

# **HIGH PEAK BOROUGH COUNCIL**

## **Corporate Select Committee**

**20<sup>th</sup> March 2017**

|                             |   |
|-----------------------------|---|
| <b>TITLE:</b>               | <b>Heritage Regeneration Grants</b>   |
| <b>EXECUTIVE COUNCILLOR</b> | <b>Councillor Tony Kemp, Executive Councillor for Tourism, Regeneration and Licensing</b> |
| <b>OFFICER:</b>             | <b>Joanne Brooks, Regeneration Officer</b>  |
| <b>WARDS INVOLVED:</b>      | <b>CHINLEY &amp; HADFIELD</b>   |

### **1. Reason for the Report**

- 1.1 To seek approval to allocate grant awards from the Heritage Regeneration Grant (HRG) budget.

### **2. Recommendation**

That the Executive be recommended to:

- 2.1 consider and approve a 50 % grant of up to £3265 (exc VAT) for eligible works totalling £6530 (exc VAT) towards the repair of an original shop front in the Chinley Conservation Area.
- 2.2 consider and approve a 75% grant of up to £6,570 (exc VAT) for eligible works totalling £8,760 (exc of VAT) towards the restoration of a traditional shop front in Hadfield town centre.

### **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 2 grant applications that seek to repair or reinstate traditional shopfront details within the borough's town and village centres. Officers have assessed the applications against the funding criteria and conclude that each

application will make a positive impact on the appearance of the building and area.

#### 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 recommendations outlined in this report to enable officers to offer grant aid totalling £9,635 towards the repair and restoration of 2 historic buildings within the borough. The repair and restoration works to each shop frontage will enhance the heritage value of the building and locality and act as an exemplar to positive repair and restoration. **Recommended**

5.2 **Option 2** – Officers do not allocate grant aid totalling £9,635 towards 2 historic buildings within the borough and the opportunity to enhance and preserve historic buildings in commercial use within town and village centres is missed. **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 is £35,000 remaining to make the grant recommended in this report.

Budget for 2016/17 - £45,000  
Remaining unallocated budget- £25,165

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 Members have been consulted on the grant applications and have offered their support to the grant applications.

6.8 Risk Assessment

No implications.

Dai Lerner  
**Executive Director**

| <b>Web Links and Background Papers</b> | <b>Location</b>           | <b>Contact details</b> |
|--|---------------------------|------------------------|
| 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 these buildings.

7.2 **Chinley Post Office** is located within a small row of early 20<sup>th</sup> century terraced brick buildings (see appendix 1). The terrace is in commercial use and occupies a focal point within the Chinley Conservation Area. The property and terrace, is fortunate in retaining many traditional and original features. Number 9 Green Lane has recently restored a matching shopfront with grant aid under the HRG.

New owners have taken over the post office, and whilst retaining these services, have diversified into selling local produce. The shop is well used and provides an important local community service.

The frontage, whilst original, is in poor condition and requires joinery and stained glass window repairs. In addition there are some architectural joinery details that are missing and require reinstatement.

The applicant has only been able to obtain one estimate that breaks down as follows:

|   |                        |
|---|------------------------|
| • Repair and restoration of joinery details | £4,875                 |
| • Leaded light repairs                      | £228                   |
| • Decoration and new painted fascia sign    | £1427                  |
| <b>Total</b>                                | <b>£6530 (exc VAT)</b> |

Applying the grant percentages applicable a 50% grant would total £3,265.

The work is subject to the standard grant conditions and the following requirements:

- A second estimate is obtained for the works and the grant offer reduced accordingly should the second estimate be lower.
- Paint colour and signage design to be approved by the conservation officer before being implemented.

7.3 **54 Station Road, Hadfield** (see Appendix 2) is located towards the northern end of Station Road, Hadfield and lies outside of the conservation area boundary. Once the former co-operative building, the original frontage has been removed and the building split into two smaller units.

After undertaking some historical research, the applicant is keen to restore a traditional shopfront that follows in part the original co-operative frontage. The applicants cannot restore the frontage in its entirety without incorporating the adjacent unit of which they have no control.

Two estimates have been received for the works the lowest of which totals £8,760. Applying the grant percentages applicable a 75% grant would total £6,570.

The work is subject to the standard grant conditions and following requirements:

- Planning permission and building control consents are obtained prior to the commencement of works.
- The exact details and joinery sections for the new shopfront are agreed with the conservation officer prior to the commencement of works on site.

- Details of all signage and decoration are agreed with the conservation area prior to commencement of works on site.

7.4 The grant applications meet 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.

Appendix 1 – Post Office – Chinley



Appendix 2 – 54 Station Road, Hadfield

