

# **STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL**

## **Moorlands Partnership Board**

**28th November 2024**

<b>TITLE:</b>	<b>Financial Summary and Proposed Grant Awards</b>
<b>PORTFOLIO HOLDER:</b>	<b>Councillor Darren Price - Deputy Leader &amp; Portfolio Holder for Regeneration and Planning</b>
<b>CONTACT OFFICER:</b>	<b>Joanne Brooks - Regeneration Officer</b>
<b>WARDS INVOLVED:</b>	<b>Non-Specific</b>

### **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 2024/25. The budget for this year is £60,000.

### **2. Recommendations**

It is recommended that the Board:

- 2.1 Note the financial summary in 3.2.
- 2.2 Approve a maximum grant of £8,000 towards the cost of eligible works totalling £21,264.61 (VAT excl.) towards the repair of the original cast iron windows at the Alton Castle. The work will be subject to the standard grant scheme conditions and the following technical conditions:
- The works to be carried out in accordance with the Architects specification.
- 2.3 Approve a 75% grant of £5,925 towards the cost of eligible works totalling £7,900 (VAT excluded) towards the renewal of the flat roof to the Well building at the former Stockton Brook Pumping Station. The work will be subject to the standard grant scheme conditions.
- 2.4 Approve a 75% grant of £4,736 (VAT incl.) towards the cost of eligible works totalling £6,315 (excl. VAT) towards the roof repair of the porch at St Chad, Longsdon. The work will be subject to the standard grant scheme conditions and the following technical conditions:
- Any new materials brought to site to match existing.

2.5 Approve a maximum grant of £8,000 towards the costs of repairing and restoring the Garage at School Green, Ipstones of £15,700 (VAT excl.). The work will be subject to the standard grant scheme conditions and the following technical conditions:

- Any new materials brought to site must match the existing exactly
- Rainwater goods to be in cast iron
- New joinery details to match the existing exactly unless otherwise agreed
- Colour scheme to be agreed
- The applicant to consult with Planning and ensure planning permission is not required.

2.6 Approve a maximum grant of £8,000 towards the cost of eligible works totalling £15,840 (VAT excl.) for the repair of the historic dam at Belmont Farm, Ipstones The work will be subject to the standard grant scheme conditions.

### 3. Executive Summary

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

3.2 The Board 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. It should be noted however that the usual budget rules apply and there is no ability to carry forward any unused allocation. Subject to the approval of all the grant applications in this report then the table below represents the current financial position.

<b>Scheme Budget</b>	<b>£60,000</b>
<b>Grant offers to date:</b>	
St Marks Foxt	£8,000
The Plough Endon	£8,000
St Giles Cheadle	£8,000
	<b>£24,000</b>
<b>Grant offers for consideration:</b>	
Alton Castle	£8,000
Stockton Brook Pumping Station	£5,925
St Chad Church Longsdon	£4,736
Garage School Green Ipstones	£8,000
Belmont Farm Dam	£8,000
<b>Total of grant offers for approval</b>	<b>£34,661</b>
<b>Remaining Allocation for 2024/25</b>	<b>£1,339</b>

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

#### **5. Alternative Options**

- 5.1 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 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

**ANDREW P STOKES**  
**Chief Executive**

**Web Links and**  
**Background Papers**

**Location**

**Contact details**

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## 7. Proposed Grant Awards

### **ALTON CASTLE COMPLEX – WINDOW REPAIRS**

- 7.1 An application has been received for the repair of the original cast iron windows at the Alton Castle complex. The castle is of a gothic revival design (mid-19th century) located high on a hill overlooking the Churnet Valley.
- 7.2 Designed by Pugin it is a grade 1 listed building. The castle, church and guildhall form an imposing historic complex which is now home to the Kenelm Youth Trust. Members will recall that both the guildhall and church (St. Johns the Baptist) have benefited from funding from the Moorlands Partnership Board to carry out joinery and roof repairs. These works have been completed and Board members visited the site in July this year to see firsthand the historic complex, completed works and the work that the Kenelm Youth Trust undertake.
- 7.3 At the time of the site visit by the Board, the trustees expressed their concern on the condition of the original cast iron windows that exist throughout the complex. The applicant appointed conservation architects to undertake a survey and repair schedule for window repairs on the site. The repair works include easing casements to ensure that they open and close; repairing hinges and fixings, including stays and catches, sealing the perimeter of casements and re-puttying glass panes. Ironmongery, such as catches and stays are of varying age and condition, so some replacement and/or repair of ironmongery is required to ensure that windows are operable. Given the listed status of the complex the works will be carried out on a 'like for like' basis. 4 contractors were invited to tender during September this year. Only two tenders were returned the lowest of which was £215,338.73 (plus VAT).
- 7.4 Given the cost of the works the applicants is phasing the window repairs and is applying for funding against the first phase totalling £21,264.61 (plus VAT). This first phase will be focused upon the dormitory windows in the Castle.
- 7.5 The Board offers 75% grants which are capped at £8,000. Members of the Board are recommended to approve a maximum grant of £8,000 towards the cost of eligible works totalling £21,264.61 The work will be subject to the standard grant scheme conditions and the following technical conditions:
- The works to be carried out in accordance with the Architect's specification.

### **STOCKTON BROOK FORMER PUMPING STATION – NEW FLAT ROOF OVER WELL BUILDING**

- 7.6 The Stockton Brook Waterworks was built in 1884 to provide clean water to the people of North Staffordshire. One million gallons of water a day were first steam pumped up to reservoirs at Bagnall, Brown Edge, and Golden Hill.
- 7.7 Water was then gravity fed to houses and businesses. The site is located next to the Caldon Canal in the heart of North Staffordshire. The building is

not listed but falls within the Cauldon Canal Conservation Area and set within 20 acres of woodland and part of the Stoke on Trent wildlife corridor. The building is privately owned and leased to a Community Interest Company (CIC) that seeks to further the site to create a community space for arts, nature and heritage. Longer term ideas include, café, meeting rooms, conference facilities, nature trail, exhibition and event space.

- 7.8 The site was acquired just over 20 years ago and since then the owners have completed major works to the roof of the Engine Hall including the renovation of five 32 foot pitch pine Queen post trusses, re-roofing the Engine Hall with original Westmorland slate, re building parapet walls, laying new handmade feature bricks and renovation of downspouts and lead work. Following on from the open days in September, the CIC are applying for feasibility / development funding with the aim to phase works starting with the Boiler House roof which is in urgent need of repair.
- 7.9 The grant funding application to the MPB is targeted towards the repair of the building that houses the well at the west side of the Stockton Brook Waterworks. This is a flat roofed brick building, built in 1936 when the Stockton Brook Waterworks was converted from steam driven pumps to electricity. The interior is not exactly useable in a normal way, but a very interesting part of the heritage of this building. The roof of the well building is constructed in concrete and covered in asphalt. It is failing badly, and the deterioration of this roof means that water is soaking into the Engine Hall wall adjacent, jeopardising the work already done to make this space watertight.
- 7.10 The works include the removal of the original failing asphalt flat roof over the well / borehole building and replace this with 3 layers of polyester based felts and fix 4 existing lead drain outlets. 3 estimates have been received for the works the lowest of which totals £7,900.
- 7.11 There is growing recognition of the historical and cultural significance of waterworks architecture and this is a fine example. Two open days in September and had over 300 visitors. Crowd funding has provided support to install a sink and toilet which are much needed to facilitate ongoing volunteers and community use.
- 7.12 The Board offers 75% grants which are capped at £8,000. Members of the Board are recommended to approve a 75% grant of £5,925 towards the cost of eligible works totalling £7,900 (VAT included). The work will be subject to the standard grant scheme conditions.

### **ST CHAD CHURCH LONGSDON – STEEPLE REPAIRS**

- 7.13 St Chad is an imposing Anglican Parish Church situated in an elevated position on the A53 road between Leek and Endon. It is flood lit at night and an important part of the public realm and townscape. The building was constructed of local sandstone in the early part of twentieth century in the Late Victorian Gothic style, with a spacious and decorative interior. It is Grade 2\* listed and consecrated in 1903 and designed by Gerald Horsley. It is constructed with rock faced coursed stone with ashlar dressings.

- 7.14 There is ingress of rainwater from the broken roof into the porch and into the church itself, causing penetrating damp and deterioration of the walls. Further deterioration will occur without the proposed restoration of the roof section affected.
- 7.15 Works include scaffolding to the porch, strip roof, fix breathable felt membrane, tanalised laths and re-lay existing roof tiles, with any new to match. Renew all leadwork and flashings.
- 7.16 St Chad hosts concerts, recitals, carol services and harvest festivals, to which the wider community are attracted beyond the regular congregation. In addition, St Chad also hosts many weddings a year, with couples drawn far beyond the parish because of its attractive location, available parking and beautiful interior. St Chad also acts as agent for the collection of unwanted items prior to transfer to Leek's charity shops as stock for sale. The front porch acts as a drop off point for items during the week and this arrangement is threatened if the roof above the porch is not made watertight.
- 7.17 Three estimates have been received for the works the lowest and most appropriate, given the listed status of the church, totals £6,315 (excluding VAT).
- 7.18 The Board offers 75% grants which are capped at £8,000. Members of the Board are recommended to approve a 75% grant of £4,736 (VAT excl.) towards the cost of eligible works totalling £6,315. The work will be subject to the standard grant scheme conditions and the following technical conditions:
- Any new materials brought to site must match the existing.

### **SCHOOL GREEN GARAGE IPSTONES**

- 7.19 An application has been received to refurbish and restore the existing brick garage located on School Green, Ipstones. The building is not listed but lies within the northern part of the Ipstones Conservation Area. It is located in a triangle of 18th and 19th Century piecemeal development and it shown on the 1880 ordnance survey map of the area. The applicant states that the building housed the first local fire engine. The garage is not widely visible from the surrounding area/streets but presents itself onto the area known as School Green and has become a well cherished local feature. There is a footpath located adjacent to its northern elevation. The garage is brick built with clay roof tiles. It has a timber garage door to the front, timber vertically boarded door to the rear and a side window to its southern elevation.
- 7.20 The applicant and owner of the existing garage is keen to restore the building to be used as a garage and rent to local residents. The proposed repair and restoration include the following scope of works:
- Roof tiles and king post structure to be removed and stored for reuse
  - Unsound or leaning walls to be taken down and stored for reuse
  - New foundations for new wall reconstruction

- Repointing
  - Roof structure reinstated
  - Garage door and rear access door to be replaced on a like for like basis
  - Rainwater goods to be installed
- 7.21 3 estimates have been received for the works the lowest of which total £15,700 excluding VAT.
- 7.22 The Board offers 75% grants which are capped at £8,000. Members of the Board are recommended to approve a maximum grant of £8,000 towards the cost of total project costs totalling £15,700 (VAT excl.). The work will be subject to the standard grant scheme conditions and the following technical conditions:
- Any new materials brought to site must match the existing exactly
  - Rainwater goods to be in cast iron
  - New joinery details to match the existing exactly unless otherwise agreed
  - Colour scheme to be agreed
  - The applicant to consult with Planning and ensure planning permission is not required.

### **BELMONT ROAD, IPSTONES – 18<sup>TH</sup> CENTURY DAM RESTORATION**

- 7.23 An application has been received from the landowner of an 18th Century dam located on Belmont Road, Ipstones. The dam is not listed and neither does it lie within a conservation area. However, it is contained on the County Historic Environment Record (HER record number 06275 as part of the Belmont Hall Farm) and was once part of the Belmont Hall Park estate. The watercourse leads from two fishponds upstream (HER 1703), one of which is silted up. There are 3 dams downstream and dam 3 is the subject of this application. Dam 3 has been breached on the left hand side and water is now following this route with inevitable short term consequences of further failure. The downstream masonry face of the dam is also displaying signs of movement and displaced masonry.
- 7.23 The owner of the dam is applying to the MPB for funding to repair and rebuild the dam on a like-for-like basis and reforming the shape of the pond by removal of vegetation and silt. There is an early 20th century photo showing a 'duckpond' above the dam, but this is not apparent on historic maps. This will be reformed as a result of the works.
- 7.24 The dam repair would slow the flow of the existing watercourse as intended when first built, helping to reduce the risk of erosion and flooding in the area. The pond originally known as Belmont Duck Pond would reform itself after the works as a natural feature viewed from the roadside. This would support nature and would once again create natural habitat for wildlife in the area.
- 7.25 Two estimates have been obtained for the dam repair works the lowest of which totals £15,840 (incl. VAT). The repair works consist of the following:



- Removal of earth and fallen trees causing the break in the dam wall.
- Stone masonry repairs to the breach in the wall.
- Removal of vegetation and silt to reform shape of duck pond.

7.26 The Board offers 75% grants which are capped at £8,000. Members of the Board are recommended to approve a maximum grant of £8,000 towards the cost of eligible works totalling £15,840 (VAT incl.). The work will be subject to the standard grant scheme conditions.