



DERBY CITY COUNCIL

**COUNCIL CABINET
16 MARCH 2004**

ITEM 25

Report of the Report of the Director of Development and Cultural Services

Townscape Heritage Initiative – Report On Progress To Date And Indicative Grant Allocations For 2004/05

RECOMMENDATIONS

- 1.1 To approve the expected programme of target properties and projects for 2004/5 shown in Appendix 3.
- 1.2 To approve the list of reserve projects shown in Appendix 4, which can be brought forward if any target properties do not, or cannot, proceed within the time allowed.
- 1.3 To delegate powers to Director of Development and Cultural Services in conjunction with the Cabinet Member for Planning & Environment to add further projects to the reserve list if required, subject to the agreement of the Heritage Lottery Fund
- 1.4 To authorise the Director of Development and Cultural Services to award grant to each target property or project and reserve schemes, up to a maximum of 10% greater than the amount specified in this report as the 'anticipated grant award'.

REASON FOR RECOMMENDATIONS

- 2.1 Applicants for THI grant are required to submit a large amount of detailed information with their applications which takes several months to produce. The current process, which includes the requirement for Cabinet approval for every application, builds in an additional time delay which has proved to be a deterrent to some applicants
- 2.2 The THI grant allocation period will end in March 2005, which means that we need to streamline the process where possible to ensure all grant can be awarded in this period
- 2.3 Approval to delegate powers to award grants will provide greater flexibility and speed up the process in order to fully utilise the external funding available.

SUPPORTING INFORMATION

- 3.1 To provide Cabinet with a report on the progress of the Townscape Heritage Initiative (THI) programme since its start in March 2002

- 3.2 To inform Cabinet of the target properties and projects for the final year of the THI (2004/5) including estimated grant awards
- 3.3 To seek approval for a list of reserve properties, including estimated grant awards, which can be brought forwards if any target properties do not proceed
- 3.4 The THI project is an historic areas regeneration scheme. It provides grants for the repair, restoration and reuse of historic buildings in a specific area of Derby City Centre
- 3.5 The THI is a partnership scheme, funded by the City Council, Heritage Lottery Fund and European Regional Development Fund with a total 'common fund' of £1.5 million. It was launched in March 2002 with a three year period for allocating grants. This allocation period will end in March 2005
- 3.6 The report highlights the need for flexibility and to speed up the process of allocating grants in order to fully utilise the external funding available in 2004/5. Approval is sought to delegate powers to Director of Development and Cultural Services to award grants.

THI Programme

- 3.7 The THI has been operating since 12th March 2002, when it received its formal 'permission to start' from the Heritage Lottery Fund
- 3.8 The three year THI budget totals £1,500,000, of which £1,365,000 is allocated for grants and £135,000 for management and consultants fees
- 3.9 Annual Action Plans, based on the information supplied as part of the City Council's bid for HLF funding, are formally approved by the HLF and are implemented by the THI Project Officer. Nineteen target properties and specific areas of environmental improvements within the city centre were originally targeted for grant aid.

Progress to Date

- 3.10 Details of grants awarded since March 2002 are shown in Appendix 2
- 3.11 The THI Partnership also commissioned a Conservation Plan for the whole of the St Werburgh's Church site, costing £14,365. This developed policies to ensure that any future use of the site is based on a clear understanding of the importance of all aspects of the site, including its archaeology, architectural history and ecology, and its contribution to the local townscape.
- 3.12 The owners of numbers 34, 35, 36 & 36A Sadler Gate have recently given notification that they cannot complete the works to numbers 34 & 35 during the life of the THI. Grant of £41,041 which had been allocated to this project is now available for reallocation to other projects.
- 3.13 A small underspend of £6,324 has been achieved based on paying grant on actual project costs, rather than expected project costs.
- 3.14 The balance of grants remaining for allocation is £816,788.

Alterations to the original Action Plan

- 3.15 Over the past two years there have been a number of changes to the scheme. The following properties, which were identified as target properties in the Stage 2 Action Plan, did not wish to proceed with grant applications:

Former GPO, Victoria Street	Completed without grant aid
Iron Gate (now Cathedral Visitor Centre),	Completed without grant aid
The Wardwick Tavern, 15 Wardwick	Did not want to do work
H Samuels, 1-2 Albert Street	No response from owners
25 & 26 St Mary's Gate	Did not want to do work
48 Sadler Gate (now Keith Hall Hairdressing)	Completed without grant aid
2-6 Cheapside	Did not want to do work

- 3.16 Savings here have enabled some of the other targeted projects to benefit from increased grant allocations, more accurately reflecting the cost of the works required. Most significant of these is St Werburgh's Church where the repairs bill alone is now estimated at £500,000 and, in consultation with the Heritage Lottery Fund, the allocation against this property was increased in an attempt to get the property back into use – providing jobs and repaired floorspace.
- 3.17 There has been one substitute 'reserve' property brought forward to date: 1 Queen Street and 1A College Place.
- 3.18 Some areas originally targeted for environmental improvements - Full Street and Queen Street - have been replaced with areas of Friar Gate and Wardwick which will go ahead during the life of the THI as part of the Connecting Derby public realm improvements.

Projected Scheme Outline for 2004/5

- 3.19 Appendix 3 details the proposed target properties and projects for 2004/05 and their anticipated grant allocations, totalling £816,788. Appendix 4 also details reserve properties and their anticipated grant allocations, totalling £600,000.

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Background papers:	None
List of appendices:	Appendix 1 - Implications Appendix 2 - Grants Awarded in 2002/3 & 2003/4 Appendix 3 - Targeted Properties/Projects in 2004/5 Appendix 4 - Reserve Projects in 2004/5

IMPLICATIONS

Financial

1. All scheme cost increases approved by the Director of Development and Cultural Services will be recorded identifying the reasons for the scheme increase in consultation with the relevant technical officers.

Legal

2. None directly arising.

Personnel

3. None directly arising.

Corporate Objectives and Priorities for Change

4. The THI addresses this Council's objective to provide a wide variety of activities that appeal to local people and attract visitors by developing cultural and heritage opportunities.

Since March 2002 grants have been awarded to the following projects:

Project	Work grant aided	Grant Award	Benefits
21 –23 Friar Gate (now Varsity)	Repairs	63,010	Building brought back into use New jobs created.
35-37 Friar Gate	First phase of repairs	52,327	1 st stage in building being brought back into use. New jobs created.
38 Friar Gate	Repairs	24,739	Building brought back into use. New jobs created.
Probate House, St Mary's Gate	Repairs	43,000	Building brought back into use. New jobs created.
St Werburgh's Church Tower	Repairs to stone work and reinstatement of glazed window	64,512	Long term future of building safeguarded
1 Queen Street & 1A College Place	Repairs, shopfront reinstatement and reuse of upper floors	50,250	Building brought back into use. New jobs created.
34,35,36,36A Sadler Gate	Repairs, reuse of upper floors	124,000	Building brought back into use. New jobs created.
28, The Strand (Gladrags)	Repairs, shopfront reinstatement	12,653	Building brought back into use. New jobs created.
Strand, Victoria St, Albert St, St. James St, Cornmarket, Cheapside	Environmental improvements – reinstating natural stone paving	161,059	Townscape character enhanced by use of quality and appropriate paving

Targeted Properties/Projects and grant awards expected in 2004/5:

Project	Works to be grant aided	Anticipated grant award
35 – 37 Friar Gate	Phase 2 works – complete repair, shopfront reinstatement, reuse of upper floors	36,258
39 Friar Gate	Repair and reinstatement of windows	15,000
Strand Arcade	Environmental Improvements - Paving the Strand Arcade with natural stone paving	9,000
Royal Buildings, Victoria Street	Repairs and reinstatement works to the canopy	45,500
2, St. James Street (The Craft Shop)	Repairs and reinstatement of shopfront	46,750
2-8 The Strand	Repairs and reuse of upper floors	105,000
Strand Arcade	Repairs and reinstatement of gates and shopfronts	100,437
St Werburgh's Church, Cheapside	Repairs to enable new use	300,000
Friar Gate	Environmental Improvements: Reinstatement of natural stone paving	54,941
11A & 12 Friar Gate	Repair and reuse of upper floors	68,000
Reserves		35,902
	Total	£816,788

Reserve Projects and Grant Awards for 2004/5

Reserve Project	Works to be grant aided	Anticipated grant award
Friar Gate Bridge (owned by DCC)	Repairs to structure and redecoration	50,000
11 Friar Gate	Repair and reuse of upper floors	50,000
13 Friar Gate (Friar Gate News)	Repair and reinstatement of shopfront	50,000
14, Friar Gate (Derby Grill)	Repair and reinstatement of shopfront	50,000
29 Friar Gate (R. T. Platts)	Repairs, reinstatement of frontage	50,000
30-31 Friar Gate (Brocks)	Repairs	50,000
1-2 Albert Street (H. Samuels)	Repair and reinstatement of shopfront	50,000
25 Cornmarket (Clinton Cards)	Repair	50,000
26 Cornmarket (Pronuptia)	Repair	50,000
Former Magistrates Court, Bold lane	Repair, reinstatement, reuse	100,000
43, Wardwick (Wardwick Fish Bar)	Repair and reinstatement of shopfront, reuse of upper floors?	50,000

