheme agreed by committee for approval. Currently due for notification to Scottish Ministers.
	64 Newton Street	DP/030/10/0136 26.03.2010	Enforcement Officer & Housing Department	<ul style="list-style-type: none"> ▪ Initial survey of building undertaken ▪ Ownership to be established.
<u>Cumnock</u>	Former Strand Autocare, 1 The Strand	DP/030/09/0309 06.10.2009	Enforcement Officer, Cumnock Community Council	<ul style="list-style-type: none"> ▪ Initial survey of building undertaken ▪ Works undertaken by Building Standards to secure the remains of the building and to prevent unauthorised entry. ▪ No further action authorised at this time.
	Former St Ninians Church Manse, 20 Craigens Road Netherthird	DP/030/09/0373 02.12.2009 (Closed) & DP/030/10/0160 06.04.2010	Local Member & Member of Public	<ul style="list-style-type: none"> ▪ Initial survey of external condition of the building and its associated land. ▪ Ownership established. ▪ Requests made of owner to secure property and remove debris and litter. ▪ Works undertaken by owner however building continues to suffer vandalism. ▪ Planning Application submitted for redevelopment. ▪ Planning consent approved. ▪ Property being marketed for redevelopment. ▪ Dialog with owners continues and any requests made to them have been carried out so far.

<u>Dalmellington</u>	Ye Olde House, 5-9 High Street	DP/030/09/0130 07.04.2009	Local Councillor, Members of the Community	<ul style="list-style-type: none"> ▪ Initial survey of external condition of the building undertaken. Building Standards establish that building is not dangerous. ▪ Ownership position established which proved very difficult. ▪ Owner contacted by letter to request various works to improve the external appearance of the building and emphasizing that the Council may initiate further action if ignored.
<u>Darvel</u>	Kirkland Park House Robertson Gardens Darvel	DP/030/09/0232 13.07.2009	Member of Public	<ul style="list-style-type: none"> ▪ Building accessible and garden extremely overgrown ▪ Garden area cut back and new shuttering secured to building to prevent access ▪ New Herras fencing erected around building ▪ Area cleared over once more by owner and building re-secured.
<u>Galston</u>	Former Snowking Site, Henrietta Street Galston	DP/030/06/0156 05.07.2006	Member of Public	<ul style="list-style-type: none"> ▪ Building vacant and in state of disrepair ▪ Building demolished and site cleared ▪ Site secured by Herras fencing ▪ Continue to monitor
<u>Hurlford</u>	32-34 Mauchline Road Hurlford	DP/030/09/0315 20.10.2009	Member of Public	<ul style="list-style-type: none"> ▪ Building in state of disrepair and garden area extremely overgrown ▪ Front of building intact and no further input required from planning at this stage ▪ Continue to monitor ▪ Garden areas tidied up and Building Standards confirmed that buildings are not dangerous.
<u>Kilmarnock</u>	Former ABC Cinema, Titchfield Street, Kilmarnock	DP/030/07/0151 08.06.2007	Council Officer	<ul style="list-style-type: none"> ▪ Section 179 Notice served ▪ Listed Building Repairs Notice served ▪ Building secured and openings boarded and painted out in black as per notices ▪ Reminder letter sent following complaints over more graffiti on building ▪ Building repainted to cover graffiti. ▪ Further complaint regarding vegetation growing from face of building. Owner letter requesting its removal.

	96-106 Portland Street, Kilmarnock	DP/030/07/0224 17.09.2007	Member of Public	<ul style="list-style-type: none"> ▪ Owner lettered advising that council is concerned over condition of building and seeking assurances that works to be carried out to remedy ▪ Site meeting carried out ▪ CARS team involvement and grant aid being explored. No enforcement action at present
	45 Ardbeg Avenue Kilmarnock	DP/030/09/0018 30.01.2009	Member of Public	<ul style="list-style-type: none"> ▪ Owners identified through legal search ▪ PCN served ▪ Section 179 Notice served on all owners ▪ Notice complied at time by Majority owner ▪ Building and grounds falling into disrepair once more ▪ Policy team involved with majority owner attempting to secure long term plan for site
	Former Scout Hall Samson Avenue Kilmarnock	DP/030/09/0206 15.06.2009	Member of Public	<ul style="list-style-type: none"> ▪ Area being used as drinking den and building constantly being breached, asbestos panels present on site ▪ Section 179 Notice served on owners ▪ Partially complied with and Building warrant application submitted for demolition of building ▪ Currently awaiting Scottish Power to disconnect services at site so demolition can proceed ▪ Building now demolished and awaiting sign off from Building Standards (that asbestos clearance successful)
	Former Stoddart Site Barbadoes Road Kilmarnock	DP/030/09/0225 01.07.2009	Member of Public	<ul style="list-style-type: none"> ▪ Area in state of disrepair generally and buildings becoming dangerous ▪ Buildings now demolished and area cleared
	47 Grange Street Kilmarnock	DP/030/07/0158 18.06.2007	Member of Public	<ul style="list-style-type: none"> ▪ Building in poor state of repair and potentially open to public access ▪ 179 Notice served ▪ Notice partially complied with, ground floor tidied and building painted, one window at first floor still open ▪ Continue to monitor

	Former Lucas Site Edmund Walker Building West Shaw Street Kilmarnock	DP/030/08/0206 27/8/2008	Member of Public	<ul style="list-style-type: none"> ▪ Building and land in poor condition. ▪ Owners agent contacted and land tidied, shutters replaced and secured to building roof made wind and watertight, front of building painted doors secured gutterings and rhone pipes replaced/cleared.
<u>Kilmaurs</u>	Wheatsheaf Inn Main Street Kilmaurs	DP/030/09/0301 01.10.2009	Local Member	<ul style="list-style-type: none"> ▪ Doors to premises in poor state of repair. ▪ Managing Agents contacted and attended and tidied up building and surrounding land ▪ Building now re-occupied and operating as pub.
	Bardones Central Café Main Street Kilmaurs	DP/030/07/0119 13.08.2007	Local Member	<ul style="list-style-type: none"> ▪ Building in poor state off repair, broken windows, not wind and watertight. ▪ Section 179 Notice served ▪ Owner complied with notice, windows boarded up and painted black, made wind and watertight. ▪ Further deterioration to front of building. ▪ Owner contacted after Building Standards visit where pieces of render were found to be spalling and in danger of coming off and causing public danger. ▪ Front made good by BS. ▪ Owner now redoing front of building including new replacement door and windows and wet dash finish.
<u>Mauchline</u>	Lock-up Garages to rear of Kilmarnock Road	DP/030/09/0183 06.05.2009	Member of Public	<ul style="list-style-type: none"> ▪ Initial survey of external condition of the buildings undertaken. ▪ Ownership established. ▪ Owner contacted by letter to request various works to improve the external appearance of the lock-ups and emphasizing that the Council may initiate further action if ignored. ▪ Discussed requirements with owners and agreed that those works would be undertaken. ▪ Some owners have undertaken works others outstanding. Further action required.

<u>Muirkirk</u>	Former Kind Factory, 64 Main Street	DP/030/07/0309 08.09.2007	Local Councillor, Members of the Community	<ul style="list-style-type: none"> ▪ Initial survey of external condition of the buildings undertaken. ▪ Building Standards established that building not dangerous. ▪ Ownership established. ▪ Owner contacted by letter and telephone to request various works to improve the external appearance of the factory. ▪ Building Standards request that building secured. ▪ No further contact received from owner. No further action undertaken.
	104 Smallburn Road	DP/030/07/0309 08.09.2007	Local Councillor, Members of the Community	<ul style="list-style-type: none"> ▪ Initial survey of external condition of the buildings undertaken. ▪ Building Standards established that building not dangerous. ▪ Ownership established. ▪ Owner contacted by letter and telephone to request various works to improve the external appearance of the former dwelling. ▪ Contact received from owner. Due to current economic climate no progress had been made on their development proposals. No further action undertaken.
	147 Main Street	DP/030/09/0258 10.08.2009	Local Member, Member of Public	<ul style="list-style-type: none"> ▪ Initial survey of external condition of the buildings undertaken. ▪ Building Standards established that building not dangerous. ▪ Ownership established. ▪ Owner contacted by letter and telephone to request various works to improve the appearance of the ground around the property and to consider its demolition and possible redevelopment of the site. ▪ Contact details passed to planner to discuss redevelopment proposals. ▪ No action taken by owner so far. ▪ Further action required.

<p><u>New Cumnock</u></p>	<p>Tam O'Shanter Roadhouse</p>	<p>DP/030/08/0217 12.09.2008</p>	<p>Local Member, Local Community Groups</p>	<ul style="list-style-type: none"> ▪ Initial survey of external condition of the buildings undertaken. ▪ Building Standards established that building not dangerous. ▪ Ownership established. ▪ Owner contacted by letter and telephone to request various works to improve the appearance of the ground around the property and to consider its demolition and possible redevelopment of the site. ▪ No action taken ▪ Notice served under Section 179 of Town and Country Planning (Scotland) Act. ▪ No action taken to comply with notice. ▪ Direct action costs established. ▪ Dates for direct action provided to owners. ▪ Minor works undertaken to improve appearance of building and to secure surrounding land. ▪ Property sold for redevelopment. ▪ Redevelopment proposals under consideration.
	<p>24A Aftonbridgend</p>	<p>DP/030/08/0218 12.09.2008</p>	<p>Local Member, Local Community Groups</p>	<ul style="list-style-type: none"> ▪ Initial survey of external condition of the buildings undertaken. ▪ Building Standards established that building not dangerous however what remained of the building require to be secured. ▪ Ownership established. ▪ Owner contacted by letter and telephone to request various works to improve the appearance the property, to secure it and to consider its demolition and possible redevelopment. ▪ Ownership position disputed. ▪ No action taken to improve the property by owners. ▪ Notice served under Section 179 of Town and Country Planning (Scotland) Act. ▪ No action taken to comply with notice. ▪ Direct action costs established. ▪ Dates for direct action provided to owners. ▪ Due to disputed ownership position and budgetary constraints, no direct action taken.

	Former Manse off Castlehill	DP/030/07/0254 27.09.2007	Local Member, Local Community Groups	<ul style="list-style-type: none"> ▪ Initial survey of external condition of the buildings undertaken. ▪ Building Standards established that building not dangerous however what remained of the building require to be secured. ▪ Ownership established. ▪ Owner contacted by letter and telephone to request various works to improve the appearance the property, to secure it. ▪ Building damaged by fire. ▪ Some remedial works undertaken to remove damaged parts of the property and secured by heras fencing. ▪ No redevelopment has occurred due to the economic conditions. ▪ Condition of building has not deteriorated any further.
	Former Arthur Memorial Church Castlehill	DP/030/07/0254 27.09.2007	Local Member, Local Community Groups	<ul style="list-style-type: none"> ▪ Initial survey of external condition of the buildings undertaken. ▪ Building Standards established that building not dangerous. ▪ Ownership established. ▪ Owner contacted by letter and telephone to request various works to improve the appearance the property, to secure it. ▪ Planning Application submitted and approved for housing development on the site of the church. ▪ No redevelopment has occurred due to the economic conditions. ▪ Condition of building has not deteriorated any further.
	Houses Under Construction Adjacent to 105 Aftonbridgend	DP/030/07/0254 27.09.2007	Local Member & Local Community Groups	<ul style="list-style-type: none"> ▪ Initial survey of external condition of the buildings and site undertaken. ▪ Building Standards established that buildings not dangerous but some works were required to secure them. ▪ Ownership established. ▪ Owner contacted by letter and telephone to request various works to secure the buildings and to try to establish his intentions for the



				<p>completion of the houses and expected timescale.</p> <ul style="list-style-type: none"> ▪ Various contacts made with prospective purchasers however no progress made. ▪ Recent discussions have taken place with agents acting for the heritable creditors who are currently gathering information and reviewing their options. ▪ Monitoring of condition undertaken regularly and any issues reported to Building Standards when required.
			<p>All known properties within New Cumnock will be revisited and owners contacted again following undertaking given by Executive Director of Neighbourhood Services to New Cumnock Community Council to progress improvements within the village.</p>	
<u>Newmilns</u>	116-118 Main Street, Newmilns	DP/030/07/0191 17.07.2007	Local Member	<ul style="list-style-type: none"> ▪ Section 179 Notice served ▪ Building cleaned up to comply with terms of notice ▪ Further complaint regarding further decline in condition of building ▪ Owner recently lettered regarding decline in condition in building once more and asked for proposals
<u>Patna</u>	58-62 Main Street	DP/030/08/0055 14.02.2008	Local Member, Building Standards	<ul style="list-style-type: none"> ▪ Initial survey of external condition of the buildings undertaken. ▪ Building Standards established that building not dangerous. ▪ Ownership established. ▪ Owner contacted by letter and telephone to request various works to secure it and to improve the appearance of the property. ▪ No works undertaken so far other than to secure the property. ▪ Further action required.




	Doon Hotel, 66 Main Street	DP/030/08/0055	Local Member, Building Standards	<ul style="list-style-type: none"> ▪ Initial survey of external condition of the buildings undertaken. ▪ Building Standards established that building not dangerous. ▪ Ownership established. ▪ Owner contacted by letter and telephone to request various works to secure it and to improve the appearance of the property. ▪ No works undertaken so far other than to secure the property. ▪ Further action required.
	50 Main Street, Patna	DP/030/10/0301 & 03/0508/OL	Local Member	<ul style="list-style-type: none"> ▪ Initial survey of external condition of the buildings undertaken. ▪ Building Standards established that building not dangerous. ▪ Ownership established. ▪ Owner contacted by letter and telephone to request various works to secure it and to improve the appearance of the property. ▪ Works undertaken to improve the external appearance of the property and the land associated with it. ▪ Dialogue re-established with planning officer to progress the determination of a planning application for a housing development which includes this site. ▪ No further action required at this time.
<u>Rankinston</u>	Former New Bung, Littlemill Road	DP/030/08/0266 17.10.2008	Local Member, Member of Public	<ul style="list-style-type: none"> ▪ Initial survey of external condition of the buildings undertaken. ▪ Building Standards established that building not dangerous. ▪ Ownership established. ▪ Owner contacted by letter and telephone to request various works to improve the appearance of the property, to secure it. ▪ Minor works undertaken to secure and tidy up surrounding ground. Owner reluctant to spend any more money due to economic pressures.



				<ul style="list-style-type: none"> ▪ Planning Application submitted and approved for demolition of public house and erection of housing development on the land. ▪ No redevelopment has occurred as yet however it is expected that site will be marketed. ▪ Condition of building has not deteriorated any further.
	Links Bar and Bowling Green Littlemill Place	DP/030/09/0246 20.07.2009	Local Member and other Members, Member of Public	<ul style="list-style-type: none"> ▪ Initial survey of external condition of the buildings undertaken. ▪ Building Standards established that works required to secure the building and to remove broken windows and roof tiles which were dangerous. ▪ Ownership established. ▪ Owner contacted by letter requested various works to improve the appearance the property, to secure it. ▪ Minor works undertaken to secure and tidy up surrounding ground. Owner reluctant to spend any more money due to economic pressures however was considering future redevelopment. ▪ Condition of building has not deteriorated any further.
<u>Waterside (Patna)</u>	Dunaskin Heritage Site	DP/030/10/0138 26.03.2010	Cathy Jamieson MSP Member of Public	<ul style="list-style-type: none"> ▪ Initial survey of external condition of the buildings undertaken. ▪ Building Standards established that some works required however overall building not dangerous. ▪ Ownership established. ▪ Visit undertaken with Historic Scotland ▪ Following that visit, Historic Scotland determined that they would give further thought to situation and review any powers that they had to gain some improvement in the monuments current state. ▪ Further discussion programmed with Historic Scotland as site is a Scheduled Ancient Monument which is afforded special protection. ▪ Discussed responsibilities for the protection and maintenance of the site with Scottish Resources Group who are one of the main land owners.




				<p>They are currently undertaking and commissioning various reports to establish what their responsibilities may be. They have agreed to look into the possibility of removing tyres from the former Kart Track and are currently undertaking a course of treatment to eradicate Japanese Knotweed in the adjoining Ardoon Woods.</p>
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At Risk Buildings Survey Results




BARR ref	Building	Listing Category	CA Name	Risk	Initial Status	Updated Status	Comments	Survey Date	Image
1918	Sornhill Farm, Near Galston	A	N/A	Moderate	At Risk	Restoration In Progress	Sornhill Farm has been on the BARR since 1992. In Jan 2008 planning permission and building warrant were granted for restoration works. External inspection in 2008 revealed that it was difficult to ascertain whether works had started so it was deemed to still be at risk. External inspection in Feb 2010 shows that substantial works have been completed.	10/02/2010	
1786	Dalwhatswood Farm, Near Newmilns	B	N/A	High	At Risk	At Risk	The building has been on the BARR since 1995. External inspection reveals the buildings are in similar condition to the last SCT visit. They are mostly roofless and unsecured.	12/02/2010	




BARR ref	Building	Listing Category	CA Name	Risk	Initial Status	Updated Status	Comments	Survey Date	Image
3567	The Temple, Dumfries House Policies, Auchinleck, Nr Cumnock	B	N/A	High	At Risk	At Risk	August 2008: External inspection reveals that the structure is in a ruinous condition. The surviving walls have multiple cracks in them and appear unstable. February 2010: External inspection finds the building has changed little since last SCT visit.	19/02/2010	
4476	Auchinleck Coach House, Auchinleck Estate Policies, Nr Auchileck	B	N/A	Moderate	N/A	At Risk	External inspection finds the building vacant and boarded up with dangerous building sings attached to the structure. Mark Gibson advises that that a management plan is being completed for the entire estate and a long-term, sustainable future use is hoped to be found for the coach house.	19/02/2010	
4475	Auchinleck Stables, Auchileck Estate Policies	B	N/A	Moderate	N/A	At Risk	As above.	19/02/2010	




BARR ref	Building	Listing Category	CA Name	Risk	Initial Status	Updated Status	Comments	Survey Date	Image
4477	The High Bridge, Auchileck Estate Policies, Near Auchileck	C(S)	N/A	High	N/A	At Risk	<p>Inspection finds extensive damage to the stonework of the bridge. There is a 'Danger, Do Not Cross' sign at both ends of the bridge.</p> <p>Mark Gibson advises that that a management plan is being completed for the entire estate and a long-term, sustainable future use is hoped to be found for the bridge.</p>	19/02/2010	
3826	The Volunteer Arms, Mill Square/ 3-5 Bridge Street, Catrine	Unlisted	Catrine	High	At Risk	At Risk	<p>January 2009: A member of the public contacts SCT to nominate the building for inclusion on the Register.</p> <p>October 2009: External inspection reveals that the Mill Square elevation has been shored up and there is a large section of masonry missing from the gabled central bay. A planning application to convert the building into flatted dwellings was approved in March 2004 but it would appear no works have commenced.</p>	12/10/2009	




BARR ref	Building	Listing Category	CA Name	Risk	Initial Status	Updated Status	Comments	Survey Date	Image
4427	The Old Mill Inn, 20-24 Mill Street, Catrine	C(s)	Catrine	High	N/A	At Risk	<p>External inspection reveals that the building is a burnt-out shell. The masonry at the apex of the western gable has been lost.</p> <p>February 2010: Planning permission and listed building consent was lodged in June 2008 for conversion of the building into 4 private dwellings.</p>	01/02/2010	
4445	Footbridge over River Ayr, Catrine	C(S)	Catrine	Critical	N/A	At Risk	<p>Inspection reveals that the bridge is not in use due to deteriorating state of its ironwork. Demolition was granted approximately 2 years ago but has yet to commence.</p>	01/02/2010	
0350	Glaisnock House Stables, Benston Road, Cumnock	B	N/A	Moderate	At Risk	At Risk	<p>The property has been on the BARR for a number of years. April 2008: An application is submitted for demolition of the buildings with a replacement new build on the original footprint of the courtyard.</p> <p>February 2010: External inspection reveals that the majority of the building is a roofless shell.</p>	02/02/2010	




BARR ref	Building	Listing Category	CA Name	Risk	Initial Status	Updated Status	Comments	Survey Date	Image
4472	7 Lugar Street, Cumnock	Unlisted	Cumnock	Low	N/A	At Risk	External inspection finds the building vacant and boarded up but otherwise in reasonable condition.	17/02/2010	
4308	Riverside, 20 Lugar Street, Cumnock	C(S)	N/A	Low	At Risk	At Risk	August 2008: Cumnock Chronicle reports that the building is maliciously set on fire whilst being renovated. October 2009: External inspection reveals that the building has been recently re-roofed. Several of the windows are broken and have been boarded up from within.	09/10/2009	
2996	Garallan School (Former), Skares Road, Nr Cumnock	Unlisted	N/A	High	At Risk	At Risk	Added to the BARR following site visit in 1992. October 2009: External inspection reveals that the building remains vacant. The roof is in poor condition with sections of flashing missing which suggests that water is leaking into the building.	08/10/2009	




BARR ref	Building	Listing Category	CA Name	Risk	Initial Status	Updated Status	Comments	Survey Date	Image
4231	Schoolhouse for Dalmellington Primary School (Former), 16 Ayr Road, Dalmellington	C(S)	N/A	Low	At Risk	At Risk	Added to the BARR after site visit in 2003. October 2009: External inspection reveals that the school has been demolished. The schoolhouse stands vacant and boarded up but in a reasonable state of repair.	09/10/2009	
4446	Building to rear 28 High Street, Dalmellington	Unlisted	Dalmellington	High	N/A	At Risk	Inspection reveals that the building is a derelict shell.	01/02/2010	
4450	Building to rear of The Loch Doon, 18 High Street, Dalmellington	Unlisted	Dalmellington	Moderate	N/A	At Risk	External inspection reveals the eastern range of the building is roofless. The adjoining western range is intact, but in a neglected state with faulty rainwater goods, damp masonry and decaying window frames.	01/02/2010	




BARR ref	Building	Listing Category	CA Name	Risk	Initial Status	Updated Status	Comments	Survey Date	Image
4448	Ye Olde House (Former), 5 High Street, Dalmellington	Unlisted	Dalmellington	Moderate	N/A	At Risk	External inspection finds that the building appears to have been vacant for several years. The windows have been boarded up. The guttering appears to be faulty and is causing the render to become damp and fall away.	01/02/2010	
4447	1 New Street, Dalmellington	Unlisted	Dalmellington	Low	N/A	At Risk	External inspection reveals that the building is vacant with windows boarded over. Overall the building appears to be in good condition.	01/02/2010	
1475	4-8 Path, Dalmellington	Unlisted	Dalmellington	Moderate	At Risk	At Risk	On BARR since 1995. External inspection suggests that there is little change in the condition of the building since the last visit by SCT in 1995 although minor repairs have taken place during this time.	01/02/2010	





BARR ref	Building	Listing Category	CA Name	Risk	Initial Status	Updated Status	Comments	Survey Date	Image
4466	Darvel Industrial Co-operative Society Ltd (Former), 2-6 East Main Street, Darvel	C(S)	Darvel	Moderate	Demolished	At Risk	Originally part of earlier record incorporating Nos. 8-12 and Nos. 2-6 which was set to demolished in 2009. Inspection finds that Nos 2-6 are still intact but at risk. Openings are blocked and boarded with mesh covering the upper floor windows.	12/02/2010	
1912	Kirkland Park House, Kirkland Road/East Main Street, Darvel	B	N/A	Critical	At Risk	At Risk	On BARR since 1990. External inspection finds the building has deteriorated significantly since last SCT visit. Roof, windows and doors have now all been lost and the site remains unsecured.	12/02/2010	
4467	Hall, 7 Mair's Road, Darvel	Unlisted	Morton Park	Moderate	N/A	At Risk	External inspection suggests that the building is vacant. The openings to the rear are blocked. The front elevation has a boarded window and a security notice and the building is in need of general maintenance.	12/02/2010	




BARR ref	Building	Listing Category	CA Name	Risk	Initial Status	Updated Status	Comments	Survey Date	Image
4470	School (Former), 2a West Donnington Street, Darvel	Unlisted	N/A	Moderate	N/A	At Risk	External inspection finds the buildings in use but in poor condition. One building is roofless whilst the other is has boarded openings and is in need of general maintenance.	12/02/2010	
4469	The Turf Hotel, 52 West Main Street, Darvel	B	Darvel	Low	N/A	At Risk	External inspection finds the building vacant and boarded up but generally in good order.	12/02/2010	
3565	The Hill Farm Steading, Stewarton Road, Dunlop, Nr Stewarton	A	N/A	Minimal	At Risk	Restoration In Progress	The steading, along with the farmhouse was added to the BARR during the A-listed survey in 2008. Recent external inspection finds the steading occupied and being renovated. Set to RESTORATION IN PROGRESS.	10/02/2010	




BARR ref	Building	Listing Category	CA Name	Risk	Initial Status	Updated Status	Comments	Survey Date	Image
3564	The Hill Farmhouse, Stewarton Road, Dunlop, Nr Stewarton	A	N/A	Minimal	At Risk	Restoration in Progress	The farmhouse, along with the steading was added to the BARR during the A-listed survey in 2008. Recent external inspection finds the steading occupied and being renovated. Set to RESTORATION IN PROGRESS.	10/02/2010	
4233	13-17 Bridge Street, Galston	Unlisted	Galston	High	At Risk	At Risk	External inspection reveals that the building is a roofless shell. The masonry on the rear elevation is in poor condition. January 2010: Local planners report that consent was granted in Aug 2007 for change of use to a hot food takeaway. However, recent discussions have taken place for demolition of existing property and replace with retail and residential development. No application has been submitted.	09/10/2009	
4463	Galston Primary School (Former)	B	N/A	Moderate	N/A	At Risk	External inspection finds the building vacant and boarded up. Several slates from the roof have fallen to the ground and there is damage to the stonework in places.	10/02/2010	





BARR ref	Building	Listing Category	CA Name	Risk	Initial Status	Updated Status	Comments	Survey Date	Image
1497	34 Wallace Street, Galston	B	Galston	Critical	At Risk	At Risk	On BARR since 2001. External inspection finds the building in very poor condition. There are large cracks in the rear and side elevations. The building is unsecured and at risk of further damage.	10/02/2010	
4242	Glaisnock House, Benston Road, Holmhead, Nr Cumnock	B	N/A	Low	At Risk	At Risk	On BARR since 2001. September 2006: Local authority report that an application was approved for the refurbishment of the house in March 2004. Recent external inspection suggests that the house is now partially occupied.	02/02/2010	
3574	Treesbank House Doocot, Ayr Road, Kilmarnock	A	N/A	Low	At Risk	At Risk	Added to the BARR during the A-listed survey in 2008. At that time it was described as being in a reasonable state of repair. Recent external inspection finds little has changed since this visit.	22/01/2010	



BARR ref	Building	Listing Category	CA Name	Risk	Initial Status	Updated Status	Comments	Survey Date	Image
1732	Treesbank House Stables, Ayr Road, Kilmarnock	C(S)	N/A	High	At Risk	At Risk	On BARR since 1995. Recent external inspection finds the building now in very poor condition. The stables have lost their roof. The stables are now in private ownership along with the house.	22/01/2010	
0965	Danny Paton's Barber Shop, 1-3 Dunlop Street/ 12 Strand Street, Kilmarnock	C(S)	John Finnie Street & Bank Street	High	At Risk	At Risk	On BARR since 1997. Plans for refurbishment of the property within a larger, mixed use scheme are given consent in April 2009. External inspection finds little change from previous SCT visit, although all openings are now boarded with metal and the site is secure.	21/01/2010	
4363	St Columba's Roman Catholic Primary School (Former), Elmbank Drive, Kilmarnock	C(S)	N/A	Low	N/A	At Risk	External inspection reveals that the building is vacant and boarded up. The masonry appears damp at the wallheads on the Elmbank Drive elevation.	13/01/2010	




BARR ref	Building	Listing Category	CA Name	Risk	Initial Status	Updated Status	Comments	Survey Date	Image
4462	Old Men's Hut, Howard Park, Kilmarnock	B	Dundonald Road	Low	N/A	At Risk	External inspection finds that the building appears vacant but in good repair	04/02/2010	
1911	Kilmarnock Opera House (Former), 6-12 John Finnie Street, Kilmarnock	B	John Finnie Street & Bank Street	High	At Risk	At Risk	On BARR since 1990. June 2009: Planning permission granted for a facade retention and erection of office accommodation & removal of fire damaged gable. The building remains a roofless shell.	21/01/2010	
4486	Portland Estate Offices (Former), 56 John Finnie Street, Kilmarnock	B	John Finnie Street & Bank Street	Low	N/A	At Risk	External inspection finds the upper floors vacant with some windows boarded.	21/01/2010	
4416	28 Portland Road, Kilmarnock	B	Dundonald Road	Moderate	N/A	At Risk	External inspection finds the building vacant and in need of general maintenance. Windows are boarded and masonry is badly stained.	21/01/2010	




BARR ref	Building	Listing Category	CA Name	Risk	Initial Status	Updated Status	Comments	Survey Date	Image
4417	30 Portland Road, Kilmarnock	B	Dundonald Road	Moderate	N/A	At Risk	External inspection finds the building vacant and in need of general maintenance.	21/01/2010	
4407	96 - 108 Portland Street, Kilmarnock	Unlisted	John Finnie Street & Bank Street	Moderate	N/A	At Risk	External inspection finds the terrace in poor condition. Most windows have been lost and many are unboarded or barred. The masonry walls appear to be in poor condition. The surrounding outbuildings and boundary walls are also in poor condition.	21/01/2010	
4487	Star Bar (Former), 5 St Marnock Place, Kilmarnock	C(S)	John Finnie Street & Bank Street	Low	N/A	At Risk	External inspection finds that the building is vacant and boarded up with no sign of ongoing maintenance	21/01/2010	




BARR ref	Building	Listing Category	CA Name	Risk	Initial Status	Updated Status	Comments	Survey Date	Image
2289	ABC Cinema (Former), 24 Titchfield Street, Kilmarnock	B	N/A	Moderate	At Risk	At Risk	External inspection suggests that the exterior of the building is in reasonable condition. The building remains unoccupied. Jan 2010 Local planners report that an enforcement notice was served in June 2007, requiring maintenance to be carried out to the building, including removal of advertising canopy, repair of guttering and replacement glass to be put in windows.	12/10/2009	
4483	Ice Nightclub (Former), 1-11 West George Street, Kilmarnock	Unlisted	John Finnie Street & Bank Street	Low	N/A	At Risk	External inspection finds the building vacant and for sale. The rear of the building is in poor state of repair with boarded openings and blocked gutters.	21/01/2010	
0860	Southhook Pottery, Western Road, Kilmarnock	B	N/A	Moderate	At Risk	At Risk	On BARR since 2001. External inspection finds the building still vacant and boarded up. Some windows are unboarded, allowing pigeon infestation. There is a small hole visible to the rear of the roof. The ground floor openings have been blocked with masonry.	22/01/2010	




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4453	Central Cafe (Former), 15 Main Street, Kilmaurs	Unlisted	Kilmaurs	Low	N/A	At Risk	External inspection finds the building vacant and boarded up.	04/02/2010	
4396	1 Kilmarnock Road/ The Cross, Mauchline	Unlisted	Mauchline	Low	N/A	At Risk	External inspection suggests that the building is vacant. There are no obvious signs of ongoing maintenance.	27/01/2010	
2129	Muirkirk Old Church (Former), 53 Glasgow Road, Muirkirk	Unlisted	N/A	Moderate	At Risk	At Risk	On BARR since 1995. External inspection finds the building vacant and boarded up but in reasonable condition.	17/02/2010	
4473	Old Tollhouse, 104 Smallburn Road, Muirkirk	Unlisted	N/A	Low	N/A	At Risk	External inspection suggests that the building has been vacant for some time. Windows are boarded but the condition of the cottage is reasonable.	17/02/2010	




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4464	116-118 Main Street, Newmilns	Unlisted	Newmilns	Low	N/A	At Risk	External inspection finds the building vacant and boarded up. The render is failing in places and there is no sign of recent maintenance. Planning permission was granted in June 2009 for conversion to two dwellings. Work does not appear to have started yet.	12/02/2010	
4302	Bridgend Bar, 22-24 Main Street, Newmilns	Unlisted	Newmilns	Low	N/A	At Risk	External inspection suggests that the building is vacant and in need of maintenance. Planning permission is sought to convert it to a hot food takeaway.	12/02/2010	





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4428	Laigh Milton Mill, Nr Gatehead, Nr Crosshouse	Unlisted	N/A	High	N/A	At Risk	External inspection reveals that the mill is a derelict shell. The building has been fenced off for safety reasons. A demolition notice has been attached to the fencing. Planning consent approved for proposed creation of 12 dwellings with associated works in July 2009. It is unclear whether this application includes demolition of the mill building. No works appear to have started yet.	02/02/2010	
0831	Dalmore House Lodge, Nr Stair, Mauchline	Unlisted	N/A	High	At Risk	At Risk	On BARR since 1996 when it was found to be empty, boarded-up and in need of renovation. January 2010: External inspection reveals that the roof is now in very poor condition and the western section is now missing. The masonry appears to be damp.	27/01/2010	
2755	Ochiltree Mill, Mill Lade, Ochiltree	Unlisted	N/A	Low	At Risk	At Risk	On BARR since 1990 when it was found to be near-ruinous. Unable to visit during recent site visits. It is believed to still be at risk.	N/A	



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2786	Lugar Bridge, Over Lugar Water, Ochiltree	B	N/A	Moderate	At Risk	At Risk	Threatened with demolition in 1991. Inspection finds the bridge in a neglected state. Several trees and large saplings are growing from the masonry.	09/10/2009	
4457	89 Main Street, Patna	Unlisted	N/A	High	N/A	At Risk	External inspection reveals that the building is vacant and boarded up. There is a hole in the roof of the rear addition allowing water ingress. An exposed window opening has left the building unsecured and vulnerable to vandalism.	01/02/2010	
4456	Country Firs Hotel (Former), 66 Main Street, Patna	Unlisted	N/A	High	N/A	At Risk	External inspection suggests that the building has been vacant for some time. Windows and door openings have been boarded over. The eastern section of the building is a roofless shell.	01/02/2010	

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4325	United Free Church (Former), 17 Main Street, Patna	Unlisted	N/A	Moderate	At Risk	At Risk	External inspection suggests that the church has been vacant for several years. There is damage to the windows on the street elevation, the guttering is blocked and the timber louvres to the belfry appear to be in a rotten condition.	18/11/2009	
4411	West Lodge, Caprington Castle, Riccarton, Nr Kilmarnock	B	N/A	Moderate	N/A	At Risk	External inspection finds both lodges in poor condition. One has suffered collapse and loss of part of its roof. Both have masonry in poor condition and blocked windows.	22/01/2010	
4402	Schaw Church (Former), Schaw Bridge, Nr Stair	C(S)	N/A	High	N/A	At Risk	External inspection reveals that the church is a derelict shell. The timbered porch is intact but in poor condition.	27/01/2010	

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0204	Lainshaw House Stables, David Dale Avenue, Stewarton, Nr Kilmarnock	B	N/A	Low	At Risk	Restoration in Progress	On BARR since 1996. External inspection finds the majority of the building has been converted into private dwellings and are occupied. One portion of the stables remains to be completed but work appears to be ongoing.	04/02/2010	
4451	Outer Limits (Former), 8 Vennel Street, Stewarton	C(S)	N/A	Moderate	N/A	At Risk	External inspection finds the building in very poor condition and unsecured. All windows have been lost and the interior appears unsafe. The roof is sagging and walls are in need of repair. Planning permission and listed building consent lodged in August 2009 for conversion to a restaurant and nightclub.	04/02/2010	
0925	The Palace Bar, 9-13 Dalmellington Road, Waterside, Patna	B	Waterside	High	At Risk	At Risk	On BARR since 1993 when it is described as vacant but secure. Recent external inspection reveals that the building remains vacant and in a state of neglect.	01/02/2010	

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4490	Warehouse (Former), New Street, Stewarton	Unlisted	Stewarton	Low	N/A	At Risk	External inspection finds the building with one boarded window to the front elevation, many to the rear. One window is broken and the building is in need of maintenance. Local planners report that the building is currently vacant and that planning consent was gained in November 2009 for conversion to two townhouses.	04/02/2010	
4491	Stewarton Library, 1-3 Avenue Street, Stewarton	Unlisted	Stewarton	Low	N/A	At Risk	External inspection finds the building vacant with windows blocked at ground floor. The building appears to be in fair condition. Local planners report that the building is surplus to council requirements and is to be disposed of.	04/02/2010	
4492	Portland Arms Hotel, 2-4 Cross Street, Galston	B	Galston	Low	N/A	At Risk	External inspection finds the building vacant and boarded up. Local planners report that the building has been included in the Galston regeneration strategy which was approved in November 2009.	10/02/2010	

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4493	18 Main Street, Newmilns	Unlisted	Newmilns	Low	N/A	At Risk	External inspection finds the building vacant. There are downpipes missing from the front elevation and the gutters are blocked with vegetation. In need of general maintenance. Local planners confirm the building has been vacant for a number of years.	12/02/2010	
4494	59-61 Main Street, Newmilns	Unlisted	Newmilns	Low	N/A	At Risk	External inspection finds the ground floor vacant and in need of general maintenance. Local planners confirm the building has been vacant for a number of years.	12/02/2010	
4495	63 Main Street, Newmilns	Unlisted	Newmilns	Low	N/A	At Risk	External inspection finds the ground floor vacant and in need of general maintenance. Local planners confirm the building has been vacant for a number of years.	12/02/2010	
4496	Walled Garden Buildings, Sorn Castle Policies, Nr Sorn	Unlisted	Sorn Area 2	High	N/A	At Risk	External inspection finds the buildings in a very poor state. Both have collapsed roofs and appear to be in an advanced condition of decay.	17/02/2010	

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4497	Sawmill (Former), Sorn Castle Policies, Nr Sorn	Unlisted	Sorn Area 2	High	N/A	At Risk	External inspection finds the building is a roofless shell.	17/02/2010	
4498	Estate Workers Houses (Former), Old Barskimming Estate, Nr Mauchline	A	N/A	Moderate	N/A	At Risk	External inspection finds the building vacant with broken windows and danger signs attached to doors.	17/02/2010	
4499	Wheatsheaf Inn, 29 Main Street, Kilmaurs	Unlisted	Kilmaurs	Low	N/A	At Risk	External inspection finds the building vacant and boarded-up at ground level. The property is being advertised for lease.	04/02/2010	