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Date: 24 October 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, 08 November 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** Introductions

Minutes and Matters Arising.
- 3** Grants Panel Meeting Minutes 24th May 2017 **3 - 5**
- 4** Grants Report for the Panel Nov 2017 **6 - 8**
- 5** Grants Application Appraisal Nov 2017 **9 - 14**
- 6** Any Other Business
- 7** Date of Next Meeting.
- 8** Site Visit.



Swadlincote Townscape Heritage Lottery Fund Panel Minutes 24th May 2017 (4.15pm – 5.00pm)

ATTENDANCE

Name		Organisation	
Cllr Stephen Taylor (Chair)	ST	South Derbyshire District Council	SDDC
Tom Beardsmore Technical Assistant (Minutes)	TB	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
Emma Hancock Townscape Heritage Project Officer	EH	South Derbyshire District Council	SDDC
Katie Moriarty Planning Officer	KM	South Derbyshire District Council	SDDC
Graham Nutt	GN	Magic Attic	MA
Cllr Sandra Wyatt	SW	South Derbyshire District Council	SDDC

1. Apologies

Cllr Murray (SDDC), Nicola Sworowski (SDDC), Adam Lathbury (DCC), Richard Shaw (SDDC).

2. Minutes and Matters Arising

Minutes from the previous meeting were approved by ST and seconded by SW.

3. Townscape Heritage Grants Update

EH gives a brief update on the current progress of the Townscape Heritage grants, as detailed in the May 2017 report. EH explains that Richard Shaw has produced a grants progress map, and stresses the raising of standards of work in all of the conservation area and not just for the projects receiving the grants.

EH is currently conducting a review of current/potential Stage 2 Applicants, issuing deadlines to applicants who have been asked to provide additional

information, provide information in a timely manner or risk being withdrawn from the grants process. This may release allocations of funding back in to the grants pot that are currently reserved and provide opportunities to invite applicants that were unsuccessful in the last Stage 1 round to progress to Stage 2.

4. Grants Application Appraisal

4.1 Scheme 1: All referred to appraisal and the grant criteria. KM described planning application for 26a High Street (Salts) to paint the property, change door detailing and change of use to café, expecting a decision in July 2017.

Panel shown posters from Fairmeadows Foundation Primary School on 26a High Street in which the pupils support improvements to the building.

£3,212 (Net) allocated for this building in original Grants budget. EH explains that upon more recent investigations (including roof inspection) more work was required than indicated during development stage of THS in 2015 (when budgets were allocated for target properties). Applicant has also requested funds for work to the rear of the building. Townscape prioritises works to the front elevation which have greater impact in the town centre.

4.2 Scheme 2: All referred to appraisal and key criteria. KM described planning application for the Co-op building, decision expected mid-June 2017, she is happy with what was submitted. Updated plans now show the addition of a gate to the entrance, with the design yet to be decided. A planning condition will be attached to the decision for the design of the gate to be approved prior to it being installed. All agree gate to be removable rather than fixed. SW happy with the plans submitted and looking forward to seeing the results, but has some concerns over rear access and parking. However there is parking nearby. Scheme 2 has the largest allocation of funding in the THS budget. ST happy with the proposed improvements.

Panel shown presentation from Pennine Way Junior Academy in which the pupils support improvements to the building.

4.3 Decisions:

Scheme 2 approved by ST and seconded by SW, everybody else also in favour. Scheme 1 works to the front elevation approved by ST and seconded by SW, everybody else in favour.

Scheme	Grant rate	Approved max award
Scheme 1: 26a High Street	67%	£9,581 Net £1,864.61 VAT (if claiming VAT)
Scheme 2: Co-op building on Grove St & West St	85%	£91,513.14 Net £18,264.60 VAT (if claiming VAT)

5. Any Other Business

Hard Hat Tour of the Co-op building. All expressed interested. 29th June at 4.00pm provisional date.

6. Date Of Next Meeting

Post meeting note: Wednesday 8th November 2017, 4pm-5.30pm.

REPORT TO:	Swadlincote Townscape Heritage Lottery Fund Panel	AGENDA ITEM: 4
DATE OF MEETING:		CATEGORY: RECOMMENDED
REPORT FROM:	Liz Knight	OPEN
MEMBERS' CONTACT POINT:	Liz Knight Liz.knight@south-derbys.gov.uk X5983	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 on 2nd October, Stage 2 deadline was 16th October. We received four Stage 1 applications and one Stage 2 application. Another Stage 2 application is pending for a grant under £5,000.
2. We are now in a position to allocate all the remaining funds so we do not anticipate inviting any further Stage 1 applications, although this will be subject to review. The current Stage 1 applicants, where not a priority building, have been advised that they may be eligible for a grant, but this is subject to receiving costings from other approved projects and they shall be noted in due course.
3. Two under £5,000 are in the process of being awarded, both for roof repairs and tidying up the shopfront – 48a Alexandra Road (awaiting Stage 2 documentation) and Colliers Butchers, 57 High Street (progressing to Stage 2).
4. Mimosa, 1-3 Belmont Street – did not appear as an eligible building on the Grants map in target area 2, but this is considered a mistake and the building is of interest. At the HLF Meeting, the HLF agreed that they would be happy for this property to be included. The applicants were invited to progress to Stage 2, but have since withdrawn due to additional structural works. Would the panel be happy to support the building should the applicants wish to submit a later Stage 2 application e.g. May 2018 Grants Panel?
5. Eligible buildings update:

Target (starred on map) buildings

 - 2 Midland Road – Stage 2 application to be decided at this panel
 - 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 Grove & West Street – awarded at May Grants Panel and work now commencing going into Qtr 4.
 - 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 in Qtr4
 - 26 High Street (Specsavers) – has been formally invited to Stage 2 application for March 2018 panel
 - 26b High Street (Cashino Gaming) – unresponsive despite calls and letters, agreed with HLF Monitor to try 22 High Street instead. Contacted owner of 22 High Street and sent Stage 1 Application but app not received for 2nd October deadline. Can 22 High Street be classed as a target

(starred) building to replace 26b High Street? If so no Stage 1 is required (as agreed with HLF Monitor and at Board meeting in June)

- 26a High Street (Salts) – awarded for works to front at May Grants Panel, work commenced and due to complete Qtr4
- 28 High Street (Yum Yums)– new manger invited to apply, informed applicant that a grant is not available unless shutter is removed, no response by 2nd October deadline

Target area buildings

- 23 West Street – work has commenced and is due to complete in Qtr4 with potential opening event to coincide with Xmas light switch-on.
- 8 Midland Road – work to shopfront and sign completed, now looking at priority works to fund with underspend
- 8 - 8a West Street – Stage 1 application withdrawn during review for not submitting information required
- 1/3 Belmont Street – invited to progress to Stage 2, but since withdrawn. Would the panel be happy to support the building if they wanted to go to the May 2018 panel?
- 9 High Street – withdrawn as part of review for not submitting information required

Conservation area buildings

- 19 Church Street – not invited to progress to Stage 2 as part of the review as advised to prioritise shops
- 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
- 57 High Street (Colliers) – submitted additional information required and has now been invited to progress to Stage 2 for grant under £5,000 to fund repairs to roof and shopfront/front elevation.
- Shop 1 48a Alexandra Road – asked to progress to Stage 2 for under £5,000 grant. Awaiting further information and tender prices.

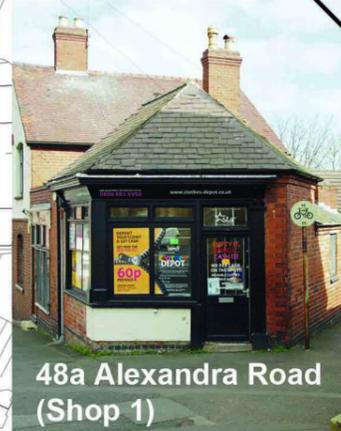
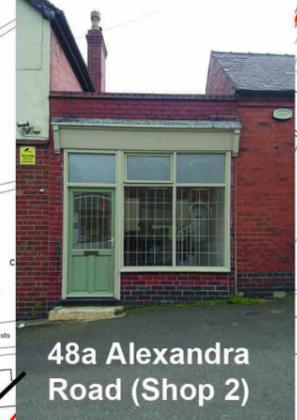
Appendices

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
- L Listed Buildings
- Recent heritage focused public realm improvements
- Target areas for grant funding
- * Detailed Scheme Plan buildings



- Work completed
- Minor works completed (investigative / maintenance)
- Work commenced or commencing in next 3 months
- Property at next Grants Panel (or next Stage 2 deadline for under £5k)
- Frontage improvements made during HLF project but not grant funded





Swadlincote Heritage Lottery Fund Panel

8th November 2017

Applications Appraisal

CONTENTS

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



SUBMITTED SCHEMES



Page 9 of 14



SCHEME 1	DESCRIPTION OF WORKS
2 Midland Road	<ul style="list-style-type: none"> • Replacement of existing shopfront with traditional timber shopfront • Replacement windows at first floor level with traditional timber casements • Replacement roof with traditional tiles • Repair/re-paint • Declutter frontage

Present condition



Historic photo



Total cost of preferred quote:

A: £45,879.40 (Net), £9175.88 (VAT), £55,055.28 (Gross)

Priority of building and Grant Rate: Starred Target Building, grant rate at 85%

A: £38,997.24 grant award

+ 10% contingency at £3,899.75

= Total - **£42,897.24 (Net)****Is it in a Target Area?** Yes – Target Area 2**Additional comments on key criteria:**

- No evidence of historic shopfront – previously a pub. Shopfront design and windows draw reference from the historic evidence
- Forms part of a run for cluster impact around the Town Hall
- £82,951 (Net) allocated for this building in original Grants budget

DECISION AT GRANTS PANEL MEETING

Approved		Rejected
<i>Grant Award:</i>	£	£
<i>Grantee Contribution:</i>	£	£
<i>Total costs approved:</i>	£	£



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			

Buildings comprehensively addressed under the HERS & PSICA schemes

High Priority Target Buildings

Medium Priority Target Buildings

Reserve Target Buildings

Other Eligible Buildings

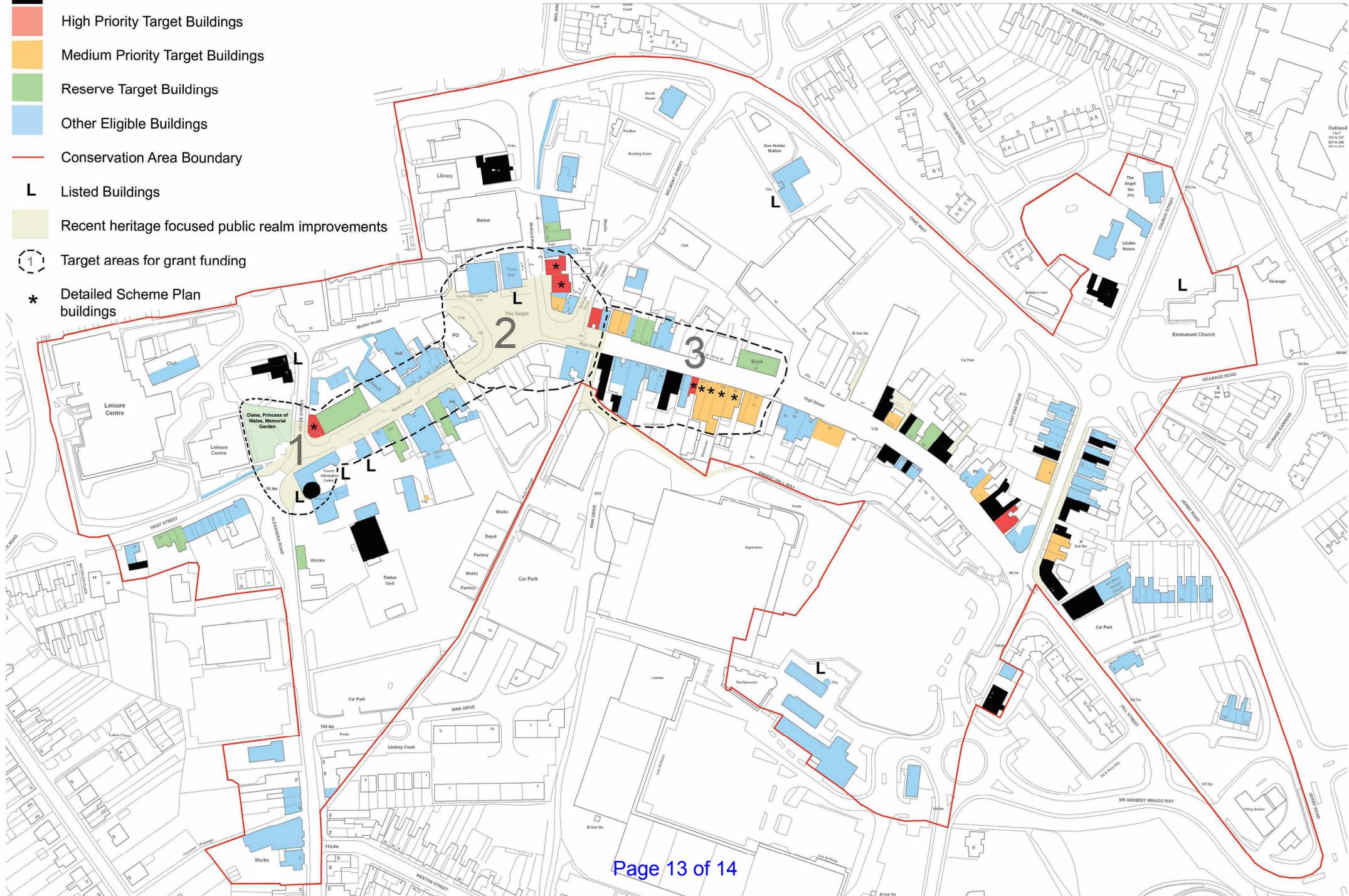
Conservation Area Boundary

L Listed Buildings

Recent heritage focused public realm improvements

1 Target areas for grant funding

* Detailed Scheme Plan buildings



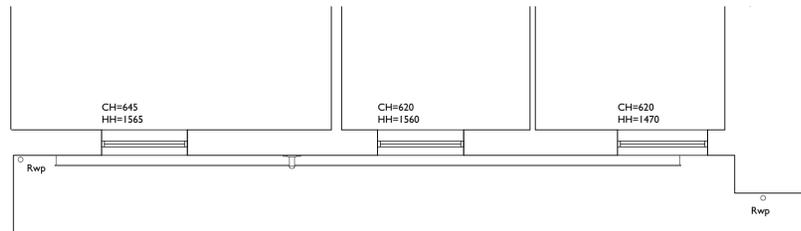
NOT TO SCALE

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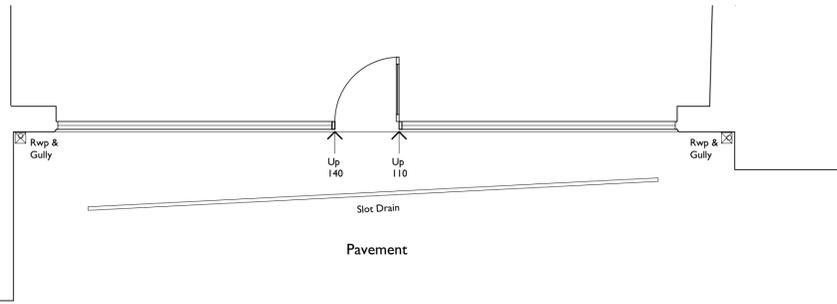
TOWNSCAPE HERITAGE ELIGIBLE BUILDINGS

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

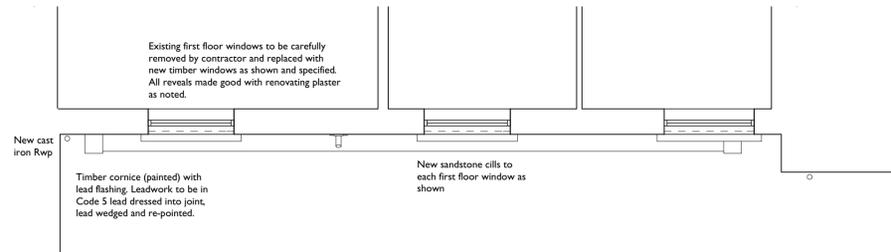
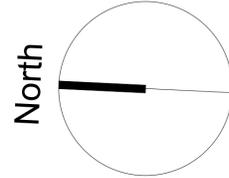
Revisions		
No:	Date:	Comments:



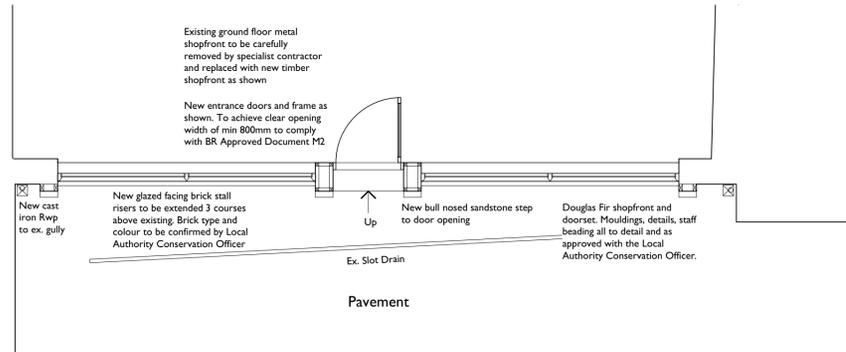
First Floor Plan - Existing



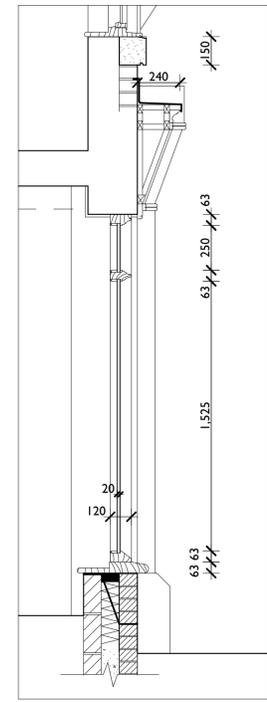
Ground Floor Plan - Existing



First Floor Plan - Proposed



Ground Floor Plan - Proposed



3no. new sandstone cills installed to first floor windows as shown

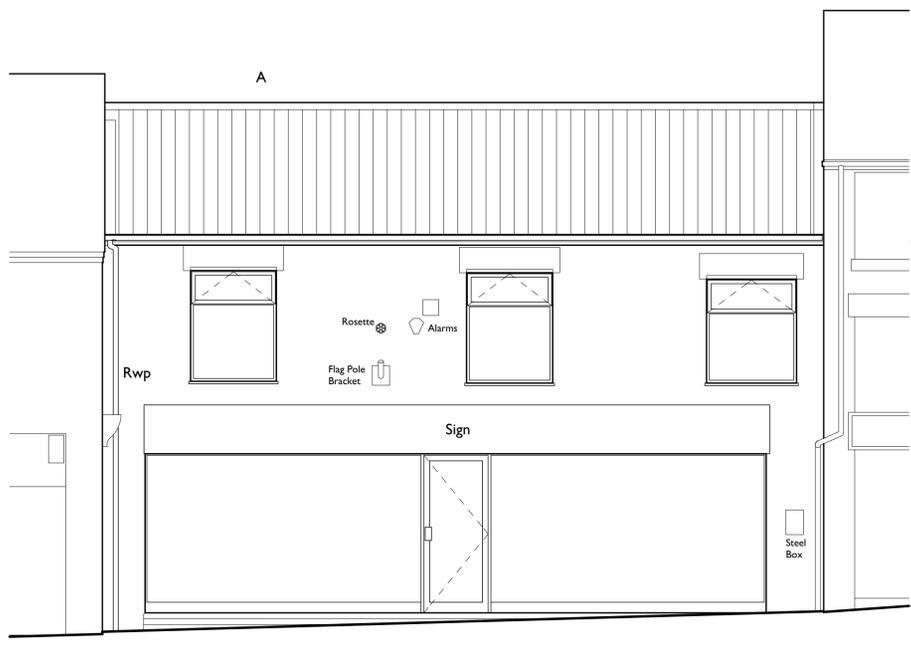
Timber cornice (painted) with lead flashing. Leadwork to be in Code 5 lead dressed into joint, lead wedged and re-pointed.

Nominal 63 x 120mm Douglas Fir shopfront all as approved by the Local Authority

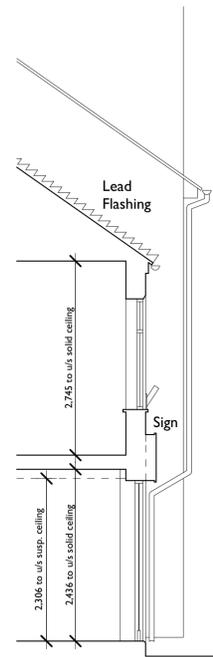
Glazing throughout to be 4/12/4 double glazed with black warm edge spacer Argon filled units

New glazed facing brick stall riser laid in stretcher bond with blockwork internal skin on existing base. Lime mortar joint gauged to 1/4" (6.5mm). Glazed brick colour to be approved by the Local Authority

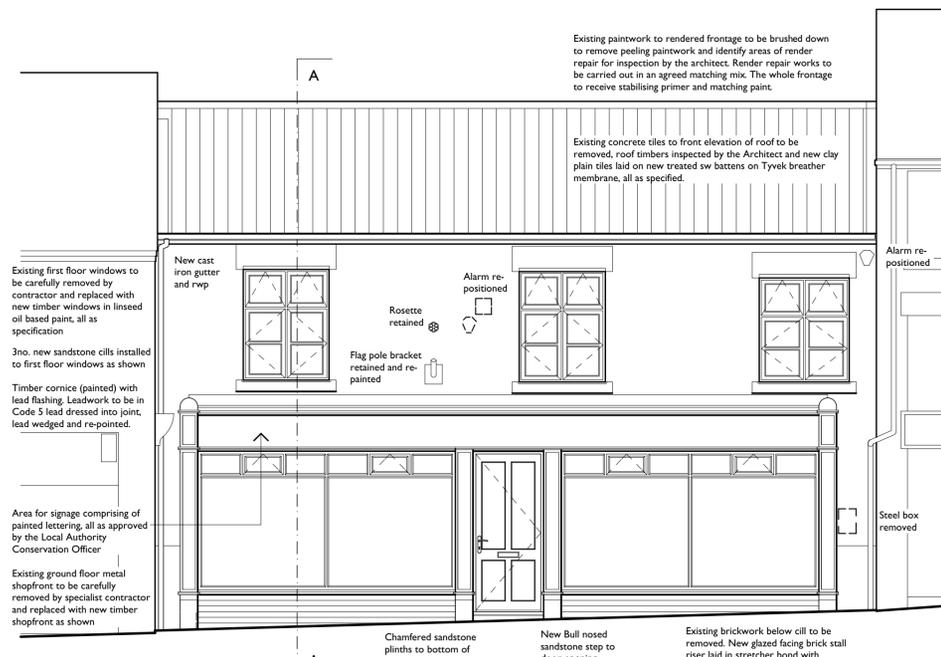
Shopfront Section - Scale 1:20



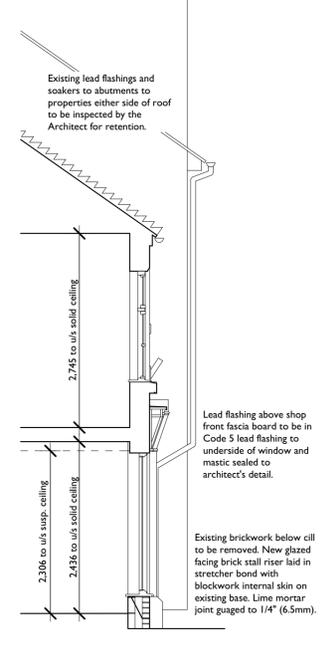
Front Elevation and Section - Existing



Section - Existing



Front Elevation - Proposed



Section - Proposed



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Project: Swadlincote Townscape Heritage Scheme, Shopfront Refurbishment, 2 Midland Road, Swadlincote, DE11 0AG

Title: Existing and Detail Drawing

Client: Mona Properties Services Ltd.

Dwg. No: 711.01

Scale: 1/50

Date: 09/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.



RIBA Chartered Architects
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