
REPORT TO:	Swadlincote HERS Sub Committee	AGENDA ITEM: 4
DATE OF MEETING:	31st March 2003	CATEGORY: DELEGATED
REPORT FROM:	Deputy Chief Executive	OPEN PARAGRAPH NO:
MEMBERS' CONTACT POINT:	Marilyn Hallard, Design and Conservation Officer, x5747	DOC:
SUBJECT:	Swadlincote Heritage Economic Regeneration Scheme	REF: HERS 9
WARD(S) AFFECTED:	Swadlincote	TERMS OF REFERENCE: DS3

1.0 Recommendation

1,CHURCH STREET, 2,4,6, HILL STREET

1.1 That subject to not contravening European Commission regulations on state aid to private individuals Mr A.W. Fenwick be offered a further grant up to a maximum of £43,897 (this being an 80% offer of £30,937 and a 50% offer of £12,924) towards eligible costs of £64,564 for works of repair and restoration at 1, Church Street and 2,4,6, Hill Street as set out in the tender from Harvey and Clark building contractors dated 22nd August 2002, subject to the standard conditions and the following additional conditions:

- i) that before work starts the precise pattern of all replacement joinery, roof hips and all external ironmongery shall be approved by the Council
- ii) that before work starts a sample panel of pointing and samples of replacement slates and bricks be approved
- iii) that all leadwork be detailed and fixed in accordance with the Lead Sheet Associations guidelines
- iv) that external joinery shall be painted to an approved colour scheme before the grant is paid.
- v) that gutters and downpipes be painted (black unless otherwise agreed) before fixing.
- vi) That new signage be provided on the shop front fascias, the precise detailing be agreed and the signs be installed as agreed before the grant is paid. (This condition added at committee.)

71,HIGH STREET

1.2 That Mr. T. Freeman be offered a supplementary grant of £932 towards eligible costs of £1,304.80 for additional works to the shop front,

guttering and brickwork at 71, High Street as set out in the final account statement from A. F. Simms & Co. subject to the usual conditions as applicable and the following additional condition:

- i) that the Nationwide fascia sign be replaced to smaller agreed dimensions.

55, HIGH STREET

1.3 That Mr. P. Marsden be offered an 80% grant up to a maximum of £3,956 towards eligible costs of £4494.38 for repairs to joinery and a cast iron gutter at 55, High Street as set out in the estimate from ...subject to the usual conditions and the following additional conditions:

- i) that the joinery be painted to an approved colour scheme before the grant is paid
- ii) that the leadwork be carried out in accordance with the lead sheet associations guidelines
- iii) that the existing sign be removed and the precise design of the new sign be agreed with the Council

2.0 Purpose of Report

2.1 To consider applications for grant aid and to inform members about the 2003/04 budget.

3.0 Detail

1, CHURCH STREET, 2, 4, 6, HILL STREET
UNLISTED

APPLICANT: Mr. A.W. FENWICK

REF: HERS 9

3.1 At the meeting on the 22nd January a full package of works for these properties was approved in principle. Mr. A W Fenwick was offered a grant of £27,935 (this being the balance of the 2002/2003 fund) and the committee resolved to offer a further grant of £43,897 subject to the availability of funds.

3.2 Now that English Heritage have contributed a further £50,000 to the 2003/04 fund (see 4.1 below) it is possible to make a further offer. The two above offers combined give a figure of £71,832 which is in excess of the limit allowed under European Commission rules on state aid to the private sector. The limit to any one individual is 100,000 Euros, which is approximately £67,000. Investigations are being made to ascertain the regulatory requirements in such instances. An offer can be made to Mr. Fenwick as set out in the recommendation provided it is subject to not contravening EU rules. Mr Fenwick can be made aware that he will receive the £67,000 limit whatever and will also know how much the committee are willing to contribute should a case be accepted for exceeding the limit.

- 3.3 It should be pointed out that the grant offer although large is not excessive in comparison with other HERS grants as it covers four properties and averages out at just under £18,000 per property.
- 3.4 The eligible works were listed in the last report. Since then the four existing sash windows that were to be overhauled have been more closely inspected with the joiner who would like to replace them. It had been thought that these were modified originals but in fact they are replacements of the originals in poor condition and it has been agreed that they may be replaced. The owner has also asked that six further windows in a rear single storey range to the rear be added to the application. The existing windows in this late 19th century range are all modern and restoration to a historic pattern is both desirable and eligible for grant aid. Additional prices for these are awaited and will be reported at the meeting.
- 3.5 The total cost of the eligible work as reported last time is £99,483 (£84,666 + £14,817 VAT and £10,560 architects fees). Allowing for the first grant offer this leaves eligible costs of £64,564 and this figure will be amended subject to receipt of revised estimates.
- 3.6 Of the total eligible costs £25,848 covers eligible works at 50% and £73,635 is for eligible works at 80%. The additional windows would also be eligible at 80%.
- 3.7 The project will result in the following benefits. Authentic architectural details will be restored and disfiguring alterations will be reversed. This will result in a huge improvement to the appearance of the conservation area substantially improving the town's image at this end of the High Street.

71, HIGH STREET

UNLISTED

APPLICANT: MR. T. FREEMAN

REF HERS 7

- 3.8 On 3rd October a grant of £18,902 was offered to Mr. T. Freeman for restoration and repairs to the above. This work is now complete and the appearance of the building has been transformed.
- 3.9 Unfortunately the Nationwide sign on the right hand side of the fascia was installed at a larger size than agreed under the terms and conditions of the previous grant and it is visually rather dominant. Discussions are in progress with the Nationwide Building Society regarding remedial work.
- 3.10 As the repairs progressed a variety of additional works were undertaken. These were all necessary and have contributed to the success of the project. The extra items comprise the following:

- additional cost of the agreed decorative gutter (this arose from an error in the original specification which did not come to light until the product was ordered)
- additional cost of cleaning following identification of suitable method to successfully remove paint
- removal of pipe work and strengthening of a rotten floor to accommodate the new shop front the need for which was discovered once the old shop front had been removed
- replacing an area of modern bricks and re-pointing found to be needed following the removal of the paint

3.11 The additional cost of these works, once omissions from the contract have been taken into account, amounts to £1304.80 (£1165 + £139.80 fees). VAT can be reclaimed so is not included. The re-pointing, £810, is eligible at 50% and the remainder at 80%.

55, HIGH STREET
UNLISTED

APPLICANT: MR. P. MARSTON

REF: HERS 10

3.12 Mr Marston has already received a grant of £3,471 towards the cost of repairs to his shop fronts and rear windows. This work has all been satisfactorily completed and the joinery is now in good repair. At his own expense he has also replaced his blind and removed an ugly sign, which is to be replaced sensitively with lettering on the glass of the first floor shop front. The appearance of this attractive late nineteenth/early twentieth century brick and slate building is much improved as a result.

3.13 This second application on the property is for re-roofing both the front and the rear ranges in slate, reinstating crested ridges on the front section (if this proves appropriate), replacing two lead valleys to the rear, re-pointing the rear and side elevations and replacing existing rainwater gutters in cast iron. Other than a short section as far as and including the hopper the rear down pipe is not included as Mr Marston hopes to rearrange the water disposal system in conjunction with his neighbour at a later date.

3.14 The cost of the eligible works based on the lowest two estimates is £12,582 exclusive of VAT as this can be reclaimed. A third estimate is being sought.

3.15 The scheme will have the following benefits. The building will be carefully repaired preventing deterioration to the fabric of the structure, the original roof covering will be reused and cast iron rainwater goods restored. An existing business will be supported.

4.0 Financial Implications

4.1 At the last meeting the 2002/2003 HERS budget was fully allocated. A further contribution of £50,000 was requested from English Heritage

when the Year 2 Review was submitted in January to cover outstanding applications. Verbal confirmation has been received that this has been agreed and written confirmation is expected.

- 4.2 The Year 2 Review also set out the request for funding for Year 3. The currently agreed contributions are South Derbyshire £50,000 and English Heritage £20,000. Church Street needs to be addressed.
- 4.3 This request for additional funding in 2003/04 was linked to a continuation of the scheme as existing and the addition of residential properties in Church Street to the list of eligible buildings. English Heritage's response on the latter is awaited.

5.0 Community Implications

- 5.1 Grants for historic buildings 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. Regeneration of the town centre bolsters the local economy, helps local businesses to improve and increases choice for Swadlincote visitors and shoppers.

6.0 Background Papers

- 6.1 Grant application: 1, Church Street, 2, 4 and 6 Hill Street. File No. HERS 9
- 6.2 Letter and estimates form A. F. Simms &Co dated 17 02 03. File No. HERS 7
- 6.3 Grant Application 2: 55 High Street. File No. HERS 10