

STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL

Moorlands Partnership Board

30 March 2022

TITLE:	Financial Summary and Proposed Grant Awards
PORTFOLIO HOLDER:	Councillor S Ralphs - Council Leader SMDC
CONTACT OFFICER:	Joanne Brooks - Regeneration Officer
WARDS INVOLVED:	(All Wards);

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 2021/22. The budget for this year is £60,350.

2. Recommendation

- 2.1 Note the financial summary in 3.1.

- 2.2 Approve a 75% grant of £5,250 towards the roof repairs to St Marks Church, Foxt. The work will be subject to the standard grant scheme conditions and the following technical conditions:

- Relevant approvals are obtained from the Diocese of Lichfield
- Given the listed status of the Church, all new materials brought to site match the existing and are approved by the Regeneration Officer prior to installation.

- 2.3 Approve a maximum grant of £8,000 towards the restoration of a historic stone boundary wall to Heaton House, Rushton Spencer. The work will be subject to the standard grant scheme conditions and the following technical conditions:

- All new materials brought to site must be approved with the regeneration officer prior to construction of the wall.
- The exact height profile and coursing to be agreed with the Regeneration Officer prior to construction of the wall.
- Pointing mix and appearance must be agreed with the Regeneration Officer and a sample panel approved.

- Any planning consents required are obtained prior to the construction of the wall.
- 2.4 Approve a 75% grant of £919 towards the installation of lectern and heritage interpretation panel at Hales Hall Pool, Cheadle. The work will be subject to the standard grant scheme conditions.
- 2.5 Approve a 75% grant of £4,046 towards the repair of two funerary monuments at St Giles Church in Cheadle. The work will be subject to the standard grant scheme conditions and the following technical conditions:
- The relevant consents are approved by the local Diocese.
- 2.6 Approve a 75% grant of £ £4,500 towards the repair of the existing stone path at St Leonards Church, Ipstones. The work will be subject to the standard grant scheme conditions and the following technical conditions:
- A pre site meeting is arranged with the Regeneration Officer to discuss the extent and scope of works with the contractor.
 - The existing stone path is recorded via a photographic record to ensure the coursing pattern is retained.
 - All new materials brought to site in terms of replacement flags and new stone edging kerbs to be approved with the Regeneration Officer.
 - Method of pointing to be agreed with the Regeneration Officer and sample of pointing approved.
- 2.7 Approve a 75% grant of £3,816 towards the production of the Upper Team Heritage Trail leaflet. The work will be subject to the standard grant scheme conditions.
- 2.8 Approve a maximum grant of £8,000 towards the roof repairs at the Guildhall, Alton Castle. The work will be subject to the standard grant scheme conditions and the following technical conditions:
- All new materials brought to site must match the existing and be approved by the Regeneration Officer prior to installation.
 - Colour scheme for redecoration to be approved by the Regeneration Officer.
 - All new joinery details to match the existing exactly.
 - All new rainwater goods to be cast iron.
- 2.9 Approve a maximum grant of £8,000 towards the cost of replacement sliding sash windows at 19 Hugo Street, Leek. The work will be subject to the standard grant scheme conditions and the following technical conditions:
- All replacement joinery details and profiles, glass and fixing methods to be discussed and agreed with the Regeneration Officer prior to manufacture.
 - Replacement windows to be an exact like for like replacement of the existing windows.

- Redecoration scheme to be agreed with the Regeneration Officer prior to commencement of works.
- 2.10 Approve a 75% grant of £915 towards the reinstatement of the Ipstones boundary post. The work will be subject to the standard grant scheme conditions and the following technical conditions:
- The new post is carved from English Oak to match the existing.
 - That the grant offer be reduced if a second estimate is lower.
- 2.11 Approve a 75% grant of £6,735 towards the cost of render, window and rainwater goods repairs on the east elevation of the Foxlowe Centre. The work will be subject to the standard grant scheme conditions and the following technical conditions:
- Colour scheme for render, rainwater goods and windows to be agreed with the Regeneration Officer.
 - All new rainwater goods to be in cast iron.
 - Any replacement joinery details to match the existing sash windows exactly.
- 2.12 Approve a 75% grant of £3262 towards the planters at Biddulph The work will be subject to the standard grant scheme conditions
- 2.13 Approve a maximum grant of £8,000 towards the repair of the clay tile roof at the Den Engel, Leek. The work will be subject to the standard grant scheme conditions and the following technical conditions:
- All new tiles brought to site must match the existing.
 - Any existing pointing must be raked about by hand and the finish and appearance of the new pointing to be agreed with the Regeneration Officer.
 - All new rainwater goods to be in cast iron.
- 2.14 Approve a maximum grant of £8,000 towards the reinstatement of a secret lead lined gutter at Christ Church Biddulph Moor. The work will be subject to the standard grant scheme conditions and the following technical conditions:
- All new materials brought to site must match the existing exactly.
 - The appropriate code lead is used for the lining of the secret gutter.
 - All mortar removal is undertaken using hand tools.

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 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.

Scheme	Budget £60,350 2021/22
Grant offers to date:	
6 Russell Street additional grant	£350
St Edward's summer houses	£8,000
Endon Village Well	£1,170
Remaining funds	£50,830
Potential grant offers from this report:	
St Marks Church - Foxt	£5,250
Heaton House – Rushton Spencer	£8,000
Hales Hall Pool Lectern - Cheadle	£919
Funerary Monuments - Cheadle	£4,046
St Leonards Church - Ipstones	£4,500
Heritage Trail – Upper Tean	£3,816
Guildhall - Alton Castle	£8,000
19 Hugo Street – Leek	£8,000
Boundary Post - Ipstones	£915
Foxlowe - Leek	£6735
Biddulph planters	£3262
Den Engel - Leek	£8,000
Christ Church – Biddulph	£8,000
Total of potential grant offers from this report	£69,443
Remaining grant budget for 2021/22	£0
Advanced allocation from 2022/23	£18,613
Remaining budget for 2022/23	£41,387

- 3.3 There is a remaining budget of £50,830 to be awarded this year. After the circulation of a revised grant leaflet and publicity within the local press a significant number of grant applications have been received (13). As a result, there are insufficient funds to offer grants to all these from within this financial year. However, in agreement with the Council's finance section, the Board can offer grants to all, with any overspend being met from next year's budget of £60,000. This means that when we hold the Board's first meeting of the year (July 2022) £18,613 will already have been allocated. Given previous difficulties in allocating grants this will prove a significant step in grant allocation for 2022/23.

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 £30,136 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 St Marks Church Foxt

St Marks is a listed Church lying in the village of Foxt and dated 1838. A cycle of restoration works began in 2009 with the reinforcement of the roof structure, refurbishment of the interior, providing hospitality amenities and repairs to the boundary walls and gate posts. The repair of the roof will be a culmination of the refurbishment works. The roof repairs consist of removing the existing tiles, to a height of 1m above the gutter line and replacing the felt, batons and lead flashing. The coping stones will also be lifted and re-bedded.

Two estimates have been received for the works the lowest of which totals £7,000.

Recommendations

7.2 Members of the Board are recommended to approve a 75% grant of £5,250 towards the cost of eligible works totalling £7,000 (exclusive of VAT). The work will be subject to the standard grant scheme conditions and the following technical conditions:

- Relevant approvals are obtained from the Diocese of Lichfield
- Given the listed status of the Church, all new materials brought to site match the existing and are approved by the Regeneration Officer prior to installation.

7.3 Heaton House, Rushton Spencer

An application has been received from the owners of Heaton House Farm in Rushton Spencer to reinstate an historic garden boundary wall.

The property offers an imposing and historic farm complex which is now used for wedding venues. It is neither listed nor in a conservation area but has historical value. The farmhouse was constructed in 1824 and by 1851 it was a working farm and home to a local surgeon. In 2003 the farm was converted to a wedding venue and since then the farm buildings have been converted to accommodation and the complex extended.

The farm complex was originally contained by a significant sandstone wall.

However in 1970 parts of the boundary wall were taken down and replaced with a concrete block wall for agricultural purposes. The owners wish to remove the concrete block wall and reinstate the historic decorative hand-dressed sandstone wall, (which also acts as a boundary wall) at Heaton House Farm. The wall is road facing so offers a significant visual enhancement to the public. It will be matched to existing walls which have been refurbished 20 years ago.

Two estimates have been received for the works the lowest of which totals £75,000 (exc of VAT).

Recommendations

7.4 Members of the Board are recommended to approve a maximum grant of £8,000 towards the cost of eligible works totalling £75,000 (exc of VAT). The work will be subject to the standard grant scheme conditions and the following technical conditions:

- All new materials brought to site must be approved with the Regeneration Officer prior to construction of the wall.
- The exact height profile and coursing to be agreed with the regeneration officer prior to construction of the wall.
- Pointing mix and appearance must be agreed with the regeneration officer and a sample panel approved.
- Any planning consents required are obtained prior to the construction of the wall.

7.5 **Hales Hall Pool, Cheadle**

An application has been received to provide a heritage interpretation panel at the entrance to Hales Hall Pool. This will illustrate the history of the area and include information and walking trails relating to the heritage of the area – Coal mining and tramways, Woodhead Hall (home to RAF Cheadle during the war), Hales Pond and Hales Hall mansion (1712).

The lectern will hold an A1 sized sheet that details walks available in the vicinity and points of historical interest on the walks. The lectern will be made of metal and concreted into the ground. There will be an area of hard standing around the lectern in order to make it accessible for wheelchair users.

Two estimates have been received for the supply of the lectern the lowest of which totals £600 (including VAT). One estimate has been obtained for fixing the lectern in position totalling £625 (exclusive of VAT).

Recommendations

7.6 Members of the Board are recommended to approve a 75% grant of £919 towards the cost of eligible works totalling £1,225 (inc of VAT). The work will be subject to the standard grant scheme conditions.

7.7 **Funerary Monuments at St Giles Church, Cheadle**

An application has been received from the Cheadle Discovery Group to carry out some conservative repairs and consolidation to monuments in a closed graveyard in Cheadle. The Grosvenor Tomb is listed and requires repointing and a marble slab reattaching at one end. The Griffin tomb is not listed and requires the repositioning of the base stones which have sunk. The works are very much align with the work carried out by the Moorlands Partnership Board – Programme of funerary monuments repair, which is now complete.

On inspection of the monuments there are some concerns over the structure of the vault and hence the potential reason for the sunken base stones. As a consequence, until the entrance stone has been lifted it is unknown what the course of action will be, if any, to address this. As such, the estimates have been prepared on a worst case scenario.

Two estimates have been received for the works the lowest of which totals £5,395.

Recommendations

7.8 Members of the Board are recommended to approve a 75% grant of £4046 towards the cost of eligible works totalling £5,395 (exc of VAT). The work will be subject to the standard grant scheme conditions and the following technical conditions:

- The relevant consents are approved by the local Diocese.

7.9 **St Leonards, Ipstones**

An application has been received from St Leonards church warden for assistance to relay the existing path from the churchyard gate to the south porch. The church is grade II* listed and occupies an impressive location within Ipstones and the conservation area. The existing path is in much need of repair with broken and sunken stone flags. The project consists of relaying the flags, replacing any broken and reinstating a stone edging kerb to the path which is currently concrete.

Two estimates have been received for the works the lowest of which totals £6000.

Recommendations

7.10 Members of the Board are recommended to approve a 75% grant of £4,500 towards the cost of eligible works totalling £6,000 (exc of VAT). The work will be subject to the standard grant scheme conditions and the following technical conditions:

- A pre site meeting is arranged with the Regeneration Officer to discuss the extent and scope of works with the contractor.

- The existing stone path is recorded via a photographic record to ensure the coursing pattern is retained.
- All new materials brought to site in terms of replacement flags and new stone edging kerb to be approved with the Regeneration Officer.
- Method of pointing to be agreed with the Regeneration Officer and sample of pointing approved.

7.11 Upper Tean Heritage Trail and Map

Checkley Parish Council have applied for grant assistance to provide a heritage trail that will encompass the whole of the moorland's village of Upper Tean, surrounding landscape and heritage sites. Subject to owner approval, there will be 10 locations with wall mounted plaques on buildings/places of heritage significance across the village and 2 interpretation panels at the Upper Tean Recreation Ground and one full height board in Well Meadow Gardens.

The heritage trail will be promoted by a map distributed to all households in the village, the parish, and immediate neighbours. The ambition is to inform, engage, educate, and generate on-going interest and encourage the community to venture out to experience their heritage and history. This will also build upon and enhance the activity of the local schools, already engaged in heritage walks around the village. The map would be both paper (printed) and electronic (a pdf - and downloadable). The electronic heritage trail map would be housed on the Parish Council website and be disseminated through Support Staffordshire; Tourist Information (Leek), The Moorlands Federation (schools) as well any other appropriate networks.

A number of estimates have been received for the works the lowest of which totals £5,088. These are itemised below:

Project management costs	£880
Artwork estimate 1	£975
Artwork estimate 2	£2,000
Information panels	£1,554.80
Printing Costs	£180
Leaflet distribution costs	£1350
3% Contingency	£148.19
Total Project Costs	£5,088

Recommendations

- 7.12 Prior to making a grant award members may want to consider if the grant should extend to the distribution of the leaflet through the postal services at a cost of £1350. Whilst adequate distribution is an important element of the project, in raising its awareness, it is not normally something that would be eligible for grant assistance.
- 7.13 Members of the Board are therefore asked to consider recommending a 75% grant of £3,816 towards the cost of eligible works totalling £5,088 (exc of VAT). Or, reducing the grant award to £2804 by removing the distribution

costs from the eligible costs. The work will be subject to the standard grant scheme conditions.

7.14 **Guildhall, Alton Castle**

An application has been received from the Kenelm Youth Trust for the roof repairs to the Guildhall, located at Alton Castle. The Trust is a registered charity supporting disadvantaged young people throughout the West Midlands. It operates out of Alton Castle, a Grade I listed gothic castle, and utilises the surrounding buildings and extensive grounds to deliver educational day and residential activity programmes. The Guildhall (Grade II listed) is used for recreational activities. The complex forms a nationally important collection- of buildings designed in the mid-19th century by the acclaimed Gothic architect Pugin for the 16th Earl of Shrewsbury.

Whilst the most recent Quinquennial Inspection Report (August 2021) confirms that the historic properties are in a good state of repair and well maintained, it did raise one emergency roof repair – to the Guildhall. An Architect's Inspection report (2021) confirmed that the roof is suffering from significant recurring leaks and rot. It shows major defects in both the dormer roof structures and roofing finish due to water ingress. The project proposes a programme of urgent works to the Guildhall roof and repairs to the six integrated dormer roof windows in order to preserve the built heritage and enable ongoing use by community youth groups.

The Guildhall is a large, potentially well ventilated, internal area. It is a key communal area for visiting groups for internal learning and delivery of activity programmes for children and young people. It is also used as a hospitality space for conference and wedding bookings and is an area that is integral to the visitor experience on the Pugin Guided Tours to the visiting public.

The roof works include the reroofing of the main roof, including six hipped roofs over the dormer windows, carrying out timber splice repair to window frames and overhauling opening casement windows. New cast iron rainwater guttering to the main roof and new cast iron guttering to the dormer windows.

Two estimates have been received for the works the lowest of which totals £136,572. This does not include VAT as the applicant is able to recover the VAT element. The funds raised to date total £60,000 which leaves a shortfall of £76,572. The Trust have submitted grant applications to a number of organisations totalling £75,000. However, it is unlikely that all of these will be successful.

Given the historic significance of the building and wider complex and the charitable status of the applicant and community use of the Guildhall this would be a worthy project for the Board to support.

Recommendations

- 7.15 Members of the Board are recommended to approve a maximum grant of £8,000 towards the cost of eligible works totalling £136,572 (exc of VAT). The

work will be subject to the standard grant scheme conditions and the following technical conditions:

- All new materials brought to site must match the existing and be approved by the Regeneration Officer prior to installation.
- Colour scheme for redecoration to be approved by the regeneration officer.
- All new joinery details to match the existing exactly.
- All new rainwater goods to be cast iron.

7.16 **19 Hugo Street, Leek**

19 Hugo Street is a fine Victorian brick semi detached property lying within a residential area of the Leek Conservation Area. It has been empty for a number of years but is fortunate in retaining a full set of sliding sash windows. However, given its vacancy the property has deteriorated and the new owners are keen to restore its Victorian splendour. They have had two quotes for the work both of which confirm that the existing windows are beyond repair. They are therefore requesting a grant to reinstate new sash windows to the front and gable elevation. These will be constructed in timber to match exactly the existing windows.

The restoration of this property will be a significant enhancement to this area.

Two estimates have been received for the works the lowest of which totals £13,000 (exc of VAT).

Recommendations

7.17 Members of the Board are recommended to approve a maximum grant of £8,000 towards the cost of eligible works totalling £13,000 (exc of VAT). The work will be subject to the standard grant scheme conditions and the following technical conditions:

- All replacement joinery details and profiles, glass and fixing methods to be discussed and agreed with the Regeneration Officer prior to manufacture.
- Replacement windows to be an exact like for like replacement of the existing windows.
- Redecoration scheme to be agreed with the Regeneration Officer prior to commencement of works.

7.18 **Boundary Post, Ipstones**

Ipstones Parish Council have applied for funding from the Board to replace an existing boundary post that marks the parish boundary at Collyhole Brook between Ipstones and Cheddleton. The existing post has now split and the Parish Council are keen to replace this with a new post carved from English oak. It will have the parish name and crest carved on the post.

Given the specialist nature of the work, to date only one estimate has been provided, although a further estimate is being pursued. The current estimate totals £1220 and includes for the fixing of the post.

Recommendations

7.19 Members of the Board are recommended to approve a 75% grant of £915 towards the cost of eligible works totalling £1220 (exc of VAT). The work will be subject to the standard grant scheme conditions and the following technical conditions:

- The new post is carved from English Oak to match the existing.
- That the grant offer be reduced if a second estimate is lower.

7.20 **Foxlowe, Leek**

A further grant application has been received from the Foxlowe Arts Centre for the repair of the East extension dated (1834 – 1919). The works consist of; render repairs, joinery repairs to sash windows, rationalisation of rainwater goods and the repair of timber soffits.

The listed property is used for a café, arts centre, cultural and creative hub and venue for local events. It provides a thriving centre for arts related projects within the centre of Leek.

The Foxlowe has benefited from 2 previous grant awards from the Board as follows:

1. £4000 in 2018 for roof repairs
2. £8000 in 2019 for render and window repairs to the rear

Two estimates have been received for the works the lowest of which totals £8,980.

Recommendations

7.21 Members of the Board are recommended to approve a 75% grant of £6,735 towards the cost of eligible works totalling £8,980 (exc of VAT). The work will be subject to the standard grant scheme conditions and the following technical conditions:

- Colour scheme for render, rainwater goods and windows to be agreed with the Regeneration Officer.
- All new rainwater goods to be in cast iron.
- Any replacement joinery details to match the existing sash windows exactly.

7.22 **Heritage Planting Project, Biddulph Town Centre**

Working with Britain in Bloom, Biddulph Town Council are installing 12 new

planters within the town centre to replace existing rotten planters. The planting will be focused upon a heritage planting scheme of Box, Calendula and Heliotrope. Box is a Victorian plant used in formal and informal settings where it is kept trimmed into a shape. Calendula and Heliotrope have been used over the centuries with some medicinal properties. The planters will be maintained by County Highways and grounds maintenance staff.

Two estimates have been received for the works, the lowest of which totals £4350.

In the past the Board has not previously awarded grant funding towards planters or planting schemes within Staffordshire Moorlands. However, the Moorlands Partnership Board's Terms of Reference does allow for awards to be made towards 'projects of enhancement' deemed acceptable by the Board'.

7.23 If considered acceptable by the Board, Members are recommended to approve a 75% grant of £3,262 towards the cost of eligible works totalling £4,350 (exc of VAT). The work will be subject to the standard grant scheme conditions and the following technical conditions:

- A second estimate is obtained and the grant reduced accordingly if this proves to be lower.

7.24 **Den Engel, Leek**

The Den Engel is an historic property located on Stanley Street, Leek. It is not listed but lies within the Leek Conservation Area and makes a positive contribution to the historic significance of the area. Formerly a pub/restaurant the new owners will continue to run the venue as a Belgian beer bar and intend to reopen the restaurant in the near future. They are keen to provide a welcoming venue for both locals and visitors to enjoy and play a key role in the community, becoming a destination for local societies & clubs and tasting sessions.

A recent condition survey has highlighted that the roof is in a poor state of repair and requires a complete renovation of the roof and chimney, including the internal structural timbers.

Two estimates have been received for the works the lowest of which totals £28,000.

7.25 Members of the Board are recommended to approve a maximum grant of £8,000 towards the cost of eligible works totalling £28,000 (exc of VAT). The work will be subject to the standard grant scheme conditions and the following technical conditions:

- All new tiles brought to site must match the existing.
- Any existing pointing must be raked about by hand and the finish and appearance of the new pointing to be agreed with the regeneration officer.

- All new rainwater goods to be in cast iron.

7.26 **Christ Church Biddulph**

Christ Church at Biddulph Moor is listed and dates from 1863. The church is suffering from water ingress due to a failed secret gutter. As a result the church is making an application to the Board to seek funding to help with the repair and replacement of the lead lined secret gutter.

Two estimates have been received for the works the lowest of which totals £45,718. The Church have also been successful in securing a £5000 grant from Staffordshire Historic Churches Trust.

7.27 Members of the Board are recommended to approve a maximum grant of £8,000 towards the cost of eligible works totalling £45,713 (exc of VAT). The work will be subject to the standard grant scheme conditions and the following technical conditions:

- All new materials brought to site must match the existing exactly.
- The appropriate code lead is used for the lining of the secret gutter.
- All mortar removal is undertaken using hand tools.