
REPORT TO:	Heritage Grants Sub Committee	AGENDA ITEM:
DATE OF MEETING:	23rd June 2008	CATEGORY: DELEGATED
REPORT FROM:	Director of Community Services	OPEN
MEMBERS' CONTACT POINT:	Marilyn Hallard, Design and Conservation Officer, x5747	DOC:
SUBJECT:	Swadlincote PSiCA and SDDC Historic Building and Conservation Area Grant applications	REF: See individual items
WARD(S) AFFECTED:	Swadlincote, Melbourne and Walton on Trent	TERMS OF REFERENCE: DS3

1.0 Recommendations

SWADLINCOTE CONSERVATION AREA PARTNERSHIP SCHEME (PSiCA)

ADMINISTRATION OF THE PSiCA FUND

- 1.1 That the information on the administration of the Swadlincote Conservation Area Partnership Scheme be noted.

SWADLINCOTE CONSTITUTIONAL CLUB

- 1.2 That the provisional grant offer of £64,541 to Swadlincote Constitutional Club be confirmed subject to the usual conditions and the following additional conditions:
- i) That the precise details of all windows and external doors including external ironmongery be approved before the work starts.
 - ii) That the precise details of the pavings, restored roof vents, boundary wall and railings be approved before the work starts.
 - iii) That a hydraulic lime mortar be used for the brickwork and a sample of the brick and a sample panel of pointed brickwork be approved before the work is generally executed.
 - iv) That the railings and external joinery be painted before the grant is paid and that the colour scheme be agreed.
 - v) That the lead work be detailed in accordance with the Lead Sheet Associations guidelines

CAIN BROS, ALEXANDRA ROAD

- 1.3 That the provisional grant offer of £38,978 to Sharpes Bros & Sons be confirmed and a further 50% and 80% grant offer of £32,562 be made giving a total grant of £71,540 based on the tender from S Whitaker Ltd dated 12 May 2008 subject to the usual conditions and the following additional conditions:
- (i) That the existing roof tiles are reused where sound and any replacement tiles are approved before the work is generally executed.

- (ii) That a hydraulic lime mortar be used for the brickwork repair and re-pointing and a specification and sample panel approved before the work is generally executed.
- (iii) That precise details of the replacement windows, structural works and repair to the northwest boundary wall be agreed before the work starts.
- (iv) That all lead work is detailed in accordance with the Lead Sheet Associations guidelines and the form of the central tapered gutter be approved before work starts.

HISTORIC BUILDING AND CONSERVATION AREA GRANTS (HBCA)

- 1.4 That the information on the administration of the Historic Building and Conservation Area grant scheme be noted.
- 1.5 That the priorities set out at 3.26 be adopted for the operation of the 2008/2009 fund.
- 1.6 That the Council should not offer grant assistance for buildings in use as places of worship.

52 MAIN STREET WALTON ON TRENT

- 1.7 That Ms. Linda James be offered a 40% grant of £1,753 towards eligible costs of £4,382.75 (£3,730 + £652.75 VAT) based on the estimate from Heritage Restoration Services dated 30th January 08 for cleaning and repair of brickwork to the front elevation and one chimney following the removal of render subject to the usual conditions and the following additional conditions:
 - (i) That a hydraulic lime mortar be used for the brickwork and a sample of the brick and a sample panel of pointed brickwork be approved before the work is generally executed.
 - (ii) That the cleaning method be agreed before the works begin

40 POTTER STREET MELBOURNE

- 1.8 That Helen Gates, Pat Gates and Deborah Potts be offered a 40% grant of £935 towards eligible costs of £2,337.35 (£1962 + £315.35 VAT) based on estimates from G W Heath & Sons dated 05 03 08 and Drew Baker dated 21 04 08 for the restoration of two sash windows on the front elevation subject to the usual conditions and the following additional conditions:
 - (i) That the windows are a replica of those at no. 48 Potter Street and are painted to an agreed colour scheme before the grant is paid.

42 POTTER STREET MELBOURNE

- 1.9 That Mrs J Winters be offered a 40% grant of £935 towards eligible costs of £2,337.35 (£1962 + £315.35 VAT) based on estimates from G W Heath & Sons dated 05 03 08 and Drew Baker dated 21 04 08 for the restoration of two sash windows on the front elevation subject to the usual conditions and the following additional conditions:

- (i) That the windows are a replica of those at no. 48 Potter Street and are painted to an agreed colour scheme before the grant is paid.

38 POTTER STREET MELBOURNE

1.10 That Miss Pat Gates be offered a 40% grant of £935 towards eligible costs of £2,337.35 (£1962 + £315.35 VAT) based on estimates from G W Heath & Sons dated 05 03 08 and Drew Baker dated 21 04 08 for the restoration of two sash windows on the front elevation subject to the usual conditions and the following additional conditions:

- (i) That the windows are a replica of those at no. 48 Potter Street and are painted to an agreed colour scheme before the grant is paid.

WARWICK HOUSE 65 DERBY ROAD MELBOURNE

1.11 That subject to the availability of funding Mr Edward Mitchell be offered a 40% grant of £1,149 towards eligible costs of £2873 (£2,445 + £428 VAT) based on the estimate from George W Heath & Sons dated 9th May 2008 for the restoration of a wall and gates subject to the usual conditions and the following additional conditions:

- (i) That a hydraulic lime mortar be used for the brickwork and a sample of the brick and a sample panel of pointed brickwork be approved before the work is generally executed.
- (ii) That the ironwork be painted before the grant is paid and that the colour scheme be agreed.

2.0 Purpose of Report

To consider: the administration of the PSiCA scheme; to consider the administration of and priorities for the Historic Buildings and Conservation Area grants and; to determine Swadlincote PSiCA and SDDC Historic Building and Conservation Area grant applications.

3.0 Detail

SWADLINCOTE CONSERVATION AREA PARTNERSHIP SCHEME (PSiCA)

ADMINISTRATION OF THE PSiCA FUND

- 3.1 Partnership Schemes in Conservation Areas are an English Heritage initiative whereby in partnership with local authorities grant schemes are set up to assist with the repair and restoration of privately owned historic buildings in conservation areas. Such schemes have been in existence since the 1980's starting with 'Town Schemes'. The aim of such schemes has always been to concentrate resources in a limited area to maximise the impact of the public and private investment. Latterly English Heritage have focused on town centres in order to promote heritage led regeneration and maximise the opportunity to obtain regeneration funding from other sources such as the East Midlands Development Agency.
- 3.2 Swadlincote has had a partnership scheme in existence since June 2001 starting with the Heritage Economic Regeneration Scheme (HERS), which ran for 6 years and continuing now with the PSiCA, which started in March 2007. Initially it was a funding partnership between the District Council and English Heritage but since the last year of the HERS the County Council has also contributed to the funding of the

scheme. Over the six years of the HERS almost £1m of public and private funding was invested in the Swadlincote's historic buildings. There have been some stunning building transformations.

- 3.3 In order to set up this type of scheme local authorities have to submit a funding bid in competition with other local authorities demonstrating that there is a need for grant aid, that the specialist skills are available to run the scheme and setting out how the area would benefit through an implementation plan.
- 3.4 The plan sets out the aims of the Swadlincote scheme, which are to continue to safeguard those architectural features that give Swadlincote its special character, to reverse the trend of unsympathetic alterations that has been an unfortunate feature of 20th century change in Swadlincote and to promote good quality signage.
- 3.5 The PSiCA was approved in principle by English Heritage for a three year period (2007/08, 2008/09, 2009/10), subject to confirmation annually, with a budget of approximately £100,000 pa (EH £50,000, SDDC £50,000 and DCC £10,000). The grants are available for external works only at 80% for joinery and restoration of missing or damaged architectural features and 50% for repair. Building owners can receive up to the equivalent of £100,000 (approx £75,000) in a rolling three-year period. If a property is sold within three years of a grant being paid then it is reclaimed.
- 3.6 Administration of the scheme is delegated to the District Council with a requirement to refer certain categories of application to English Heritage. The scheme must be managed in accordance with English Heritage's guidance for local authorities 'Partnership Schemes in Conservation Areas - Managing your Scheme' and the District Council's 'Implementation Plan'. Within these rules the committee has the power to decide how the budget is spent. The committee is made up of County and District Councillors (the funding bodies) who have voting rights and representatives of the local community who do not have voting rights.
- 3.7 Grants cannot be given retrospectively unless there are genuine urgent reasons and permission has been given to start without prejudice to the determination of an application. Work must be carried out in accordance with conditions, and contractors paid before the grant is released to the applicant. Up to 90% of the grant can be paid in stages before final completion.
- 3.8 English Heritage provides a wide range of standard conditions based on their principles of historic building repair which all grant offers are subject to. These are set out in the grant offer letter and a series of accompanying appendices. It is the District Council's responsibility to agree specifications with applicants and their architects, inspect works in progress and to ensure that grants are only paid where the works are carried out to an appropriate standard. Payments are made on satisfactory completion of the works on the basis of architects certificates or the submission of receipted accounts.
- 3.9 In order to ensure value for money applications must usually be accompanied by three competitive, comparable estimates. A suitably qualified professional (usually an architect) must be employed and the works put out to formal tender where the cost of the works exceeds £20,000.
- 3.10 The District Council pays the grants in full and the English Heritage and County Council contributions are claimed back quarterly. County Council officers check the progress of the scheme quarterly and the English Heritage contribution is paid.

- 3.11 The District Council has a very good track record in the administration of these schemes and has an excellent officer working relationship with the other funders.

PSiCA GRANT APPLICATIONS

Swadlincote Constitutional Club Midland Road Swadlincote

Unlisted

Applicant: Swadlincote Constitutional Club Committee

Ref PSiCA 4

- 3.12 At its meeting on 18th March the committee made a provisional grant offer of £64,541 towards eligible costs of £89,296 (£78,330 + £10,966 fees). The offer was provisional because the English Heritage element was over £20,000 and it was necessary to refer the application to them before the offer could be formalised. English Heritage has now confirmed that this may be done.

Cain Bros Alexandra Road Swadlincote

Unlisted

Applicant: Sharpes Bros. & Co Ltd

Ref: PSiCA 5

- 3.13 At the meeting on 18th March the committee also made a provisional offer of £38,978 in respect of Cain Bros. This offer was provisional for two reasons a) referral to English Heritage and b) because the costings were based on budget estimates. In any case the provisional offer covered only part of the eligible works, as it was the remainder of the 2007/2008 budget. The committee agreed to consider an additional grant this financial year. The project has now been out to tender and the figures are set out below.
- 3.14 Historically this large building formed part of the Sharpe's Pottery complex. The pottery was originally established on this site in 1821. When it became a limited company in 1894 Sharpes Bros & Co. modernised the works and the first change they made was the construction of this warehouse. As the business developed it was later used as a pressing shop. The pottery closed in 1967 and some time after this the building was leased to Cain Bros as a timber merchants and the tenancy has been held by them ever since.
- 3.15 Though it has been altered in some ways it remains largely in tact and it has considerable townscape merit given its scale and its prominence in views from all sides. The first floor was originally lit only by the roof lights but now has some windows and an inserted lower ceiling. The 'M' shaped roof and these long banks of roof glazing are the buildings most distinctive and visible features and are an unusual survival not found elsewhere in the town.
- 3.16 The former warehouse is solidly built but there are structural faults in the north west corner and the red tile roof covering and central valley between the two roofs are failing.
- 3.17 The eligible repairs include reproofing, reforming the central tapered lead valley gutter, replacement of the banks of roof lights, cast iron rain water goods, structural repairs to the north west corner, repairs to brickwork and re-pointing, repairs to north west boundary wall and repair/replacement of ground floor windows.
- 3.18 The cost of the eligible works presented to the last meeting on 18th March was £165,474.00 including 15% fees based on a quantity surveyors budget estimate. At the request of English Heritage the figures were scrutinised by the Councils Quantity Surveyor. He considered the figures generally fair but two items to be a little

high and recommended a reduction of £3,000. In the event this didn't affect the provisional grant offer.

- 3.19 Three competitive tenders were subsequently obtained and the lowest including fees was significantly less than the budget estimate at £129,795.00. Subsequently the successful contractor was therefore asked to add additional areas of re-pointing and the repair/replacement of the ground floor windows. The total resulting eligible cost is £143,843 including fees but excluding VAT, which is recoverable. A full grant would amount to £73,647 but this applicant is restricted under the EU limits to £71,540. A provisional grant offer of £38,978 has already been offered leaving £32,562.
- 3.20 These works will arrest the deterioration in the condition of this important former pottery building and enhance its future potential for the current or alternative uses.

HISTORIC BUILDING AND CONSERVATION AREA GRANT SCHEME

ADMINISTRATION OF THE HISTORIC BUILDINGS AND CONSERVATION AREA (HBCA) GRANTS

- 3.21 All local Authorities have the power to offer grant assistance for works to historic buildings. Such grants are discretionary. The South Derbyshire HBCA grant scheme has been in operation for over twenty years. The annual base budget is £5,000 though it has varied from year to year with allocations of up to £25,000. This is exclusively South Derbyshire District Council funding. Though the grant committee deals with both grant schemes there are no voting rights for County members in relation to these applications.
- 3.22 All historic buildings in conservation areas and all listed buildings are eligible for these grants. Like the PSiCA fund the grants cover both repair and authentic restoration. There are 22 conservation areas covering some 656 hectares and 711 listed buildings in South Derbyshire. Whilst only a few grants are given each year the projects have resulted in significant enhancement to many conservation areas.
- 3.23 The guidance notes, which accompany the application form, set out the basic rules of the scheme. Grants of up to 40% of the cost of eligible works are given. Usually offers are made at this upper limit as experience has shown that less is insufficient incentive to persuade property owners to carry out works. Applications are dealt with on a chronological basis until the fund runs out. Occasionally grant offers have been reduced by the committee (to as little as 33%) where there has been insufficient funding to cover all applications before a single committee, as is the case on this agenda.
- 3.24 It has been the general practice of the committee to limit grants to a maximum of £2,000 to any one individual in any one financial year. If a property is sold within three years of a grant being paid then it is reclaimed.
- 3.25 All applications must include at least two competitive estimates and grants are offered subject to standard conditions which are set out in the grant offer letter.

PRIORITIES FOR THE 2008/2009 FUND

- 3.26 Clearly the fund is small in relation to the number of heritage assets it covers and it is necessary to prioritise. Since the late 1990's in order to distribute the limited fund to the most worthy projects grants have been allocated on the basis of the agreed priorities set out below. Only those applications falling into a priority category have been determined in the first six months of the financial year. As it is a rule of the grant scheme that work should not start before a written grant offer has been given non

priority work must proceed without grant assistance or wait. Funds remaining after October 1st have then been made available for any eligible application regardless of its category. Priority categories:

- i) repairs to 'Buildings at Risk'
- ii) works of restoration

- 3.27 Buildings at Risk are those that have been placed on a register because they are at risk of serious deterioration or loss. There are currently 53 entries on the register for South Derbyshire (seven of which are also on the English Heritage register which covers grade II* and grade I listed buildings). The list for Derbyshire is compiled by Derbyshire County Council and updated periodically in collaboration with District Councils.
- 3.28 The damage caused to the character of historic buildings and areas through ill-considered alterations (mostly carried out in the second half of the 20th century) is well recognised and documented. The cumulative effect of small individual alterations can significantly erode the special character of historic places. There is a much wider awareness than there once was of the value of restoring buildings authentically. Thus there is a willingness to do this kind of work and experience has shown that a modest grant is often the catalyst to making it happen.
- 3.29 The priorities set out in 3.26 have worked well in the past and continue to be applicable.

GRANT ASSISTANCE TO CHURCHES

- 3.30 This committee's predecessor committees have set differing policies over the years for grant aiding churches. Initially they were dealt with in the same way as all other applications. However this led to a rash of church applications, which quickly used up the small grants budget. As a consequence the policy was changed to limit assistance to churches to a flat rate £75 donation. This was subsequently changed again and donations to churches were abandoned.
- 3.31 Anglican churches are some of the most ancient and architecturally important structures, which survive in use the majority being listed grade I or II*. They are usually also expensive to keep in good order often facing hundreds of pounds worth of repairs. Congregations are often small and the upkeep of the building is thus burdensome.
- 3.32 Non-conformist churches are usually later and smaller and are often simpler structures. Nonetheless there are many that are listed, they too will often have small congregations and their upkeep is also difficult.
- 3.33 Places of worship clearly deserve assistance in terms of their significance but the District Council's fund is quite inadequate to make any significant impact.
- 3.34 There are alternative sources for churches that individual historic building owners cannot tap. These include National Lottery/English Heritage, The Churches Trust, Nonconformist Church Authorities, various small Private Charitable Trusts and Diocesan grants and loans for Anglican churches.

HISTORIC BUILDING AND CONSERVATION AREA GRANT APPLICATIONS

52 Main Street Walton-on Trent

Listed Grade II

Walton-on-Trent Conservation Area

Applicant: Ms Linda James

- 3.35 Nos. 52 and 54 Main Street, Walton on Trent, are within the conservation area. The interest of the properties became apparent a few years ago when an exercise similar to that now proposed at no. 52 was undertaken at no. 54, with grant assistance from the Council. The exposed brickwork at no. 54 was attractive and in reasonable condition. It revealed archaeological evidence about the evolution of the house, complementing the evidence already visible internally.
- 3.36 No. 52 would have been the “everyday” accommodation of the property, and is “cruck-framed” suggesting a 15th or 16th century date. No. 54 appears to have been the “parlour end” of the house, which would contain the sitting rooms and best bedrooms.
- 3.37 The two houses, which were probably a single house originally, were listed Grade II at the request of the Council. The good visual result of the work at no. 54 has encouraged the present owner of no. 52 to follow suit, but the application also stems from practical motives as the existing hard render may be contributing to dampness problems in the house.
- 3.38 The applicant has obtained listed building consent for the removal of the render, subject to agreement of a specification for making good when the brickwork is uncovered and the extent and nature of the of works required can be assessed. This work is largely complete and does not form part of the application.
- 3.39 Provided it is not too damaged to do so the exposed brickwork will be carefully cleaned, damaged bricks replaced and the whole re-pointed with a hydraulic lime mortar. If it is too damaged or unsightly to facilitate a conservative repair, then the fall-back situation will be to re-render it with a lime-based render. While this would result in a far less dramatic improvement to the appearance of the building, a lime render would look far better than the unsightly modern render previously on the property. It would also be more suitable to the historic fabric, as it would allow the building to “breathe”, i.e. to allow moisture to evaporate from the surface of the wall instead of trapping it behind an impervious coating.
- 3.40 The cost of the eligible repairs based on the lower of two competitive estimates is £4,382.75 (£3,730 + £652.75 VAT).
- 3.41 These works will significantly improve the appearance of this important listed building and the attractiveness of this part of the conservation area.

40 Potter Street, Melbourne
Unisted
Melbourne Conservation Area
Applicants: Helen Gates, Pat Gates and Deborah Potts Ref: 13.13.116

42 Potter Street, Melbourne
Unisted
Melbourne Conservation Area
Applicant: Mrs J Winters Ref: 13.13.117

38 Potter Street, Melbourne
Unisted
Melbourne Conservation Area
Applicant: Miss Pat Gates Ref: 13.13.118

- 3.42 38-48 Potter Street is a modest but characterful two-storey brick terrace that lines the south side of Potter Street. The row was built shortly after 1840 on what was formerly parish property, owned in conjunction with the workhouse (26-30 Potter Street). No 38 stands on site of the former parish lock up which was demolished in about 1840.
- 3.43 The row was improved in the 1960's in a style typical of the period. As well as upgrading the dwellings to provide bathrooms and modern services the old sash windows were taken out and replaced with modern crudely detailed casements. In nos. 38, 40, and 42 these windows have come to the end of their useful lives and are in need of replacement. The other windows and the doors that were installed at the same time are not yet in need of renewal.
- 3.44 The row has been in the Gates' family ownership for many years and was inherited in 2004 by Mrs Gates' four daughters. The family have undertaken other successful restoration projects with grant assistance. Mrs Gates restored and repaired 29 Potter Street (opposite the terrace) with a Town Scheme grant in the 1990's and her daughter Mrs Winters restored 30, Potter Street (part of the former workhouse) last year with the help of a HBCA grant.
- 3.45 Having seen the excellent results at no. 30 Potter Street the sisters have collaborated to improve the appearance of the terrace. Happily no. 48 still has its original sash windows and these will serve as the pattern for the replacements.
- 3.46 There are three separate applications as the properties are in different individual and shared ownerships. One, no 38 is in owner occupation and the remainder are rented.
- 3.47 The cost of the eligible repairs based on the lowest of competitive estimates is £2,337.35 (£1962 + £315.35 VAT) per property.
- 3.48 The window restoration to all three properties will significantly improve the appearance of this prominent row and the attractiveness of the street scene and this part of the conservation area.

65 Derby Road, Melbourne
Unlisted
Melbourne Conservation Area
Applicant: Mr Edward Mitchell

Ref: 13.13.120

- 3.49 65 Derby Road is an elegant mid 19th century detached house, which is very well preserved. The owner would like to restore the front railings and gate, which were given up for the war effort. When the railings were removed the walls were raised in height and rendered doing little justice to the handsome dwelling behind.
- 3.50 The original pattern can be pieced together from surviving archaeological evidence at no. 65, the surviving gate at no. 63 and good quality old photographs. It is proposed that the existing copings should be re-used. The original railings were individually leaded into the top of the stone copings and cut off flush when removed. This means that new railings cannot be fixed in the same way. It is proposed to introduce a bottom rail to overcome this problem. As this is not an authentic detail this element of the works has been omitted from the figures.
- 3.51 The eligible works include removing the copings and rebuilding the wall to its original height and the replacement of the gate to its original detail. The cost of these works based on the lower of competitive estimates is £2873 (£2,445 + £428 VAT).

- 3.52 The works will significantly improve the setting of the house and enhance the street scene.

4.0 Financial Implications

- 4.1 The Council has been informed by English Heritage that the year 2 has been approved and have agreed to increase their contribution. Thus the 2008/2009 PSiCA grant budget is £106,982 as set out in the financial summary at Annexe 'A'. Written confirmation of this is awaited.
- 4.2 The 2008/2009 Historic Building and Conservation Area grants budget is has been set at £5,000. This is insufficient to cover all the grant offers recommended. The individual recommendations are for the usual 40%. If these were reduced to 35% then a grant could be given for all the applications before the committee. The alternative figures are set out at Annexe 'A'.

5.0 Community Implications

- 5.1 Historic building 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. By concentrating a generous budget in one area the PSiCA scheme makes a significant contribution to the re-generation of Swadlincote town centre.

6.0 Background Papers

- 6.1 'Partnership Schemes in Conservation Areas - Managing your Scheme' Ref: Swadlincote PSiCA general file
- 6.2 Swadlincote PSiCA Implementation Plan Ref: Swadlincote PSiCA general file
- 6.3 Swadlincote PSiCA application forms and guidance notes. Ref: http://www.south-derbys.gov.uk/Environment/Planning/Policy/conservationheritage/conservation_heritage_grants.htm
- 6.4 Standard PSiCA grant offer letter and conditions: Swadlincote PSiCA general file
- 6.5 Grant Application: Constitutional Club, Midland Road, Swadlincote. Ref PSiCA 4
- 6.6 Grant Application: Cain Bros Alexandra Road, Swadlincote. Ref PSiCA 5
- 6.7 Historic Building and Conservation Area Grant application form and guidance notes. Ref: http://www.south-derbys.gov.uk/Environment/Planning/Policy/conservationheritage/conservation_heritage_grants.htm
- 6.8 Standard HBCA grant offer letter and conditions: 13.13.1.1
- 6.9 Buildings at Risk register. Ref: http://www.derbyshire.gov.uk/applications/DotNet/historicBuildings/by_district.aspx
- 6.10 Grant application: 52 Main Street Walton-on-Trent. Ref 13.13.120
- 6.11 Grant application: 40 Potter Street, Melbourne Ref: 13.13.116
- 6.12 Grant application: 42 Potter Street, Melbourne Ref: 13.13.117
- 6.13 Grant application: 38 Potter Street, Melbourne Ref: 13.13.118
- 6.14 Grant application: 65 Derby Road, Melbourne Ref: 13.13.119