



Historic Buildings/Conservation Area Grants

RECOMMENDATION

- 1.1 To approve application for Historic Building Repair grant aid of up to £2,222.00 (or 25% of the actual costs, whichever is the lesser) towards the cost of repairs to the roof of the rear outbuilding at 22 Iron Gate, subject to the following conditions:
 1. Standard conditions.
 2. Extent and location of reused and new slates to be agreed after the slates are stripped from the roof. If any of the original slates cannot be reused, new or reclaimed slates to be sound natural slate of UK origin and approved by the Council's Conservation Officer.
 3. All lead work to be to Lead Sheet Association standards.
 4. The grant of planning permission for the replacement sash window.
- 1.2 To approve application for Conservation Area grant aid of up to £1656.00 (or 25% of the actual costs, whichever is the lesser) towards the cost of repairs to 7 windows and replacement of one window on the front elevation of 112 Duffield Road, subject to the following conditions:
 1. Standard conditions.
 2. Windows to be paint finished white or off white.
 3. Replacement sliding sash window on ground floor to be manufactured to match the others. Window to be single glazed, set back from the opening rather than flush, and traditionally weighted.
 4. The grant of planning permission for the replacement sash window.

REASONS FOR RECOMMENDATION

- 2.1 The offer of grant assistance will ensure that repair works to listed buildings are carried out to a high standard and that the character/appearance of Conservation Areas is preserved/enhanced by the repair and reinstatement of traditional features.

SUPPORTING INFORMATION

3.1 HISTORIC BUILDING REPAIR GRANT 22 Iron Gate

- 3.2 This is a two storey Grade II listed building located within the City Centre Conservation Area. It is dated C17 but the earlier timber frame currently rendered over with cement is said to date from circa 1540.

The rear outbuilding, a listed curtilage structure, was recently subject to damage due to vandals climbing the roof and stealing some of the lead dressings. A contractor who had previously carried out grant aided works to the chimney of the main building was called out to repair the roof and reinstate the lead dressings. Following a visit to the site, the contractor was unable to carry out full repairs due to the instability of the roof, and carried out temporary repairs only. The owner was then provided with an estimate for full repairs of the roof timbers, slates and guttering. The owner's insurers are to meet part of the cost of the works. Because the works were urgent for safety reasons, and the chosen contractors had already carried out some work on site, the owner was unable to obtain further estimates to submit with the grant application.

The submitted application for the repair works to the roof is accompanied by a single quote from the chosen contractor. However, a Derby City Council Quantity Surveyor visited the site and provided a comparable estimate for the proposed works. The applicant requests consideration of the grant application based on the work to be carried out that is not to be fully covered by the insurers. Based on the cost estimates provided by the Quantity Surveyor, and taking into consideration the percentage contribution from the insurance company, the net value of works has been calculated at £8,890, (as opposed to the contractors price, less insurance contribution, of £13,805) including VAT. The applicant is unable to recover VAT. A 25% grant would be £2,222.

3.3 CONSERVATION AREA GRANT 112 Duffield Road, Strutts Park

- 3.4 The property is a detached late Victorian house located within the Strutts Park Conservation Area. Both the front and rear elevations are affected by the Article 4 Direction covering this area. All but one window on the ground and first floors to the front elevation are the original sliding sash window; the remaining window is a later casement replacement. Planning permission is to be submitted shortly to replace the casement window with a sliding sash window to match the original.

I have now received an application for a grant towards the cost of repairs to the 7 sliding sash windows to the front elevation, and replacement of the later casement window with a sliding sash window. Competitive estimates have been submitted, the lowest of which amounts to £6,623 including VAT (the applicant is unable to recover VAT). A 25% grant would be £1656.

OTHER OPTIONS CONSIDERED

4.1 None.

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Background papers: Planning (Listed Buildings and Conservation Areas) Act 1990
List of appendices: Appendix 1 – Implications

IMPLICATIONS

Financial

- 1.1 The 2005/06 base budget for historic building grants is £40,000. There is potential additional funding available of £11,000 in service reserves plus a requirement of £8,000 which cabinet have agreed as a commitment, this together with a carry forward request of £5,000 is subject to approval in the revenue outturn report. Payments to date total £679 with 2004/05 commitments not yet paid amounting to £18,739 together with 2005/06 commitments not yet paid of £9,394 leaving an uncommitted balance of £35,188.

Legal

- 2.1 The proposals can be funded under the Planning (Listed Buildings and Conservation Areas) Act 1990.

Personnel

- 3.1 None.

Equalities impact

- 4.1 None.

Corporate objectives and priorities for change

- 5.1 The grant aiding of repairs to historic buildings and buildings within Conservation Areas comes under the Council's Objectives of a diverse, healthy and attractive environment and a shared commitment to regenerating our communities.