

AGENDA ITEM 11

HIGH PEAK BOROUGH COUNCIL

Report to Glossop Vision Board

30 January 2013

TITLE:	Glossopdale THI – 6 Norfolk Street 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 6 Norfolk Street (Headzackly's) towards the repair and restoration of this building.

2. Recommendation

- 2.1 That the Vision Board is recommended to:

- 2.1.1. Consider a grant of up to **£7,425 exc VAT** towards the cost of eligible works totalling **£9,900 exc VAT** (75% grant rate) subject to the THI Officer agreeing a suitable shopfront scheme.

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 Despite preparing a suitable shopfront scheme, the plans and quotes submitted with the grant application do not currently meet with the requirements of the THI scheme and therefore are not eligible for grant funding in their current form. However, subject to further discussions, officers are now confident of reaching agreement on a suitable scheme as shown in Appendix 1. Given the time constraints, officers have prepared a report using the submitted quotes for discussion.

Summary of Costs and Quotations:

5.2 Subject to a satisfactory shopfront scheme the proposed scope of works would be eligible for grant aid at a rate of 75%.

5.3 Three tenders were returned.

Summary of Quotations		
	Total Eligible Cost excluding VAT	Grant Offer excluding VAT
Quote 1	£9,990	£7,425
Quote 2	£12,086.25	£9,064.69
Quote 3	£11,585	£8,688.75

5.4 Breakdown of lowest tender

The items below will be subject to some adjustments following changes to the design.

Supply and fit new shop front.

Supply and fit door and frame

Repointing of stonework

Decoration

Supply and fit new signage

Preliminaries/contingencies

£9900

Total

£9900

Previous Grant Applications:

5.5. 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 Lerner
Executive Director

**Web Links and
Background Papers**
Glossopdale THI

Location

Files held electronically

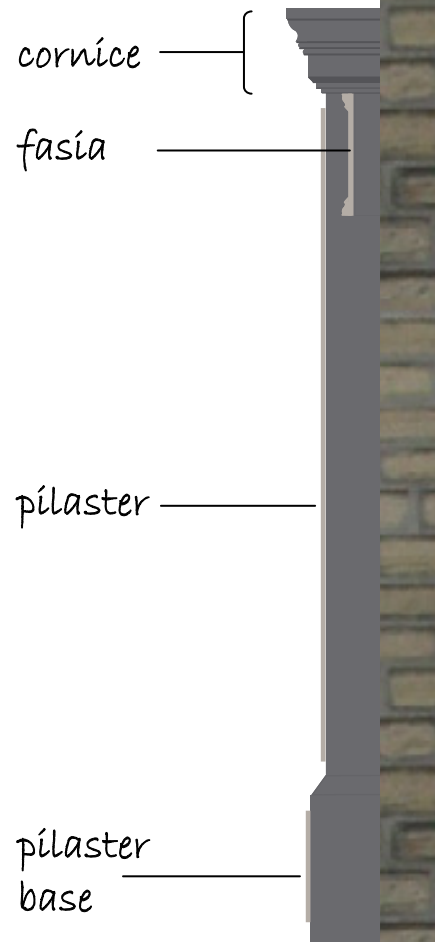
Contact details

Joanne Brooks ext 3654



Existing Shop Front

Side Elevation
Showing cornice
and plinth



Proposed Shop Front

Headzaklys
6 Norfolk Street, Glossop

December 2012

Drawn by JE Proposed Shop Front

Suggested Colours



Dark Lead Colour
The Little Greene



French Grey
The Little Greene



Copyright High Peak Borough Council



Windows, doors, etc. Indicated Pink to be removed

New code 8 lead flashing

New algae to be made of timber to match remainder of shopfront and with projection from stonework as per shopfront timber details

New fanlight above door with frame finished in RAL 7001 (colour: Silver Grey)

New glazed frontage

Toughened hermetically sealed double glazed units with timber frames in windows and doors finished in RAL 7001 (colour: Silver Grey)

New door with frame and paneling finished in RAL 7001 (colour: Silver Grey)



See Detail in Part 2
Revised Shopfront Detail

See Detail A: Typical
Rubble Dimensions

Existing work

Subsides profile off to shopfront glazed panels

New timber panelling, framing and panel moulds indicated pink to be finished in RAL 7001 (colour: Silver Grey), all to overcast existing masonry

All joinery to shopfront of Ground Floor, detailing, frames, etc. to be primed and to be finished in: Silver Grey, RAL 7001
 Reference is to be made to the High Peak Borough Council specification: 'Townscape Heritage Initiative Scheme, Conditions of Grant Aid, Joinery Works', 'Townscape Heritage Initiative Scheme, Conditions of Grant Aid, Joinery Works', 'Townscape Heritage Initiative Scheme, Standard Grant Conditions' and 'Conditions and Standards for Grant Aided Works'

PROPOSED FRONT (NORFOLK STREET) ELEVATION
(Scale 1:20)

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