Grants Committee: 21 October 2026

Historic Building Repair Grants Application Assessment: H294 St Mary's Lochee Church Hall

Summary of the project
The church hall is a category C listed building designed 1934-35 by the Glasgow/London trained architect, William Wallace Friskin. Lochee Conservation Area is a focus for DHET's 2026-31 funding period. In 2022 DHET approved funding for a conservation plan for the St Mary's RC Church complex, completed in 2024. Repairs to the category A listed church were funded directly by HES and completed earlier this year. This application is seeking DHET funding for building repairs to the church hall.

Project history
The DHET priority assessment for the project is as follows:
DHET project prioritisation: A B A A A

- Building Location: A (for Lochee High Street)
- Building Historic Value: B (for B or C listing)
- Building Use: A as underused and being upgraded for community use
- Project type and impact: A (comprehensive)
- Applicant status – A (as voluntary/community/charity applicant)

A premature application was submitted in August 2024 and discussed at Grants Committee meetings in September and December 2024. A second application was made in May 2006 and this was discussed at the Grants Committee on 3 June 2026.

Trustees at this meeting raised concerns about the application in relation to match funding, disorganised and confused documentation, and timescales. Trustees supported the project as a building and community facility but it was felt that the approach to the application had been chaotic. Trustees concluded they were not satisfied with this application and decided against funding the project at that time.

Current Situation
Adam wrote to the applicant following the meeting providing feedback and explaining Trustees' concerns. in July a detailed response was received from Ben Tindall, Conservation Architect, together with a new package of information that superseded all previously issued drawings, specifications, and financial documentation. This included the following:

- Updated Funding & Match Funding Position: a revised breakdown reflecting an estimated total expenditure of £346,000. This includes confirmation of secured funding, status updates on external grant applications, and an enclosed letter from the Diocese of Dunkeld confirming their commitment to cover any remaining shortfall if required.
- Statutory Approvals: Planning and Listed Building Consents have been fully granted (Ref: 25/00122/LBC), with approved documents attached. The Building Warrant application (Ref: 25/00559/NDOM6) approved with documents attached.
- Complete Tender Package: a definitive set of tender drawings, specifications, Bills of Quantities, and the two lowest returned tenders.
- Future Phasing & Internal Works: To demonstrate wider project viability and funding leverage, we have included indicative designs, costs, and presentation slides for the second phase of internal works (lift installation, WC upgrades, and interior decoration) alongside overall proposals for the broader site.

Updated tenders

Contractor	*Updated tender checked*
Andrew Shepherd Construction Ltd, Forfar	£256,012.89
Alpha Projects (Scotland) Ltd, Dundee	£258,300.19
FA Sweeney (Stonemasons), St Andrews	£336,644.00
George Martin Builders Limited, Dundee	£385,310.70

The tenders will remain open for acceptance for a period of 3 calendar months from 8th September 2026.

All tenders are exclusive of VAT and inclusive of a 10% contingency.

Match funding position

Estimated Overall Expenditure = £346,000 (external works including professional fees and VAT)
Pilgrim Trust – £30,000: Stage 1 application has been successful. The Stage 2 application has been submitted. Applicant feels the success of the Pilgrim Trust application depends heavily on receiving funding from the DHET.
Parish Fundraising - £50,000 – secured
Diocese of Dunkeld – £94,000 – secured
Shortfall - £138,400
DHET - 40% of total project cost £346,000 = £138,400

Alternative funding sources: The applicant has secured £30,000 from the Dundee Neighbourhood Community Fund (DNCF) for **interior** works to the Hall. These funds have been received and deposited into their account. Should the Pilgrim Trust Stage 2 application be unsuccessful, they have three options: consult the DNCF team to request reallocation of these funds toward exterior works; submit a new funding application specifically for the exterior works; or launch an urgent appeal and fundraising campaign to cover the shortfall.

Internal works

The internal works have not been fully progressed to funding stage yet. Given the building's poor, worsening, and increasingly unwelcoming condition, the Diocese has prioritised the funding applications on the external works. As noted above, they have secured £30k with the Dundee Neighbourhood Community Fund for the internal works, but they need to prioritise the external work.

Professional fees

Professional Fees are currently 18.3% - 16% fees are eligible and 2.3% of the fees are non-eligible. The difference is to be covered by the Diocese of Dunkeld if required.

Conclusion and recommendation

The applicant's revised information package helps answer many of the issues concerning Trustees in June but some further clarity is needed. Ben Tindall and members of his team have been invited to attend a meeting with Trustees on Wednesday 21st October at 2:00pm to discuss the project further and clarify some remaining points.

In summary, this project has been a long time in development, with much previous input from the DHET team and Trustees. The project is ready to start. It meets DHET objectives in terms of area/location, importance of building, grant eligible works, applicant status and professional team.

Following the meeting with the project architects, should Trustees feel that the issues raised in June have been addressed, then **an intervention rate of 40% up to a maximum of £138,400 is recommended OR an intervention rate of 50% up to a maximum of**

£173,00000 is recommended. 50% is in line with awards given to other recent projects including 55 Burnside Street, Maryfield Tram Depot (various), 49 Trades Lane, and Miln's Building roof reslating. (It is worth noting that HES have asked for a grant intervention rate policy to be produced and submitted for review by December so we should be considering a systematic approach to these decisions).

Confirmation of the grant is to be dependent on all application details as required having been submitted and a constitutive deed for continuing maintenance and clawback and a conservation burden put in place (if not already covered in the phase 1 contract applied by HES).