

AGENDA ITEM 8

HIGH PEAK BOROUGH COUNCIL

Report to Glossop Vision Board

30 January 2013

TITLE:	Glossopdale THI – 119 High Street West Grant application
EXECUTIVE MEMBER REGENERATION:	Councillor G Claff
OFFICER:	Dai Larner, Executive Director
WARDS INVOLVED:	Howard Town, Glossop

Appendices:

Appendix 1 – Existing photographs and proposed detailed shop front drawings

Appendix 2 – Grants budget breakdown

1. Reason for the Report:

1.2 For the Glossop Vision Board to consider a grant application at 119 High Street West (Tung Fong) towards the repair and restoration of this building.

2. Recommendation

2.1 That the Vision Board is recommended to:

2.1.1. Approve a grant of up to **£17,248.75 exc VAT** towards the cost of eligible works totalling **£26,165 exc VAT** (66% grant rate)

3. Executive Summary

3.1 The remaining grants budget at the time of writing the report is **£95,316.01** with 16 grant schemes already approved, and eight pending. (See also General Grants Scheme Budget summary in Appendix 2).

3.2 This report details the cost of the work and the level of grant proposed for this particular property.

4. How this report links to Corporate Priorities

4.1 This report concerns publicly funding the restoration and repair of traditional shop fronts within Glossop's historic town centre. This, in turn, is related to two of the Council's corporate aims:

- Supporting economic development and regeneration which incorporates the objective of high quality development control
- Protecting and improving the environment which includes the objective of promoting environmentally sustainable policies and practices. The conservation of historic buildings is inherently sustainable.

5. Options and Analysis

Scope of Works:

5.1 The scope of works allows for the repair and restoration of the shopfront at 119 High Street West as illustrated in Appendix 1. In summary this includes for the following work:

- Reinstatement of timber traditional shop front, based on existing shopfronts adjacent and within the same terrace.
- Structural repair.
- New windows to first floor elevation and gable end.
- New signage.
- Preliminaries/contingencies

Summary of Costs and Quotations:

5.2 The works to the shopfront are eligible for grant aid at a rate of 75%. Work to the first floor windows and gable end windows are eligible for grant aid at a rate of 50%.

Shopfront works £16,505 @ 75% = £12,378.75
First floor and gable end windows £9500 @ 50% = £4750
Structural Engineers fees £160 @ 75% = £120
Total Grant £17,248.75

5.3 Two tenders were returned.

Summary of Quotations		
	Total Eligible Cost excluding VAT	Grant Offer excluding VAT
Quote 1	£26,005	£17,128.75
Quote 2	£28,835	£19,251.25

5.4 Breakdown of lowest tender

Removal of existing shop front

Building and stonework carried out to specification as shown on planning drawing
Joinery carried out to specification as shown on drawing
Scaffolding included
Hoarding to be in place for duration of work
Waste materials to be removed from site. £26,005.00

(Suppliers not registered for VAT)

Structural Engineers Fees £160.00

Total £26,165.00

Previous Grant Applications:

5.6 The property owners have not previously received grant aid towards this property.

6. Implications

6.1 Community Safety - (Crime and Disorder Act 1998)

No implications arising from the recommendations of the report

6.2 Workforce

No implications arising from the recommendations of the report

6.3 Equality and Diversity/Equality Impact Assessment

This report has been prepared in accordance with the Council's Diversity and Equality Policies.

6.4 Financial Considerations

There is sufficient funding available to meet this grant award and the balance of funds is shown in the financial breakdown in Appendix 2.

6.5 Legal

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.

6.6 Sustainability

The sustainable reuse of buildings is intrinsically linked to the designation and positive management of conservation areas..

6.7 Internal and External Consultation

No implications arising from the recommendations of the report

6.8 Risk Assessment

No implications arising from the recommendations of the report

7. **Background and Detail**

- 7.1 The THI general grants scheme seeks to assist private owners/occupiers to carry out traditional repairs or reinstatement of lost architectural details to historic properties within the THI boundary area.

Dai Larner
Executive Director

Web Links and Background Papers

Glossopdale THI

Location

Files held electronically

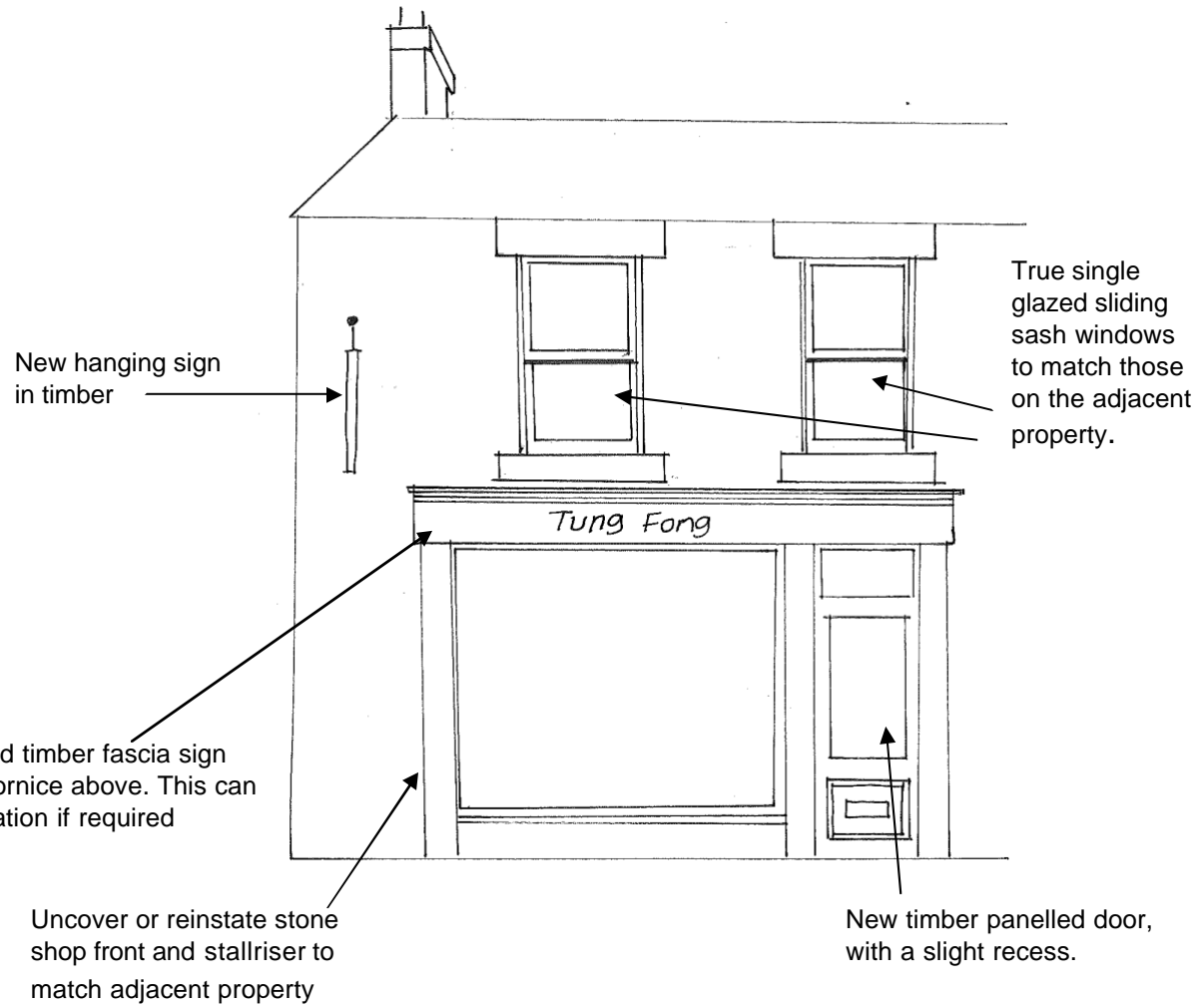
Contact details

Joanne Brooks ext 3654

Tung Fong – High Street West, Glossop – Appendix 1



Existing shop front



Sketch proposals

Total Budget of £355,000 over 4 years			
	Grant Offer Date	Grants Committed/Paid	Outstanding Balance from £200,00
69, 71 & 71a High Street West	July 2008	£19596.88 Paid (£20,198.88 offered)	£180,403.12
23 High Street East	July 2008	£5,735.00	£174,668.12
Glossop Tyre & Battery (25 High St East)	Approved March 2009	£29,195.25	£145,472.87
Kimberley's Bakery 12 High St East	Approved June 2009	£2656.18 Paid (£3,271.54 agreed)	£142,816.69
71-71a High Street West (Bradley's/ Help the Aged)	Approved June 2009	£15,765.63 Paid (£17,019.30 agreed)	£127,051.06
23 High Street East (supplementary grant)	Approved Sept 2009	£1,712.29 inc VAT paid (£2,332.50 Incl VAT agreed)	£125,338.77
20 Norfolk Street (formerly Blazes)	Approved Sept 2009	£5,776.45 incl VAT	£119,562.32
3,3a High Street West	Approved Sept 2010	£9387	£110,175.32
80-84 High Street West (Pizza Plus etc.)	Approved Sept 2010	£9450.00 inc VAT paid (£13,602.75 incl VAT agreed)	£100,725.32
Harleys Bar	Approved January 2011	£14,000 agreed £13,228 paid	£87,497.32
Victoria Street sketch scheme	Approved October 2010	£4075.00	£83,422.32
3, 3a High Street West	Approved May 2011	£375 exc VAT	£83,047.32

Budget Increase		£155,000	£238,047.32
70 High Street West	Approved May 2012	£10,730.62 exc VAT paid £12,878 incl VAT agreed	£227,316.70
94 High Street West	Approved May 2012	£5290.76 inc VAT paid £6000 incl VAT agreed	£222,025.94
1 Victoria Street	Approved Nov 2012	£54,895.63	£167,130.31
3 Victoria Street	Approved Nov 2012	£71,814.30	£95,316.01
14 Ellison Street	Pending	£28,875	£66,441.01
85 & 87 High Street West	Pending	£29,619.75	£36,821.26
24 High Street East	Pending	£6491.10	£30,330.16
140 High Street West	Pending	£5325.00	£25,005.16
119 High Street West	Pending	£17,248.75	£7,756.41
139 High Street West	Pending	£5616.00	£2,140.41
66 High Street West	Pending	£6,630	-£4,489.59
6 Norfolk Street	Pending	£7,425	-£11,914.59