

SWADLINCOTE HERITAGE ECONOMIC REGENERATION  
SCHEME SUB-COMMITTEE

3rd October 2002

**PRESENT:-**

District Council Representatives

Labour Group

Councillor Brooks (Chair) and Councillor Dunn (Vice-Chair).

Conservative Group

Councillor Hood.

Sharpe's Pottery Heritage and Arts Trust

Mr. J. Oake.

Made in Swadlincote Partnership

Mr. T. Freeman.

SHS/15. **MINUTES**

The Open Minutes of the Meeting held on 15th May 2002 were taken as read, approved as a true record and signed by the Chair.

SHS/16. **DECLARATION OF INTEREST**

Mr. T. Freeman declared a prejudicial interest in Minute No. SHS/17(b).

**MATTERS DELEGATED TO COMMITTEE**

SHS/17. **GRANT APPLICATIONS**

(a) No. 8 Church Street

It was reported that a grant of £6,428 had been offered to the applicant, Mr. S. Bonser, in September 2001 for the restoration of the shop front and the restoration and repair of sash windows at the front and rear of the above property. These works had not yet commenced as the applicant had experienced difficulties with his contractor commencing the works and in the meantime, he had decided to undertake further works and had therefore submitted a second application. The additional eligible items included reroofing, repointing on the front and rear, glass for the shop front and the restoration of cast iron guttering. The first two items were eligible for a grant at a level of 50% and the second two items at 80%.

Two estimates had been submitted to date and the lowest was in the sum of £11,856 (£10,090 plus £1,766 VAT). £8,043 of this was eligible at 50% and £3,813 was eligible at 80%, providing a total grant of £7,071. A third estimate was currently awaited.

The two phases of the project would result in a vacant shop being restored into use and employment being provided for three to five full time workers. The architectural character of the building would be enhanced and the works

would have a significant impact on the character of the conservation area both to the front and the rear.

**RESOLVED:-**

**(1) That Mr. S. Bonser be offered an 80% grant up to a maximum of £3,050 towards the eligible cost of £3,813 (£3,245 plus £568 VAT) for the restoration of cast iron rain water goods and glass to the shop window and a 50% grant up to a maximum of £4,021 towards the eligible cost of £8,043 (£6,845 plus £1,198 VAT) for repointing and reroofing at No. 8 Church Street, as set out in the estimates from C.W. Pallet & Sons Ltd. dated 17th July 2002, subject to the standard conditions and to the following additional conditions:-**

**(i) That a lime mortar shall be used no stronger than 1:1:6 (cement, lime, sharp yellow sand) and that a pointing sample shall be approved by the Council before the work is generally executed.**

**(ii) That all leadwork shall be detailed and fixed in accordance with the Lead Sheet Association's guidelines.**

**(iii) That the existing slates and ridge tiles shall be reused and made up with sound second-hand materials to match and no proprietary ventilation products shall be used unless specifically approved in writing.**

**(iv) That the rainwater goods shall be painted before fixing.**

**(2) That, in the event of the third estimate submitted being less than that submitted by C.W. Pallet & Sons Ltd., the grant offer be reduced accordingly.**

(b) No. 71 High Street

It was reported that this property was located on the north side of the High Street, adjacent to the recently restored "Fortune Garden" Chinese Takeaway. It was a late 19th century two-storey red brick building which had been painted white. At first floor level, it had retained its original joinery but had lost its decorative gutter at eaves level and the original shop front at ground level. Following on the improvements made to the adjoining property, it was proposed to undertake works of restoration that would unite the two shop fronts visually. Photographs indicated that No. 71 High Street had had at least two different shop fronts historically and the pattern opted for was based on an earlier pattern similar to the one recently installed next door. The modern up-and-over garage door would be replaced with painted timber gates of a sympathetic pattern. Provided this could be undertaken without damaging the brickwork, the paint would be removed from the front elevation.

The eligible works comprised the restoration of the shop front and decorative cast iron rain water goods, replacement of the modern up-and-over garage door with side hung boarded doors, removal of paint from the front elevation, making good to the brickwork and the provision of a new sign. The cost of

the eligible work was £19,462 (£17,377 plus £2,085 for architect's fees) based on the lowest of three competitive tenders. £560 of this amount related to the sign and was therefore eligible at a level of 50% with the remainder being eligible at 80%. VAT did not apply as the applicant was able to reclaim it.

The project would safeguard authentic architectural details and disfiguring alterations would be reversed, resulting in a significant improvement in the appearance of this part of the conservation area, building on the grant-aided improvements on the adjacent property.

**RESOLVED:-**

***That Mr. T. Freeman be offered an 80% grant up to a maximum of £15,122 towards eligible costs of £18,902 (£16,877 plus £2,025 architect's fees) for the restoration of the shop front, gates, brickwork and rain water goods and a 50% grant up to a maximum of £280 towards eligible costs of £560 (£500 plus £60 architect's fees) for the provision of a sign at No. 71 High Street, as set out in the itemised tender from Bartrams, subject to the standard conditions and to the following additional conditions:-***

- (i) That the restored shop front shall be painted to an approved colour before the grant is paid.***
- (ii) That the precise design of the signage shall be agreed prior to installation.***
- (iii) That the guttering shall be painted before fixing.***
- (iv) That a specification for the cleaning, based on a sample panel shall be submitted and approved before the commencement of works.***

(Mr. T. Freeman declared a prejudicial interest in this matter and withdrew from the Meeting during the consideration and determination thereof).

SHS/18. **FINANCIAL IMPLICATIONS**

Members were reminded that the 2002/03 budget was set initially at £50,000 but a further contribution by the District Council of £30,000 had increased the total for allocation to £80,000 for this financial year. English Heritage had to date been unable to increase its contribution as all the available funding had been allocated. The request in January for an additional £30,000 for the current financial year remained outstanding and Officers at English Heritage had confirmed that this request could be reconsidered towards the end of the financial year. The award of funding at that stage would be dependent upon outstanding applications. If the request was refused, it would remain for the next financial year.

It was noted that following the grants approved at this Meeting, the outstanding balance remaining was in the sum of £27,291.

L.J. BROOKS

CHAIR

The Meeting terminated at 4.20 p.m.