



Name of meeting: Cabinet
Date: 27th June 2017
Title of report: Dewsbury Townscape Heritage Initiative Grant Application 7-9 Corporation Street

Purpose of report

To seek approval for a Dewsbury Townscape Heritage Initiative (THI) grant towards improving 7-9 Corporation Street, Dewsbury

To seek delegated authority for the Strategic Director, Economy and Infrastructure to authorise payment of the grant upon receipt of a completed application and all necessary supporting information from the applicant.

Key Decision - Is it likely to result in spending or saving £250k or more, or to have a significant effect on two or more electoral wards?	No
Key Decision - Is it in the Council's Forward Plan (key decisions and private reports?)	Yes (Private Appendix 2)
The Decision - Is it eligible for call in by Scrutiny?	Yes
Date signed off by Strategic Director & name	Naz Parkar - 19.06.2017
Is it also signed off by the Service Director for Finance and Transactional Services?	Debbie Hogg - 16.06.2017
Is it also signed off by the Service Director for Governance and Commissioning Support?	Julie Muscroft - 16.06.2017
Cabinet member portfolio	Cllr Peter McBride - Economy, Skills, Transportation & Planning

Electoral wards affected: Dewsbury East

Ward councillors consulted: Cllrs E. Firth, P. Kane and C. Scott

Public or private: Public (Appendix 2 in private)

The information in the Private Appendix 2 relates to the financial or business affairs of persons (or the Authority holding that information), specifically information relating to the applicant's financial status and contractors' tender prices. It is considered that

disclosure of the information would adversely affect the companies concerned. The public interest in maintaining the exemption, which would protect the interests of the Council and the company concerned, outweighs the public interest in disclosing the information and providing greater openness in the Council's decision making.

1. Summary

Dewsbury Townscape Heritage Initiative (THI) is a five year, Heritage Lottery Fund (HLF) regeneration programme in partnership with Kirklees Council which aims to:

- preserve and enhance certain key buildings located within the Conservation Area, through grant assistance;
- stimulate economic activity through creating a quality environment;
- raise awareness of Dewsbury's heritage through training and education.

Kirklees Council was awarded £2m by the HLF, matched by a further £1.7m from Kirklees Council to make a total fund of £3.7m over five years. The Dewsbury THI was formally launched in June 2014 and will currently run until July 2018.

The owner of 7-9 Corporation Street has put forward a scheme of repair, replacement and refurbishment for the property, which is complementary to previous THI works undertaken in Corporation Street, which is eligible for grant funding, subject to Cabinet approval of the grant.

The proposed scheme is consistent with work done to other properties in Corporation Street, delivering uniformity of high quality traditional frontages, which considerably enhances the streetscape, improves perceptions and adds to economic confidence in the town.

Appendix 2 of this report is in Private, as the information it contains relates to the financial or business affairs of persons (or the Authority holding that information); and specifically, information relating to the applicant's financial status and contractors' tender prices. It is considered that disclosure of the information would adversely affect the companies concerned. The public interest in maintaining the exemption, which would protect the interests of the Council and the company, outweighs the public interest in disclosing the information and providing greater openness in the Council's decision making.

2. Information required to take a decision

Property owners and tenants (with a minimum of a 10 year lease) can apply for grant aid funding for works on their properties which can include:

- i. Exterior repairs to properties, including structural works;
- ii. The restoration and reinstatement of architectural features, such as traditional shop fronts;
- iii. Bringing empty space within buildings back into use, such as unused space above shops or derelict parts of buildings.

THI grant rates are as follows:

- where a property is in use, the grant may cover up to 75% of the cost of eligible repair and structural works, and 90% for reinstatement of architectural features
- for vacant properties and floor space, the grant could cover an average of 50% of the cost of eligible works

The project at 7-9 Corporation Street comprises external improvements to the property, include:

- replacing existing modern shop front with a traditional timber shop front
- refurbishment of upper floor windows
- reinstatement of architectural features and restoration of stonework
- re-roof and repair of flashings in traditional materials
- reinstatement of traditional awnings
- external repairs, including replacement of defective gutters and fall pipes
- external decoration

The scheme received full planning permission on the 30th March 2017 (2017/62/90387/E).

This will be the 5th grant awarded under the THI Scheme.

An outline of the grant application can be found in Appendix 1 of this report. Appendix 2 (in private) outlines the financial aspects of the grant application.

3. Implications for the Council

Early Intervention and Prevention (EIP)

No implications

Economic Resilience (ER)

The THI project contributes to two of the three key themes of Economic Resilience: -

- Economic Competitiveness and profitable business
- High quality places, environment and infrastructure.

Refurbishment of 7-9 Corporation Street will contribute to the attractiveness and competitiveness of the business by providing a more attractive appearance to the premises which is more welcoming to customers and improves perception of the business. There is also a wider benefit to this work in terms of it being consistent with other improvements which have been undertaken to Corporation Street. The scheme will enhance the streetscape and raise the quality of the town centre environment.

Improving Outcomes for Children

No implications

Reducing demand of services

No implications

Other (eg Legal/Financial or Human Resources)

Financial

The THI is a five year programme currently due to end June 2018. The Council is committed to providing £1.7m match funding to the project.

The Council is committed to paying the grant to the applicant in full, which the Council will then claim 54% back from the HLF. Claims are made to the HLF each quarter, at the end of the quarter.

The THI programme was given approval to commence third party grant payments, as approved by Cabinet on 23rd September 2014. Under that decision, grants in excess of £50,000 must be individually approved by Cabinet - hence this report.

The application process has received approval from the Council's Audit, Procurement and Legal teams, as well as HLF approval.

Legal

Legal implications relate to the Council agreeing to the conditions applied by the HLF for release of grant funding. A grant agreement has been drawn up by the Council's legal team, which incorporates both the conditions of the Council and the HLF. The conditions are consistent with similar previous schemes and focus on the eligibility, 'clawback' situations, and keeping the property in good repair.

'Clawback' is applied to ensure that no profit is made as a result of the grant, should the property be sold. Applicants are made aware of the risk of clawback which is a part of the grant agreement, and the Council subsequently takes a legal charge on the property.

The applicant will enter into an agreement with the Council for the grant; the agreement for the works is between the applicant and contractor. The applicant is then responsible for paying the contractor and a 10% retention is also held until final completion of the project.

4. Consultees and their opinions

Ward Councillors are in support of the application, with no comments or amendments.

5. Next steps

Following Cabinet approval, a grant offer will be made to the applicant and a grant agreement will be drawn up by the council's Legal Services.

The Applicant must then appoint their contractor for a start on site within three months of acceptance of the grant offer. It is anticipated that works will start in August for completion in October this year

6. Officer recommendations and reasons

It is recommended that Cabinet approve the award of a THI grant in accordance with the amounts specified in Appendix 2; and that delegated authority is given to the Strategic Director - Economy and Infrastructure, to authorise actual payment of the grant, upon receipt of a completed application form and all necessary supporting information.

It is recommended that delegated authority is given to the Service Director, Governance & Commissioning Support, to enter into and seal all grant agreements legal charges and ancillary documents relating to the grant.

7. Cabinet portfolio holder's recommendations

Councillor Peter McBride has no further comment to add and would ask that Cabinet approve the award of a THI grant in accordance with the amounts specified in Appendix 2; and that delegated authority be given to the Strategic Director - Economy and Infrastructure to authorise actual payment of the grant, upon receipt of a completed application form and all necessary supporting information.

It is recommended that delegated authority is given to the Service Director, Governance & Commissioning Support, to enter into and seal all grant agreements legal charges and ancillary documents relating to the grant.

8. Contact officer

John Lambe
Dewsbury THI Project Officer
john.lambe@kirklees.gov.uk
Tel: 01484 221000

9. Background Papers and History of Decisions

Appendix 1 (public): 7-9 Corporation Street Grant Overview Form
Appendix 2 (private): 7-9 Corporation Street Grant Overview Form – Financial Summary

Cabinet Decision 23rd September 2014 – Dewsbury Townscape Heritage Initiative:
Council permission to offer third party grants:
<https://democracy.kirklees.gov.uk/Data/Cabinet/201409231600/Agenda/Cabinet20140923DecisionSummary.pdf>

10. Service Director responsible

Paul Kemp
Service Director - Economy, Regeneration & Culture
paul.kemp@kirklees.gov.uk
Tel: 01484 221000

APPENDIX 1 (Public)

Dewsbury Townscape Heritage Initiative Grant Application 7-9 Corporation Street

Grant Overview Form

Property – Grant Ref: DTHI-008

7-9 Corporation Street (Pizza GoGo), Dewsbury, WF13 1QN.

Applicant(s): Mr Shahid Nurgat

Contact:

Mr Shahid Nurgat - Email: s_nurgat@hotmail.co.uk

Architect

Hamid Dhorat (Director)

DK Architects Suite 4, Batley Business Park, Technology Drive, Batley, WF17 6ER

Works

The project comprises:

Replacing existing modern shop front with traditional shop front to front elevation of Corporation Street, roof replacement, window refurbishment, reinstatement of traditional awnings, stonework restoration, replacement of RWGs & SVP repairs and all external decoration.

Planning Approval

Full planning permission (plus signage / advert consent) - App. No: 2017/62/90387/E
Granted: 30th March 2017 - <https://goo.gl/VnzRWU>

Building Regs - : Ref: 238529/WK/17 Granted 3rd April 2017

Contractors invited to tender

Roebuck and Holmes

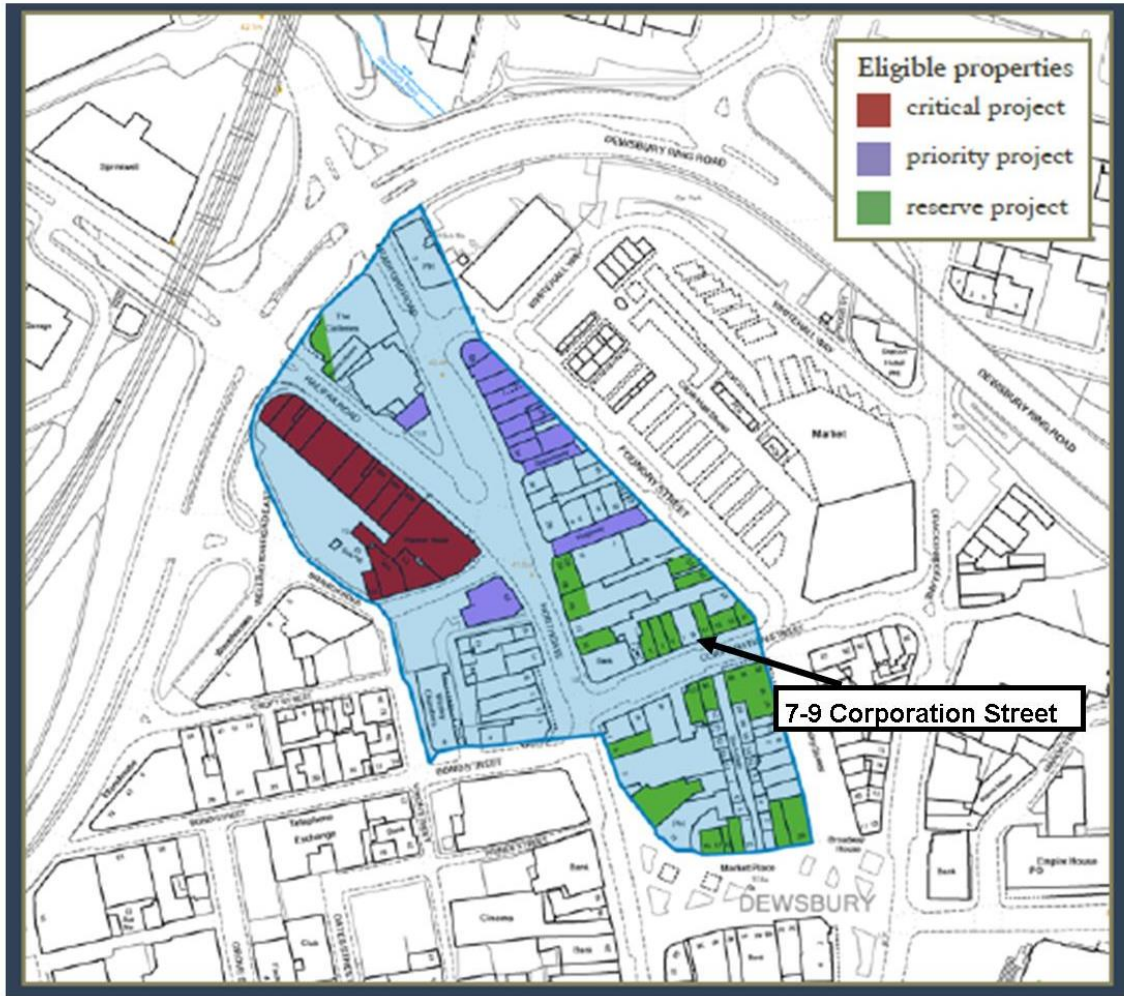
Beremar Construction

Heritage Building & Conservation

Officer Recommendation

To proceed with appointment of **ROEBUCK AND HOLMES** based on being lowest price and ability to undertake the works, with an award of a THI Grant to the applicant (subject to full grant application and HLF approval) towards total gross project costs.

Property Location



Property:

