
19 October 2015

Name of Cabinet Member:

Business, Enterprise & Employment – Councillor Maton

Director Approving Submission of the report:

Executive Director of Place

Ward(s) affected:

St. Michaels

Title: *The Burges Proposed Townscape Heritage Initiative – Application for Heritage Lottery Funding*

Is this a key decision?

No

Executive Summary:

In December 2014 Planning Committee approved the Lady Herbert's Garden and Burges Conservation Area Appraisal and Management Plan. Significantly, this appraisal and management plan extended the Lady Herbert's Garden Conservation area to include properties in the Burges, Hales Street and Palmer Lane.

Based on the success of the Far Gosford Street Townscape Heritage Initiative (THI), the Council and its heritage partner, Historic Coventry Trust, were invited to submit an application for funding to develop a THI proposal for the area bounded by the Burges, Hales Street and Palmer Lane to complement the recent Heritage Lottery Funded extension to the Motor Museum and refurbishment of the Old Grammar School

The Council, in partnership with Historic Coventry Trust, has developed a proposed outline scheme to regenerate the Burges part of the Conservation Area and has submitted a Stage 1 (development grant) application for grant funding to the Heritage Lottery Fund, to provide the majority of the funding required to work up the detailed scheme for implementation and funding. If this application is successful, the funding awarded together with a small City Council matched contribution, will permit a full application for capital and revenue funding to be worked up in detail for a Stage 2 (delivery grant) application to HLF. It is proposed that the Council would act as the accountable body for the development grant. The area covered is shown on the Plan in Appendix 1 of this report.

The outline scheme covers a number of interventions which would enhance the appearance and economic viability of the Burges, similar to the model used for Far Gosford Street Regeneration.

A number of external funding applications would be sought to form a funding package to cover the project.

The activities that a full Townscape Heritage Initiative (THI) would support include:-

1. Property improvement grants
2. Public realm improvements
3. Gap site intervention
4. Community consultation & participation programme

The area covered by the proposed Townscape Heritage Initiative is in mixed public and private ownership. (see Appendix 2 Property ownership plan)

The THI Stage 1 application has been submitted and approval is sought retrospectively to 1) approve the submission of the application 2) if successful, for the Council to act as the accountable body and 3) for the Council to contribute £20,000 to the overall development fund applied for amounting to £192,000.

Recommendations:

Cabinet Member for Business, Enterprise and Employment is asked to:-

1. Approve retrospectively the submission of the stage 1 application to Heritage Lottery Fund, Townscape Heritage Initiative for the Burges Regeneration Project for £172,000.
2. Approve a local match contribution of £20,000 from the Council's own funds towards the £192,000 Stage 1 budget which will be utilised if the HLF Stage 1 application is successful.
3. Authorise the Council to act as the accountable body for the Stage 1 grant award if successful.
4. Authorise applications to other funding providers to develop a funding package for delivery of a phase 2 submission.

List of Appendices included:

Appendix 1 – Regeneration Area and proposals
Appendix 2 – Ownership Plan
Appendix 3 - Masterplan

Other useful background papers:

Lady Herbert's Garden & The Burges Conservation Area Appraisal

Has it been or will it be considered by Scrutiny?

No

Has it been or will it be considered by any other Council Committee, Advisory Panel or other body?

No

Will this report go to Council?

No

Report title: The Burges Proposed Townscape Heritage Initiative – Application for Heritage Lottery Funding

1. Context (or background)

- 1.1 The Townscape Heritage project focuses on the Burges area that was given Conservation Area status in December 2014 following an expansion of the Lady Herbert's Garden originally designated in 1969.
- 1.2 This area has been chosen for restoration / regeneration because it is one of the city centre's last surviving historic areas with buildings and streets of medieval origin with later 19th century additions. The Burges is also home to a number of locally listed buildings. There has been recent public realm investment in the vicinity. The Burges, Hales Street and Palmer Lane area would benefit greatly from investment in the buildings, public realm improvements and by seeking to address and develop gap sites. Together, these improvements would improve the area and provide the incentive for others to invest.
- 1.3 The area has considerable potential and its location next to the Transport Museum and close to the Cathedral Quarter and the Heritage Lottery Funding restored St John's Hospital/ Grammar School.
- 1.4 Based on the success of the Far Gosford Street THI scheme the Council and its heritage partners were invited to submit an application to develop a further THI scheme. The application has been submitted and retrospective approval is sought for the Council to act as the accountable body and contributor to the development application.

2. Options considered and recommended proposal

- 2.1 There is only one real option to consider, whether to support the application submitted or withdraw it.
- 2.2 Option one - withdraw the application / do nothing – this will lead to further decline and deterioration of the area.
- 2.3 Option two - support the Heritage Lottery Townscape Initiative stage 1 application and commit £20,000 from the Council's budget to secure a successful Stage 1 application for £172,000 of funding. This collective development stage budget of £192,000 will further develop and explore the feasibility of a THI scheme and provide the springboard for applications for further funding applications to support it. The elements of the scheme to be developed with the Stage 1 grant include a costed application and programme for development funds for :-
 1. Restoration of buildings historic fabric including the building repairs and reinstatement of architectural detail.
 2. Gap site / infill developments
 3. Public realm improvements and improvements to the exposed area of the River Sherbourne (Palmer Lane)
 4. A public participation and stakeholder activity plan
 5. A stage 2 THI application to support these proposals
- 2.4 The officer recommendation is to support the Heritage Lottery THI Stage 1 application for the Burges.

3. Results of consultation undertaken

- 3.1 Consultation was carried out as part of the formal adoption process of the Conservation Area appraisal plan.
- 3.2 No formal public consultation has taken place regarding the HLF submission. If the stage 1 grant is successful, public consultation will take place as part of the projects development stage and form the basis of the Stage 2 application for funds to implement the proposals.

4. Timetable for implementing this decision

- 4.1 If the recommendation to support is granted the following indicative timetable will be followed :-
 - 4.1.1 The Stage 1 application to Heritage Lottery, Townscape Heritage Initiative was submitted on 1 September 2015.
 - 4.1.2 Approval to stage 1 application by the HLF is anticipated in January / February 2016
 - 4.1.3 Development Stage work for Stage 2 application March 2016 – January 2017. This is the stage when the £20,000 from the Council's budget and £172,000 Townscape Heritage Grant would be spent.
 - 4.1.4 Cabinet approval for stage 2 submission December 2016
 - 4.1.5 Stage 2 submission January 2017
 - 4.1.6 Approval of Stage 2 application March / April 2017
 - 4.1.7 Physical implementation 2017 – 2020

5. Comments from Executive Director, Resources

5.1 Financial implications

The report requests retrospective approval for the submission of a stage 1 application to the HLF THI which was submitted in September 2015.

If the stage 1 submission is successful, the Council is required to contribute £20,000 towards the project development stage, leveraging in £172,000 Heritage Lottery grant to prepare a stage 2 bid. The £20k local contribution will be identified from within the existing Place budgets.

As accountable body for the development grant, the Council would need to ensure procurement processes are followed, payments processed and claims submitted to the Heritage Lottery Fund.

The submission and successful award of a subsequent stage 2 application could unlock in the region of £2m of HLF funding overall which will require further match funding to be sourced which will be fully investigated during the Stage 1 development phase.. This could come from a number of sources e.g. other public funders, section 106 agreements and involve the transfer of Council assets into the Coventry Heritage Trust. Full details will be worked up and approval would be subject to separate report to Cabinet in the event stage 1 bid was successful.

5.2 Legal implications

If successful the Council will be accepting a grant of £172,000 for the development stage work and compliance with any funding criteria and requirements. The Council would be the accountable body for the funding.

It is likely that the Council will be required to enter into an agreement with Heritage Lottery Funding to govern the terms and conditions of the grant funding. Officers within Legal Services will agree and complete any such agreement.

The Council will appoint the external consultants required to carry out the development stage work.

6. Other implications

6.1 How will this contribute to achievement of the Council's key objectives / corporate priorities (corporate plan/scorecard) / organisational blueprint / Local Area Agreement (or Coventry Sustainable Community Strategy)?

The success of the Stage 1 application will allow the release of funds to spend on the development of the project to a deliverable scheme. The delivery of the overall scheme will regenerate and improve the appearance of the Conservation Area. In addition it will restore property, preserve our heritage, create new improved public realm, develop brownfield land and compliment other Council projects i.e. Transport museum, Old Grammar School, City Centre improvements.

The restoration of this area will also be a positive factor to the City of Culture bid.

6.2 How is risk being managed?

Risk will be managed by the Council. The main risk is that the Stage 1 application is not approved and the project will not proceed further.

The Council will incur risk as the Accountable body in administering the grant but has a track record of successfully managing external grants delivered with partners.

6.3 What is the impact on the organisation?

The project will have the following impact on the organisation:-

The project will generate revenue for staffing

The project proposals include the upgrading and restoration of Council owned land and property.

The organisation will expend £20,000 on Burges ????on the development stage as detailed in the financial section of this report.

6.4 Equalities / EIA

The report recommendations do not affect the Council's policy, provision of any service or its statutory functions. It is not required to undertake an Equality Impact Assessment.

6.5 Implications for (or impact on) the environment

The Project will bring about positive environmental impacts:-

Restoration of buildings

Development of brownfield land

River Sherbourne Improvements

Reusing reclaimed materials

6.6 Implications for partner organisations?

The project will be delivered in partnership with Historic Coventry Trust.

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Martin Yardley	Director	Place	29 th September 2015	2 nd October 2015
Councillor Kevin Maton	Cabinet Member for Business, Enterprise & Employment	Place	29 th September 2015	Agenda Conference 6/10/2015

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Appendices