

STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL

Moorlands Partnership Board

21 November 2023

TITLE:	Financial Summary & Proposed Grant Awards
PORTFOLIO HOLDER:	Councillor Darren Price - Deputy Leader & Portfolio Holder for Regeneration and Planning
CONTACT OFFICER:	Joanne Brooks - Regeneration Officer
WARDS INVOLVED:	All

1. Reason for the Report

- 1.1 The purpose of this report is to seek Member's approval to allocate grant funding from the Moorlands Partnership Board (MPB) in 2023/24. The budget for this year is £60,000.

2. Recommendation

- 2.1 Note the financial summary in 3.2.
- 2.2 Members of the Board are recommended to approve a maximum grant £8,000 towards the cost of eligible works totalling £66,497 (exc VAT) for the roof repairs to the tower at St John the Baptist, Alton The work will be subject to the standard grant scheme conditions.
- 2.3 Members of the Board are recommended to approve a maximum grant £8,000 towards the cost of eligible works totalling £24,831 (inc VAT) for the decoration of the clock tower at St James Court, Biddulph. The work will be subject to the standard grant scheme conditions.
- 2.4 Members of the Board are recommended to approve a maximum grant £8,000 towards the cost of eligible works totalling £12,875 (inc VAT) for the reinstatement of historically correct sliding sash windows to 8 King Street, Leek. The work will be subject to the standard grant scheme conditions and the following technical conditions:
- 8 over 8 true sliding sash windows to be installed to all of the openings on the front elevation including the second floor.

- Colour scheme to be agreed by the Regeneration or conservation officer.
- Planning consent to be obtained prior to the manufacture of the windows.

2.5 Members of the Board are recommended to approve a 75% grant of £863 towards the cost of eligible works totalling £1,150 (exc VAT) for the restoration of a ghost sign at 6 Leonard Street Leek. The work will be subject to the standard grant scheme conditions and the following technical conditions:

- The sign to be hand painted in white to match the remnants of the existing ghost sign.
- That the applicant liaises with the planning department to establish if advertisements consent is required and obtains this prior to reinstatement.

3. Executive Summary

3.1 This report allows members to consider applications for environmental enhancement and heritage grants under the MPB for funding toward suitable projects within the district.

3.2 Members will recall that given the impact of the pandemic unallocated funds from 2020/21 were rolled forward to the subsequent 4 years funding of the MPB. This resulted in an enhanced budget of £60,350 in 2021/22 followed by a further 3 years with a £60,000 budget. Members should note however that the usual budget rules apply and there is no ability to carry forward any unused allocation. If members recommend approval of all the grant applications on this report then the table below represents the current financial position.

Scheme Budget	£60,000
Grant offers to date:	£20,027
Remaining grants budget	£39,973
St Johns the Baptist , Alton	£8,000
St James Court, Biddulph	£8,000
8 King Street, Leek	£8,0000
6 Leonard Street, Leek	£863
Total of potential grant offers from this report	£24,863
Remaining Allocation for 2023/24	£15,110

4. How this report links to Corporate Priorities

4.1 This report concerns publicly funding the enhancement, restoration or repair of historic properties or places that are either listed or an identified heritage asset. This, in turn, is related to the Council's corporate aim 3:

- To help create a strong economy by supporting further regeneration of towns and villages.

5. **Alternative Options**

- 5.1 To not approve environmental and heritage grant awards under the Moorlands Partnership Board and not allocate the capital budget of £60,000 set aside for this grant scheme. As a result, the MPB would not be able to continue to financially assist a number of environmental and heritage projects throughout the district and secure the repair, restoration and enhancement of heritage features, places and buildings. NOT RECOMMENDED
- 5.2 To continue to approve environmental and heritage grant awards to suitable projects throughout the district and to ensure the allocation of the budget of £60,000 this year. As a result, the MPB can financially assist with projects that secure the repair, restoration or enhancement of heritage features, places and buildings and contribute towards the further regeneration of town and villages through Staffordshire Moorlands. RECOMMENDED

6. **Implications**

- 6.1 Community Safety – No implications at this stage.
- 6.2 Workforce – The Moorlands Partnership Scheme is administered by an officer within the Regeneration Team with assistance when required from the council's Conservation Officer.
- 6.3 Equality and Diversity/ Equality Impact Assessment - No implications at this stage.
- 6.4 Financial considerations - There are allocations within the capital programme for the funding of the Moorlands Partnership scheme. The current funding position is set out in section 3 above.
- 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 Climate Change – No Implications at this stage.
- 6.7 Consultation – Grant offers are made in consultation with and approved by the Moorlands Partnership Board. Where required, projects that require planning permission and listed building consent are subject to the normally statutory consultations.

Neil Rodgers Executive Director (Place)

**Web Links and
Background Papers**

Location

Contact details

Joanne Brooks

7. PROPOSED GRANT AWARDS

7.1 CATHOLIC CHURCH OF ST JOHN THE BAPTIST, ALTON

An application has been received from the Parish Treasurer for roof repairs to the tower at the Roman Catholic Church of St John the Baptist. The church forms part of a complex which includes the Guild Hall and Alton Castle. The Church is listed Grade II* and lies within the Alton and Farley Conservation Area. It was built in 1840 as the chapel to the former hospital (now the Guild Hall). This church and wider groups of buildings were designed by Pugin in 1840 for the 16th Earl of Shrewsbury. They form an impressive set piece of architecture in a quite dramatic setting.

Works to repair the church tower have been specified by a specialist architect and have been approved by the faculty. The works consist of the following:

- Replacement of defective leadwork and flashings
- Replacement of lead valley gutters
- Masonry repairs and repointing
- Scaffolding

The applicant has received 5 returned tenders for the works the lowest of which (including fees but minus VAT which is recoverable) totals £66,497. The Board offers 75% grants which are capped at £8,000. The remaining budget for the works will be met through funding applications and a parish contribution.

Recommendations

7.2 Members of the Board are recommended to approve a maximum grant £8,000 towards the cost of eligible works totalling £66,497 (exc VAT). The work will be subject to the standard grant scheme conditions.

7.3 ST JAMES COURT BIDDULPH CLOCK TOWER

An application for grant assistance has been received from the residents management company for the redecoration of the clock tower at St James Court in Biddulph. The property is not listed but is located within the Biddulph Grange Conservation Area. St James Court is a converted stable block and workshop building of ten houses and four apartments. The Clock Tower was part of the original stable block and as such is an important part of Biddulph Grange history. When the buildings were first converted (1998) a Heritage Grant was awarded by Staffordshire Moorlands District Council to re-instate

the clock in the Tower as it was considered to be an important historic feature of the Biddulph Grange Estate.

The Clock Tower is now in urgent need of redecoration and repair to the previously painted elements, including the hardwood joinery, the stonework/masonry, ironworks, soffits and facias.

This is a small development within a wider historic site. Work for the repair of the clock tower will be funded via a service charge from residents. Residents are also funding repair work this year to the cobbled courtyard which is another key feature of the stable block.

The works have been tendered and two prices received the lowest of which totals £24,831. This includes a contingency of £1,000 and includes VAT. The Board offers 75% grants which are capped at £8,000

- 7.4 Members of the Board are recommended to approve a maximum grant £8,000 towards the cost of eligible works totalling £24,831 (inc VAT). The work will be subject to the standard grant scheme conditions.

7.5 **8 KING STREET, LEEK**

An application has been received from the owner of 8 King Street for the restoration of historically correct traditional sliding sash windows. The property is not listed but falls within the Leek Conservation Area. It forms one of a row of 3 storey brick terraced properties. The street was laid out by 1838 in one of the town's industrial areas dominated by Albion Mill (Silk Mill). The terrace was built and occupied by the hand loom weavers who worked from the upper floors.

The owners are keen to restore the traditional timber sash windows to match the style of adjacent properties. Two estimates have been received for the work the lowest of which totals £12,875 (inc VAT). The Board offers 75% grants which are capped at £8,000. The restoration of the windows would match the style and appearance of adjacent properties within the terrace and would make a significant enhancement to the property.

- 7.6 Members of the Board are recommended to approve a maximum grant £8,000 towards the cost of eligible works totaling £12,875 (inc VAT). The work will be subject to the standard grant scheme conditions and the following technical conditions:

- 8 over 8 true sliding sash windows to be installed to all of the openings on the front elevation. The upper floor will be reinstated with a 4 over 8 sash window.
- Colour scheme to be agreed by the Regeneration or conservation officer.
- Planning consent to be obtained prior to the manufacture of the windows.

7.7 **6 LEONARD STREET, LEEK GHOST SIGN RESTORATION**

An application has been received from the owner of the above property (Ginger Beer Factory) to restore a ghost sign painted directly onto the brick end gable. The property is not listed but falls within the Leek Conservation Area and lies adjacent to the listed police complex . There has been a sign on the gable and the outline is still just visible. The owner is keen to reinstate the sign in a plain white font with a small scroll detail in the center. The sign reads - R Massey Aerated water manufacturer.

Ghost signs can come in many forms but typically they are historic hand-painted advertising signs, or old shop signs preserved on buildings which have since changed use. Often found in urban areas, ghost signs are an important part of the historic fabric on our high streets.

Two estimates have been received for the works the lowest of which totals £1,150 (exc VAT). The Board offers grants up to 75% towards the cost of eligible works. A 75% grant would total £863.

7.8 Members of the Board are recommended to approve a 75% grant of £862.50 towards the cost of eligible works totaling £1,150 (exc VAT). The work will be subject to the standard grant scheme conditions and the following technical conditions:

- The sign to be hand painted in white to match the remnants of the existing ghost sign.
- That the applicant liaises with the planning department to establish if advertisements consent is required and obtain this prior to reinstatement.