

GLOSSOPDALE Townscape Heritage Initiative (THI)-GENERAL GRANTS SCHEME

Property Address: 20, Norfolk Street, Glossop (Formerly Blazes)

Report by/Contact Officer: Helen Bower-Glossopdale Townscape Heritage Initiative Project Officer

Executive Member: Councillor T Kemp

1 Reason for the report

- 1.1 To consider an application for a grant towards eligible repair and reinstatement works to 20 Norfolk Street (formerly Blazes). This includes repairs to the shop front, roof repairs, re-pointing using traditional lime mortar and reinstatement of two timber sliding sash windows to the upper floor.

2 Summary

- 2.1 The THI general grants scheme has £150,000.00 from the Common Fund to spend over 3 years. The funds seek to assist private owners/occupiers to carry out traditional repairs or reinstatement of lost architectural details to historic properties within the THI boundary area. The remaining budget at the time of writing the report is **£67,035.03** with six grant schemes already approved. (See also General Grants Scheme Budget summary in Appendix 1).
- 2.2 This report details the cost of the work and the level of grant proposed for this particular project.

3 Recommended

- 3.1 Members are requested to approve a grant of up to **£5,776.45 incl VAT** (56% grant) towards the cost of works totalling £10,308.60 (Incl VAT).

4 Background

- 4.1 20 Norfolk Street (formerly Blazes) is a late 19th century terraced commercial property located on a key route through Glossop town centre and overlooking the recently regenerated station forecourt. As such the property is a focal building on leaving the station and entering into the town centre. Once completed, it is anticipated that the repair and refurbishment works to this property will further enhance the property and make a positive contribution to the character and appearance of the conservation area. It will also provide a fully refurbished commercial property ready for lease. (See existing photograph in Appendix 2).

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5 Issues and Options

5.1 The scope of works is as follows: -

- Roof repairs and lead work (50%)
- Reinstate cast iron rainwater goods (25%)
- Reinstate 2 no. Traditional timber sliding sash windows at first floor level (75%)
- Shop front repairs (75%)
- Repair/reinstate a traditional canopy (75%)
- Masonry repairs/pointing (isolated areas) (50%)
- External decoration of new/repaired joinery (50%)
- Professional/Planning fees (75%)
- Scaffold (50%)

Costs

5.2

Summary of Quotations		
	Total Eligible Project Cost Incl VAT	Grant Offer Incl VAT
Quote 1	£13,472.53	£7,907.96
Quote 2	£10,308.60	£5,776.45 (56%)
Quote 3	£10,950.00	£7,090.00

5.3 The lowest quote is Quote 2-£10,308.60 and once individual percentage rates are applied to the eligible works, a grant of up to **£5,776.45 incl VAT** is proposed.

5.4 The offer of a grant will be subject to the terms and conditions as set out by the Heritage Lottery Fund and the THI Project Officer.

Funding

5.9 The works will be funded as follows:

THI Common Fund	£5,776.45
Private Contribution	£4,532.15
Total	£10,308.60

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Previous Grant applications

5.10 The applicant has had no previous grant applications for this property.

Officer's Comments

5.11 This property is situated in a key location on Norfolk Street overlooking the station forecourt (recently regenerated through Glossop Vision and THI). The shop front retains many historic details, which are now in need of repair. The owner has expressed a keen interest in retaining the historic interest of the building by repairing the existing shop frontage. By reinstating traditional features such as two timber sash windows to the first floor, it is considered that this will further improve and enhance the properties overall appearance. The property is currently vacant and the owner is very keen to carry out the works as soon as possible to enable a new tenant to move into the shop and bring historic floor space back into use.

6 Implications

Legal ✓	Financial ✓	Workforce
Environmental ✓	Community Safety	Consultation
Equalities	Risk Management	Human Rights
Project		Management

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6.1 Local authorities are empowered to give grants towards improvements in conservation areas under Section 57 of the Planning (Listed buildings and Conservation Areas) Act 1990.

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6.2 Environmental issues are the subject matter of the report.

6.3 The 2009/2010 budget has been established and contributions from Heritage Lottery Fund and the County Council have been confirmed.

6.4 There are no legal or financial implications with the proposed grant offer and both the Strategic Director of Financial Services and the Business Manager of Legal Services have signed off the report.

7 How this report links to Corporate Priorities

7.1 Heritage-led regeneration schemes contribute towards meeting the Council's Corporate objective 2 – Creating Jobs and Prosperity as set out in the 5 year Corporate Plan 'Improving High Peak, Priorities for Action 2008 – 2013'.

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8 Appendices

[8.2](#) Appendix 1 - Summary of General Grant Scheme Budget

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8.3 Appendix 2- Existing Photograph-20 Norfolk Street (Sept 2009)

9 Web links and background papers

9.1 Background papers are held at Municipal Buildings Glossop Ref:
GLO/THI/12-08-09/20NFLKST

General Grant Scheme Summary

Total Budget of £150,000 over 3 years			
	Grant Offer Date	Grants Committed	Outstanding Balance
69, 71 & 71a High Street West	9 th July 2008	£20,198.88 (Replaces initial figure of £21,309.00 and includes a saving of £1110.12) (Potential additional grant for two shop fronts in future)	£129,801.12
23 High Street East	9 th July 2008	£5,735.00 (updated figure)	£124,066.12
3-5 High Street East (Harley's Bar)	Approved December 2008	£7,545.00	£116,521.12
Glossop Tyre & Battery (25 High St East)	Approved March 2009	£29,195.25	£87,325.87
Kimberley's Bakery 12 High St East	Approved June 2009	£3,271.54	£84,054.33
71-71a High Street West (Bradley's Fishmongers and Help the Aged)	Approved June 2009	£17,019.30	£67,035.03
23 High Street East (supplementary grant)	Subject to approval by Glossop Vision Board Sept 2009	£2,827.50 Incl VAT * Figure subject to change	£64,207.53 * Figure subject to change
20 Norfolk Street (formerly Blazes)	Subject to approval by Glossop Vision Board Sept 2009	£5,776.45 incl VAT	£58,431.08



View of 20 Norfolk Street-as existing Sept 2009

GLOSSOPDALE Townscape Heritage Initiative (THI)-GENERAL GRANTS SCHEME

Property Address: 23 High Street East, Glossop (Formerly Renaissance dress shop)

Report by/Contact Officer: Helen Bower-Glossopdale Townscape Heritage Initiative Project Officer

Executive Member: Councillor T Kemp

1 Reason for the report

- 1.1 To consider an application for a supplementary grant to enable additional works to the gable elevation of 23 High Street East (formerly Renaissance dress shop). This includes re-pointing using traditional lime mortar and the repair of two existing timber sliding sash windows to upper floors on the side elevation.

2 Summary

- 2.1 The THI general grants scheme has £150,000.00 from the Common Fund to spend over 3 years. The funds seek to assist private owners/occupiers to carry out traditional repairs or reinstatement of lost architectural details to historic properties within the THI boundary area. The remaining budget at the time of writing the report is **£67,035.03** with six grant schemes already approved. (See also General Grants Scheme Budget summary in Appendix 1).
- 2.2 This report details the cost of the work and the level of grant proposed for this particular project.

3 Recommended

- 3.1 Members are requested to approve a supplementary grant of up to **£2,827.50 (Incl VAT)** (up to 75%*) towards the cost of works totalling £3,770.00 (Incl VAT). * Please refer to paragraphs 5.4-5.7 for more details.

4 Background

- 4.1 23 High Street East (formerly Renaissance dress shop) is a late 19th century end of terrace property located on a key route through Glossop town centre. The property has recently undergone extensive refurbishment with THI grant assistance towards roof repairs, reinstatement of a traditional shop front and sash window to the front elevation. Once completed it is anticipated that the additional works to this property will further enhance the street scene and will complete the programme of external repair and improvement.

5 Issues and Options

5.1 The scope of additional works is as follows: -

- Remove existing mortar and re-point gable elevation with traditional lime mortar
- Repair existing sash windows (in first instance); with provision that if on closer inspection the windows are beyond repair, there are sufficient funds to replace sashes with like-for-like replacements, (existing quotes are all based on replacement with adjusted figures to be submitted in due course).

Costs

5.2

Summary of Quotations		
Quote 1	Quote 2	Quote 3
£3,770.00 incl VAT @ 15%	£4,473.50 incl VAT @15%	£4,340.00 incl VAT @ 15%
Grant Offer 75% <u>£2,827.50 (Incl VAT)</u> (figure subject to change)		

5.3 The lowest quote is Quote 1-£3,770.00 incl VAT.

5.4 The total requested for this supplementary grant is therefore **£2,827.50 incl VAT (at 75%)**

5.5 At the time of writing this grant report the THI grant officer is waiting for itemised costs to be submitted from the lowest tender so that the correct percentages can be applied to each eligible item of work.

5.6 The standard grant percentages applied to the eligible works included in this application are: -

- Repair of existing timber sash windows (up to 75%)
- Re-pointing with traditional lime mortar (up to 50%)
- Scaffolding 50%

5.7 However, in order to progress the grant application and for the purposes of this report a 75% grant, across the board, will be assumed. Once itemised costs have been received the grant will be adjusted

accordingly to take account of the reduced grant rate for pointing and scaffolding (up to 50% respectively).

- 5.8 The offer of a grant will be subject to the terms and conditions as set out by the Heritage Lottery Fund and the THI Project Officer.

Funding

- 5.9 The works will be funded as follows:

THI Common Fund	£2,827.50
Private Contribution	£942.50
Total	£3,770.00 (Incl VAT)

Previous Grant applications

- 5.10 The applicant had an application for grant assistance approved under the Glossopdale THI in July 2008. The grant was for up to £5,735.00 incl VAT and included roof repairs and works to improve the appearance of the front elevation including a like-for-like replacement shop front. This grant application is supplementary to the first grant approval and will enable further repair works to be undertaken which have become apparent since works began. The owner is keen to further improve and enhance the building by carrying out the additional works to the gable elevation.

Officer's Comments

- 5.11 This property has already received grant approval for repairs and restoration to the roof and front elevation. The owner now wishes to continue the programme of repair/restoration works to the gable elevation to ensure that it remains in keeping with the character and appearance of the front of the building. It is considered that these additional works would complete and compliment the overall scheme. The first and attic floor windows on the gable elevation are visible from street level. Together with the recent enhancement made to neighbouring Glossop Tyres (which is also a grant aided project under the THI), the two buildings will positively enhance the character and appearance of the conservation.
- 5.12 In order to ensure that this report meets the necessary internal Council procedures prior to consideration by the Vision Board members, the THI officer has produced this report on the provision that the grant rate for re-pointing and scaffolding will be reduced accordingly once

itemised figures have been submitted. As such the grant offer included in this report is higher than the expected final grant offer.

6 Implications

Legal ✓	Financial ✓	Workforce
Environmental ✓	Community Safety	Consultation
Equalities	Risk Management	Human Rights
Project		Management

- 6.1 Local authorities are empowered to give grants towards improvements in conservation areas under Section 57 of the Planning (Listed buildings and Conservation Areas) Act 1990.
- 6.2 Environmental issues are the subject matter of the report.
- 6.3 The 2009/2010 budget has been established and contributions from Heritage Lottery Fund and the County Council have been confirmed.
- 6.4 There are no legal or financial implications with the proposed grant offer and both the Strategic Director of Financial Services and the Business Manager of Legal Services have signed off the report.

7 How this report links to Corporate Priorities

- 7.1 Heritage-led regeneration schemes contribute towards meeting the Council's Corporate objective 2 – Creating Jobs and Prosperity as set out in the 5 year Corporate Plan 'Improving High Peak, Priorities for Action 2008 – 2013'.

8 Appendices

- 8.2 Appendix 1 - Summary of General Grant Scheme Budget

9 Web links and background papers

- 9.1 Background papers are held at Municipal Buildings Glossop Ref: GLO/THI/05-02-08/23HSE

General Grant Scheme Summary

Total Budget of £150,000 over 3 years			
	Grant Offer Date	Grants Committed	Outstanding Balance
69, 71 & 71a High Street West	9 th July 2008	£20,198.88 (Replaces initial figure of £21,309.00 and includes a saving of £1110.12) (Potential additional grant for two shop fronts in future)	£129,801.12
23 High Street East	9 th July 2008	£5,735.00 (updated figure)	£124,066.12
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