



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 – 1 Queen Street & 1A College Place, Derby

RECOMMENDATION

1. The applicant be offered a maximum grant of £50,250 towards the cost of comprehensive repairs, reinstating an historically appropriate shop front and works to bring the above property back into full use, subject to:
 - signing a Contract for 3rd Party Grants, including conditions required by the Heritage Lottery Fund
 - precise details of the means of repair work being agreed with City Council Officers prior to commencing the work
 - submission of relevant statutory consent notifications.

REASON FOR RECOMMENDATIONS

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

SUPPORTING INFORMATION

- 3.1 1 Queen Street and 1A College Place form the corner property that is adjacent to Derby Cathedral and have a prominent position in the townscape. The property is a Grade II listed building, constructed in approximately 1810, and falls within the City Centre Conservation Area. The building has suffered from general neglect, vacancy and the insertion of an inappropriate modern shop front to the Queen Street elevation. This has had a detrimental visual effect on the surrounding townscape 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 the comprehensive repair, reinstatement an historically appropriate shop front and works to enable the full reuse of the property.
- 3.3 The property was approved by the Heritage Lottery Fund as an amendment to the THI Year 2 Action Plan and substituted for a 'target property' - a priority for grant - which did not want to proceed with an application for grant aid under the scheme.

OTHER OPTIONS CONSIDERED

4. The proposal ensures that the building is brought back into full use. "Do nothing" would result in accelerating deterioration of the fabric of the building and is, therefore, unacceptable.

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

IMPLICATIONS

Financial

- 1.1 The amended Derby Townscape Heritage Initiative Year 2 Action Plan allocated a maximum sum of £50,250 from the THI Common Fund against necessary eligible repairs, reinstatement and works to enable the full reuse of 1, Queen Street and 1A College Place. 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 £90,404 excluding VAT, which can be reclaimed. Using this estimate, a grant has been calculated at 70% for eligible repairs, 75% for reinstatement works and 40% against reuse works, up to a maximum contribution of £50,250. All eligible works above £5000 have been competitively tendered by appropriately qualified specialist contractors.
- 1.3 A total grant of £50,250 from the THI Common Fund will require a 50% City Council contribution of £25,125, 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**.