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|  Executive 30th March 2011 | | Agenda Item No. 8 |
| Title | Historic Buildings Grants Allocations | |
| For further information about this report please contact | Alan Mayes (Principal Architect/Planner) | |
| Service Area | Development Services | |
| Wards of the District directly affected | All | |
| Is the report private and confidential and not for publication by virtue of a paragraph of schedule 12A of the Local Government Act 1972, following the Local Government (Access to Information) (Variation) Order 2006 | No | |
| Date and meeting when issue was last considered and relevant minute number | 17 th March 2010, Executive | |
| Background Papers | Grants Working Party Background paper | |

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| Contrary to the policy framework: | No |
| Contrary to the budgetary framework: | No |
| Key Decision? | Yes |
| Included within the Forward Plan? (If yes include reference number) | Yes, 296 |

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|--|-------------|---------------------|
| Officer/Councillor Approval | | |
| With regard to officer approval all reports <i>must</i> be approved by the report authors relevant director, Finance, Legal Services and the relevant Portfolio Holder(s). | | |
| Officer Approval | Date | Name |
| Relevant Director | 25/02/11 | Bill Hunt |
| Chief Executive | 02/03/11 | Chris Elliott |
| CMT | 02/03/11 | |
| Section 151 Officer | 25/02/11 | Mike Snow |
| Legal | | |
| Finance | 25/02/11 | Marcus Miskinis |
| Portfolio Holder(s) | 07/03/11 | Councillor J Hammon |
| Consultation Undertaken | | |
| Meeting of the Grants Working Party (Councillors Blacklock, Dean, Dhillon and Falp) held in January 2011. | | |
| Final Decision? | | Yes |
| Suggested next steps (if not final decision please set out below) | | |

1. **SUMMARY**

- 1.1 To report to the Executive the contribution made to the historic environment by the historic building grants for 2010/2011, and to gain approval for the funding allocation for the coming financial year (2011/12) as recommended by the Grants Working Party.

2. **RECOMMENDATION**

- 2.1 That Executive approves the proposed allocation for the Historic Buildings Grants for 2011/12 as set out in **Appendix A**.

3. **REASONS FOR THE RECOMMENDATION**

- 3.1 The District Council has for many years supported Historic Buildings Grants to help property owners to maintain/restore historic assets which are a very important part of the environment of Warwick District. In this time of financial constraints, maintaining this type of grant is crucial to many owners of historic properties and recognises the contribution made by the historic environment to the economic and social wellbeing of the District.
- 3.2 Grants are offered in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990 which makes provision for local authorities to make historic buildings grants. They are available for all listed and unlisted buildings in the conservation areas that make a significant contribution to the conservation area. Grants are offered normally at a level of 25% of the cost of the works to a maximum of £3,000 per property. A Grants Working Party comprising Elected Members together with the Conservation Officers meet each year to review the allocation of grants over the past year, and to discuss and recommend the allocations for the coming year.
- 3.3 In order to monitor the contribution made by the schemes that have been supported by the Council, officers when undertaking their final inspections assess and score each scheme against the following five headings:
1. The quality of workmanship
 2. Additional works carried out as part of the project but not grant aided.
 3. Whether the grant helps achieve one of the Council's key conservation/regeneration objectives.
 4. Impact of the works on the external appearance of the building and general character of the area.
 5. The extent to which the grant aided works brings buildings back into positive use.
- 3.4 Each scheme is given a score of between 0 and 5 for each heading, and then totalled to give an overall score of up to 25 as the maximum. For 2010/11, on average, the total added value for each historic buildings grant scheme is as follows:
- | | |
|--|--------------|
| • Warwick Grants | 22 out of 25 |
| • Leamington Spa Grants | 22 out of 25 |
| • Historic Buildings Grants (other towns and villages) | 20 out of 25 |

- 3.5 These figures indicate that the grant schemes have continued to add positively to the historic environment over the last year, which adds significantly both locally and nationally to the enjoyment and economic wellbeing of the area.
- 3.6 An overview of the contribution made by each individual grant scheme during 2010/11 is set out below, along with the proposed allocations for 2011/2012 as recommended by the Working Party (as set out in **Appendix A**).

a) **Leamington Spa Town Grants**

During 2010/11, 38 grant offers have been made which has taken up the whole allocation of £30,000, plus an additional £9,500 which was transferred from the Urban Enhancement Grant (£4,500) and Conservation Facilitation Fund (£5,000). There is therefore a need to consider a greater allocation for Leamington to meet the number of requests.

The Grants Working Party therefore recommends £35,000 be allocated to Leamington Spa Grants for 2011/2012.

b) **Warwick Town Grants**

During 2010/11, 12 grant offers have been made which has taken up the whole allocation of £30,000. These have included match funding for the Court House Heritage Lottery Fund grant application, and grant aid for restoration of both Eastgate and Westgate. The previous allocation is therefore meeting the requests for grants.

The Grants Working Party therefore recommends £30,000 be allocated to Warwick Grants in 2011/2012.

c) **Historic Buildings (other towns and villages) Grants**

During 2010/11, a total of 16 grants have been offered and all funds have been fully allocated for works which include thatching, masonry and repointing, and repairs to windows and doors. A significant grant was made for the repair and consolidation of the remains of Baginton Castle in conjunction with funding from English Heritage. In order to meet the present levels of requests for grants, a greater allocation is proposed.

The Grants Working Party therefore recommends £35,000 be allocated to the Historic Buildings Grant Scheme in 2011/12.

d) **Shop Front Grants**

Shop Front Grants are available to any shop front in conservation areas within the district and within Warwick Road, Kenilworth. This scheme, although less popular than in the past, offers encouragement where retailers are unable to carry out reinstatement or repair of traditional shop fronts. A significant improvement was made to a shop front in Park Street and a number of specifications have been made to retailers through contacts made via the Town Centre Managers. A residue of approximately £15,000 is proposed to carry forward to 2011/12 to support these schemes should they come to fruition.

The Grants Working Party recommends no additional funds will be added for 2011/12.

e) Urban Enhancements Grants

The Urban Enhancement Grants Scheme was revived in 2008/9. Together with slippage from the previous year and a £10,000 allocation, a total of £40,000 was available this year. Of this fund, £20,000 has been allocated to the reinstatement of the Pump Room Arches. A total of £14,500 has been offered towards various lamp post painting and replacement schemes in the Conservation Areas, and £1,000 towards works to Leamington's war memorial. The residue was transferred to the Leamington Spa Grant Scheme which was oversubscribed. As the works funded will be carried out during 2011/12, it was not proposed to allocate further funds for this financial year and to eventually close this grant scheme to reduce the number of schemes in operation.

The Grants Working Party therefore recommends no additional funds will be added for 2011/12.

f) Rural Enhancements Grants

With slippage from last year's allocation, a total of £41,700 was available this year. At the end of last year, a number of potential schemes were identified with a working party from the County Council. Following discussions with Bishops Tachbrook Parish Council this year, an enhancement scheme has now been agreed at the junction of Church Hill and Oakley Wood Road with works expected to commence in April. Negotiations are ongoing with Barford Parish Council as to future projects for the residual funds. As the works will be carried out during 2011/12, it was not proposed to allocate further funds for this financial year and to eventually close this grant scheme to reduce the number of schemes in operation.

The Grants Working Party therefore recommends no additional funds will be added for 2011/12.

g) Conservation Facilitation Fund

This fund exists for promotional works and specialist funding for historic building and conservation issues. During 2010/11, approximately £4,000 has been used for promotional work, including promoting the Heritage Open Days weekend in September where 53 properties and venues took part in this national event involving the public; and a seminar on PPS5 was run in November for officers and members. A residue of approximately £13,000 is proposed to carry forward to support Heritage Open Days and similar events in 2011/12.

The Grants Working Party recommends no additional funds will be added for 2011/12.

h) Kenilworth Abbey Fund

This fund was created from slippage funding carried forward from previous years which has been ring fenced for building and restoration work at

Kenilworth Abbey. To date a survey of Tantara Gatehouse, air photographs and a design for a new effective roof over the whole of the gatehouse fabric has been commissioned. Negotiations are ongoing at present as to the design of the roof as part of the application for scheduled monument consent. The residual funds of approximately £20,000 are allocated towards the cost of construction of the works during 2011/12. As the works funded will be carried out during 2011/12, it was not proposed to allocate further funds for this financial year and to eventually close this grant scheme to reduce the number of schemes in operation.

The Grants Working Party recommends no additional funds will be added for 2011/12.

- 3.7 It was also recommended by the Grants Working Party that all the schemes are fully publicised in due course and that any new Members are made aware of the availability of grants after the May elections. Officers will ensure this is undertaken.

4. **ALTERNATIVE OPTION CONSIDERED**

- 4.1 An alternative option would be to not approve the proposed allocations or make specific allocations for the fund, this potentially would not provide a fair process for distributing funds across the District.
- 4.2 A further alternative would be to abandon the grants scheme which would have a significant detrimental effect on the appearance and economy of the District.

5. **BUDGETARY FRAMEWORK**

- 5.1 An allocation of £100,000 from the Capital Programme was approved for Historic Building Grants. In addition the Capital Programme includes £100,000 in each future year.

- 5.2 The Budgets available to be allocated each year are shown below:-

| Grant | 2010/11 Budget | Unallocated B/F | Total 2010/11 Allocation | Allocated and paid 2010/11 | Unallocated C/F | 2011/12 Budget Allocation |
|---------------------------|-----------------------|------------------------|---------------------------------|-----------------------------------|------------------------|----------------------------------|
| Leamington Spa Grants | £30,000 | £25,500 | £55,500 | £37,212 | £18,288 | £ 35,000 |
| Warwick Town Grants | £30,000 | - | £30,000 | £14,970 | £15,030 | £ 30,000 |
| Historic Buildings Grants | £25,000 | £7,300 | £32,300 | £24,593 | £7,707 | £ 35,000 |
| Shop Front Grants | - | £16,500 | £16,500 | £1,357 | £15,143 | |
| Urban Enhancement Grants | £10,000 | £30,000 | £40,000 | - | £40,000 | |
| Rural Enhancement Grants | £5,000 | £36,700 | £41,700 | £23,474 | £18,226 | |
| Conservation Facilitation | - | £23,500 | £23,500 | £5,585 | £17,915 | |

| Grant | 2010/11 Budget | Unallocated B/F | Total 2010/11 Allocation | Allocated and paid 2010/11 | Unallocated C/F | 2011/12 Budget Allocation |
|-----------------------|-----------------------|------------------------|---------------------------------|-----------------------------------|------------------------|----------------------------------|
| Fund | | | | | | |
| Kenilworth Abbey Fund | - | £23,200 | £23,200 | £2,647 | £20,553 | |
| Total | £100,000 | £162,700 | £262,700 | £108,477 | £154,223 | £100,000 |

- 5.3 In addition to the Budget shown above, there are significant committed grants where the budget has been allocated but where the work has not yet been completed or claimed for. The committed but unspent budget will be subject to a slippage request as part of the Final Accounts report in June.

6. **POLICY FRAMEWORK**

- 6.1 The maintenance of the Historic Environment is highlighted in Warwick District Council Local Plan and also forms part of National Guidance in Planning Policy Statement No. 5 (Historic Environment) and the Planning (Listed Buildings in Conservation Areas) Act 1990. The grants have and will continue to contribute towards achieving the objectives related to Culture, Environment and Development of the Corporate Strategy 2008-2011, as well as supporting the achievement of a number of the strategic aims of the Sustainable Community Strategy, specifically protecting and enhancing the built and natural environment, having a thriving tourist economy, and creating opportunities for everyone to enjoy arts and cultural activities.

Historic Buildings Grants 2011/12 Allocations including Slippage

| Grant | 2011/12 Allocation | Slippage not allocated for specific works but for use in 2011/12 allocations |
|------------------------------|---------------------------|---|
| Leamington Spa Grants | £ 35,000 | Slippage fully allocated for works in 2011/2012 |
| Warwick Town Grants | £ 30,000 | Slippage fully allocated for works in 2011/2012 |
| Historic Buildings Grants | £ 35,000 | Slippage fully allocated for works in 2011/2012 |
| Shop Front Grants | | £ 15,143 |
| Rural Enhancement Grants | | } Slippage allocated to schemes to be negotiated and carried out during 2011/12 |
| Urban Enhancement Grants | | |
| Conservation Facilities Fund | | £ 12,915 |
| Kenilworth Abbey Fund | | Slippage allocated to a scheme to be negotiated and carried out during 2011/12 |
| Total | £100,000 | |