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Date: 16th May 2017

Dear Councillor,

Swadlincote Townscape Heritage Lottery Fund Panel

A Meeting of the **Swadlincote Townscape Heritage Lottery Fund Panel** will be held in the **Council Chamber**, on **Wednesday, 24 May 2017** at **16:00**. You are requested to attend.

Yours faithfully,

Chief Executive

To:- **Conservative Group**
Councillors Murray and Mrs Wyatt.

Labour Group
Councillor Taylor



AGENDA

Open to Public and Press

- 1** Apologies.
- 2** Minutes and Matters Arising.

Grants Panel Meeting Minutes 24th October 2016 **3 - 4**
- 3** Grants Report for the Panel May 2017 **5 - 7**
- 4** Grants Application Appraisal May 2017 **8 - 14**
- 5** Any Other Business.
- 6** Date of Next Meeting.
- 7** Site Visit.



Heritage Lottery Fund Grants Panel Minutes

24th October 2016, 4.00pm – 5.30pm

ATTENDANCE

Name		Organisation	
Nicola Sworowski Planning Policy Manager	NS	South Derbyshire District Council	SDDC
Emma Hancock (Notes) Townscape Heritage Project Officer	EH	South Derbyshire District Council	SDDC
Paul Elwood	PE	Swadlincote and District Chamber of Trade	SDCT
Alex Gilbert Historic Buildings Architect	AG	Derbyshire County Council	DCC
Graham Nutt	GN	Magic Attic	MA
Richard Shaw Design Excellence Officer	RS	South Derbyshire District Council	SDDC
Cllr Steve Taylor	ST	South Derbyshire District Council	SDDC

1. Apologies

Cllr Southerd and Cllr Wyatt.

2. Electing Chair Person

2.1 Cllr Taylor was elected as Chair Person, a Vice Chair will be elected at the next meeting.

2.2 Substitutes were discussed – this will go to Full Council in November.

Nicola Sworowski left the meeting at this point.

3. Minutes from Previous Meeting and Matters Arising

Terms of reference were discussed – all changes have now been agreed.

4. Grants Process

Flow chart was tabled – people generally happy with it.

5. Grants Summary

5.1 EH reported that grants have gone really well. With the first two agreed at the last panel meeting, the Town Hall window repairs are a great showcase of work early on in the project. John Mills' new windows started today and should be finished in the next few weeks.

5.2 Free Building Maintenance Advice and Gutter Clearance on West Street, 17th - 18th November.

5.3 EH talked through her grants summary report. GN mentioned the salts building and a potential buyer for that building, EH is also in contact with the potential buyer.

5.4 A summary was given about the starred buildings:

- 2 Midland Road – owners/agents not interested at this moment in time
- 4-6 Midland Road – did not meet Stage 2 Application deadlines
- Autoquip – Stage 1 submitted and discussions underway with the Co-op
- 26 High Street – vacant and for sale, received enquiry from potential buyer
- Go mobile – are working on their Stage 2 Application
- Specsavers – working on a Stage 2 Application under 5k
- Yum Yums – have been informed that HLF will not fund security shutters
- Cashino Gaming – still waiting to hear back from them

6. Application Appraisals

6.1 EH reported back on the good work done during the School Decision Days and displayed the schools' presentations.

6.2 8 Midland Road – the choice between whether to repair or replace the timber was discussed. The panel agreed that replacement was the preferred option.

6.3 23 West Street – GN expressed interest in the projecting sign remaining as a grant funded element.

6.4 EH pointed out that if the two above schemes were grant funded, then it would be possible that they would be the last non-starred buildings to receive grant funding (assuming that all the starred buildings do indeed come forward). The panel agreed that they supported 8 Midland Road and 23 West Street being given grant funding in accordance with the contributions shown in the appraisals:

- 8 Midland Road – max. grant contribution of £10,837 (Net) or 67% of total eligible costs (whichever is lowest).
- 23 West Street – max. grant contribution of £35,664 (Net) Or 67% of total eligible costs (whichever is lowest).

7. Any other business

The issue of tolerance was discussed it was agreed there is not enough funding available at this stage to allow any tolerance in the maximum grant funding.

8. Date of Next Meeting

6th March at 4pm in the Council Chamber [Page 4 of 14](#)

REPORT TO:	Swadlincote Townscape Heritage Lottery Fund Panel	AGENDA ITEM: 3
DATE OF MEETING:	24th May 2017	CATEGORY: RECOMMENDED
REPORT FROM:	Emma Hancock	OPEN
MEMBERS' CONTACT POINT:	Emma Hancock emma.hancock@south-derbys.gov.uk x5756	DOC:
SUBJECT:	Townscape Heritage Grants Update	REF:
WARD(S) AFFECTED:	Swadlincote	TERMS OF REFERENCE: Swadlincote Townscape Heritage Lottery Fund Panel

Townscape Heritage Grants Update

1. Latest round of applications received for Stage 1 by 31st January 2017, the Stage 2 deadline was extended from 31st January to 5th April to allow time for applications from 2 starred target buildings.

2. Due to the high level of applicants the THPO is currently conducting a review of potential Stage 2 Applicants, issuing deadlines to Stage 1 applicants who have been asked to provide additional information, to respond or provide information in a timely manner or risk being withdrawn from the grants process. This may result in opportunities for applicants that have been unsuccessful in the latest round of Stage 1 applications.

3. Eligible buildings update:

Target buildings

- 2 Midland Road – new owner has been made aware of grant opportunity and sent Advice Notes, they would prefer to begin work over the summer however they have been notified the next panel will be in the autumn
- 4-6 Midland Road – under enforcement, owner has submitted plans for a new traditional style shopfront for planning consent however due to previous incompliance with SDDC and the use of non-traditional materials the new shopfront will not be grant eligible
- Co-op building on the corner of West Street – Grants Appraisal at this panel
- 24 High Street (Go Mobile)– was progressing Stage 2 Application, leaseholder keen but business partner and owner reluctant therefore currently on hold in the hope that the completion of grant projects in the town will provide motivation, progress will need to be reviewed later in 2017
- 26 High Street (Specsavers) – leaseholder interested but slow to action, currently with property division
- 26b High Street (Cashino Gaming) – unresponsive despite calls and letters, agreed with HLF Monitor to try 22 High Street instead (continuation of the row of target buildings on High Street and winter has caused significant decline in the condition of timber features on the building)
- 26a (also referred to as 26c) High Street (vacant) – Grant Appraisal at this panel
- 28 High Street (Yum Yums)– informed applicant that a grant is not available unless shutter is removed, no response

Target area buildings

- 23 West Street – Planning permission granted with conditions and finalising details of application/contract
- 8 Midland Road – Work commenced May 2017
- 8 - 8a West Street – Applicant delayed submitting Stage 2 in 2017 due to family issues

- 10 & 12-14 West Street (1 owner) – Cont. from 2016 Part 1 of Stage 2 application investigative work undertaken, intrusive vegetation removed and gutters cleared on 18th November. No longer invited to apply for part 2 to carry out priority works because owners are considering selling the buildings

Conservation area buildings

- 19 Church Street – re-applied in January 2017; unsuccessful at this stage and feedback provided but potential to be invited to progress to Stage 2 as part of the review
- 41-43 West Street – re-applied in January, 2017 unsuccessful and feedback provided
- 51-53 High Street – applied in January 2017 but withdrew, do not wish to reinstate a traditional shopfront
- 14 Midland Road – Cont. from 2016 Stage 1 on hold whilst waiting for response from neighbouring properties on restoration work on terra cotta that spans 3 properties, no response from Barclays at 10 Midland Road, given 28th April deadline for 12 Midland Road
- 57 High Street – Cont. from 2016 requested further details from applicant to support Stage 1 Application, still not provided so given deadline of 28th April 2017
- Shop 1 48a Alexander Road – re-applied January 2017, unsuccessful and feedback provided, but potential to be invited to progress to Stage 2 as part of the review
- Shop 2 48a Alexander Road – re-applied January 2017 unsuccessful and feedback provided, but potential to be invited to progress to Stage 2 as part of the review

Belmont Street (Mimosa) – applied in 2016 but were missed off 2014 eligibility map, potential to offer a justification for a grant as part of review.

Appendices

Appendix 1 – Grants Update Map

Buildings comprehensively addressed under the HERS & PSICA schemes

- High Priority Target Buildings
- Medium Priority Target Buildings
- Reserve Target Buildings
- Other Eligible Buildings

Conservation Area Boundary

Listed Buildings

Recent heritage focused public realm improvements

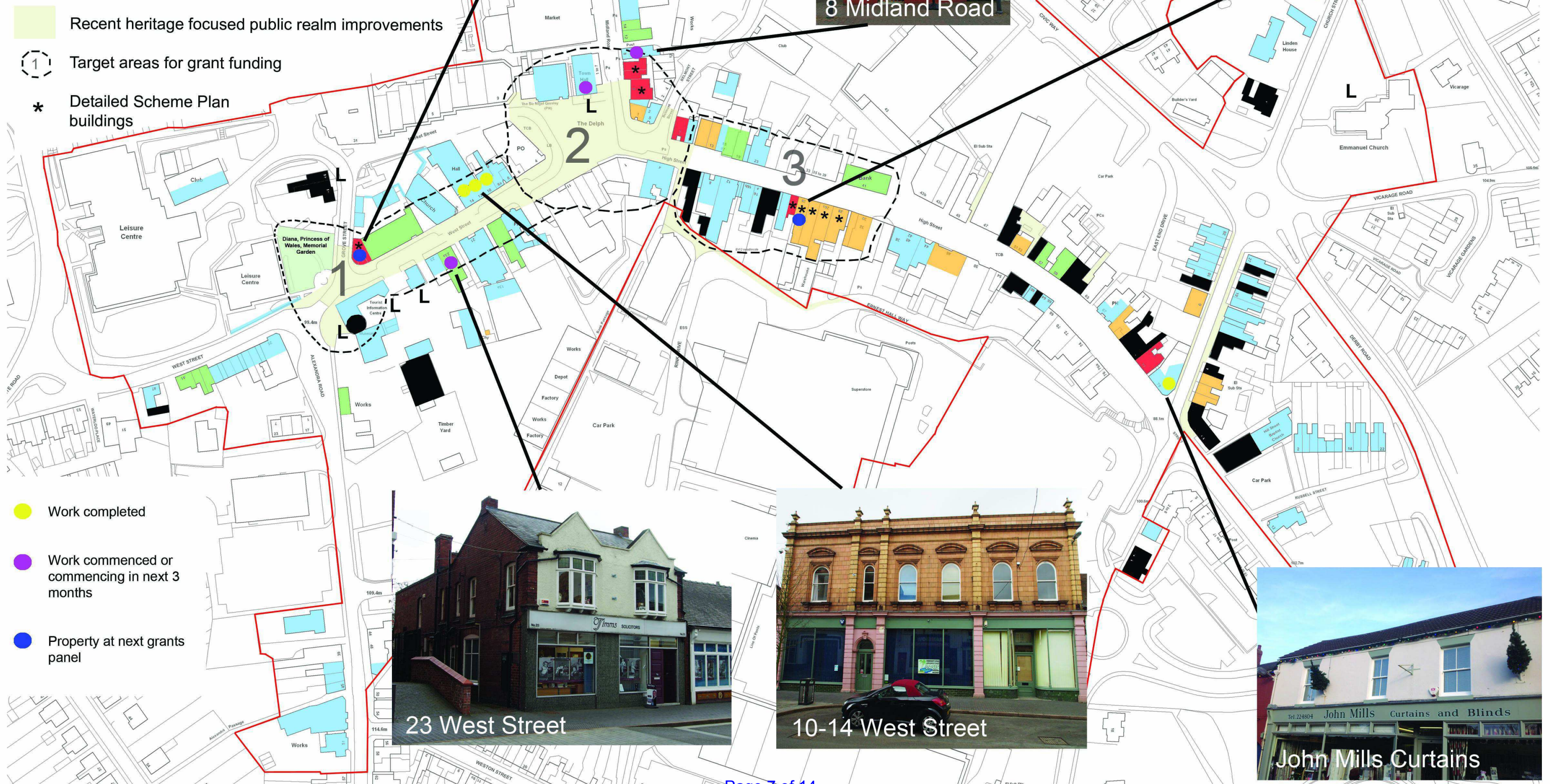
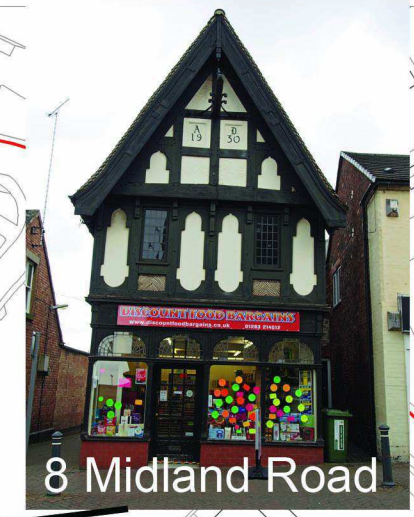
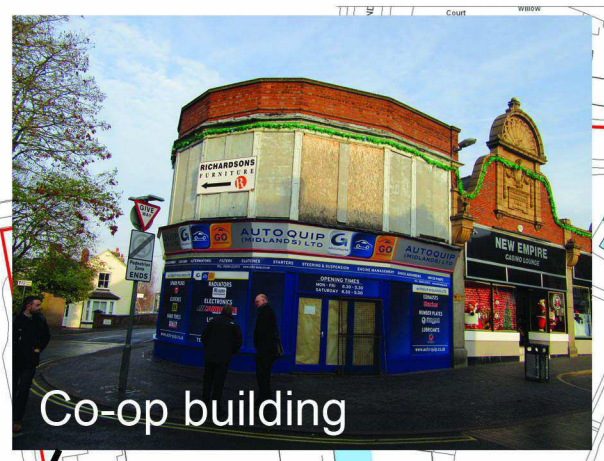
Target areas for grant funding

Detailed Scheme Plan buildings

Work completed

Work commenced or commencing in next 3 months

Property at next grants panel



NOT TO SCALE

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TOWNSCAPE HERITAGE ELIGIBLE BUILDINGS

Produced by South Derbyshire District Council for consideration of funding bid by the Heritage Lottery Fund



Swadlincote Heritage Lottery Fund Panel

24th May 2017

Applications Appraisal

CONTENTS

1. Submitted Scheme 1
2. Submitted Scheme 2
3. Scoring Criteria
4. Plan of Townscape Heritage Eligible Buildings

SUBMITTED SCHEMES

SCHEME 1	DESCRIPTION OF WORKS
<p>26a High Street (part of old Salt Bros store)</p>	<ul style="list-style-type: none"> • Repair traditional shop front and first floor. • Repaint in original Salts colour to include traditional style door and painted signs. • Repairs to roof and rain water goods to the front elevation. • Applicant would like repairs to roof and rainwater goods to the rear elevation to be considered.

Present condition	Proposed design
	<p>Repainting colour matched to original colour from interior paint samples.</p> <p>Hopefully image of new traditional style door will be available for the Grants Panel.</p>

Historic photo



Total cost of preferred quote:

A: Front elevation only - £14,300 (Net) £2,860 (VAT) £17,160 (Gross)

B: Additional costs for repairs to rear of building - £7,665 (Net) £1,533 (VAT) £9,198 (Gross)

A + B: £31,163 (Net) £4,393 (VAT) £26,358 (Gross)

Priority of building and Grant Rate: Starred Medium Priority Target Building @ Grant Rate of 67%

= A: Front elevation only - £9,581 (Net) Grant Award

= B: Additional costs for repairs to rear of building - £5,135.55 (Net) Grant Award

= A + B: £14,716.55 (Net) Grant Award

Is it in a Target Area? Yes – Target Area 3**Additional comments on key criteria:**

- New owners that are keen to respect and celebrate local heritage and look after the building
- Proposed scheme is based on the original Salts store including calling the building Salts
- Hoping to target neighbouring buildings for further Townscape Grants
- £3,212 (Net) allocated for this building in original Grants budget

DECISION AT GRANTS PANEL MEETING**Approved**

Grant Award: £

Grantee Contribution: £

Total costs approved: £

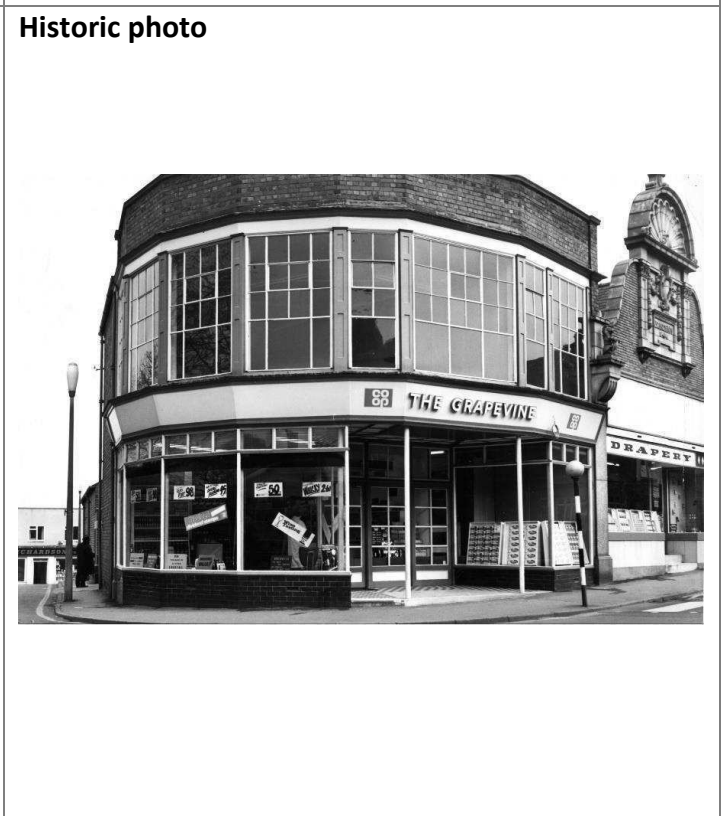
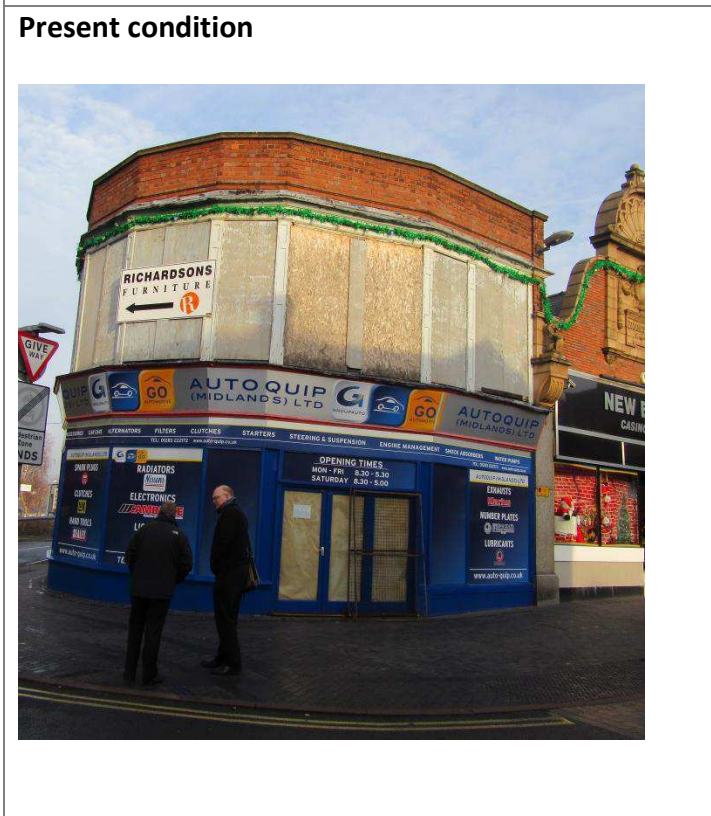
Rejected

£

£

£

SCHEME 2	DESCRIPTION OF WORKS
Co-op building on corner of Grove and West street	<ul style="list-style-type: none"> • Brickwork repairs which include repairs to the dwarf wall at the base of the shop front. • Repairs to the windows & their sub timber frames. • Repair works to the roof including the rainwater goods. • Repairs & decoration to the shop front and removal of Autoquip signage. • Alterations to the shop front installing a new recessed entrance and installing a new entrance door. • Architect has produced drawings & specification. • Engineer has produced a structural report.



Total cost of preferred quotes/tenders: £107,662.52 (Net) £21,487.76 (VAT) £129,150.28 (Gross)

Priority of building and grant rate: Starred High Priority Target Building @ Grant Rate of 85%
£91,513.14(Net) £18,264.60 (VAT) £109,777.74 (Gross)

Is it in the target area? Yes – Target Area 1

Additional comments on key criteria:

- Repair / maintenance issues building has suffered some neglect
- Popular building in Swadlincote
- Cluster effect with other improvements on Wes Street
- Allocated £92,402 (Net) in original grants budget

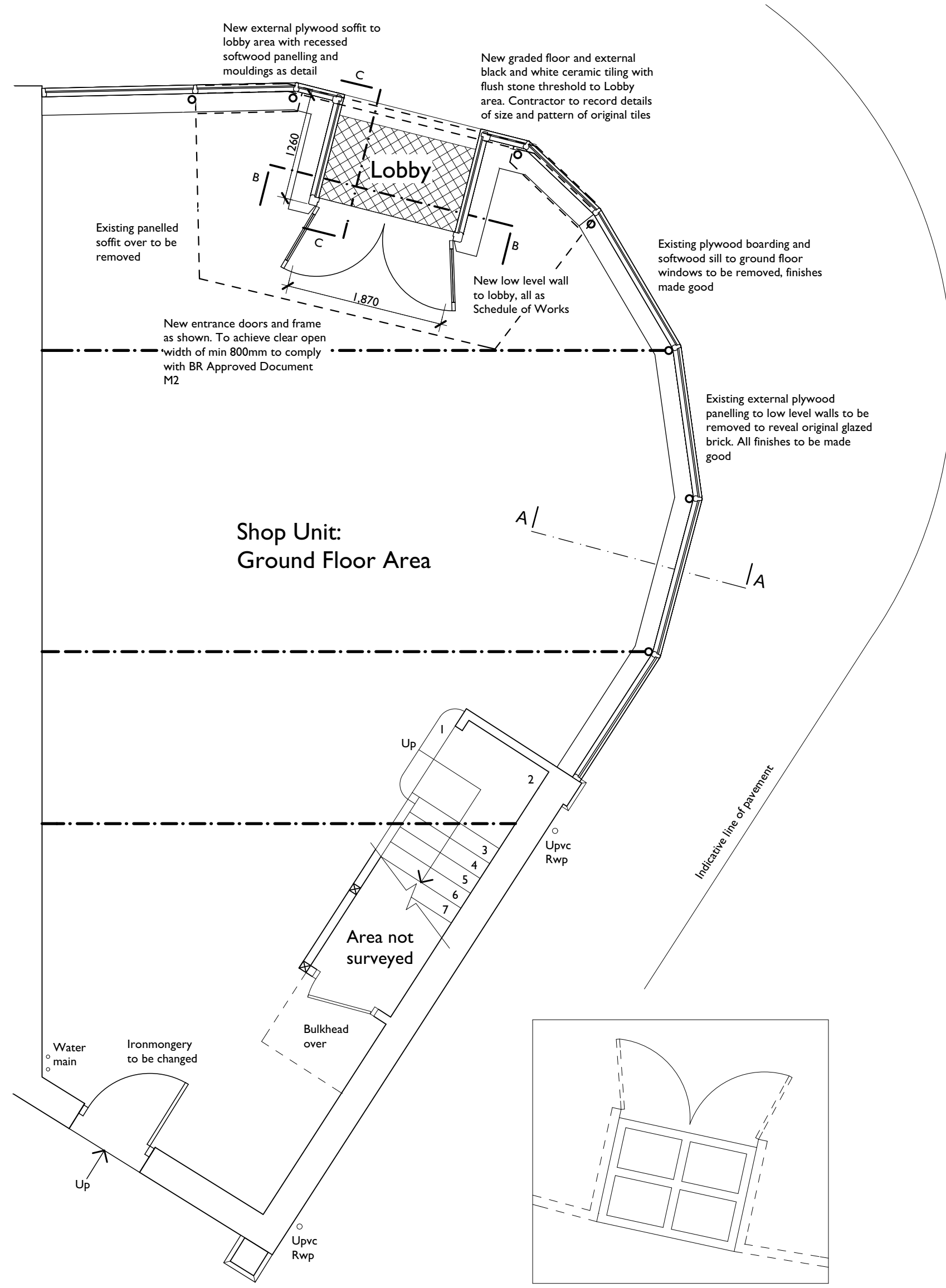
DECISION AT GRANTS PANEL MEETING		
Approved	Rejected	
Grant to award:	£	£
Grantee contribution:	£	£
Total costs approved:	£	£



Third Party Grants Panel Scoring Criteria

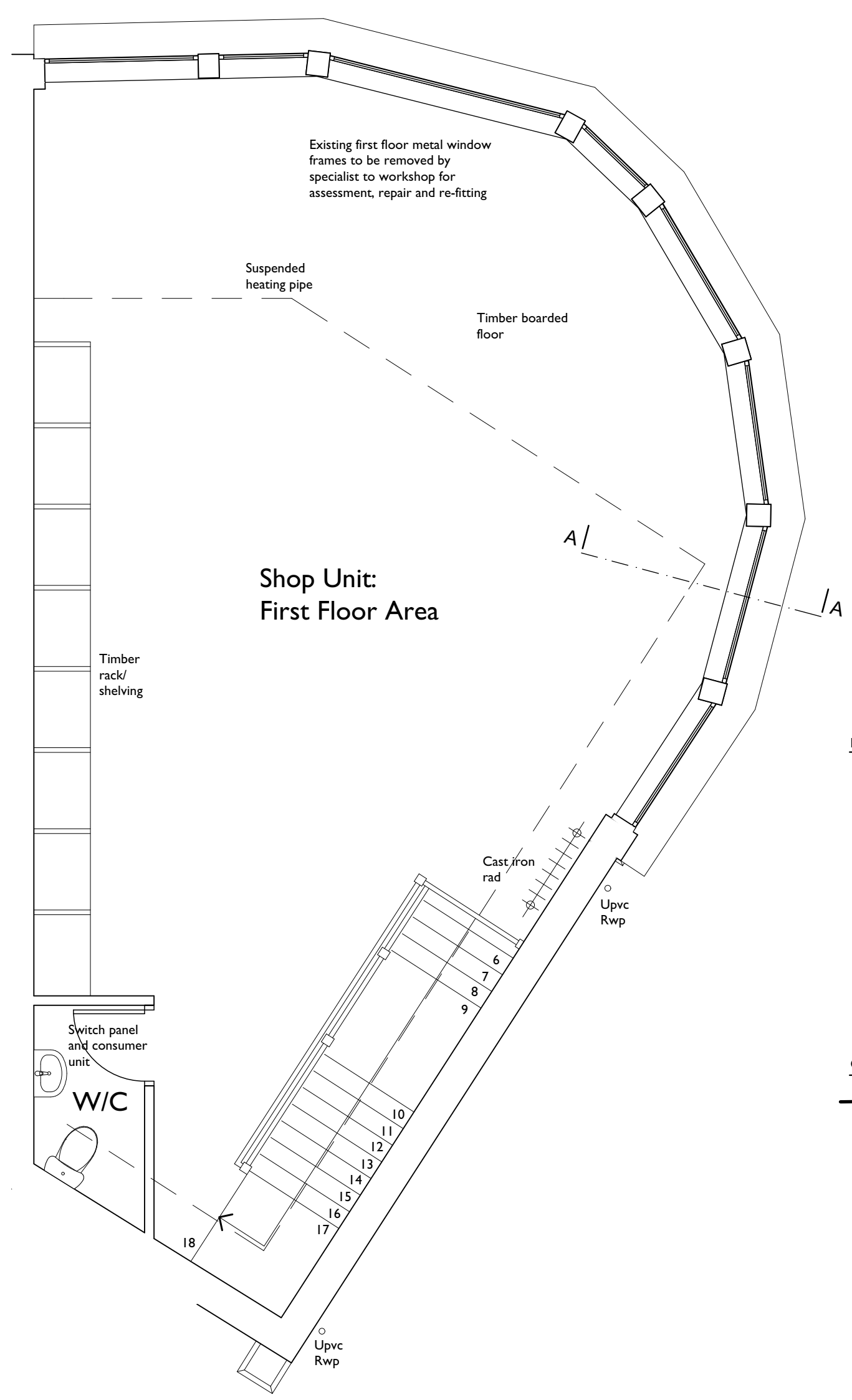
Key criteria for deciding which properties to award:	Score 1	Score 2	Score 3
a. Location – within the target area or not	Yes	Conservation Area	No
b. Priority of building as shown on map	High priority	Medium priority	Reserve / Eligible
c. Condition of the building; those in worst state of repair to be considered a higher preference	Poor condition	Fair condition	Good condition
d. Value for money – will depend on owner's contribution and grant that can be offered	High value	Medium value	Low value
e. Impact of suggested works and the potential to be a catalyst for other buildings	High impact	Medium impact	Low impact
f. Viability; the future use and sustainability of the building work if carried out	High viability	Medium viability	Low viability
g. Owner sign up and current occupancy	High commitment	Medium commitment	Low commitment
TOTAL SCORE Score 1 is highest and Score 3 is lowest			

Revisions		
No:	Date:	Comments:
A	20.03	Front Lobby reduced, amendments made after client comment

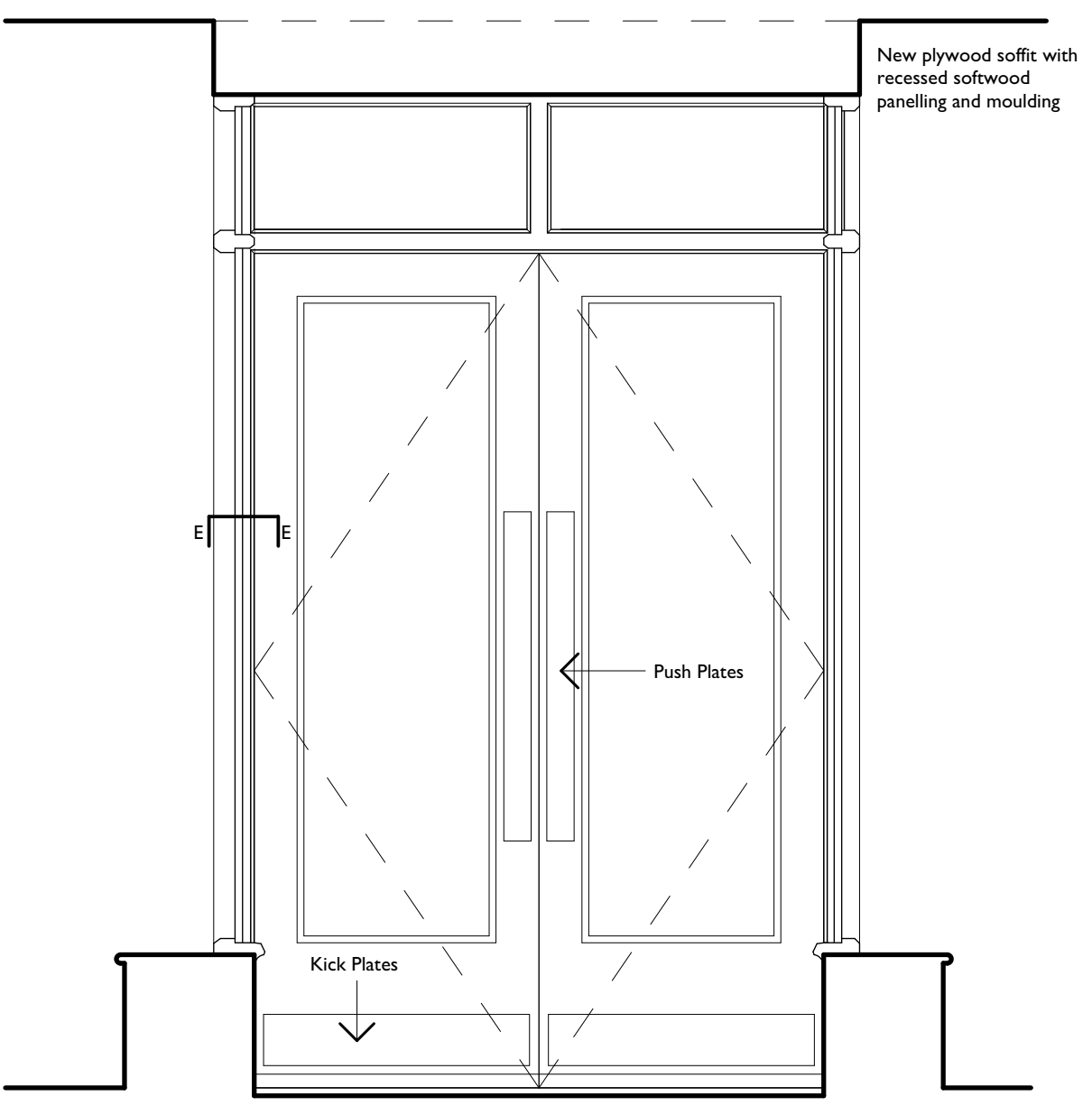


Ground Floor Plan - Scale 1:50

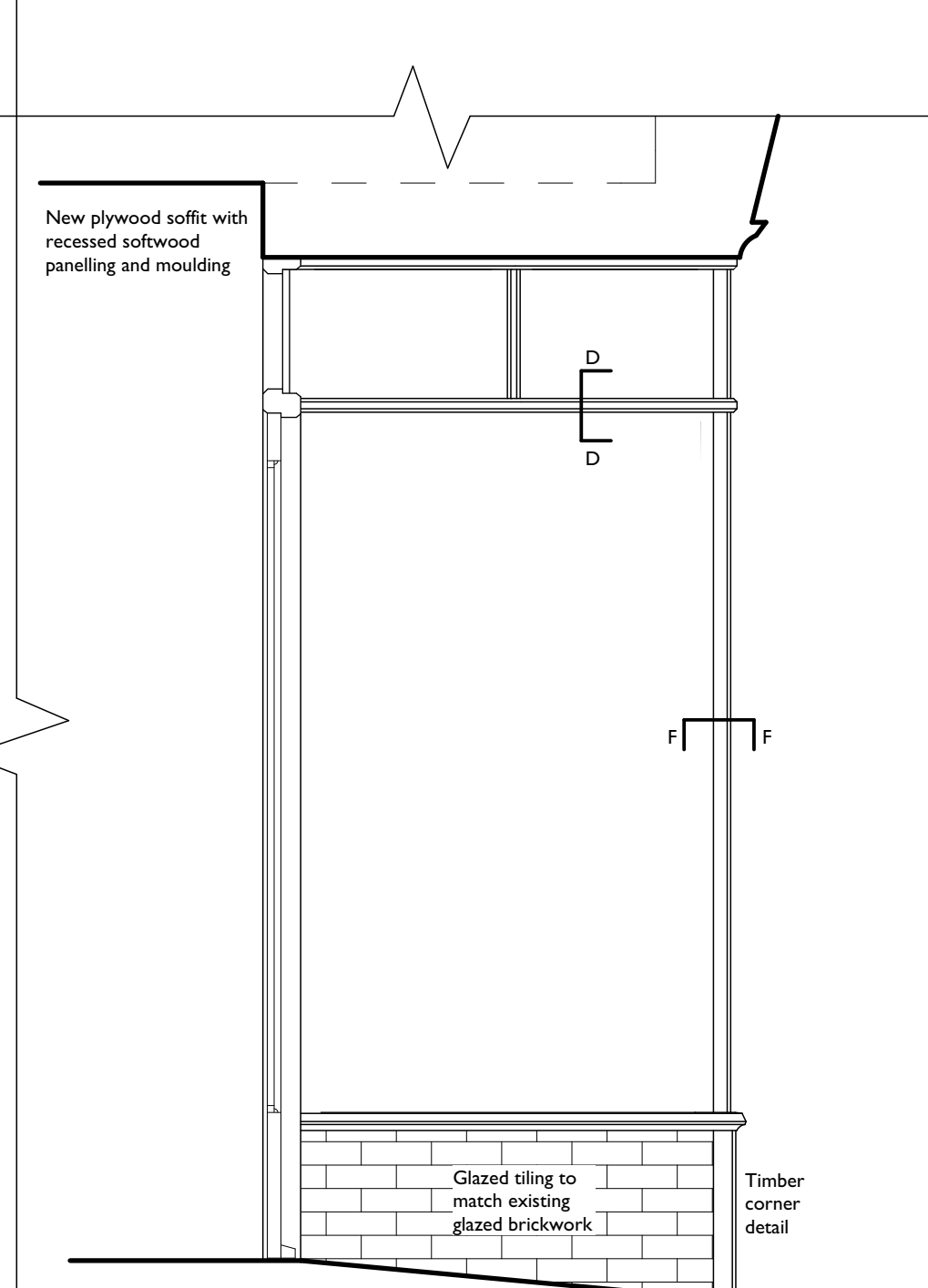
Soffit Panelling to Lobby - Scale 1:50



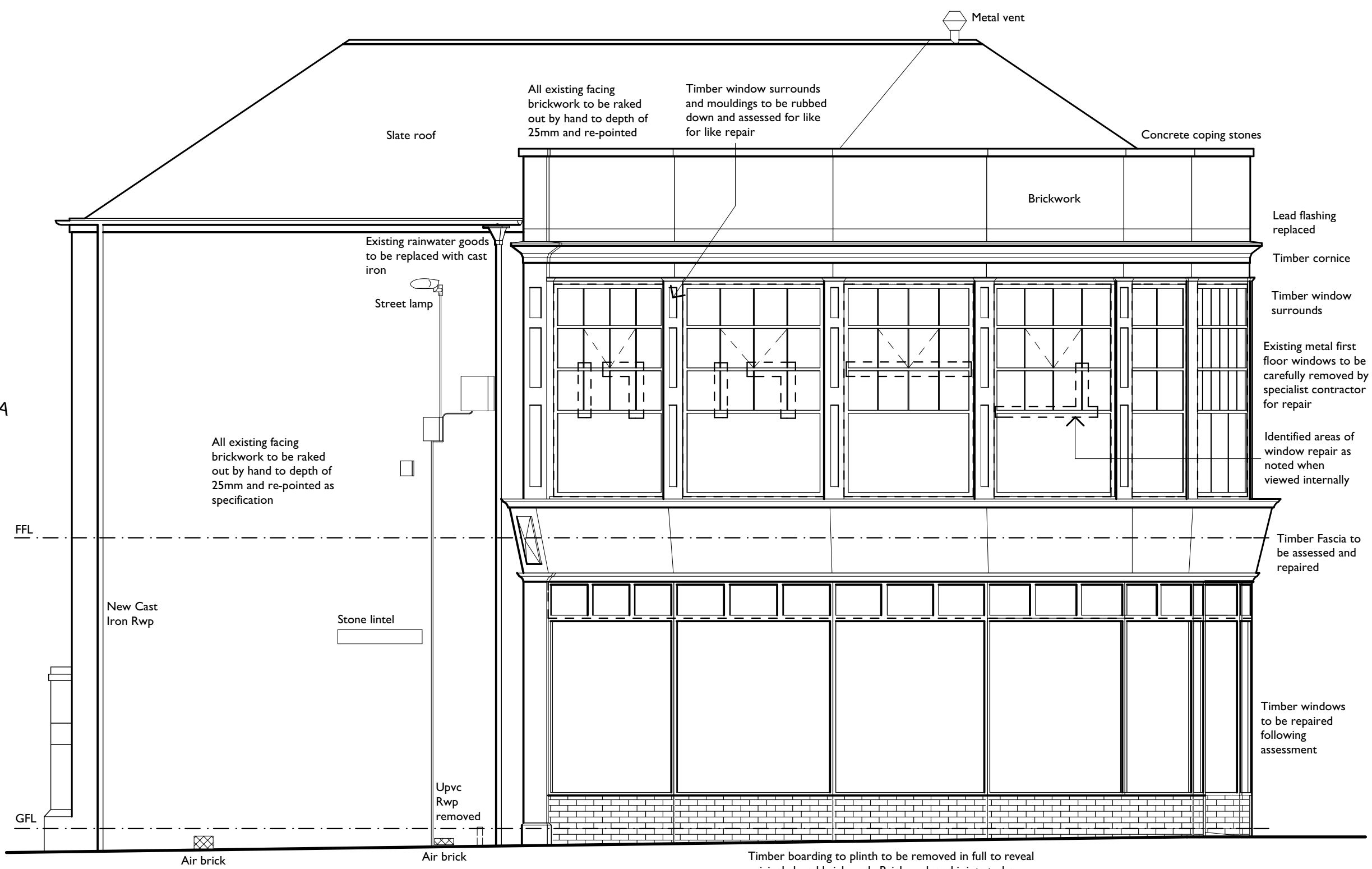
First Floor Plan - Scale 1:50



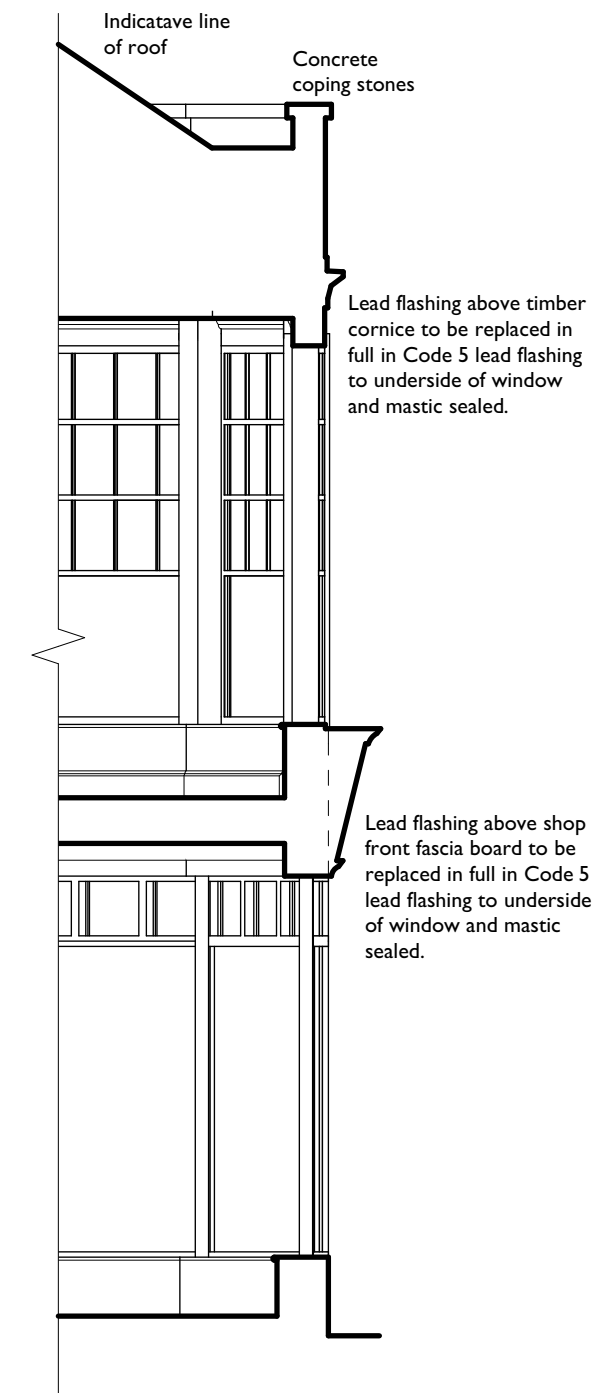
Section B-B - Scale 1:20



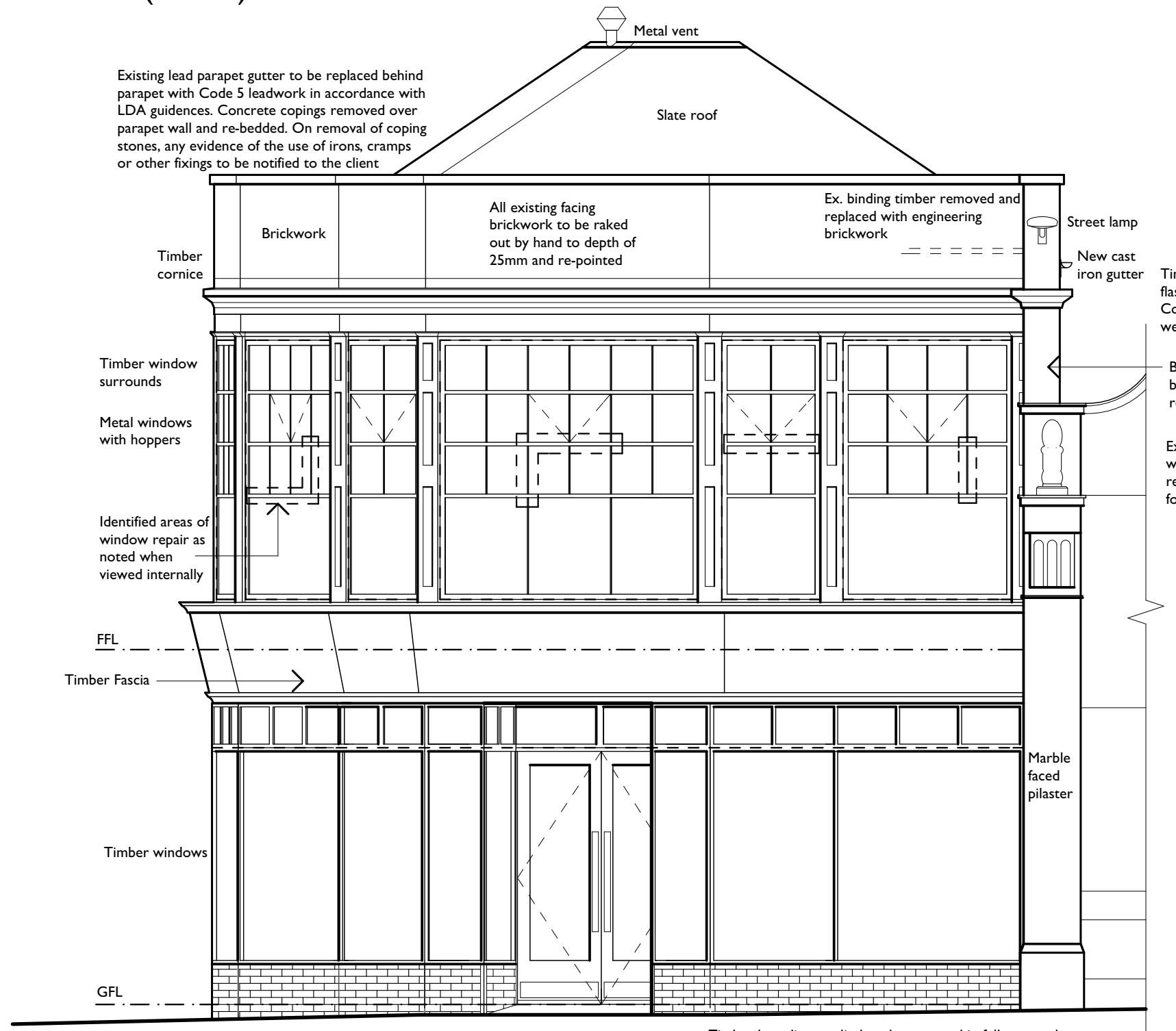
Section C-C - Scale 1:20



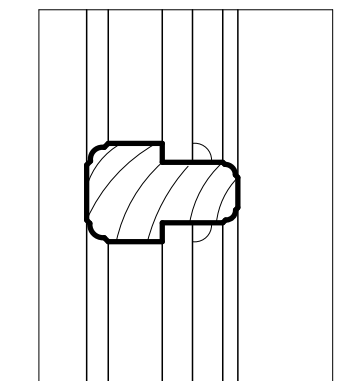
Side Elevation (West) - Scale 1:50



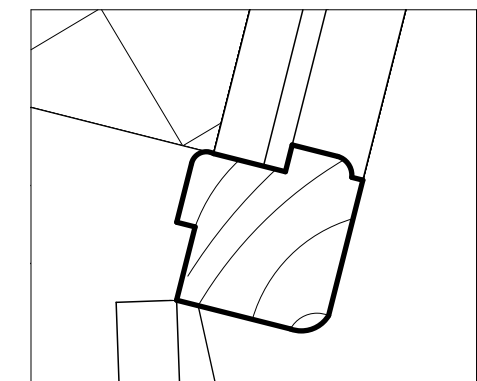
Section A-A - Scale 1:50



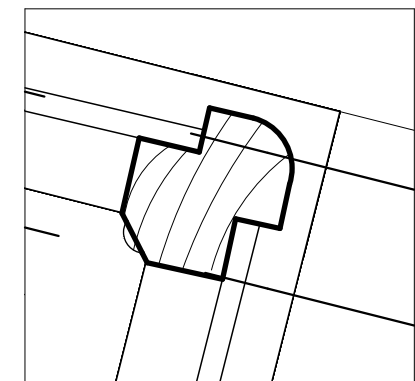
Front Elevation (South) - Scale 1:50



Section D-D - Scale 1:5



Section E-E - Scale 1:5



Section F-F - Scale 1:5

bga
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Project: 1 West Street Swadlincote Derbyshire DE11 9DG

Title: Detail Drawing

Client: CS2 Limited

Dwg. No: 699.03A

Scale: 1:50

Date: 03/XVII

Use figured dimensions only. Contractor to check all dimensions and levels on site before work commences and report any discrepancies or variations to the Architect immediately.

