

HIGH PEAK BOROUGH COUNCIL

Corporate Select Committee

13 February 2017

TITLE:	Heritage Regeneration Grants
EXECUTIVE COUNCILLOR	Councillor Tony Kemp, Regeneration Portfolio Holder
OFFICER:	Joanne Brooks, Regeneration Officer
WARDS INVOLVED:	All Wards

1. Reason for the Report

1.1 To seek approval to allocate a Heritage Regeneration Grant (HRG).

2. Recommendation

2.1 That Councillors consider and approve a maximum grant of up to **£10,000** (inc of VAT) for eligible works totalling **£23,520** (inc of VAT) towards the reinstatement of a traditional stone roof at 11 Highgate Road, Hayfield.

3. Executive Summary

3.1 Heritage Regeneration Grants promote the repair and restoration of historic buildings within the High Peak Local Plan area. The scheme operates with a budget of £45,000 per annum. Given the limited budget, grant awards are restricted to a maximum of £10,000 per property. Under this scheme, Councillors are asked to consider a grant application to reinstate a stone roof to a historic property in the Hayfield Conservation Area. The cost of the works totals £23,520. The applicant has requested a maximum grant of £10,000.

4. How this report links to Corporate Priorities

4.1 This report concerns publicly funding the restoration and repair of historic properties that are either listed, identified heritage assets or located within one of the Council's conservation areas. This, in turn, is related to the Council's corporate aim 3:

- To support Economic Development & Regeneration – measured by sustainable town and rural communities.

5. Options and Analysis

- 5.1 **Option 1** - Approve the recommendation outlined in this report to enable officers to offer a maximum grant of £10,000 towards the removal of a modern tiled roof and its reinstatement with a traditional stone roof. The restoration works will enhance the heritage value of the building and locality and act as an exemplar to positive restoration that reverses inappropriate alterations. **Recommended**
- 5.2 **Option 2** – Officers do not allocate a maximum grant of £10,000 towards the restoration of a stone roof and the opportunity to enhance the property and locality is diminished by the retention of an inappropriate/cheaper roofing material. **Not recommended.**

6. Implications

6.1 Community Safety - (Crime and Disorder Act 1998)

No implications

6.2 Workforce

No implications

6.3 Equality and Diversity/Equality Impact Assessment

This report has been prepared in accordance with the Council's Diversity and Equality Policies.

6.4 Financial Considerations

There are allocations within the capital programme for the Heritage Regeneration Grant scheme. There are sufficient funds remaining to make the grant recommended in this report.

Budget for 2016/17 £45,000

Remaining budget for 2016/17 if this grant application approved £35,000.

6.5 Legal

Local authorities are empowered to give grants towards improvements in conservation areas under Section 57 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

6.6 Sustainability

Repairing, restoring and in some cases bringing back into use the historic building stock for future generations is a sustainable activity.

6.7 Internal and External Consultation

The relevant ward Member has been consulted on the grant application and the 'Without Prejudice Start' and no comments were received.

6.8 Risk Assessment

No implications.

Dai Larner
Executive Director

Web Links and Background Papers	Location	Contact details
Heritage Regeneration Grants	Files held electronically	Joanne Brooks ext 3654

7. **Background and Detail**

- 7.1 There have been no previous Heritage Regeneration grants approved previously, for this building.
- 7.2 The property is a key part of Hayfield's heritage (dating back to 1770). The property sits within a picturesque cluster of buildings set around the village green just off Highgate Road (formally Donkey Lane) which is popular with walkers and visitors and a well-known landmark in the village.
- 7.3 The property is extensive and has a stone roof to the right hand side of the building. The rest of the property has lost its stone roof and has been covered in artificial roof tiles (both slopes). The owner is keen to restore a matching stone roof to the whole of the property. This would dramatically improve the appearance of the building and enhance the overall appearance of this historic cluster of traditional stone buildings.
- 7.4 Stone roofs are a scarce commodity and their retention and reinstatement should be encouraged wherever possible. Natural stone is an expensive material and the cost of this is reflected in the grant percentage (50%) allowed against this item of work.
- 7.5 Two tenders were returned, the lowest of which totals £23,520 (inc of VAT). Applying the grant percentages applicable, the potential grant

offer would total £11,760 It is therefore proposed to offer a max grant of up to £10,000.

- 7.6 The work is subject to the standard grant scheme conditions and the following requirements:
- The work is carried out to meet the standard grant conditions relating to the repair and reinstatement of stone roofs.
- 7.7 Due to the condition of the existing tiled roof the applicant started works in November 2016 and a 'Without Prejudice Start' was approved by the portfolio holder. This allows the applicant to start works, without prejudice to Member's consideration of the grant request, through the normal committee process.
- 7.8 The application meets the criteria set out below for assessing applications under this grant scheme and as approved by the Executive Portfolio Holder for Regeneration.

The Council will promote and prioritise applications for grant assistance that can meet the following criteria:

- The building is listed, falls within a conservation area or is a heritage asset as defined in National Planning Policy Framework (This is likely to be a site on the DCC Historic Environment Record or which has been identified by the local authority as having heritage significance).
- The application would promote heritage-led regeneration by focusing upon the restoration or repair of traditional commercial frontages within town/village centres. Applications that focus solely upon the repair or restoration of upper floors only will be treated as a lower priority to those that include a scheme for the repair or restoration of the full frontage. There are a number of vacant properties within the Borough, some of which occupy prominent and key focal points within the high street. The offer of a potential grant can act as a critical incentive in opening up discussions with possible tenants and owners and therefore funding will be positively targeted towards these properties in the first instance.
- The proposed scope of works would have a significant positive impact on the street scene and/or the character or appearance of the heritage asset.
- The proposed scope of works would promote either the repair or restoration of traditional architectural detailing.