

Please ask for Liz Knight

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Date: 15 August 2018

Dear Councillor,

Swadlincote Townscape Heritage Lottery Fund Panel

A Meeting of the **Swadlincote Townscape Heritage Lottery Fund Panel** will be held in the **Council Chamber**, on **Wednesday, 29 August 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
Townscape Grant Panel Meeting Minutes 20th June 2018 **3 - 5**
- 4** TOWNSCAPE HERITAGE GRANTS UPDATE **6 - 8**
- 5** SITE VISITS FOR AUGUST 2018 APPLICATIONS
- 6** GRANTS APPLICATION APPRAISAL **9 - 17**
- 7** ANY OTHER BUSINESS
- 8** DATE OF NEXT MEETING



Swadlincote Townscape Heritage Lottery Fund Panel Meeting Notes 20th June 2018 (4pm)

ATTENDANCE

Name		Organisation	
Councillor Steve Taylor (Chair)	ST	South Derbyshire District Council	SDDC
Liz Knight Conservation Officer	LK	South Derbyshire District Council	SDDC
Graham Nutt Magic Attic	GN	Magic Attic	MA
Richard Shaw Design Excellence Officer	RS	South Derbyshire District Council	SDDC
Katherine Stanley Townscape Heritage Project Officer	KS	South Derbyshire District Council	SDDC
Councillor Michael Stanton	MS	South Derbyshire District Council	SDDC

1. Apologies

Councillors Stuart Swann and Sandra Wyatt (SDDC/DCC); Paul Ellwood, Alex Gilbert, Adam Lathbury and Paul Warren (DCC).

2. Introduction

3. Minutes from previous meeting and matters arising

The minutes were approved and there were no matters arising.

4. Grants report for panel June 2018

KS reported that the project was in its third and final year and it was supposed to be the final panel meeting. However, a further meeting in August was required due to an outstanding application.

KS gave a brief presentation on the project's cash flow, showing that £102,450 remained in the budget. Three potential grants could come forward and if they did it would leave £87,450. The two major projects were the Mould Shop and 7, High Street

(British Heart Foundation shop) (BHF). The former had come forward during the programme, while the latter had always been targeted.

LK reported that the three smaller projects were:

- 22, High Street (Smith's)
- 12-14, High Street (Old Wesleyan School)
- 10, West Street

LK added that the original estimate for 7, High Street was £91,000.

Projects were completed at:

- The former Co-op building opposite the Diana Memorial Garden
- 2, Midland Road
- Swadlincote Town Hall
- 6-8, Midland Road

KS gave a presentation on the views of some schoolchildren who had been consulted on what they wanted from the project.

5. Grant application appraisal November 2017

a) Mould Shop, Alexandra Road

LK reported that the Mould Shop was an eligible building, but wasn't in the target area. The desired breakdown of costs had also not been provided. The total cost from the stage two application was £91,311, of which £61,178 would be grant money, more than had been previously allocated. KS added that total cost was more than had been anticipated. Did the board want to defer the application until the other application (7, High Street) was on the table? 7, High Street was a 'Star Target Building' and would make a big impact on its location.

MS asked if it was a case of one or the other being completed. KS replied that it wasn't necessarily the case. Smaller offers could be made to both projects. ST said it would be a shame to rule either project out if it was possible to do both. It seemed like there was the potential for negotiations. Clearly, the costs of the Mould Shop were going to be more than originally anticipated, even if a watered down proposal was moved. It was out of the defined area but was a prominent location and an important part of Sharpe's. If there was a realistic possibility of doing both that would be the option to take.

MS asked what sort of compromise officers would envisage for both projects to be completed. KS replied that the obvious compromise would be the Mould Shop not having a second floor put in and the roof taken back to basic rafters. LK added that the cost would be reduced to around £50,000. GN said that if such a sum of money was spent, the building should be used to house an attraction and not just as storage for Sharpe's. It was currently a barn which needed some attention and would complete the location alongside the improvements to the Co-op Building. KS replied that a Letter of Intent from the Whitaker Bros was still required with regard to the building. MS added that he should declare an interest as he was on the board of Sharpe's. He believed a

potter could be housed there. GN said the building could easily be linked to the current Sharpe's Pottery. It was next door to the café.

RS asked what the impact would be from an external visual point of view. KS believed it would look broadly the same. LK added that the roof would look different.

MS said the transformation in the area of the Diana Memorial Garden had been huge. He hoped for a similar improvement around the location of the BHF shop as it would have a big knock-on effect on the town centre as a whole.

ST asked what a £50,000 investment in the Mould Shop would mean for the BHF shop. LK replied that it would leave £60,000 for the BHF, with a projected original project cost of £90,000. A cheaper project in the region of £70,000 would limit the project and affect items such as windows.

GN said the BHF building was where famed Swadlincote painter Helen Allingham was born. She was more well-known in the US than in the UK. Her father had bought or rented the building in the 1840s from the surgeon Christopher Hall. He believed that when the render was removed the building would yield several secrets. LK said positive discussions with a potential renter were taking place.

ST said it was important to take into account the views of the schoolchildren. If both schemes could be squeezed out of the budget it would be the best decision. MS agreed. He felt the BHF project would do more for the town but the Mould Shop would further add to the wow factor in the area of the Diana Memorial Garden.

DECISION: Defer a funding decision until the August meeting of the panel.

6. Any other business

None.

7. Date of next meeting

Wednesday, August 15th, 4pm.

REPORT TO:	Swadlincote Townscape Heritage Lottery Fund Panel	AGENDA ITEM: 4
DATE OF MEETING:	29/08/2018	CATEGORY: RECOMMENDED
REPORT FROM:	Katherine Stanley	OPEN
MEMBERS' CONTACT POINT:	Katherine Stanley katherine.stanley@south-derbys.gov.uk X5756	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 have been asked to progress to a Stage 2 applications as part of this round of grant applications (including under £5k):
 - 7 High Street (former British Heart Foundation)
 - 22 High Street (Smith Partnership) – under £5k
 - 10 West Street – under 5k
 - 12-14 West Street – under 5k

2. *7 High Street*
Is a starred target building within the Town Centre and is eligible for up to 85% of grant works. This is the last remaining target building within the project that is eligible for funds.

3. *Mould Shop*
The Mould Shop came forward as part of the previous (June) grants panel. After consideration by the panel the applicant was approached to revise the quote as the proposed tenders came in significantly higher than previously anticipated. The revised works have notably included revisions to the roof with the replacement of the existing sheeting with a more suitable metal alternative as opposed to the previously proposed tiles (there is no historic evidence that the roof was previously tiled).

4. 2 Midland Road has now been completed and awaiting final payment. Final works to the painting of the windows of the Town Hall are now complete.

5. The following projects have been signed off, and funds claimed; former Co-op building on the corner of West Street and Grove Street and interim payment for 2 Midland Road (remaining to be claimed Qtr3, but completion certificate has been signed off).

6. Eligible buildings update:
Target (starred on map) buildings
 - 2 Midland Road – works complete and signed off – awaiting invoices for final payment.
 - 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 are now progressing with a Stage 2 application looking to repair and reinstate elements of the shopfront for a grant under £5k.

- 24 High Street (Go Mobile) – was progressing Stage 2 Application, but have showed no further interest.
- 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, claimed Qtr2.
- 28 High Street (Yum Yums) – no response with regards to application invite. Funds 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 complete.
- 8 - 8a West Street – were asked to progress to Stage 2. No further information has been forthcoming due to competition from other properties.
- 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 – Stage 2 application assessed as part of previous panel. Quote and works to be revised as re-assessed as part of August 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.

7. Financial Breakdown

Allocation	Totals
Third party grants total	£301,080
Grants claimed and allocated (inc 3x under £5k)	£213,630
Remaining funds	£87,450

- *7 High Street* – anticipated costs estimated as part of Development Phase (2015):
 - Total works - £94,465 (exc VAT)
 - 85% grant - £80,295.25 (exc VAT)
- *Mould Shop* – anticipated costs estimated as part of Development Phase (2015):
 - Total works - £34,221 (exc VAT)
 - 67% grant - £22,928.07

Appendices

Appendix 1 – Grants Progress Map

- 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

- Work completed
- 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





Swadlincote Heritage Lottery Fund Panel

29th August (4pm)

Applications Appraisal

CONTENTS

1. Revised Scheme 1 – Mould Shop
2. Submitted Scheme 2 – 7 High Street
3. Scoring Criteria
4. Plan of Townscape Heritage Eligible Buildings

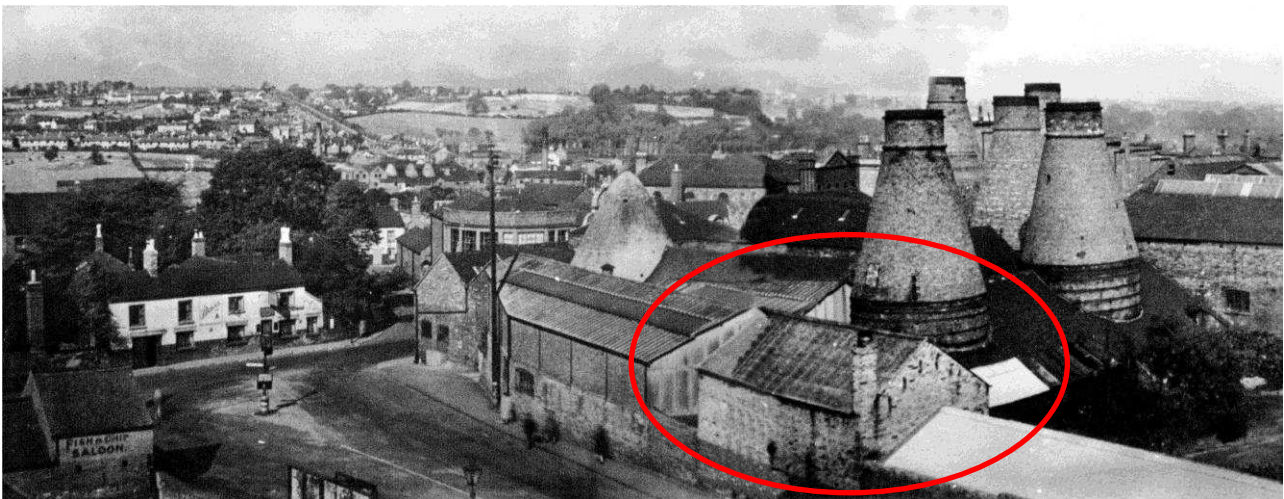
SCHEME 1

SCHEME 1	DESCRIPTION OF WORKS
Mould Shop, Alexandra Road	<ul style="list-style-type: none"> • <i>Replacement roof – revised panels</i> • <i>Re-pointing</i> • <i>Replacement joinery – revised re-painting joinery</i>

Present condition



Historic photo



Total cost of preferred quote:

Initial quote of works prior to revision, considered at June panel - £91,311

Revised quote, August panel - £

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 received June 2018. A revised Architect's Brief was submitted for re-tender; revisions to roof and joinery details.
- *Outside target area, but forms part of Sharpe's complex. Anticipated that the museum will take on the building once works are complete – a letter of intent from both parties has been received in line with panel and HLF request.*

DECISION AT GRANTS PANEL MEETING

Approved

Grant Award:

£

Grantee Contribution:

£

Total costs approved:

£

Rejected

£

£

£

SCHEME 2 (POTENTIAL)

SCHEME 2	DESCRIPTION OF WORKS
7 High Street	<ul style="list-style-type: none">• Replacement shopfront• Replacement windows at first floor level• Strip and repair brickwork• Reinstate side door• Reinstate chimney

Present condition



Historic photo



Total cost of preferred quote:

Priority of building and Grant Rate: High Priority Target Building

Anticipated (TBC): 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:

DECISION AT GRANTS PANEL MEETING

Approved

Rejected

Grant Award: £

£

Grantee Contribution: £

£

Total costs approved: £

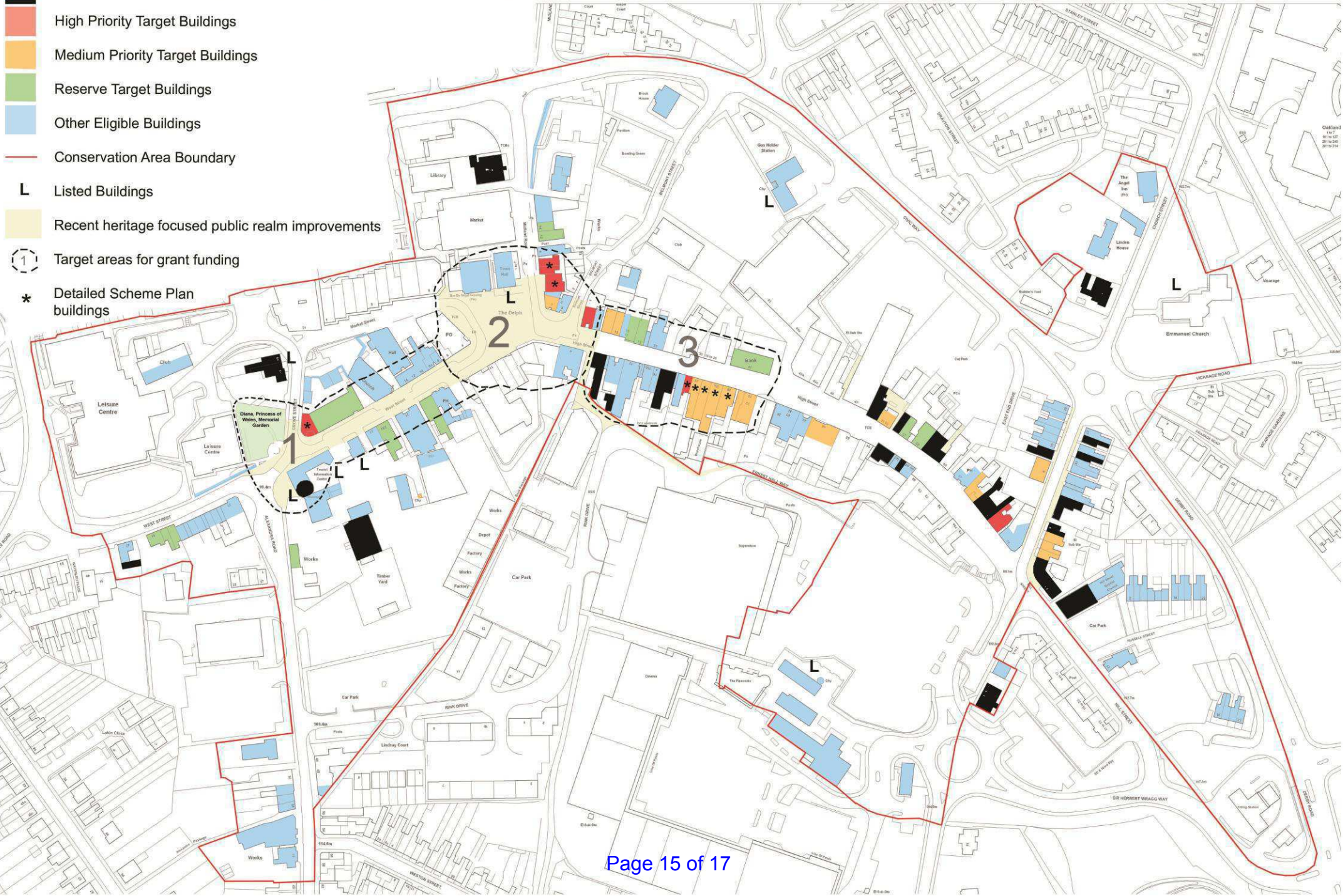
£



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
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- Reserve Target Buildings
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- Conservation Area Boundary
- L** Listed Buildings
- Recent heritage focused public realm improvements
- Target areas for grant funding
- *** Detailed Scheme Plan buildings



NOT TO SCALE

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TOWNSCAPE HERITAGE ELIGIBLE BUILDINGS

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

SWADLINCOTE TH SCHEME



SHEET B	Budget Costs
BUILDING No. 07	Old Mould Shop (behind Sharpes Pottery), DE11 9AZ

Item	Description	Quantity	Unit	Rate (£)	Extn (£)	Other Notes
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Works to principal (2-storey) building:

1	Remove existing corrugated asbestos roof - licensed contractor required - and replace with Staffordshire blue clay tiles with battens of appropriate size to both slopes; allow for sarking boards if existing rafter centres not suitable for small unit covering, or no rafters.	65	m2	200.00	13,000.00	
2	Provide semi-circular clay ridge tiles to roof ridge.	13	l (m)	50.00	650.00	
3	Remove and refurbish existing cast iron rainwater goods; prepare, sand, prime and re-paint.	item		2,000.00	2,000.00	
4	Rake out (25mm min) and re-point all walls/elevations. Provide replacement bricks to match existing if severely damaged - allow 5% of total area.	154.5	m2	30.00	4,635.00	North Gable = 27m2 Alexandra Rd = 57m2 Site interior = 57 m2 South gable = 13.5 m2
5	Re-paint cast-iron tie bars; prepare, sand, prime and repaint (each @ 300mm dia.).	10	no	25.00	250.00	
6	Replace existing roof lights with conservation roof lights to site interior roof slope: 900x1200mm each. (Alternatively consider industrial strip roof lights depending on end user requirements).	3	no	1,200.00	3,600.00	
7	Replace existing windows with painted timber framed casements with single-glazed windows to a traditional design: 1680x1200mm each.	4	no	1,000.00	4,000.00	
8	Replace existing double doorset to site interior with painted timber-panelled door traditional industrial design: 2000x2000mm overall opening size.	1	no	1,750.00	1,750.00	
9	Re-paint steel lintel above door.	item		25.00	25.00	
10	Replace modern style signage with traditional signage to approved design (tbc).	item		500.00	500.00	
11	Remove all obsolete wiring and unused fittings.	item		200.00	200.00	
12	Allow for brickwork repairs to boundary wall to Alexandra Road.	item		500.00	500.00	

To Summary

SWADLINCOTE TH SCHEME

SHEET B	Budget Costs
BUILDING No.	7 High Street

Item	Description	Quantity	Unit	Rate	£ p	Other Notes
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remove render to expose brick

1

**Reinstate original shop front - exact design tbc.
This is likely to include the following: (8mx3.5m)**

Remove existing contemporary shopfront complete with stall riser, glazed shopfront and entrance door together with associated pilasters, fascias, cornice and the like; make good backgrounds externally; extend and make good floor, wall and ceiling finishings internally

28 m2 200.00 5,600.00

Provide all necessary temporary screen for weather protection and security

28 m2 50.00 1,400.00

Prepare base and construct new brick stallriser (salt glazed brick or render finish); timber framed shopfront complete with mullions, transoms and the like glazed with toughened or laminated glass secured with screwed bead; pilasters to each side complete with plinth / base, capital and consol / corbel; fascia with hand painted or individually mounted lettering; cornice over with lead flashing; decoration

28 m2 1,500.00 42,000.00

2 Door 1,200.00

3 Windows x4 (approx 1150x1520mm) 4 1,400.00 5,600.00

Remove existing rainwater goods and provide painted half-round cast-iron replacements inc. hoppers

4 item 1,000.00 1,000.00

5 Remove paint to expose original brickwork 75 m2 25.00 1,875.00

6 Arch feature; reinstate with stone surround and recessed brick infill 1 it 8,000.00 8,000.00

TOTAL **66,675.00**