

Name of meeting: Cabinet
 Date: 20th March 2018
 Title of report: Dewsbury Townscape Heritage Initiative Grant Application DTHI-010 28-30 Northgate

Purpose of report

To seek approval for a Dewsbury Townscape Heritage Initiative (THI) grant towards improving 28-30 Northgate, 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 <u>Strategic Director</u> & name	Karl Battersby - 7.03.18
Is it also signed off by the Service Director for Finance IT and Transactional Services?	Debbie Hogg - 06.03.18 <i>Eamonn Croston for and on behalf of</i>
Is it also signed off by the Service Director for Legal Governance & Commissioning?	Julie Muscroft - 8.03.18
Cabinet member portfolio	Cllr Peter McBride - Economy (Strategic Planning, Regeneration and Transport) Cllr Naheed Mather - Economy (Strategic Housing, Regeneration and Enforcement)

Electoral wards affected: Dewsbury East

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

Public or private: Public (Appendix 2 in private)

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.

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 initially over five years. The Dewsbury THI was formally launched in June 2014 and was extended to run until end of December 2019.

The owner of 28-30 Northgate has put forward a scheme of restoration and rehabilitation for the property, which is eligible for grant funding. This is subject to Cabinet approval of the grant.

The proposed scheme is consistent with work undertaken to other properties in Northgate, delivering a uniformity of high quality traditional frontages, which considerably enhances the streetscape, improves perceptions therefore adding to the economic confidence in the town.

Appendix 2 which is to be considered in private contains details of tenders to carry out the proposed works.

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 28-30 Northgate is based on a 'Repairs & Reinstatement Grant' for the restoration and rehabilitation of the whole exterior of the property, to include:

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

The scheme received full planning permission on the 22nd January 2018 (2017/62/93984/E).

This will be the 6th grant awarded under the THI Scheme, 4 have successfully been completed to date.

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.

The refurbishment of 28-30 Northgate will contribute to the attractiveness and competitiveness of the business by improving the appearance of the premises, thus being more welcoming to customers and improving the perception of the business. There is also a wider benefit to this work in terms of it being consistent with other grant aided improvements that have been undertaken in Northgate. 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 was initially a five year programme, extended until end of December 2019. 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 from the HLF.

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.

Legal have confirmed that the application can be submitted as it is in compliance with the European Union 'State Aid' General Block Exemption Rule (GBER), of Article 53.

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 Eric Firth and Cathy Scott confirmed their support for the application, with Cllr Cathy Scott also adding: "This is welcome news for Dewsbury, yet another building in Dewsbury town centre being supported by the Townscape Heritage initiative to transform our town centre".

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 June for completion in September of 2018.

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 and in accordance with the terms of the grant agreement.

It is recommended that delegated authority is given to the Service Director - Legal Governance & Commissioning, 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 supports the proposal as an integral part of Dewsbury town centre regeneration. Cllr Naheed Mather also added: "I'm particularly keen to see this regeneration bringing back to life the former glory of the architectural heritage of Dewsbury Town Centre".

Both Cllrs. 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.

8. Contact officer

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

9. Background Papers and History of Decisions

Appendix 1 (public): 28-30 Northgate Grant Overview Form

Appendix 2 (private): 28-30 Northgate 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 28-30 Northgate**

Grant Overview Form

Property - Grant Ref: DTHI-010

28-30 Northgate, Dewsbury, WF13 1DX.

Applicant (s): SAIF Investments Ltd.

Contact: Mr Iyas Nurgat - Email: ilyasn@live.com

Architect

Daryl Le-Vine (Architect)

Martin Walsh Architectural, 99 -103 Leeds Road, Dewsbury, WF12 7BU.

Works

The project is based on a 'Repairs & Reinstatement Grant' for the restoration and rehabilitation of the whole exterior of the property, to include:

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

Planning Approval

Planning permission approved 22nd January 2018 - App. No: 2017/62/93984/E – <https://goo.gl/bME4A8>

Building Regs - : Ref: 2018/EF/00109/E approved 24th February 2018

Contractors invited to tender

RDF Building Ltd.

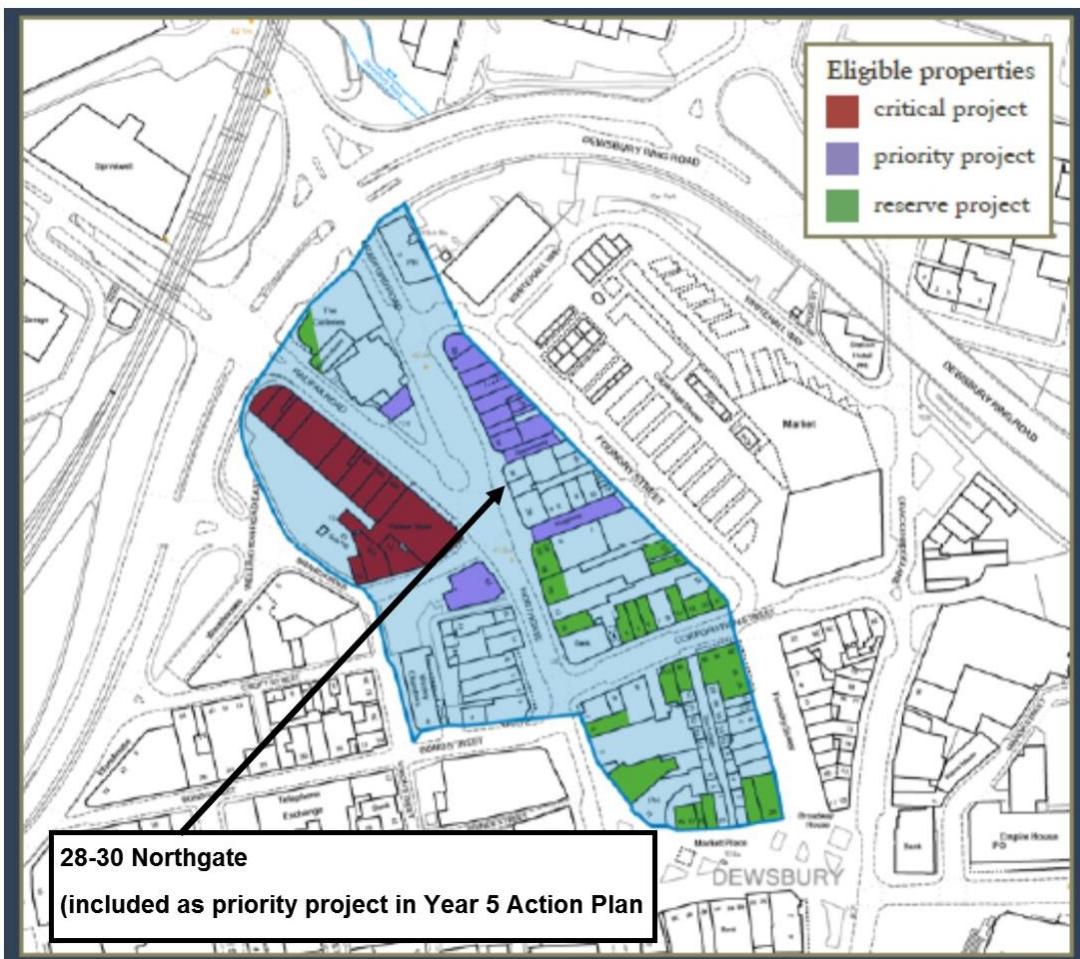
Roebuck and Holmes

Walter West Builders

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 of to the applicant (subject to full grant application and HLF approval) towards total gross project costs.

Property Location



Property:



Dewsbury Townscape Heritage Initiative – 28th February 2018