

SWADLINCOTE HERITAGE ECONOMIC REGENERATION
SCHEME SUB-COMMITTEE

18th December 2003

PRESENT:-

District Council Representatives

Labour Group

Councillor Dunn (Chair) and Councillor Lane (Vice-Chair)

Conservative Group

Councillor Hood.

Sharpe's Pottery Heritage and Arts Trust

Mr. J. Oake.

Made in Swadlincote Partnership

Mr. T. Freeman.

APOLOGY

An apology for absence from the Meeting was received from Councillor Bale.

SHS/4. **MINUTES**

The Open Minutes of the Meeting held on 13th November 2003 were taken as read, approved as a true record and signed by the Chair.

MATTER DELEGATED TO SUB-COMMITTEE

SHS/5. **SWADLINCOTE HERITAGE ECONOMIC REGENERATION SCHEME -
GRANT APPLICATIONS**

(a) No. 55 High Street

It was reported that two grants had previously been made relating to works to this property in the sum of £3,596 in December 2002 for repairs to the ground and first floor shop front and £5,726 on 31st March 2003 for re-roofing, rainwater goods, brickwork repairs and re-pointing. This second phase had now been completed and the grant had recently been paid. The current application related to a supplementary grant to cover additional costs and items undertaken as part of the second phase.

As required by the rules of the grant scheme, the applicant had informed the Council of the additional works prior to them being undertaken and it was confirmed at that time that they would be eligible for a supplementary application at the end of the project. All the additional works had been completed satisfactorily. The eligible supplementary items were outlined and the total cost was in the sum of £1,249, exclusive of VAT which could be reclaimed. This provided a grant figure of £960 at the appropriate percentages for each item.

All the works had been undertaken to a high standard and a combination of careful repair and authentic restoration had significantly improved the appearance of this building from the front and the rear.

RESOLVED:-

That the owner be offered a 50% and 80% supplementary grant up to a maximum of £960 towards additional eligible costs of £1,249 for additional rainwater goods, brickwork and roof repairs at No. 55 High Street, as set out in the invoice from J. T. Kavanagh dated 10th November 2003, subject to the standard applicable conditions.

(b) No. 61/63 High Street

It was reported that this property, known as Jon Paul Fashions, was part of a once handsome but now much disfigured late 19th century row of shops. The Swadlincote Townscape Audit which was used as part of the justification for the establishment of the grant scheme had chosen Jon Paul Fashions as an example of extreme disfigurement. Its chimneys had been truncated, the brickwork was painted and partly rendered, the decorative moulded eaves bricks had been damaged and rendered over and the shop front and most of the external joinery had been replaced with poor quality 1970's style components.

Surviving old photographs provided a good indication of the building's historic appearance and these had been used to inform the details of the proposed restoration. The eligible works were outlined and the cost of these based on the lowest tender was in the sum of £66,686 including structural engineers' and architects' fees. 86% of the works were eligible at a level of 80% and 14% were eligible at a level of 50%, providing a grant figure of £51,904. The lowest tender was significantly below the other three tenders submitted and the architects had assessed the prices and were satisfied that the lowest tender should be accepted with a 10% contingency which was included in the above figures. It was noted that the successful tender had been submitted from the Burton-based contractors Bartrams, who had also undertaken grant-aided works elsewhere to a high standard, including the properties at No. 11 Church Street and No. 71 High Street, Swadlincote.

The works were welcomed and would have a substantial impact on the character of this building and on the conservation area in general.

RESOLVED:-

That the owner be offered a 50% and 80% grant up to a maximum of £51,904 towards eligible costs of £66,686 for re-roofing, removal of render and paint, restoration of the shop front, first floor windows, moulded bricks and replacement of cast iron rainwater goods at No. 61/63 High Street, as set out in the tender from Bartrams, subject to the standard conditions and to the following additional conditions:-

- (i) ***That, before work commences, the precise pattern of all replacement joinery and external ironmongery shall be approved by the Council.***

- (ii) That, before work commences, a sample panel of pointing and samples of replacement slates, chimney pots, stone and bricks shall be approved.**
- (iii) That all lead work shall be detailed and fixed in accordance with the Lead Sheet Association's guidelines.**
- (iv) That external joinery and the rear elevations shall be painted to an approved colour scheme before the grant is paid.**
- (v) That gutters and downpipes shall be painted before fixing.**
- (vi) That a specification for removing paint and render and subsequent making good, based on a sample panel, shall be submitted to the Council for approval before work commences.**
- (vii) That new signage shall be provided on the shop front fascia, the precise detailing of which shall be agreed and the sign shall be installed as agreed before the grant is paid.**
- (viii) That the existing CCTV cameras shall be removed before the grant is paid.**

(Councillors Hood and Lane declared personal interests in this matter.)

W. DUNN

CHAIR

The Meeting terminated at 4.05 p.m.

