

JUNE 2016

REPORT OF THE PORTFOLIO HOLDER FOR REGENERATION**CONSERVATION GRANT - 102-105 LICHFIELD STREET, TAMWORTH****EXEMPT INFORMATION****PURPOSE**

For members to consider an application for a conservation grant for roof repairs to 102-105 Lichfield Street.

RECOMMENDATIONS

It is recommended that the following grant offer be made subject to the normal grant conditions:

1. A grant of £7,500 be made in respect of 102-105 Lichfield Street from the 2015-2016 conservation grant budget.

EXECUTIVE SUMMARY

An application has been made for grant assistance towards essential roof repair works to 102-105 Lichfield Street.

The application relates to a group of Grade II listed buildings which are prominently located on the northern side of Lichfield Street, within the Town Centre Conservation Area. Numbers 103-104 have been identified in the 2013 Heritage at Risk Survey as “vulnerable” and will feature as priority buildings in the emerging Town Centre Conservation Area Management Plan.

An application has been submitted for comprehensive re-roofing of 102-105 Lichfield Street. The roof is in a poor condition and water ingress is an issue. The work will involve stripping the roof, replacing any rotten timber battens, re-felting and replacing tiles/slates that are still of a usable condition. It is estimated that approximately 25% of the roof will need to be replaced and the applicant has stated that additional tiles will be sourced from reclamation suppliers to match the originals. Lead flashing will also be replaced and the join of the roof and the building re-pointed in lime mortar.

There are other works that are required to address the condition of the building, including the shop fronts and windows, however, the roof is a substantial item and essential to keep the building weather-tight. It is hoped that the grant aided works will be the start of a programme of improvement works to these buildings which will be

prevent the building falling into an 'at risk' status.

The total cost of the proposed works (excluding scaffolding) based on the lowest of three quotations is £43,075. The normal grant rate for roof works to a listed building is 40%, however, the maximum grant per project per financial year is £10,000. All grants for which the Council's contribution will be greater than £5000 must be referred to Cabinet for decision.

OPTIONS CONSIDERED

Not applicable

RESOURCE IMPLICATIONS

The capital works will be dependent on finance from the conservation grant budget. The total available budget is £37,087 for the 2016-2017 financial year.(2016/17 annual revenue budget of £24,130 and a retained fund of £12,957) Committing a further £7,500 would leave a balance of £29,587 for other projects to be considered in the remainder of the financial year.

LEGAL/RISK IMPLICATIONS BACKGROUND

In accepting a conservation grant the applicant would be bound by the terms and conditions set out in the conservation grant scheme which provides for the repayment of the grant in the event that the building is sold within 3 years. All works would be inspected prior to payment of the grant to ensure delivery of the works in accordance with the schedule of works and to a good standard of workmanship. Failure to comply with the terms and conditions of the conservation grant conditions may result in the grant being withheld either in part or in total.

SUSTAINABILITY IMPLICATIONS

The conservation grant scheme supports works and enhancements to historic buildings so that they can be appreciated by future generations. 102-105 Lichfield Street is a group of prominent listed buildings within the Town Centre Conservation Area and the proposed works would safeguard the roof structure and make a positive contribution to the conservation area.

BACKGROUND INFORMATION

None

REPORT AUTHOR

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LIST OF BACKGROUND PAPERS

None

APPENDICES

None

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