
REPORT TO:	Heritage Grants Sub-Committee	AGENDA ITEM: 8
DATE OF MEETING:	26th May 2010	CATEGORY: DELEGATED
REPORT FROM:	Director of Community Services	OPEN
MEMBERS' CONTACT POINT:	Marilyn Hallard, Design and Conservation Officer, x5747	DOC:
SUBJECT:	Swadlincote PSiCA	REF: See individual items
WARD(S) AFFECTED:	Swadlincote	TERMS OF REFERENCE: DS3

1.0 Recommendations

FUTURE OPERATION OF THE SWADLINCOTE PSiCA

- 1.1 That the committee considers whether it wishes to adjust the operation of the grant scheme in view of the reduced annual budget.

BAPTIST CHAPEL HILL STREET

- 1.2 That subject to 1.1 and the availability of funds a 50% grant of £8,484 be offered to the Trustees of Hill Street Baptist Church towards eligible costs of £16,967 for re-roofing, based on the estimate provided by Burridge Oliver Roofing Ltd, dated 24th November 2009, subject to the usual conditions and the following additional conditions:

- i) All leadwork shall be detailed and fixed in accordance with the lead sheet associations guidelines
- ii) Samples of any replacement slates and ridge tiles shall be approved before work starts
- iii) A specification for the bedding and pointing mortar shall be approved before work starts

21, CHURCH STREET

- 1.3 That subject to 1.1 and availability of funds a 50% and 80% grant of £12,645 be offered to the Mr Brandon Knock towards eligible costs of £16,641.62 for window repair and restoration, roof and chimney repairs, based on the estimate provided by Mumford Restorations dated 16th January 2010 subject to the usual conditions and the following additional conditions.

- i) All new joinery shall be painted before fixing and the colour scheme shall be approved before work starts
- ii) All leadwork shall be detailed and fixed in accordance with the lead sheet associations guidelines

- iii) A hydraulic lime mortar shall be used to an agreed specification and a sample panel approved before the work is generally executed
- iv) A sample of the clay pots shall be approved before work starts

12 COPPICE SIDE

1.4 That subject to 1.1 and availability of funds a 50% and 80% grant £5,465 be offered to Harrison Property Developments towards eligible costs of £7,199 for the restoration of the front door, doorway, wall and path based on the estimate from Gordon Cartwright Building Contractor, dated 19th March 2010, subject to the usual conditions and the following additional conditions

- i) All new joinery shall be painted before fixing and the colour scheme shall be approved before work starts
- ii) Samples of copings, pavers and bricks including moulded bricks shall be approved before work starts
- iii) A hydraulic lime mortar shall be used to an agreed specification and a sample panel approved before the work is generally executed

18 HIGH STREET

1.5 That Subject to 1.1 and availability of funds a 50% and 80% grant be offered to the Mr John Thorpe towards eligible costs boundary wall repair and restoration, based on the lowest of competitivesubject to the usual conditions and the following additional conditions.

- i) Samples of any replacement bricks and copings shall be approved before work starts
- ii) A hydraulic lime mortar shall be used to an agreed specification and a sample panel of finished brickwork approved before the work is generally executed

2.0 Purpose of Report

To consider the future operation of the Swadlincote PSiCA and to determine grant applications.

3.0 Detail

FUTURE OPERATION OF THE SWADLINCOTE PSiCA

3.1 The operation of the PSiCA scheme is dictated by principles set out by English Heritage. The aims, objectives and grant levels for any particular partnership scheme are set out in the approved Delivery Plan submitted by the Local Planning Authority.

3.2 The rules of the Swadlincote PSiCA were established at its inception in 2007 (as set out in the PSiCA guidance notes) and have resulted in excellent outcomes. The recently approved bid was set out on the basis that the scheme should operate as it always has. However in the light of the modest budget it may be prudent to review this. For instance a small reduction in the higher grant level may not affect the level of grant take up and could help the budget to go further.

- 3.3 The established aim of the PSiCA is to tackle neglect and despoilation of historic buildings, to promote the restoration of shop frontages, to improve signs and set a standard for other regeneration initiatives.
- 3.4 Grants are given for both repairs and restoration of damaged and missing architectural building elements and also for well designed signs. Some repair work and all restoration works has been aided at 80% with the remainder aided at 50%.
- 3.5 These grant levels have resulted in a good take up and some very comprehensive schemes of improvement. With the proposed budget it is unlikely that it will be possible to grant aid further very large schemes unless they are planned over two financial years. However the fund is enough to tackle three up to three shop fronts a year for instance. The impact will be reduced but still significant.

GRANT APPLICATIONS

Baptist Chapel, Hill Street

Unlisted

Applicant: The Trustees of Hill Street Baptist Church

Ref: PSiCA 17

- 3.6 Swadlincote Baptist Chapel was first built in 1866. Ten years later it was converted to a school room and the current chapel erected in front of it. Its bold architecture makes it a prominent feature at the east end of town.
- 3.7 As well as for worship the Chapel is used on a regular basis for community activities including Toddler Group, Youth Club, Kids Club, Sports Clubs and is used by a number of local groups including Arthritis Care, Friends of the Blind, Swadlincote Messiah Choral Society, Talking Newspaper, Drama Group and the Bramblings and Belmont School. The Church is keen to encourage community's use of the chapel and the proposed repairs will help them to continue to offer good quality accommodation as well as putting the building into good order for the future.
- 3.8 The Baptist Church has previously received HERS and PSiCA grants amounting to £11,385 for the repair and replacement of 26 windows and three doors at the Chapel and this has significantly improved its condition and appearance since the first grant application in 2004 when it had a very run down appearance. This application is for re-roofing the front range. The roof has been letting in water and slipped slates replaced on a regular basis. The underlying roof structure appears to be sound as a result of the regular maintenance. However the nails are failing and re-roofing is the only long term way of addressing the problem. The existing slates will be reused and leadwork replaced. The two former ridge vents will be re-leaded. A provisional sum of £400 has been included to cover repairs to the parapet copings.
- 3.9 The cost of the eligible work based on the lowest of three competitive estimates is £16,967 including 17.5% VAT. A 50% grant would give a grant of £8,484.

21, Church Street

Unlisted

Applicant: Mr Brandon Knock

Ref: PSiCA 18

- 3.10 During the course of the HERS grant scheme houses on Church Street were added to the list of eligible buildings. When the PSiCA scheme began in April 2007 they were made a target for grant assistance. The take up has been slow but three properties on Church Street have already received grant assistance two of which have been for significant restoration works. This application relates to one of the few

houses in the street, which retains all of its original joinery on the front. To the rear however none survives.

3.11 This application is for: overhauling of all original front elevation sash windows, 2 first floor and one tripartite ground floor bay; restoring four sash windows to the rear; repairing one chimney stack and restoring five clay bishop pots; re-leading a failed lead valley to the rear.

3.12 The new windows will be of Douglas Fir, brush treated with a clear preservative and the estimate includes for painting before fixing.

3.13 The cost of the eligible work based on the lowest of three competitive estimates is £16,641.62 including 17.5 VAT. A 50% and 80% grant would give a figure of £12,645

12, Coppice Side

Unlisted

Applicant: Harrison Property Developments

Ref PSiCA 21

3.14 12 Coppice Side was built as an office for the former Hepworths Pipe Yard. It is a handsome brick single storey brick building with an imposing presence in the street scene. Its character is spoiled by an alteration to its front door, which has been widened involving the removal of the original moulded brickwork which would have matched that around the surviving original window openings.

3.15 The current owners, a man and wife team, have set up a company in order to register for VAT and be able to claim the VAT on their project which involves conversion to three residential units.

3.16 A grant of £9,500 has already been made towards the cost of underpinning this property and this work is complete. This application is for the restoration of the front door and door opening, reinstatement of a blue brick front path and brickwork repair. The proposed timber species is Douglass Fir brush treated and painted before fixing.

3.17 The cost of the eligible works based on the lowest of three estimates is £7,199 exclusive of VAT which can be recovered. This gives a 50% and 80% grant figure of £5,465.

18 High Street

Unlisted

Applicant: Mr John Thorpe

Ref PSiCA 22

3.18 In September 2009 a grant of £28,445 (towards costs of £35,556) was offered for the restoration of a traditional shop front and passageway door at the front of 18/18a High Street. This work is virtually complete and has transformed the appearance of the High Street front of the building.

3.19 The rear of the property faces Ernest Hall Way and presents a poor appearance on this south side. The owner intends to apply for both a PSiCA grant and a Swadlincote Gateways Business grant for tidying up the land.

3.20 The work he hopes to undertake with grant assistance include: improvements to security to the rear; new bin store, fencing and planting close to the building; a tree close to Ernest Hall Way; resurfacing of the car park in tarmac and; the repair/restoration of the two boundary walls either side of the space.

- 3.21 The eligible work under this scheme comprises the repair/restoration of the existing truncated boundary walls down either side of the plot. These red brick walls have a mixture of traditional shaped copings with piers on the inner side. The plan is to repair the northern ends and restore the missing southern ends to match.
- 3.22 Estimates are awaited and will be available by the time of the meeting. The repair element of the work is eligible at 50% and the restoration element at 80%.
- 3.23 The recently completed repaving of the Ernest Hall Way footway has greatly enhanced the appearance of the street and this proposal will reinforce the improvement. It is hoped that other landowners will be inspired by the result to do likewise.

4.0 Financial Implications

- 4.1 English Heritage (EH) has approved, in principle, the continuation of the scheme with an annual budget of £30,000 (EH, £20,000 and Derbyshire County Council £10,000). The Leadership and Culture Cabinet will have considered the Derbyshire County Council element of this on May 10th 2010 the result of which will be reported verbally at the meeting.
- 4.2 The first three items on this agenda were considered at the last PSiCA meeting on 26th March 2010. The balance of the 2009/2010 budget was insufficient to cover them and the committee resolved to reconsider this financial year if the continuation of the scheme was approved.
- 4.3 The first three grant recommendations on this agenda could be made from the 2010/2011 allocation. There is unlikely to be sufficient to cover a full grant, at the usual percentages, on item 4, see Annexe 'A'.

5.0 Corporate Implications

- 5.1 Participation in the PSiCA will continue to help achieve Corporate Plan theme Sustainable Growth & Opportunity by contributing towards the vitality and viability of the town centre as will the delivery of the public realm improvements as part of the long term Vision & Strategy for Swadlincote Town Centre.

6.0 Community Implications

- 6.1 A Vibrant Economy and a Sustainable Environment are themes that partnership working in the town centre have helped to deliver by ensuring the valuable heritage assets within the town centre are restored and replaced to reflect the distinctive historic character as a setting for businesses, shoppers and visitors alike. Appropriate investment in the town will halt environmental decline and secure its long term viability.

7.0 Background Papers

- 7.1 Swadlincote PSiCA grant guidance notes
- 7.2 Swadlincote PSiCA Delivery Plan February 2010
- 7.3 Grant Application: Baptist Chapel Hill Street. Ref PSiCA 17
- 7.4 Grant Application: 21, Church Street. Ref PSiCA 18
- 7.5 Grant Application: 12 Coppice Side. Ref PSiCA 21
- 7.6 Grant Application; 18 High Street. Ref PSiCA 22