

**STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL**

**Moorlands Partnership Board**

**27 July 2021**

<b>TITLE:</b>	<b>Financial Summary and proposed grant awards</b>
<b>PORTFOLIO HOLDER:</b>	<b>Councillor Sybil Ralphs MBE</b>
<b>CONTACT OFFICER:</b>	<b>Joanne Brooks – Regeneration Officer</b>
<b>WARDS INVOLVED:</b>	<b>Leek East and Cheddleton Wards</b>

**1. Reason for the Report**

- 1.1 The purpose of this report is to seek Member's approval to allocate grant funding from the Moorlands Partnership Board (MPB) in 2020/21. The budget for this year is £60,350.

**2. Recommendation**

- 2.1 Note the financial summary in 3.1 and recommend approval of the proposed options for allocating the MPB budget as set out in 3.3 and 3.4 below.
- 2.2 That Members approve an additional grant of £350 towards the additional costs to repair 4 sliding sash windows at the upper floor of 6 Russell Street, Leek at a cost of £700.
- 2.1 Approve an enhanced grant of £8,000 towards the repair and restoration of the summer houses on the St Edward's estate with eligible costs totalling £24,860 (VAT not applicable). The work will be subject to the standard grant scheme conditions and the following technical conditions:
- That the scope of works and a detailed repair specification is agreed in writing with the conservation officer and grants officer prior to the commencement of the works or manufacture of any components.
  - Colour schemes to be agreed with the conservation officer and grants officer.

**3. Executive Summary**

- 3.1 This report allows members to consider applications for environmental enhancement and heritage grants under the MPB for funding toward suitable projects within the district.

3.2 Members will recall that given the extraordinary circumstances of last year, the finance team has agreed to roll forward any unallocated funds to the subsequent 4 years funding of the MPB. This results in an enhanced budget of £60,350 in 2021/22 followed by a further 3 years with a £60,000 budget. Members should note however that the usual budget rules apply and there is no ability to carry forward any unused allocation. If members recommend approval of the grant applications on this report then the table below represents the current financial position this year.

<b>Scheme</b>	<b>Budget £60,350 2021/22</b>
Total potential grant offers for this MPB meeting:	
6 Russell Street additional grant	£350
St Edward's summer houses	£8,000
<b>Remaining funds</b>	<b>£52,000</b>

3.3 There is a remaining budget of £52,000 to be awarded this year. This is a significant amount to be allocated within the remaining 8 months of this financial year and officers are concerned that there is sufficient interest and financial stability from applicants to ensure the allocation of the remaining funds. As a results, officers suggest the following options for Member's consideration:

- Increase the maximum grant award from £4,000 to £8,000 to encourage the take up of grants. Recently, a number of potential shopfront applications have not progressed as the maximum grant is insufficient to assist with the increased costs of repairing and reinstating traditional details.
- Increase the grant percentage from 50% to 75% to make the grant award a more attractive option and limit the financial contribution of the applicant.
- Offer 'one off' enhanced grant offers over and above the proposed new maximum to key strategic conservation projects. An example might be the Royal Oak at Cheadle or similar.
- Use the Town Centre Manager for the Moorlands – Lisa Hoyland to actively promote the scheme throughout the Moorlands.

3.4 Whilst the above changes will deliver additional interest in the medium and long term, there is a more immediate requirement to ensure the entire allocation of funds this year. To respond to this, officers suggest that the MPB approach Leek, Biddulph and Cheadle Town Councils and ask them to put forward a list of projects (including potential costs) that they can deliver and be funded within the remit of the grant scheme. Once projects and costs are reviewed approved by the MPB (November meeting) the funds can be allocated or transferred to the town councils for them to implement the schemes. There would need to be a requirement that the town councils keep officers updated on progress to ensure funds are spent within the required time frame and to ensure quality of the finished project.

#### 4. **How this report links to Corporate Priorities**

4.1 This report concerns publicly funding the enhancement, restoration or repair of historic properties or places that are either listed or an identified heritage asset. This, in turn, is related to the Council's corporate aim 3:

- To help create a strong economy by supporting further regeneration of towns and villages.

#### 5. **Alternative Options**

5.1 To not approve environmental and heritage grant awards under the Moorlands Partnership Board and not allocate the capital budget of £60,350 set aside for this grant scheme. As a result, the MPB would not be able to continue to financially assist a number of environmental and heritage projects throughout the district and secure the repair, restoration and enhancement of heritage features, places and buildings. NOT RECOMMENDED

5.2 To continue to approve environmental and heritage grant awards to suitable projects throughout the district and to ensure the allocation of the budget of £60,350 this year. As a result, the MPB can financially assist with projects that secure the repair, restoration or enhancement of heritage features, places and buildings and contribute towards the further regeneration of town and villages through Staffordshire Moorlands. RECOMMENDED

#### 6. **Implications**

6.1 Community Safety – No implications at this stage.

6.2 Workforce – The Moorlands Partnership Scheme is administered by an officer within the Regeneration Team with assistance when required from the council's Conservation Officer.

6.3 Equality and Diversity/ Equality Impact Assessment - No implications at this stage.

6.4 Financial considerations - There are allocations within the capital programme for the funding of the Moorlands Partnership scheme. The latest financial position states that there is £41,876 of outstanding works still to be claimed.

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 Climate Change – No Implications at this stage.

6.7 Consultation – Grant offers are made in consultation with and approved by the Moorlands Partnership Board. Where required, projects that require planning permission and listed building consent are subject to the normally statutory consultations.

**Neil Rodgers**  
**Executive Director (Place)**

**Web Links and  
Background Papers**

**Location**

**Contact details**

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**7. PROPOSED GRANT AWARDS**

**7.1 6 Russell Street**

The applicant has now completed the works to repair and restore 4 sash windows along Russell Street in the Leek town centre. During the project additional works were required to accurately reinstate a number of small panes of missing bulls eye glass, and to install missing weights and pulleys to the bottom opening sash windows. The additional costs are anticipated to be in the region of £700.

The applicant has previously received a grant of £3650 towards the cost of eligible works totalling £7,300. The request for additional grant aid of £350 would represent the current maximum grant offer of £4,000. If the additional costs are lower than £700 the grant payment will be amended accordingly.

**Recommendations**

7.2 That members approve an additional 50% grant of £348 towards the cost of additional eligible works totalling £696.

**7.3 St Edward's Estate Summer Houses**

The former St Edward's Hospital is Grade II listed and has been converted into flats. The hospital was the former North Staffordshire Asylum built circa 1895. There are 6 summer houses within the grounds (1 is a double). These are not listed individually, but deemed listed as curtilage structures and are in poor condition. The current responsibility falls upon the residents of the park to pay for the repairs and without grant assistance this project may need to extend over several years. A grant from the MPB would accelerate the process and this would enable the current management company to promote the use of the summer houses to the wider parish and community.

Members may recall that a maximum grant award of £4,000 was made by the MPB and accepted by the management company in June 2017. The grant was later withdrawn by the MPB following concerns over the lack of public access and enjoyment of the summer houses.

There has been a recent change of directors on the management company and as such there are some fresh ideas for the use of the summer houses. As a part of this there is a renewed effort to link up and work with the parish

councils. One of the ideas being discussed is around using the summer houses for an annual fete for the Parish.

The works to repair the summer houses consist of the following:

- Timber and leadwork repairs to roofs including the reinstatement of missing finials.
- Window and timber frame repairs including the replacement of missing and broken glazing.
- Renew cast iron rainwater goods
- Redecoration

Two estimates have been received for the works the lowest of which totals £24,860 (Vat not applicable).

Given the significant costs involved in restoring the summer houses, their historic significance and the desire to increase public access, the MPB may wish to consider an enhanced grant of £8,000. Once restored, the summer houses can be used and enjoyed by the public but there is no income derived from their use and without some form of grant assistance their future viability is fragile.

### **Recommendations**

7.4 That members consider offering an enhanced grant of £8,000 towards the repair of the 6 summer houses on the St Edward's Estate. The work will be subject to the standard grant scheme conditions and the following technical conditions:

- That the scope of works and a detailed repair specification is agreed in writing with the conservation officer and grants officer prior to the commencement of the works or manufacture of any components.
- Colour schemes to be agreed with the conservation officer and grants officer.