

Please ask for Liz Knight

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Date: 8 June 2018

Dear Councillor,

Swadlincote Townscape Heritage Lottery Fund Panel

A Meeting of the **Swadlincote Townscape Heritage Lottery Fund Panel** will be held in the **Committee Room**, on **Wednesday, 20 June 2018 at 16:00**. You are requested to attend.

Yours faithfully,



Chief Executive

To:- **Conservative Group**
Councillors Stanton and Mrs Wyatt.

Labour Group
Councillor Taylor

AGENDA

Open to Public and Press

- 1** Apologies
- 2** Introduction
- 3** Minutes from the previous Meeting and Matters Arising:

Minutes - 8th November 2017 Swadlincote Townscape Heritage Lottery Fund Panel Meeting **3 - 5**
- 4** TOWNSCAPE HERITAGE GRANTS UPDATE **6 - 13**
- 5** GRANTS APPLICATION APPRAISAL **14 - 20**
- 6** Any other business.
- 7** Date of Next Meeting.
- 8** Site visit to town centre.



Swadlincote Townscape Heritage Lottery Fund Panel Minutes 8th November 2017 (4pm)

ATTENDANCE

Name		Organisation	
Cllr Stephen Taylor (Chair)	ST	South Derbyshire District Council	SDDC
Cllr Sandra Wyatt	SW	South Derbyshire District Council	SDDC
Cllr Ray Tipping	RT	South Derbyshire District Council	SDDC
Liz Knight (Conservation Officer)	LK	South Derbyshire District Council	SDDC
Richard Shaw (Design Excellence Officer)	RS	South Derbyshire District Council	SDDC

1. Apologies

Cllr Swan (SDDC), Alex Gilbert (DCC), Paul Elwood (Swadlincote and District Chamber of Trade)

2. Introduction

ST thanked Emma Hancock, the Townscape Heritage Officer who has recently left the authority, for all of her hard work on the project.

3. Minutes and Matters Arising

Minutes from the previous meeting were **approved by ST and seconded by SW.**

4. Townscape Heritage Grants Update

LK gave a brief update on the current progress of the Townscape Heritage grants, as detailed in the November 2017 report.

Four Stage 1 applications and one Stage 2 application were received for this round of applications.

Mimosa on Midland Road – image was shown and the situation explained - although not marked on the eligible buildings map, HLF have stated that they would be happy for this building to be classed as eligible. Applicants were invited to progress to stage 2 but have withdrawn due to additional structural works.

The panel were asked if they would be happy to support this building if they decided to submit a Stage 2 application at a later date – **the Panel approved this - approved by ST and seconded by SW.**

It was noted that there was a lack of historic photographs for this property (Mimosa), despite asking the Magic Attic archives to look for images. SW stated that she may try and have a look.

An update was given about the key target buildings on the map, as detailed in the November 2017 report.

The Smith Partnership building at 22 High Street was discussed and the panel were asked if this could be elevated in status to become a target (starred) building as it was within the row where we are trying to create a cumulative effect. **The Panel approved this - approved by ST and seconded by SW.**

SW mentioned the Dinnis Clock and how it would be great to get it working again. LK agreed but highlighted the challenges with getting approval from the owner and also the need to get approval from the HLF and look at re-allocating funding.

The update continued as detailed in the November 2017 report and **the Panel approved this report - approved by ST and seconded by SW.**

5. Grants Application Appraisal

An image of 2 Midland Road was shown. LK explained that this property used to be a pub, so the old photographs, couldn't be used to inform the new shopfront design (as the pub didn't have a shopfront). A simple typical, traditional Swadlincote shopfront design was therefore selected.

The budget had originally been estimated at £66,000 for this property, but the present scheme was coming in at approximately £43,000. The grant rate was 85%.

Decisions:

Scheme 1 approved by SW and seconded by ST, everybody else also in favour.

Scheme	Grant rate	Approved max award
Scheme 1: 2 Midland Road	85%	£42,897.24 Net £51,476.69 including VAT (if claiming VAT)

School Pupil's from Fairmeadows School have done a project on the 2 Midland Road building. The results of this project were presented within a Powerpoint presentation that the children presented at their school. This presentation was repeated for the Panel by LK.

SW highlighted that there was a problem with the Town Hall steps being damaged from scooters/skateboards. SW also highlighted that caution would need to be taken when planning the Christmas lights switch on event with regards to the scaffolding outside the Co-op building.

6. Any Other Business

New Townscape Officer has now been appointed and should be starting early in the New Year. The project timeline would be extended to take account of this few months without an officer in post (beyond December 2018).

7. Date Of Next Meetings

Post meeting note

Thursday 22nd March 2018 - 4pm-5.30pm.

Wednesday 23rd May 2018 - 4pm-5.30pm.

REPORT TO:	Swadlincote Townscape Heritage Lottery Fund Panel	AGENDA ITEM: 4
DATE OF MEETING:		CATEGORY: RECOMMENDED
REPORT FROM:	Liz Knight	OPEN
MEMBERS' CONTACT POINT:	Liz Knight Liz.knight@south-derbys.gov.uk X5983	DOC:
SUBJECT:	Townscape Heritage Grants Update	REF:
WARD(S) AFFECTED:	Swadlincote	TERMS OF REFERENCE: Swadlincote Townscape Heritage Lottery Fund Panel

Townscape Heritage Grants Update

1. Four properties were asked to progress with Stage 2 applications during the Spring Promotion; 10 Church Street, South Derbyshire Miner's Association (SDMA) Alexandra Road, Mould Shop (to the rear of Sharpe's) Alexandra Road and 8-8a West Street.
2. Two properties were asked to progress with grants under 5k; 48a Alexandra Road and 57 High Street (Colliers Butchers). Although Briefs were prepared for the works the grant offers have not been taken up and have now been revoked due to lack of interest and to release further funds for other prospective projects.
3. As part of a recent promotion three potential properties have come forward including Stage 1 applications for 7 High Street (former BHF), 22 High Street (Smith Partnership) and interest from 51/53 High Street. It is anticipated due to interest and subject to funding that 7 High Street and 22 High Street will be asked to progress to Stage 2. Depending on the extent of the works proposed it is anticipated that limited/no funding will remain once these have been allocated.
4. The following projects have been signed off and funds claimed/in the process of being awarded; 23 West Street (Timms), remaining underspend on 8 Midland Road and 23a High Street (Salts). This quarter (HLF Qtr2, SDDC Qtr1) will see the sign off and payment of the former Co-op building on the corner of West Street and Grove Street and the recently completed 2 Midland Road. It is also anticipated that the remaining funding towards the Town Hall will be completed this Qtr.
5. Eligible buildings update:
Target (starred on map) buildings
 - 2 Midland Road – decided at last panel, works complete and signed off.
 - 4-6 Midland Road – enforcement case closed. Not eligible for grant funding due to enforcement action.
 - Co-op building on Grove & West Street – works complete. Claim in Qtr2.
 - 22 High Street (Smith Partnership) – made a target building with the removal of 26b High Street due to lack of interest. They have now been asked to progress to Stage 2.
 - 24 High Street (Go Mobile) – was progressing Stage 2 Application, but have showed no further interest. TH Officer to approach again subject to confirmation of application for adjacent property, 22 High Street (Smith)
 - 26 High Street (Specsavers) – had been formally invited to Stage 2 application for March 2018 panel. Later withdrew.
 - 26b High Street (Cashino Gaming) – unresponsive and funds and target reallocated to no. 22 as agreed.

- 26a High Street (Salts) – works complete, claim Qtr2.
- 28 High Street (Yum Yums) – no response with regards to application invite. Funds to be released to other projects.

Target area buildings

- 23 West Street – works and claim complete. Project signed off.
- 8 Midland Road – works now complete to timbers and infill panels for remaining underspend. Claim due Qtr2.
- 8 - 8a West Street – asked to Progress to Stage 2 – potential assessment at current grants panel or following panel subject to tender.
- 1/3 Belmont Street – invited to Stage 2 but withdrew 2017.
- 9 High Street – withdrawn as part of review for not submitting information required

Conservation area buildings

- 10 Church Street – asked to progress to Stage 2 for replacement windows. Withdrawn.
- South Derbyshire Miners Association, Alexandra Road – asked to progress to Stage 2. Withdrawn.
- Mould Shop, Alexandra Road – Assessed as part of current grants panel
- 41-43 West Street – re-applied in January 2017, unsuccessful and feedback provided
- 51-53 High Street – applied in January 2017 but withdrew, do not wish to reinstate a traditional shopfront
- 57 High Street (Colliers) – under 5k. Asked to progress but withdrawn due to lack of interest.
- Shop 1 48a Alexandra Road – under 5k. Asked to progress but withdrawn due to lack of interest.

Appendices

Appendix 1 – Grants Progress Map

Appendix 2 – Grant Progression Document

Buildings comprehensively addressed under the HERS & PSICA schemes

High Priority Target Buildings

Medium Priority Target Buildings

Reserve Target Buildings

Other Eligible Buildings

Conservation Area Boundary

L Listed Buildings

Recent heritage focused public realm improvements

Target areas for grant funding

* Detailed Scheme Plan buildings

Co-op building



Work completed

m Minor works completed (investigative / maintenance)

Work commenced or commencing in next 3 months

Property at next Grants Panel (or next Stage 2 deadline for under £5k)

Frontage improvements made during HLF project but not grant funded



10-14 West Street



Town Hall



8 Midland Road



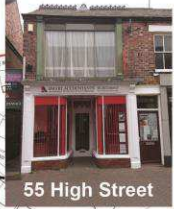
4-6 Midland Road



2 Midland Road



26 High Street



55 High Street



Mould Shop



13 West Street



17 West Street



79 High Street, John Mills Curtains



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TOWNSCAPE HERITAGE ELIGIBLE BUILDINGS

Produced by South Derbyshire District Council for consideration of funding bid by the Heritage Lottery Fund



23 WEST STREET, TIMMS

BEFORE

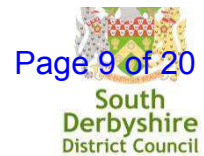


AFTER



Grant: awarded **£25,375** (67%)

Works included: New shopfront based on historic evidence, painting of windows and render at first floor level



SALTS, 26c HIGH STREET

BEFORE



AFTER



Grant: awarded **£9,581** (67%)
Works included: Repair and painting shopfront and reinstating features including fascia, columns and doorway, works to roof, repair to first floor windows and brickwork

FORMER AUTOQUIP/CO-OP BUILDING, WEST STREET

BEFORE



COMPLETE MARCH 2018



Grant: awarded **£91,513** (85%)
Works included: Repair to first floor windows, repair and reinstatement of historic shopfront based on evidence including doorway, stallriser, cill, re-pointing and works to roof.



8 MIDLAND ROAD

BEFORE



Grant: awarded:
£10,837 (67%)

Works included:
New shopfront installed, works to
timber and render panels at first
floor level

AFTER



2 MIDLAND ROAD

BEFORE



AFTER



Grant: awarded **£42,897** (85%)
Works included: New timber shopfront based on historic research, replacement roof with traditional tile, new timber windows at first floor level



Swadlincote Heritage Lottery Fund Panel

20th June 2017 (4pm)

Applications Appraisal

CONTENTS

1. Submitted Scheme 1
2. Potential Scheme 2
3. Scoring Criteria
4. Plan of Townscape Heritage Eligible Buildings

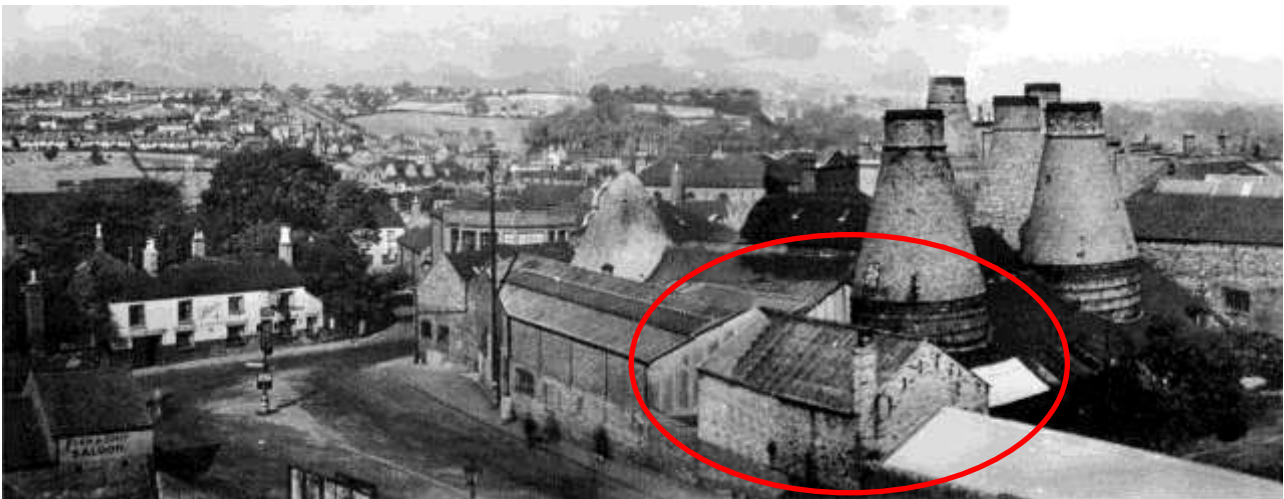
SCHEME 1

SCHEME 1	DESCRIPTION OF WORKS
Mould Shop, Alexandra Road	<ul style="list-style-type: none">• Replacement roof• Re-pointing• Replacement joinery

Present condition



Historic photo



Total cost of preferred quote:

TBC and updated at panel, still awaiting tender documents to be presented to Panel. Scoping report as part of Development Stage of TH indicated costs at:
£31,110.00

Priority of building and Grant Rate: Reserve target building, grant rate at 67%

Anticipated (TBC): £20,843.70 grant award
+ 10% contingency at £2,084.37

= Total - **£22,928.07 (Net)**

Is it in a Target Area? No

Additional comments on key criteria:

- Full Stage 2 application not yet received (07/06/2018). Deadline for submission extended to provide time for contractor tendering process
- Outside target area but forms part of Sharpes complex. Anticipated that the museum will take on the building once works are complete.

DECISION AT GRANTS PANEL MEETING

Approved

Rejected

Grant Award:

£

£

Grantee Contribution:

£

£

Total costs approved:

£

£

SCHEME 2 (POTENTIAL)

SCHEME 1	DESCRIPTION OF WORKS
8-8a West Street	<ul style="list-style-type: none"> • Replacement shopfront • Replacement windows at first floor level • Repair render

Present condition



Historic photo



Total cost of preferred quote:

TBC and updated at panel, still awaiting tender documents. Estimated cost (similar to 23 West Street): £31,000

Priority of building and Grant Rate: Other eligible building, grant rate at 67%

Anticipated (TBC): £20,770 grant award

+ 10% contingency at £2,077

= Total estimated - **£ 22,847 (Net)**

Is it in a Target Area? Yes, Target Area 1

Additional comments on key criteria:

- Full Stage 2 application not yet received (07/06/2018). Update at Panel. Architect tender has been agreed – this application may be delayed until next panel.

DECISION AT GRANTS PANEL MEETING

Approved

Rejected

Grant Award:

£

£

Grantee Contribution:

£

£

Total costs approved:

£

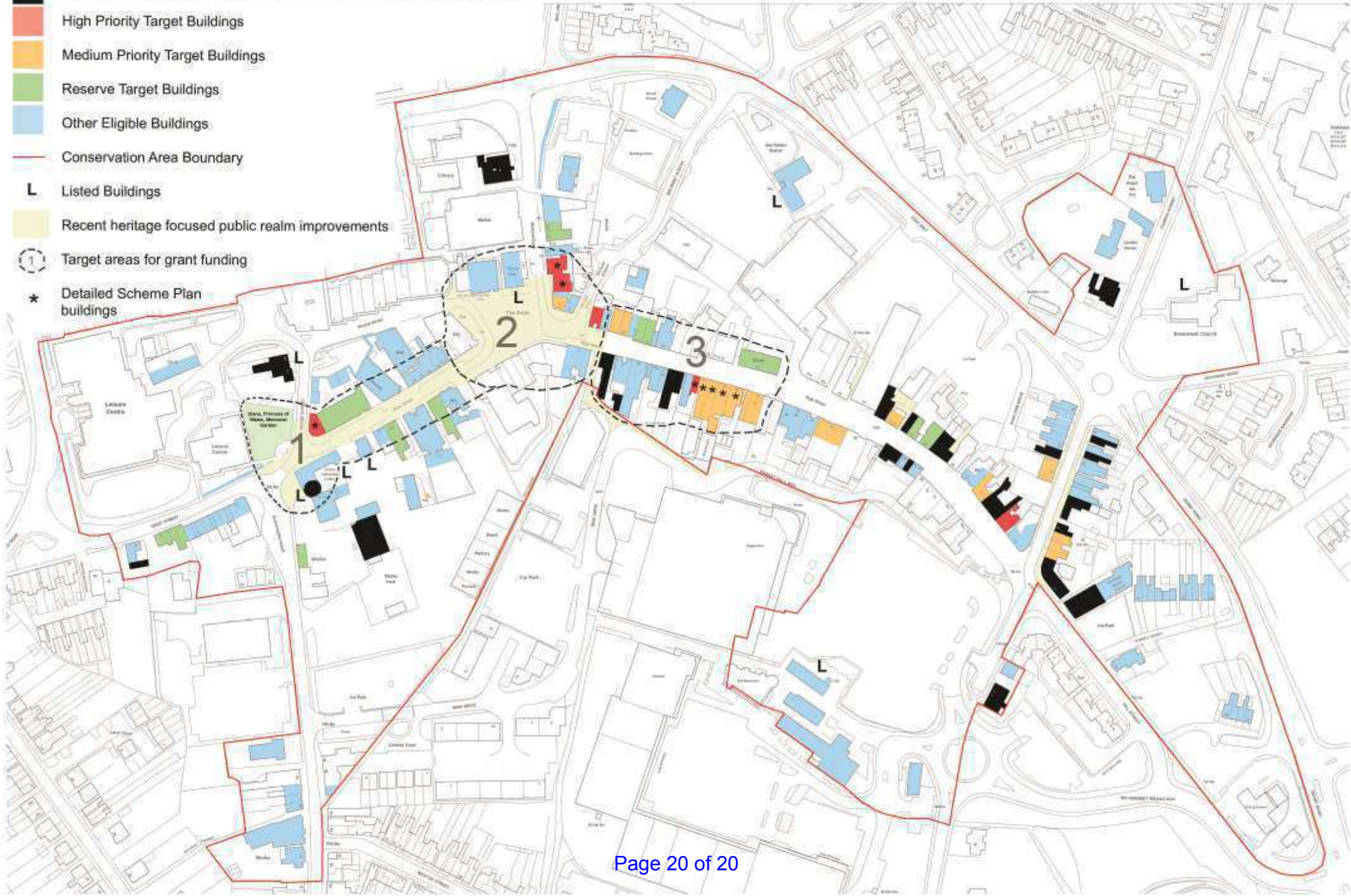
£



Third Party Grants Panel Scoring Criteria

Key criteria for deciding which properties to award:	Score 1	Score 2	Score 3
a. Location – within the target area or not	Yes	Conservation Area	No
b. Priority of building as shown on map	High priority	Medium priority	Reserve / Eligible
c. Condition of the building; those in worst state of repair to be considered a higher preference	Poor condition	Fair condition	Good condition
d. Value for money – will depend on owner's contribution and grant that can be offered	High value	Medium value	Low value
e. Impact of suggested works and the potential to be a catalyst for other buildings	High impact	Medium impact	Low impact
f. Viability; the future use and sustainability of the building work if carried out	High viability	Medium viability	Low viability
g. Owner sign up and current occupancy	High commitment	Medium commitment	Low commitment
TOTAL SCORE Score 1 is highest and Score 3 is lowest			

- Buildings comprehensively addressed under the HERS & PSICA schemes
- High Priority Target Buildings
- Medium Priority Target Buildings
- Reserve Target Buildings
- Other Eligible Buildings
- Conservation Area Boundary
- L** Listed Buildings
- Recent heritage focused public realm improvements
- Target areas for grant funding
- *** Detailed Scheme Plan buildings



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TOWNSCAPE HERITAGE ELIGIBLE BUILDINGS

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