

REPORT TO:	Development Control Committee	AGENDA ITEM:	7
DATE OF MEETING:	26th March 2002	CATEGORY:	DELEGATED
REPORT FROM:	Head of Development Services	OPEN	
MEMBERS' CONTACT POINT:	Marilyn Hallard, Design and Conservation Officer, x5747	DOC:	
SUBJECT:	Historic Building and Conservation Area Grant Applications	REF: HERS 2	
WARD(S) AFFECTED:	Melbourne and Swadlincote	TERMS OF REFERENCE:	DS3

1.0 Recommendation

- 1.1 That a flat rate grant of £420 be offered to Mr. S. Wan for rebuilding work to the rear of 75, High Street, Swadlincote towards additional eligible costs of £846 (£720+ 17.5% VAT) as set out in the estimate from George W. Heath & Sons dated 22nd January 2002 subject to the usual conditions.

2.0 Purpose of Report

To consider an application for grant assistance and reallocation of funding.

3.0 Detail

75, HIGH STREET SWADLINCOTE

REF: HERS 2

UNLISTED SWADLINCOTE CONSERVATION AREA

APPLICANT: MR. S. WAN

- 3.1 Mr. Wan has been offered a Facelift Grant of £5,000 and a Swadlincote HERS grant of £8,549 for repair and restoration works to the above which are well advanced.
- 3.2 The initial estimate allowed £480 for repairing the wall of a single storey range to the rear. In the event the wall partially collapsed and had to be rebuilt involving an extra cost of £720 plus VAT. The grant system allows for supplementary grants to be made provided that the Council is informed of the additional works in advance, an estimate of cost is submitted and the works are carried out to a satisfactory standard. All these provisos have been adhered to.
- 3.3 The additional cost could be met with a supplementary grant through the 2002/2003 Swadlincote HERS budget but as the work is complete this presents a good opportunity to reallocate historic building grant funding which otherwise could not be reallocated, see 4.1.
- 3.4 The HERS grant percentages vary. Rebuilding would be assisted at 50%. The usual Historic Building grant percentage is 40. A 50% grant in this instance, apart from matching the usual HERS rate, would more or less match the figure available for reallocation, see 4.1.
- 3.5 The project as a whole will result in the following benefits. A vacant shop will be brought back into use. The vacant upper floor will be brought back into use for

residential purposes thus improving town centre security. Employment will be provided for 2 full time workers. The architectural character of the building will be enhanced to a substantial degree by the restoration of the shop front. The works as a whole will have a significant impact on the character of the conservation area.

4.0 Financial Implications

- 4.1 The 2001/2002 budget for Historic Building and Conservation Area grants has all been allocated. £420 was allocated towards the cost of window replacements at 11, Blanch Croft Melbourne. The tenants of this property left unexpectedly just before the grant aided work began and the recipient of the grant offer, the landlord, decided to sell. A standard condition of these grants requires repayment if the property is sold within 3 years. The window replacements were completed recently but as the property has just been sold the grant has not been paid.
- 4.2 This unpaid offer can now be reallocated but because the grant has been accrued once it must be spent this financial year. As the works at 75, High Street are complete a payment could be made immediately.

4.0 Community Implications

- 5.1 Historic Building and Conservation Area grants contribute towards sustaining the District's built heritage, a valuable and non-renewable resource investment in which promotes tourism and improves environmental quality for all.

6.0 Background Papers

- 6.1 Grant application. 75, High Street, Swadlincote. Ref: HERS 2
- 6.2 Grant application. 11, Blanch Croft. Ref 13.13.78