

**Name of meeting:** Cabinet

**Date:** 8<sup>th</sup> March 2016

**Title of report:** Dewsbury Townscape Heritage Initiative (THI) - Grant Applications: Northgate House, 38 Northgate/47 Foundry Street & 13-17 Corporation Street.

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
Is it in the <a href="#">Council's Forward Plan</a> ?	Yes
Is it eligible for "call in" by <a href="#">Scrutiny</a> ?	Yes
Date signed off by <u>Director</u> & name	Jacqui Gedman - 22.02.16
Is it signed off by the Director of Resources?	David Smith - 22.02.16
Is it signed off by the Assistant Director - Legal Governance and Monitoring?	Julie Muscroft - 26.02.16
Cabinet member <a href="#">portfolio</a>	Councillor McBride - Transportation, Skills, Jobs and Regional Affairs

Electoral [wards](#) affected: Dewsbury East  
 Ward councillors consulted: Cllrs E. Firth, P. Kane, and C. Scott

Public or private: Public (Appendix 2 - Private)

The reason that Appendix 2 is private, is that the information in it 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. Purpose of report**

- 1.1 To seek approval in principal for three Dewsbury Townscape Heritage Initiative (THI) grants towards improving the properties of: Northgate House, 38 Northgate/47 Foundry Street and 13-17 Corporation Street. All properties are part of the Heritage Lottery Fund (HLF) / Council funded THI programme, which covers part of Dewsbury town centre.
- 1.2 To seek delegated authority for the Assistant Director - Place, who is also Project Executive of the THI, to authorise payment of the grants upon receipt of a completed application form and all necessary supporting information.

## **2. Background**

- 2.1 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.
- 2.2 Following the successful bid, Kirklees Council 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 run until July 2018.
- 2.3 The project aims to protect and enhance heritage buildings within the scheme's area, creating a smart and welcoming environment within Dewsbury's conservation area.
- 2.4 The investment will in turn, encourage new businesses and help boost the economy and profile of the town, making the area a better place to live, work and visit.
- 2.5 The bid identified major buildings, of various categories, which will be eligible for grant funding, and include:

### **The Critical Project:**

- Pioneer House

### **Priority Projects:**

- 23 Northgate (the former co-op funeral parlour),
- Northgate House (currently Families relief charity shop),

- Northgate Block (group of properties between Queensway Arcade, Northgate and Foundry Street),

**Reserve Properties:**

- Specifically identified

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

2.7 The grants rates as set by the THI are as follows:

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

2.8 All applications for funding are considered by the Dewsbury THI Programme Board; which subsequently makes a recommendation for to Cabinet for the grant to be approved.

**Key points**

2.9 This Report seeks approval for grants to be made in relation to 3 properties:

- Northgate House
- 38 Northgate/47 Foundry Street
- 13-17 Corporation Street

2.10 The projects comprise external improvements to the three properties, to include the following:

- replacing existing modern shop fronts with traditional shop fronts
- external decoration
- external repairs including replacement of defective gutters and fall pipes
- replacement/refurbishment of upper floor windows
- structural repairs
- reinstatement of architectural features and restoration of stonework

- and in relation to 38 Northgate/47 Foundry Street, bringing upper floors back into use.
- 2.11 All three applications have received full planning permission, with the design of the new shop fronts following the guidance of the Dewsbury Design Guide and Conservation Area principles, in aiming to achieve a quality environment that will stimulate the local economy.
- 2.12 Subject to Cabinet's approval of the three grants detailed in this report and its appendices, the THI Project Board, and Assistant Director of Place will subsequently authorise a grant payment to each applicant of up to, but not exceeding the amount detailed in this report, subject to their completion of a satisfactory application form and provision of all necessary supporting information.

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

- 2.13 An outline of the grant applications can be found in Appendix 1 of this report. Appendix 2 which is private, outlines the financial aspects of each grant application.

### **3. Implications for the Council**

#### **Legal Implications**

- 3.1 The legal implications relate to the Council agreeing to the conditions applied by the HLF for release of the 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 not onerous and are similar to previous funds delivered successfully by the Council and focus on the areas of delivery of an eligible scheme, 'clawback' and keeping the property in good repair.
- 3.2 The 'clawback' is there, to ensure that no profit is made as a result of the grant, should the property be sold. For grants above £15,000 clawback operates if the property is sold within 10 years of the grant award and is calculated on a diminishing scale over the 10 year period. 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.
- 3.3 Whilst the applicant will enter into an agreement with the Council for the funding, the agreement for the actual works is between the applicant and contractor. The applicant's architect will sign off works and compile payments for authorisation by the THI Officer. The applicant is then responsible for paying the contractor and upon receipt of payment a proportion of grant will then be made to the applicant. A 10% retention is also held until final completion of the project.

## **Financial Implications**

- 3.4 The THI programme is a five year programme due to end June 2018. The Council is committed to providing £1.70m match funding to the project from the Place baseline and Strategic Investment Plans.
- 3.5 The Council is committed to paying the grant to the applicant in full, of 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.
- 3.6 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.

## **Human Resources Implications**

- 3.7 None

## **I.T Implications**

- 3.8 None

## **4. Consultees and their opinions**

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

## **5. Next steps**

- 5.1 Following Cabinet approval, grant offers will be made to the applicants to improve their properties. Upon acceptance of the offer, a grant agreement will be drawn up. Both grant offers and legal agreements are drawn-up by the Council's legal team.

Applicants must then appoint their contractor for a start on site within three months of acceptance of the grant offer. It is anticipated that all three grants will start works in the summer of this year.

## **6. Officer recommendations and reasons**

It is recommended that:

- 6.1 Cabinet approve the award of THI grants as per the amounts specified in Appendix 2, for:
- Northgate House,
  - 38 Northgate/47 Foundry Street
  - 13-17 Corporation Street

- 6.2 Subsequent to Cabinet's approval in principal of the grants contained within this report, delegated authority is given to the Assistant Director for Place to authorise actual payment of the grants, upon receipt of a completed application form and all necessary supporting information and delegated authority is also given to the Assistant Director, Legal Governance & Monitoring to enter into and seal all grant agreements legal charges and ancillary documents relating to the grants.

## **7. Cabinet portfolio holder recommendation**

- 7.1 The portfolio holder, Councillor Peter McBride has no further comment to add, is in agreement with the officer recommendations, detailed above in 6.1 and 6.2 and would like the report to proceed to Cabinet.

## **8. Contact officer and relevant papers**

John Lambe  
Dewsbury THI Project Officer  
[john.lambe@kirklees.gov.uk](mailto:john.lambe@kirklees.gov.uk)  
Tel: 01484 221000

## **9. Assistant Director responsible**

Paul Kemp  
Assistant Director - Place/THI Project Executive  
[paul.kemp@kirklees.gov.uk](mailto:paul.kemp@kirklees.gov.uk)  
Tel: 01484 221000

## APPENDIX 1 (Public)

### Dewsbury Townscape Heritage Initiative (THI) – Grant Applications, Cabinet Report 8<sup>th</sup> March 2016

#### 1.1 Northgate House

##### Grant Overview Form

##### **Property Grant Ref: DTHI-003 (Priority Property)**

Northgate House, Northgate, Dewsbury, WF13 1DX

**Applicant(s):** Mr Brian Kunz (trading as Wharfedale Finance Co.)

##### **Contact:**

Simon Kunz 01924 452525 [simon@wharfedaleproperty.co.uk](mailto:simon@wharfedaleproperty.co.uk)  
Wharfedale House, 28-34 Smithies Lane, Birstall, WF17 9HR

##### **Architect**

Daryl Le-Vine (Architectural Consultant)  
Martin Walsh Architectural, 99 -103 Leeds Road, Dewsbury, WF12 7BU

##### **Works**

The project comprises generally of the following:  
Replacing existing modern shop fronts with traditional shop fronts, to all 3 elevations front, Halifax Road and Northgate, re-roof of flat roof, replacement of all metal 'crittall' type windows, pointing, replacing stonework, replacement of concrete deck / roof membrane, replacement railings RWGs SVP repairs and all decoration.

##### **Planning Approval**

Full planning permission: granted 2015/62/90431/E <http://goo.gl/0lpxln>  
Listed Building Consent: N/A  
Building Regs: to be applied for  
Conditions: no conditions

##### **Contractors tendered**

ILLINGWORTH & GREGORY  
WALTER WEST  
ROEBUCK AND HOLMES

Tenders revised following further structural investigation and review of original submissions 27<sup>th</sup> March 2015.

##### **Contractor Selection**

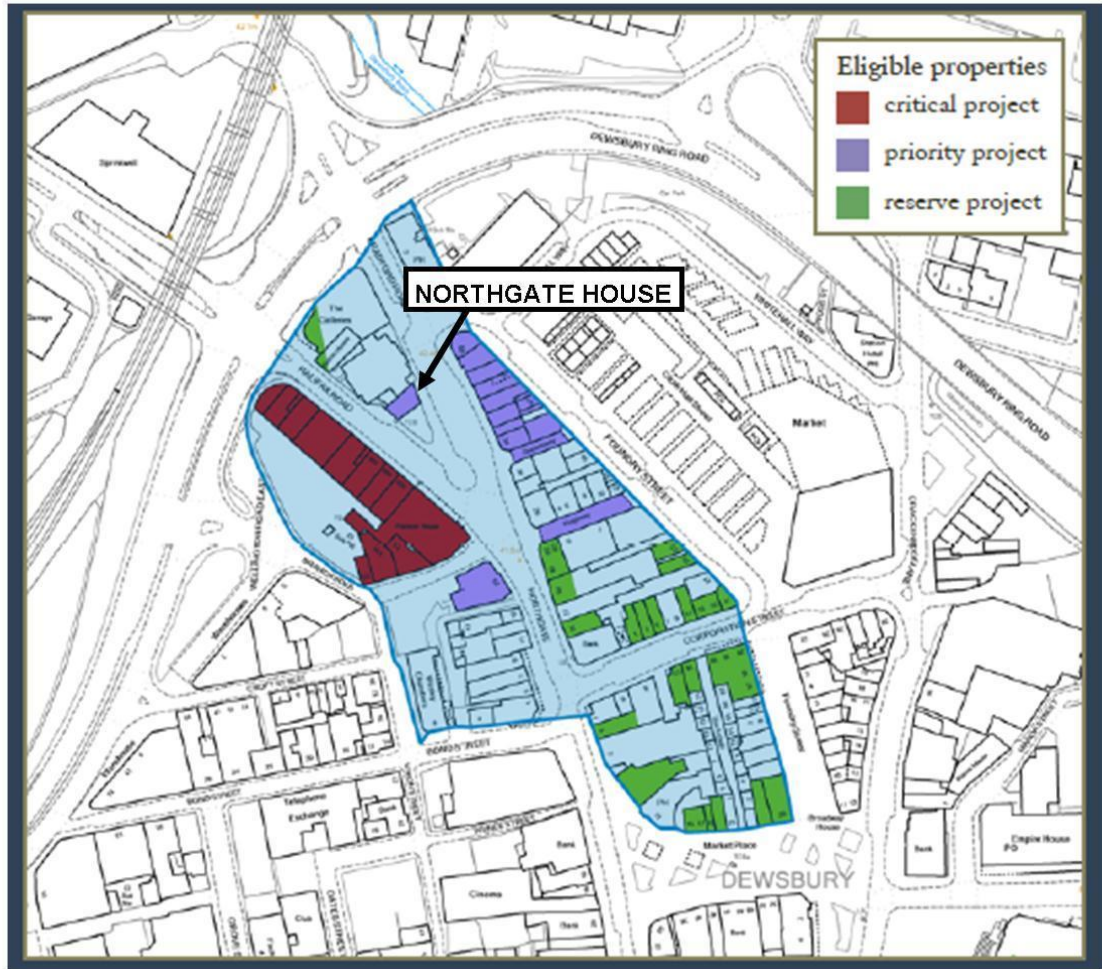
To proceed with appointment of **WALTER WEST** based on being lowest price and ability to undertake the works.

##### **Officer Recommendation**

THI Grant to be awarded to Mr Brian Kunz (trading as Wharfedale Finance Company), for the property of Northgate House, based on WALTER WEST undertaking the works.



## Property Location



## Property:





## 1.2 38 Northgate/47 Foundry Street

### Grant Overview Form

#### **Property Grant Ref: DTHI-002 (Priority Property)**

38 Northgate / 47 Foundry Street Dewsbury, WF13 1DX

**Applicant (s):** Ms Noorjahan Begum

#### **Contact:**

Noorjahan Begum 07872 325503 noorjahanb@gmail.com  
38 Northgate / 47 Foundry Street Dewsbury, WF13 1DX

#### **Architect**

Daryl Le-Vine (Architectural Consultant)  
Martin Walsh Architectural, 99 -103 Leeds Road, Dewsbury, WF12 7BU

#### **Works**

The project comprises generally of the following:

Replacing existing modern shop fronts with traditional shop fronts, front and back, on Northgate and Foundry Street, re-roof of flat roof, installation of metal 'crittall' type windows to part of Foundry street, structural repair to corner of Foundry Street, pointing, RWGs SVP repairs and all decoration, installation of new staircase and refurbishment of upper floors to facilitate extension of ground floor take away for dining.

#### **Planning Approval**

Full planning permission: granted 2015/62/91066/E <https://goo.gl/2Eux5L>  
Listed Building Consent: N/A  
Building Regs: currently being applied for  
Conditions: no conditions

#### **47 Foundry Street - Contractors tendered**

ROEBUCK AND HOLMES  
WALTER WEST  
ILLINGWORTH & GREGORY  
PACY and WHEATLEY

38 Northgate and upper floors currently out to tender, for return 18<sup>th</sup> February

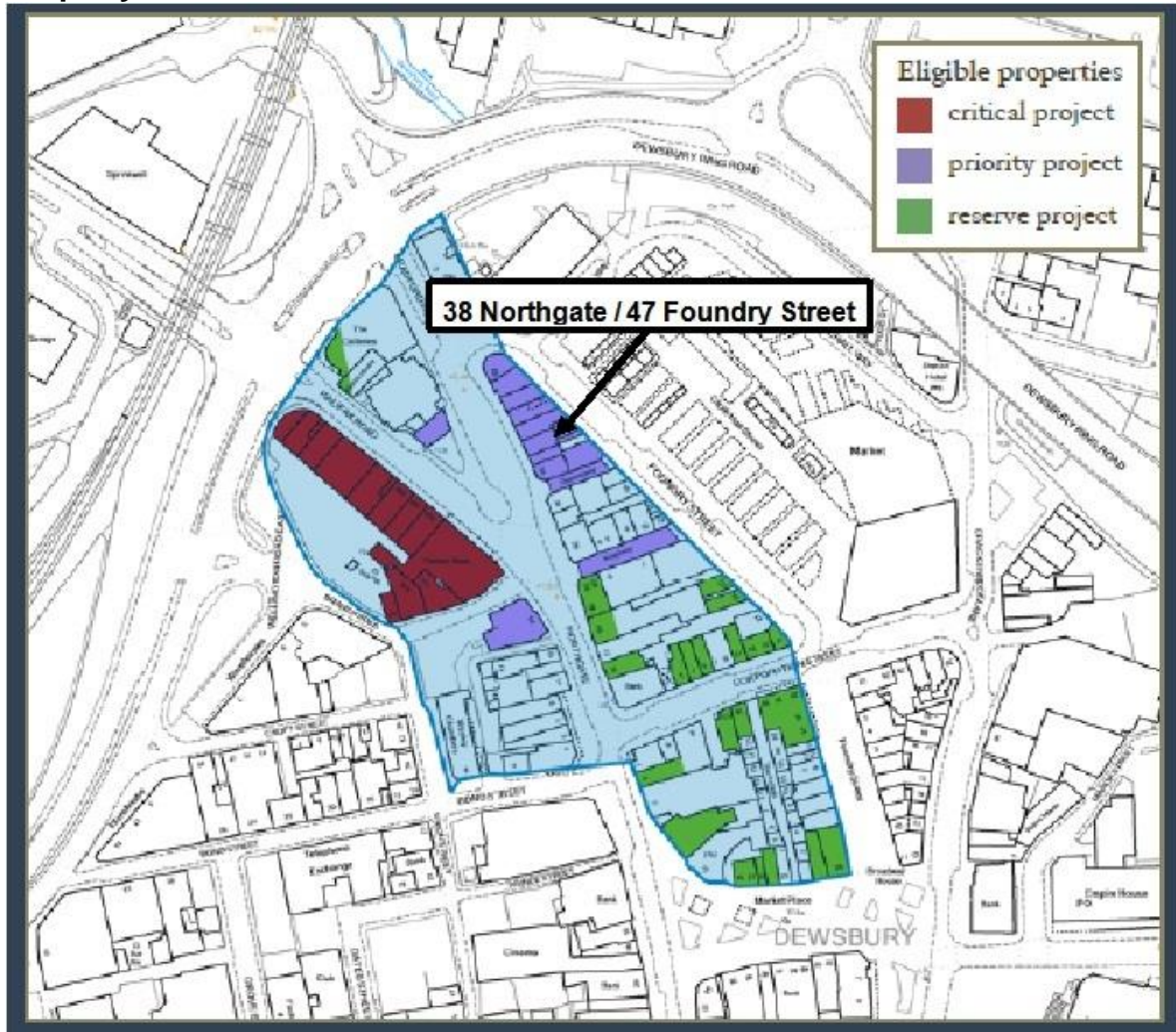
#### **Contractor Selection**

To proceed with appointment of **WALTER WEST** based on being lowest price and ability to undertake the works.

#### **Officer Recommendation**

To award a THI Grant to Ms Noorjahan Begum for the property of 38 Northgate /47 Foundry Street based on WALTER WEST undertaking the works.

### Property Location



### Property:



Northgate Elevation

Foundry Street Elevation

## 1.3 13-17 Corporation Street

### Grant Overview Form

#### **Property Grant Ref: DTHI-005 (Reserve Property)**

13-17 Corporation Street, Dewsbury, WF13 1QN

**Applicant(s):** Mrs Anisa Nurgat

#### **Contact:**

Mr Shahid Nurgat 07788 506596 s\_nurgat@hotmail.co.uk  
14 Ashcroft Close, Batley, WF17 7DP

#### **Architect**

Hamid Dhorat (Director) DK Architects  
Suite 4, Batley Business Park, Technology Drive, Batley, WF17 6ER

#### **Works**

The project comprises generally of the following:  
Replacing existing modern shop fronts with traditional shop fronts, to two elevations of Corporation Street and Foundry Street, potential roof replacement, window refurbishment, reinstatement of stained glass, stonework restoration, replacement of RWGs & SVP repairs and all decoration.

#### **Planning Approval**

Full planning permission:	2015/62/93603/E: <a href="https://goo.gl/4ZVvHq">https://goo.gl/4ZVvHq</a>
Listed Building Consent:	N/A
Building Regs:	granted
Conditions:	no conditions

#### **Contractors Tendered**

ROEBUCK AND HOLMES  
PEARSON Builders  
WALTER WEST  
ILLINGWORTH & GREGORY

#### **Contractor Selection**

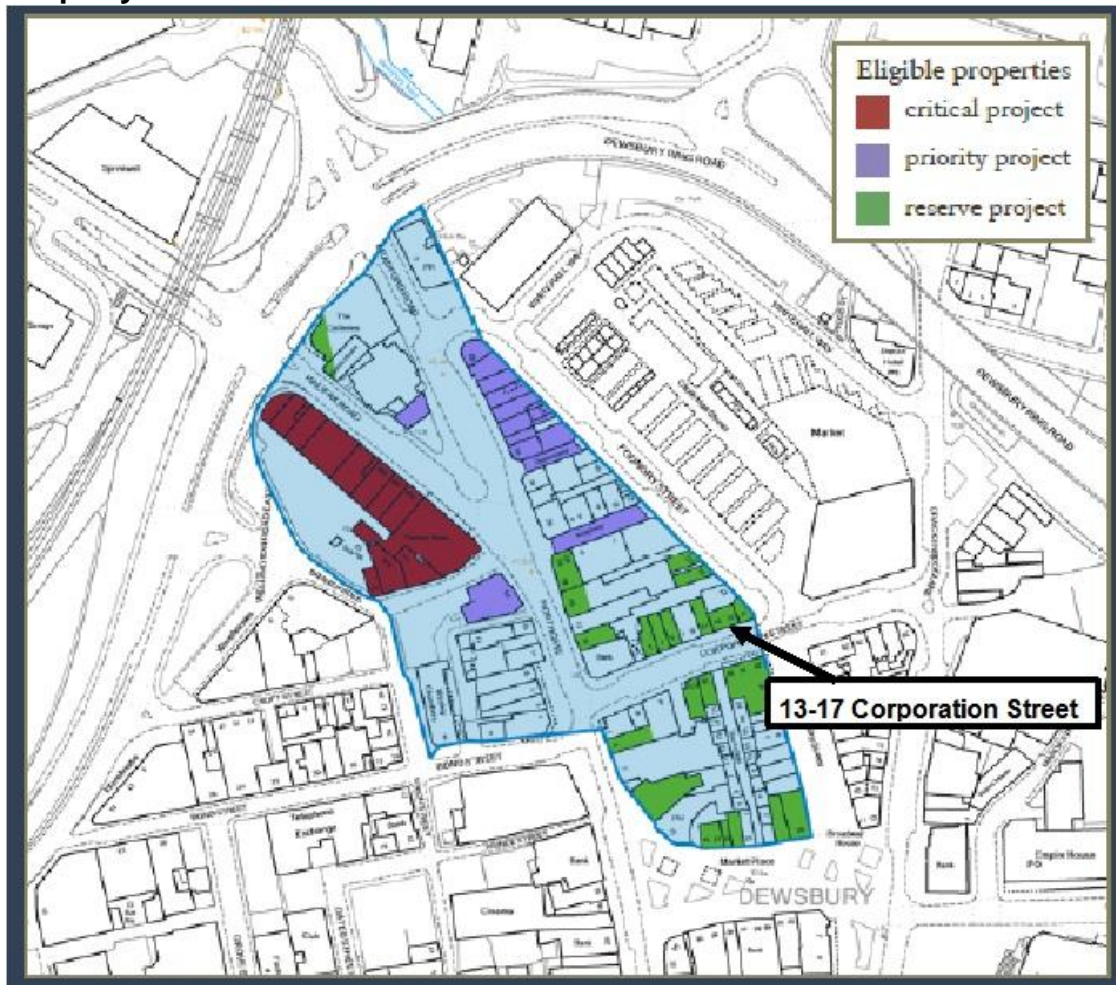
To proceed with appointment of **ROEBUCK AND HOLMES** based on being lowest price and ability to undertake the works.

#### **Officer Recommendation**

To award a THI Grant to Mrs Anisa Nurgat for the property of 13-17 Corporations Street based on ROEBUCK AND HOLMES undertaking the works.



### Property Location



### Property:



