

 <b>Executive Report</b> <b>13 March 2013</b>		<b>Agenda Item No.</b> <b>8</b>
<b>Title</b>	Historic Building Grants Allocations	
<b>For further information about this report please contact</b>	Alan Mayes (Principal Architect/Planner)	
<b>Wards of the District directly affected</b>	All	
<b>Is the report private and confidential and not for publication by virtue of a paragraph of schedule 12A of the Local Government Act 1972, following the Local Government (Access to Information) (Variation) Order 2006?</b>	No	
<b>Date and meeting when issue was last considered and relevant minute number</b>	March Executive 2012	
<b>Background Papers</b>	Grants Working Party Background Paper	

<b>Contrary to the policy framework:</b>	No
<b>Contrary to the budgetary framework:</b>	No
<b>Key Decision?</b>	Yes
<b>Included within the Forward Plan? (If yes include reference number)</b>	Yes – Ref: 469
<b>Equality &amp; Sustainability Impact Assessment Undertaken</b>	Yes/No (If No state why below)

Officer/Councillor Approval		
Officer Approval	Date	Name
Chief Executive/Deputy Chief Executive	18.2.13	Bill Hunt
Head of Service	18.2.13	Tracy Darke
CMT		
Section 151 Officer	18.2.13	Mike Snow
Monitoring Officer		
Finance	18.2.13	Jenny Clayton
Portfolio Holder(s)	18.2.13	Councillor John Hammon
Consultation & Community Engagement		
Meeting of Grants Working Party made up of Councillors Blacklock, Dean, Falp, and Dhillon (who was unable to attend meeting), together with Alan Mayes and Roger Cullimore held on the 21 January 2013.		
Final Decision?		Yes
Suggested next steps (if not final decision please set out below)		

## 1. **SUMMARY**

- 1.1 To report to the Executive the enhancement made to the District by the Historic Buildings Grants for 2012/13.
- 1.2 To gain approval for the proposed allocation of the 2013/14 budget as shown in Appendix A and paragraph 3 below.
- 1.3 It should be noted that these revised figures supersede the relevant figures in Appendix 8, part 1 (£112,200 & £116,400 respectively) of the 2013/14 budget report.

## 2. **RECOMMENDATION**

- 2.1 That the Executive approves the revised 2012/13 programme as outlined in column C of Appendix A including the slippage from 2012/13 to 2013/14 as outlined in column E of Appendix A.
- 2.2 That the Executive approves the proposed allocations for the Historic Building Grants for 2013/14 as set out in Appendix A which includes the 2012/13 slippage and also the £20,000 saving referred to in paragraph 5.1 and the creation of a revenue budget for Heritage Open Day costs of £4,000.

## 3. **REASONS FOR THE RECOMMENDATION**

- 3.1 The following assessments have been made of each of the current Grant Schemes and recommendations made on the basis of these assessments.
- 3.2 **Leamington Spa Grants** - An allocation of £40,000 (plus slippage of £20,000 for previous commitments) was made to this scheme last year and to-date 48 offers have been made during 2012/13. In order to meet this level of demand £10,000 has been transferred from the Warwick Grants Scheme without in anyway having a detrimental effect on the Warwick Grants Scheme.
  - 3.2.1 This Scheme is available to all buildings Listed and Unlisted in the Leamington Spa Conservation Area grants are normally offered at a level of 25% of the cost to a maximum of £3,000 per property. As this Scheme was fully allocated for the current financial year it is recommended that the figure of £40,000 be maintained for the coming year.
- 3.3 **Warwick Town Grants** – An allocation of £10,000 was made for the Warwick Grant Scheme together with slippage of £21,000. To-date 16 offers and £18,973.00 has been paid or committed from this Scheme and £10,000 has been transferred to Leamington Spa Grants.
  - 3.3.1 This Scheme is available to all Listed and Unlisted Buildings in the Warwick Conservation Area and is allocated on the basis of 25% of the cost to a maximum of £3,000. For the past two years the annual expenditure has been £18,000/£19,000. It is therefore recommended that the allocation for 2013/14 should be £20,000.
- 3.4 **Historic Buildings Grant Scheme** – an allocation of £30,000 was made for the current financial year together with £5,600 slippage. To-date 18 offers have been made and £18,511 paid or committed. This leaves unallocated funds of approximately £17,000 of which it is proposed to use £10,000 for a new

Environmental Fund (see below) and £7,000 which it is proposed to transfer to the Kenilworth Abbey Fund.

- 3.4.1 This Scheme is available to all Listed and Unlisted Buildings in Kenilworth, Whitnash and Rural Conservation Areas together with individual Listed Buildings. As the expenditure for the past two years has been £16,000/£18,000 it is recommended that an allocation of £20,000 should be made available for 2013/14.

**3.5 Other Grant Schemes: (Not requiring allocations of new funds)**

- 3.5.1 **Shop Fronts Grant Scheme** -£5,800 was carried forward from 2012/13. £5,000 has been paid or allocated to date. Although workshops and surgeries have been offered the take up has been limited. It is therefore proposed to discontinue this scheme and take any shop front applications from the relevant Town Grant Schemes.
- 3.5.2 **Kenilworth Abbey Grant Scheme** - £21,608 was carried forward last year and £8,000 has been spent or allocated for valuable work on internal moisture monitoring at Tantara Gatehouse. The residue of this fund together with £7,000 transferred from the Historic Buildings Grant Scheme is ring-fenced for proposed new green roof of the Abbey Gatehouse which should provide approximately 50% towards the cost.
- 3.5.3 **Rural Enhancement Grant Scheme** – £14,447 was carried forward last year of which £14,000 has been spent on enhancement works which included new lampposts and lamppost restoration in various Conservation Areas in liaison with Monica Brown, transforming these areas. It is proposed to discontinue this Scheme in 2013/14.
- 3.5.4 **Urban Enhancement Grants** –£1,000 was carried forward last year for works to Leamington War Memorial by Leamington Town Council. This should proceed in the near future and the Scheme will be discontinued in 2013/14.
- 3.5.5 **Conservation Facilitation Funds** –£9,100 was carried forward, to-date approximately £4,500 has been paid out which has funded the Heritage Open Days, a successful weekend in September with 53 venues taking part and a successful Design Awards Scheme. A blue plaque to Thomas Baker the Leamington Artist was also funded from this Scheme. It is proposed the remainder of this fund be carried forward and used for Heritage Open Days 2013 and other planned Conservation events.
- 3.5.6 **Environmental Grant Scheme** – It is proposed that the £10,000 unallocated funds from the Historic Buildings Grant Scheme should be slipped to 2013/14 to form a new grant scheme which would be available for both Urban and Rural Enhancement projects. This fund would have a level of flexibility and could also be used to fund shortfalls which may occur elsewhere.
- 3.5.7 In terms of all these Other Grant Schemes it is not proposed that funding should be allocated from the current year's funds but that the Schemes should continue on the basis of the residual slippage. By removing the discontinued schemes this will leave the Kenilworth Abbey Grant Schemes, the Conservation Facilitation Scheme and the Environmental Grant Scheme.

#### 4. **POLICY FRAMEWORK**

- 4.1 **Policy Framework** – the maintenance of the Historic Environment is highlighted in the Warwick District Council's Local Plan and also forms part of the National Planning Policy's framework objectives to maintain assets in the Historic Environment. The grants have and will continue to contribute to achieving the objectives relating to Culture Environment and the objectives of the Corporate Strategy.

#### 5. **BUDGETARY FRAMEWORK**

- 5.1 The original Historic Buildings Grant budget for 2013/14 was £100,000. As the proposed allocation requires only £80,000 a saving of £20,000 can be made for the forthcoming year. This has been made possible by slipped funds from previous years being reallocated and allocations being based on past years spending patterns. The capital programme approved as part of the 2013/14 Budget Setting Report includes a Historic Building grant of £50,000 per annum for each of 2014/15 to 2016/17. If the Grants Working Party wishes these budgets to be increased, it will need to submit a business case to the Executive justifying the requested increase in budgets.

#### 6. **ALTERNATIVE OPTION(S) CONSIDERED**

- 6.1 An alternative option would be to reduce the grant schemes or to abolish the grant scheme. To not have a Grant Scheme at all would significantly affect the Council's ability to assist in maintaining the Historic Environment.

#### 7. **BACKGROUND**

- 7.1 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. It is in this time of financial constraints the maintenance of 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.
- 7.2 The contribution of grant aid helps to stimulate high quality restoration which also contributes towards the economy of the area by encouraging traditional skills. It also maintains our impressive stock of historic assets for the enjoyment of residents and visitors to Warwick district.
- 7.3 Grants are offered in accordance with the Planning (Listed Building in 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 which make a significant contribution to the Conservation Area. Grants are offered normally at a level of 25% of the cost of works to a maximum of £3,000 per property. For the current year a total of £105,000 allocated awaiting payment – as this represents 25% of the cost of each piece of work this has enabled £420,000 of works to proceed. As certain grants do not cover a full 25% the actual level of enabled work is higher.
- 7.4 A Grants Working Party comprising of four Elected Members together with Conservation Officers meets at the beginning of the calendar year to review the

allocation of grants over the past year and to discuss and recommend the allocations for the coming financial year.

- 7.5 The contribution made to the Conservation Area, the Historic Environment as a whole and to individual Listed Buildings is monitored by the Council's Officers when making its final inspections of grant works, to ensure that funds are being used beneficially for the individual property and for the wider Conservation Area as a whole.
- 7.6 The principal of grant aid is to meet the additional cost of materials required for historic building work. In line with national guidance the grants are not means tested but offered for the purpose of maintaining the building and enabling work that would otherwise not proceed. Without the facility to offer grant aid it is most likely that buildings would remain in a state of disrepair or inferior works would be carried out to our important stock of historic buildings. There would also be no incentive to encourage historic building owners to replace unsympathetic works which were carried out in the past.
- 7.7 In order to publicise the Grant Schemes this year it is proposed to distribute press releases and publicise the achievements of the Grant Schemes.

## Appendix A

A	B	C	D	E		F
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2012/13					
Scheme	Original Budget	Transfers between schemes	Revised Budget After Transfers	Spent and Allocated Funds	Proposed Slippage to 2013/14
	£	£	£	£	£
Leamington Spa Town Grants	60,000	10,000	70,000	70,000	0
Warwick Town Grants	31,028	-10,000	21,028	19,000	2,028
Historic Building Grants	35,672	-17,000	18,672	18,500	172
Conservation Facilitation Fund	9,100	0	9,100	4,300	4,800
Shop Front Grants	5,800	0	5,800	5,000	800
Urban Enhancement	1,000	0	1,000	1,000	0
Rural Enhancement	14,447	0	14,447	14,000	447
Kenilworth Abbey Fund	21,608	7,000	28,608	8,000	20,608
Environmental Grant	0	10,000	10,000	0	10,000
Proposed Slippage to 2013/14	0	0	0	0	0
Less transfer to Revenue for Heritage Open Day Costs	0	0	0	0	0
<b>TOTALS</b>	<b>178,655</b>	<b>0</b>	<b>178,655</b>	<b>139,800</b>	<b>38,855</b>

2013/14
Proposed Allocations
£
40,000
20,000
20,000
0
0
0
0
0
0
38,855
-4,000
<b>114,855</b>