



COUNCIL CABINET
14 JUNE 2005

Report of the Director of Development and Cultural Services

Historic Buildings/Conservation Area Grants

RECOMMENDATION

- 1.1 To approve application for Historic Building Repair grant aid of £2,556.00 (or 25% of the actual costs, whichever is the lesser) towards the cost of repairs to the roof structure and re-roofing of the Coach House of 35/36 St Mary's Gate, subject to the following conditions:
1. Standard conditions
 2. Method of reinforcing principle rafters to be agreed by the Council's Conservation Officer before this work is carried out.
 3. Existing bricks to be used when rebuilding of brickwork at eaves and under wall plate. Any new reclaimed bricks to be used to be agreed by the Council's Conservation Officer.
 4. Any new reclaimed roof tiles and ridge tiles to be agreed with the Council's Conservation Officer prior to use to ensure that they match the existing.
 5. Details of new glass tiles to be agreed with the Council's Conservation prior to installation.
 6. All lead work to be to Lead Sheet Association standards.

SUPPORTING INFORMATION

- 2.1 The offer of grant assistance will ensure that repair works to listed buildings are carried out to a high standard.
- 2.2 35/36 St Mary's Gate is a Grade II* listed three-storey building, dated as early to mid 18C. It is located within the City Centre Conservation Area, in close proximity to both the Grade I listed All Saints Cathedral and the Grade I listed County Hall. The Coach House is a listed curtilage building to Nos. 35 & 36. Grant aided work, approved by Council Cabinet on the 30 November 2004, has been carried out to rebuild the chimney, and the second phase of works to renew the valley gutter began recently. On removal of the gutter it was

discovered that the condition of the roof structure and the tiles and battens covering the roof was much worse than previously thought, and urgent works will need to be carried out to replace rotten timbers and renew the roof covering before the previously approved grant aided work to the valley gutter can be carried out.

- 2.3 I have now received an application towards the cost of repairing the roof structure and renewing the roof cover. Because of the urgent need for the works to be carried out, and the fact that scaffolding is already in place and the preferred contractors from the previous application have carried out the first part of the approved works, the applicant did not feel it was possible to obtain further competitive estimates to submit with the application. The estimate that was included with the grant application was given by the current contractors. A covering letter from the agent confirms that the costs are in line with previous tenders and rates previously tendered. The submitted estimate amounts to £10,225.80 excluding VAT (the applicant is able to recover VAT). A 25% grant would be £2,556.00.

| | |
|--------------------------------------|---|
| For more information contact: | Debbie Maltby Tel. 01332 255985 e-mail debbie.maltby@derby.gov.uk |
| 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. The projected carry forward request from 2004/05 for historic buildings grants is £5,286, subject to Cabinet approval in the final revenue outturn statement. A further £18,739 which has been committed but not yet paid is to be funded from existing service reserves and carry forward requirement. This particular grant will initially be met from the 2005/06 base budget, of which £44 has been paid, leaving £39,956.

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.