



DERBY CITY COUNCIL

COUNCIL CABINET
24 FEBRUARY 2004

Report of the Director of Development and Cultural Services

Townscape Heritage Initiative Scheme **Historic Buildings Repair Grant – 28 The Strand, Derby**

RECOMMENDATION

1. The applicant be offered a maximum grant of £13,595 towards the cost of reinstating an historically appropriate shop front and sash windows to the above property subject to:
 - a. signing a Contract for 3rd Party Grants, including conditions required by the Heritage Lottery Fund
 - b. precise details of the means of repair work being agreed with City Council Officers prior to commencing the work
 - c. submission of relevant statutory consent notifications.

REASON FOR RECOMMENDATION

2. The offer of grant assistance will ensure that the restoration of this important historic building is carried out to a high standard.

SUPPORTING INFORMATION

- 3.1 28 The Strand is the corner property of The Strand Arcade, and hence forms a part of both 'The Strand' and the Strand Arcade. The Strand is a Grade II listed 'neo-classical' style terrace built along the line of the newly culverted Markeaton Brook in 1881. Both The Strand and Strand Arcade are located within the City Centre Conservation Area. No. 28 has particularly suffered from the insertion of an inappropriate modern shop front and the loss of its original sash windows to the upper floor. This has had a detrimental visual effect on the surrounding streetcape and the character of the conservation area.
- 3.2 A grant application has been received, under the Townscape Heritage Initiative, to assist with the cost of reinstating an historically appropriate shop front and sash windows.
- 3.3 As it forms part of the Strand Arcade, the property was identified in the Derby Townscape Heritage Initiative Action Plan as being a 'target property' - a priority for grant aid under the scheme.

OTHER OPTIONS CONSIDERED

4. There is currently no alternative funding source other than the THI.

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Background papers:	None
List of appendices:	Appendix 1 – Implications

IMPLICATIONS

Financial

- 1.1 The Derby THI Action Plan allocated a maximum sum of £113,000 from the THI Common Fund against necessary eligible repairs and reinstatement works to the Strand Arcade. The Common fund comprises a total of £1.5 million, derived through contributions of 50% from HLF and 50% from the City Council and the European Regional Development Fund.
- 1.2 The estimated eligible costs amount to £17,165 excluding VAT, which can be reclaimed. Using this estimate, a grant has been calculated at 75% for eligible reinstatement works up to a maximum contribution of £12,653. All eligible works above £5000 have been competitively tendered by appropriately qualified specialist contractors.
- 1.3 A total grant of £12,653 from the THI Common Fund will require a 50% City Council contribution of £6,326.50, approximately half of which can be reclaimed from the European Regional Development Fund. Provision for the City Council's contribution to the Common Fund has been made for 2003/2004.
- 1.4 The THI scheme has a total 'common fund' of £1,500.00. Of this total, £1,365.00 is allocated towards grant aiding works to historic buildings and environmental improvements over a three year period. The remainder pays for salaries, fees, etc. incurred as running costs of the THI.
- 1.5 Including this application, THI Grants totalling £596,628.50 have been awarded to date. This leaves £768,371.50 of the Common Fund for grant awards during 03/04 and 04/05.
- 1.6 The remainder of the Common Fund is presently 'targeted' against specific properties, as identified in the approved Year 2 Action Plan. The Year 3 Action Plan will be produced in March 2004 to cover the period 04/05.

Legal

2. Local authorities can grant aid the repair of historic buildings under the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Personnel

3. None

Corporate Themes and Priorities

4. The grant aiding of repairs to historic buildings accords the Council's Key Theme of making Derby - **A Great Place to Live**.

It also satisfies the City Council's priority of - **Improving The Physical Environment Of Our City And Streets**.