

**BROMSGROVE DISTRICT COUNCIL**

**Grant Application under the Townscape Heritage Initiative:  
67 High Street**

**Cabinet**

4<sup>th</sup> October 2017

**Grant Application under the Townscape Heritage Initiative:  
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Relevant Portfolio Holder	Cllr Kit Taylor
Portfolio Holder Consulted	Yes
Relevant Head of Service	Ruth Bamford
Wards Affected	Sanders Park
Ward Councillor Consulted	Yes
Non-Key Decision	

**1. SUMMARY OF PROPOSALS**

- 1.1 Under the Town Heritage Initiative (THI) scheme member approval is required to authorise the making of grants over the sum of £150,000. This report sets out one such proposal for members in relation to 67 High Street (OutdoorGear Group Ltd), Bromsgrove, and officers are seeking members approval to proceed with making the grant.

**2. RECOMMENDATIONS**

- 2.1 **That Cabinet approves the offer of a £218,820.34 Townscape Heritage Initiative grant as set out in this report for 67 High Street.**

**3. KEY ISSUES**

**Financial Implications**

- 3.1 The Townscape Heritage Initiative is a grant scheme of £1.6 million jointly funded by the Heritage Lottery Fund (£1.2 M) and Worcestershire County Council (£400K) for the restoration of historic buildings on High Street, including parts of Worcester Road and New Road
- 3.2 In the Stage 2 Bid and Action Plan to the Heritage Lottery Fund dated 20 April 2012, the Council entered into an agreement with the Heritage Lottery Fund and Worcestershire County Council to set up and run the Townscape Heritage Initiative. The agreement requires that single grants of over £150,000 must be approved by Cabinet
- 3.3 An application for a grant from the fund has been received from Stephen Bailey who is the owner of 67 High Street, Bromsgrove. A photograph of the building is included for members' reference at Appendix 1.

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- 3.4 The property is a grade 2 listed building that is currently used as a shop at ground floor level (Millets) while the two upper floor levels are vacant. It is earmarked as a “priority plus” building which means that it clearly contributes to the enhancement of the conservation area and is eligible for funding through the Townscape Heritage Initiative. The proposal is to insert a new traditional-looking shop front, carry out window and front elevation repairs, and convert the two upper floor levels into two separate apartments
- 3.5 Planning permission and Listed building consent was granted 1<sup>st</sup> July 2015 and advertisement consent granted 15<sup>th</sup> April 2016 for the proposed shopfront and internal alterations. Support for the proposed grant has been received from the Heritage Lottery Fund Monitor for Bromsgrove Townscape Heritage Initiative
- 3.6 67 High Street was previously brought before Cabinet on 4 March 2015 for approval to offer a Townscape Heritage Initiative grant for 67 High Street, which was approved, with a cap of £195,500 on the grant amount, due to the tenders for the works not being received at the time. This amount was based on a quantity surveyor’s professional estimate. A copy of the 4 March 2015 Cabinet report is included for members’ reference at Appendix 2.
- 3.7 All the required documents has now been submitted and used to work out the conservation deficit using the Heritage Lottery Fund calculation. The proposed grant is £218,820.34, and the owner of the grant-aided property will contribute the sum of £73,666.04 of the £292,486.38 eligible renovation costs. (Please note, these figures are liable to change and are dependent on the District Valuers assessment of the property)

### **Legal Implications**

- 3.8 The Heritage Lottery Fund deficit grant contract for 67 High Street stipulates that two years after the completion of the project, or on the sale of the property, whichever is the earlier, the deficit must be recalculated. If there is a reduction in the deficit, i.e. an increase in the value of the property, in accordance with Heritage Lottery Fund policy, the Worcestershire County Council and the Heritage Lottery Fund will claw back a percentage of that increase.
- 3.9 Although Bromsgrove District Council is responsible for project managing the THI grant scheme it is not a major funding partner and does not receive monies that may become due from claw-back

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### **Service / Operational Implications**

- 3.10 The final grant offers is based on tendered renovation costs provided with the applications and independent valuation conducted by the District Valuer.
- 3.11 THI grant payments are made to property owners in retrospect, and usually in instalments. In this instance grant payments will be made monthly for completed work

### **Customer / Equalities and Diversity Implications**

- 3.12 A meeting with the Heritage Lottery Fund monitor occurs quarterly to receive regular updates on the THI progress and provide feedback on the design and quality of implemented projects.

## **4. RISK MANAGEMENT**

- 4.1 Without grant-aid it is very unlikely that this building will ever be economically viable to restore
- 4.2 Monies saved by not agreeing to offer grants for these particular projects would have to be relocated to other properties within the THI area meaning further delays to the delivery and effectiveness of this scheme

## **5. APPENDICES**

Appendix 1 – Image of 67 High Street  
Appendix 2 – 4 March 2014 Cabinet report

## **6. BACKGROUND PAPERS**

THI Stage 2 Bid and Action Plan

## **AUTHOR OF REPORT**

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