HERITAGE GRANTS SUB-COMMITTEE

23rd June 2008

PRESENT:-

District Council Representatives
Conservative Group
Councillors Bale and Hewlett.

Labour Group
Councillors Lane and Southerd.

County Council Representatives
Councillor Jones.

HGS/1. **APPOINTMENT OF CHAIRMAN**

RESOLVED:-

That Councillor T. Southerd be appointed Chairman of the Heritage Grants Sub-Committee for the ensuing year.

HGS/2. **APOLOGY**

An apology for absence from the Meeting was received from Councillor Mrs. Lauro (County Council representative).

HGS/3. **APPOINTMENT OF VICE-CHAIRMAN**

RESOLVED:-

That Councillor M.J.P. Bale be appointed Vice-Chairman of the Heritage Grants Sub-Committee for the ensuing year.

HGS/4. **MINUTES**

The Open Minutes of the Meeting held on 18th March 2008 were taken as read, approved as a true record and signed by the Chairman.

HGS/5. **DECLARATION OF INTEREST**

Councillor Jones (County Council representative) declared a personal interest in the application for Cain Brothers, Alexandra Road, Swadlincote (Minute No. HGS/10(b)) as he was a member of the management committee in the process of negotiating the tenancy of the adjacent building.

MATTERS DELEGATED TO SUB-COMMITTEE

HGS/6. **ADMINISTRATION OF THE PARTNERSHIP SCHEMES IN CONSERVATION AREAS (PSiCA) FUND**

Following a request received at the previous Meeting, the background to the Partnership Schemes in Conservation Areas adopted by the District Council were reported, including the funding arrangements between English Heritage, Derbyshire County Council and the District Council and the maximum grants available for different types of grant eligible works.

HGS/7. **ADMINISTRATION OF THE HISTORIC BUILDINGS AND CONSERVATION AREA (HBCA) GRANTS**

Following a request at the previous Meeting, the background to the adoption of the South Derbyshire HBCA grants scheme and its current administration was reported.

HGS/8. **PRIORITIES FOR THE HBCA GRANTS 2008/09 FUND**

Consideration was given to the prioritisation of grants applications received during the current financial year.

RESOLVED:-

That grant applications received during 2008/09 be prioritised as follows:-

(1) Repairs to "buildings at risk".
(2) Works of restoration.

HGS/9. **GRANTS ASSISTANCE TO CHURCHES**

Further to Minute No. HGS/12(a) of 18th March 2008, consideration was given to the adoption of a policy for grant assistance for buildings in use as places of worship. Members were reminded of the differing policies which had been agreed by the Sub-Committee over previous years.

It was noted that there were alternative sources of funding for places of worship which could not be accessed by individual historic building owners.

RESOLVED:-

That, in view of the limited funds available for the scheme, grant aid not be offered for buildings in use as places of worship.

HGS/10. **SWADLINCOTE CONSERVATION AREA PARTNERSHIP SCHEME (PSiCA)**

(a) Swadlincote Constitutional Club, Midland Road, Swadlincote

Under Minute No. HGS/11(c) of 18th March 2008, a provisional grant of £64,541 had been offered towards eligible works at the above property. The offer had been conditional, subject to approval from English Heritage, which had now been received.

RESOLVED:-

That the applicant be advised that the provisional grant of £64,541 previously offered has now been 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 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 the colour scheme be agreed.

(v) That the leadwork be detailed in accordance with the Lead Sheet Association's guidelines and be 'smart water marked' to enable it be traced if stolen.

(b) Cain Brothers, Alexandra Road, Swadlincote

Under Minute No. HGS/11(d) of 18th March 2008, a provisional grant of £38,978 had been offered towards eligible works for the above property. The grant offer had been provisional subject to additional funds being secured from English Heritage and since the cost of the works was based on budget estimates. It had also been agreed that consideration would be given at this Meeting to offering an additional grant of £25,468 from the 2008/09 funds.

The cost of the eligible works, based on a quantity surveyor's budget estimate, had been reported at the last Meeting as £165,474 (including fees). The lowest of the competitive tenders which had subsequently been obtained was a significantly reduced cost of £129,795 (including fees). The successful contractor had therefore been requested to include the cost of additional areas of re-pointing and the repair/replacement of the ground floor windows, which had resulted in a total eligible cost of £143,843 (including fees and excluding VAT).

In considering this matter, concern was raised that the windows to the property had been previously boarded over and it was questioned whether this action could be repeated.

RESOLVED:-

(1) That the grant for work to the windows be withheld pending investigation of the boarding over of the windows.

(2) That the applicant be advised that the provisional grant offer of £38,978 has now been confirmed and be offered an additional grant of £25,468 (excluding the cost of the work to the windows),

based on the tender from S. Whittaker Limited dated 12th 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 be approved before the work is generally executed.

(iii) That precise details of the replacement windows, structural works and repair to the north-west boundary wall be agreed before the work starts.

(iv) That all leadwork is detailed in accordance with the Lead Sheet Association's guidelines and the form of the central tapered gutter be approved before work starts.

(Councillor Jones declared a personal interest in this application as he was a member of the management committee in the process of negotiating the tenancy of the adjacent building).

HGS/11. **HISTORIC BUILDING AND CONSERVATION AREA GRANTS**

(a) No. 52 Main Street, Walton-on-Trent

The background to the two properties was reported and it was noted that Listed Building consent had been obtained for the removal of the render at No. 52 Main Street. The eligible works included cleaning and repair of brickwork to the front elevation and one chimney, following the removal of the render. Similar works had been undertaken and grant-aided at No. 54 Main Street. It was proposed to clean the exposed brickwork carefully, replace any damaged bricks and re-point all brickwork with a hydraulic lime mortar. The cost of the eligible repairs was £4,382.75 (including VAT).

RESOLVED:-

That the applicant be offered a grant of £1,536 towards the eligible works, as detailed in the report, based on the estimate received from Heritage Restoration Services dated 30th January 2008, 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 sample panel of pointed brickwork be approved before the work is generally executed.

(ii) That the cleaning method be agreed before the works begin.

(c) Nos. 40, 42 and 38 Potter Street, Melbourne

The background to the three properties was reported and it was noted that separate applications had been received for grant aid towards eligible works of the restoration of two sash windows on the front elevation of each property. The cost of the eligible repairs was £2,337.35 per property.

Consideration was given to the recommendation of timber pressure treatment for the proposed new windows.

RESOLVED:-

(1) That the three applicants each be offered a grant of £819 towards the eligible works, as detailed in the report, based on the estimates received from G.W. Heath and Sons, dated 5th March 2008 and Drew Baker, dated 21st April 2008, subject to the usual conditions and the following additional condition:-

(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.

(2) That the costs of timber pressure treatment be investigated and be reported to the next Meeting.

(c) No. 65 Derby Road, Melbourne

The background to this property was provided and it was noted that the owner wished to restore the front railings and gate, including the removal of the stone copings to the original railings and rebuilding of the wall to its original height. The cost of the eligible works was £2,873 (including VAT).

RESOLVED:-

That the applicant be offered a grant of £1,007 towards the eligible works, as detailed in the report, based on the estimate received from George W. Heath and Sons dated 9th May 2008, 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 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 the colour scheme be agreed.

T. SOUTHERD

CHAIRMAN

The Meeting terminated at 3.55 p.m.

ANNEXE 'A'

AMENDED HERITAGE GRANTS SUB COMMITTEE
FINANCIAL SUMMARY 23rd JUNE 2008 amended 07 07 08

SWADLINCOTE CONSERVATION AREA PARTNERSHIP SCHEME
2008/2009 FUND: £106,982
(ENGLISH HERITAGE £53,491, SOUTH DERBYSHIRE DISTRICT COUNCIL £43,491, DERBYSHIRE COUNTY COUNCIL £10,000)

PROVISIONAL GRANT OFFERS 18 03 08 FROM 2007/2008 BUDGET CONFIRMED:

Address	**Grant**	EH	SDDC	DCC
Constitutional Club, Belmont St	64,541	32,270	25,682	6,589
Cain Bros West Street	38,978	19,489	9,803	9,686

Grants recommended 23 06 08:

Address	**Grant**	EH	SDDC	DCC	Outstanding Balance
Cain Bros West Street	25,468	12,734	10,187	2,547	81,514

HISTORIC BUILDINGS AND CONSERVATION AREA GRANTS 2007/2008 FUND £5,000

Grants offered to date:

Address	Date	Grant	Outstanding Balance
NIL			

Grants recommended 17 03 08:

Address	Grant 35%	Balance
52, Main Street Walton	1,536	3,464
40, Potter Street Melbourne	819	2,645
38, Potter Street Melbourne	819	1,826
42, Potter Street Melbourne	819	1,007
65, Derby Road Melbourne	1,007	-