

WHITEHAVEN OLD TOWN TOWNSCAPE HERITAGE INITIATIVE

EXECUTIVE MEMBER: Councillor Hugh Branney
LEAD OFFICER: Julie Betteridge
REPORT AUTHOR: Diane Ward

WHAT BENEFITS WILL THESE PROPOSALS BRING TO COPELAND RESIDENTS?

The proposed Whitehaven Townscape Heritage Initiative (THI) scheme aims to reconnect the fringe of the retail centre to the heart of the town, strengthening the connection of Albion Square and the harbour with the commercial core and thus increasing footfall into this marginal area of the town.

The THI scheme will upgrade prominent, historic buildings bringing floor space back into use, helping to increase the economic activity of the area, giving greater choice to residents, workers and visitors shopping in the town.

The scheme will increase heritage skills levels amongst the local building sector and local residents; bring historic buildings back into appropriate and sustainable use, and improve the public realm within the town.

WHY HAS THIS REPORT COME TO THE EXECUTIVE?

(e.g. Key Decision, Policy recommendation for Full Council, at request of Council, etc.)

Following on from Executive's previous endorsement of the Whitehaven Old Town THI Stage 2 funding application to the Heritage Lottery Fund (HLF) for £659,200 and confirmation of its acceptance to take on the role and function of Accountable Body (28th May 2013), this report has come to inform Executive that grant offers from HLF and Britain's Energy Coast have now been made.

RECOMMENDATIONS:

To receive grants of £659,200 from the Heritage Lottery Fund and £394,600 from Britain's Energy Coast and endorse previous agreement of £250,000 of Copeland Borough Council funds against the delivery of the Whitehaven THI Stage 2 programme.

To approve the spend profile over the next 5 years associated to deliver the programme, on the basis of quarterly performance monitoring and agreed carry forward at year end.

1 INTRODUCTION

- 1.1 The stage 1 application was approved by Heritage Lottery Fund in May 2012. This released development funding from HLF (up to £48,000, matched with £25,000 CBC funding) to support the development of a stage 2 THI bid.
- 1.2 North of England Civic Trust (NECT) were appointed through a procurement process to support the Economic & Community Regeneration Team develop the stage 2 bid.
- 1.3 The Stage 2 development has been steered and supported by a Whitehaven THI Partnership drawing local businesses and agencies together to inform the bid.
- 1.4 In May 2013, CBC Executive endorsed the Whitehaven THI Stage 2 funding application to HLF and confirmed the £250,000 match of Copeland Borough Council funds. Executive also confirmed its acceptance to take on the role and function of Accountable Body.
- 1.5 Britain's Energy Coast (BEC) offered grant funding of £394,600 to match the HLF application in October 2012. Cumbria County Council have approved, in principle, match funding of £50,000 .
- 1.6 The Stage 2 application of £659,200 has now been approved by Heritage Lottery Fund.

2 PROPOSALS

- 2.1 The THI scheme is a five year programme during which grants will be offered to property owners within the THI area to help with repairs, heritage reinstatements and bringing vacant floor space back into commercial use. All grants will require property owners to contribute to the total costs of the heritage and repairs work required on each property.
- 2.2 Priority buildings, identified from full surveys and heritage assessments as part of the Stage 2 development activity, will be targeted in year's one and two. These are:
 - Former YMCA (vacant)
 - 32 James Street (vacant)
 - 45 Market Place (vacant)
 - 10 Market Place (current ground floor use but are in very poor condition)
 - 11 Market Place (current ground floor use but are in very poor condition)
 - 48-50 Market Place (current ground floor use but are in very poor condition).
- 2.3 A further six properties have been identified which could receive a grant should the priority building owners not take up the offer of grant support.

- 2.4 Building grants will be issued and managed within an approved grant process that will comply with Council Financial Regulations and Standing Orders
- 2.5 Alongside the building grants there will also be limited works to the public realm on James Street and a programme of Heritage Skills Training available for contractors, apprentices and the general public.
- 2.6 As a matter of priority, we will progress the recruitment of a THI Officer to oversee and project manage the programme, with all associated costs to be covered from within the scheme.
- 2.7 The programme will be managed in line with the Council's Performance Management systems and monitored on a quarterly basis to provide an overview of spend and the change of profile, depending on programme slippage, with a clear overview of carry forward that may be required at year end. All expenditure will be in line with the criteria and conditions in the funding agreements and follow contract standing orders.

3 ALTERNATIVE OPTIONS TO BE CONSIDERED

- 3.1 THI schemes are specific to HLF. Without agreeing to receive the Stage 2 funding from HLF and associated match from BEC and CBC commitment, HLF and BEC will not support the scheme and the funding would be lost to Whitehaven Town Centre improvements. The spend profile has been accepted by HLF as part of the bid submission and significant change would also impact on the funding.

4 CONCLUSIONS

- 4.1 The Council has been consistent in its approach to maintaining the conservation of Whitehaven's built heritage. Our application to HLF for the Old Whitehaven area as a Townscape Heritage Initiative offers strong complementarity to existing developments including Albion Square office development, the Town Team plans, improvements to Whitehaven Market and Market Hall, the Beacon Partnership, Whitehaven Marina improvements and other regeneration development plans across the Town. The THI programme will strengthen the competitive advantage of the Town Centre, which will be reflected in the Council's Growth Strategy.
- 4.2 Executive agreement to receive the funds and endorse the spend profile would enable us to secure the Stage 2 submission from HLF.

5. RESOURCE IMPLICATIONS

The Scheme is funded through key funding elements as highlighted above. The Heritage Lottery Fund and the Energy Coast grants will provide the resource for the project running costs and Townscape Heritage Scheme Officer who will be employed by the Council part time for the whole of the Initiative to manage the grant scheme and other elements. The project team will draw on resources from the council through SLA arrangements such as property valuations and Conservation Officer time. £1 million will be drawn in from local property owners as match funding against the grants available from the scheme.

6. STATUTORY OFFICER COMMENTS

The Monitoring Officer's comments are: Both the HLF and BEC grants impose conditions on the Council. Those conditions include obligations in respect of the standard of work, the procurement of the work, the keeping of records, insurance and claw-back of grant if a property is disposed of. To provide some protection to the Council grant recipients will as a condition of receiving the grant be required to enter into an agreement with the Council which will reflect the grant conditions that are being imposed on the Council as part of the HLF and BEC grants. The form of agreement will be approved by the Legal Services Manager. Whilst this will reduce the risk to the Council it is essential that, given the value of the grants, adequate resources are provided to administer the scheme and ensure that all grant conditions are complied with not only throughout the construction period but for the claw-back period of 10 years.

The Section 151 Officer's comments are: The £250k approved by Council in February 2013 is in the current year capital programme and this will need to be re-profiled over the life of the project once approved. We need to ensure that as an authority we recover our costs incurred as accountable body.

EIA Comment: No further comments.

Policy Framework Comment: The THI programme is designed to strengthen the competitive advantage of the town centre and as such will be reflected in the Council's Growth Strategy. Work is underway on the Growth Strategy which is referenced within the Council's Corporate Plan 2013-15. It is essential that the Strategy helps the Council deliver the ambitions set out within the Corporate Plan by working with the LEP and other partners to leverage support and to promote economic growth within Copeland.

Other consultee comments, if any:

7. HOW WILL THE PROPOSALS BE PROJECT MANAGED AND HOW ARE THE RISKS GOING TO BE MANAGED?

The Regeneration Projects Officer, who managed the Stage 2 bid submission, will continue to hold the project until the appointment of a dedicated THI Officer. The Council will recruit the THI Officer as soon as possible to deliver the scheme.

The programme Risk Register has been submitted as part of the HLF bid with mitigation processes identified.

8. WHAT MEASURABLE OUTCOMES OR OUTPUTS WILL ARISE FROM THIS REPORT?

- a. HLF bid submission with all other match funding in place will result in:
 - 228 People assisted in their skills development - November 2017
 - 550 m² New / upgraded floor space – June 2018
 - £838,000 Private leverage – June 2018
 - £1,353,900 Public leverage – Sept 2018

List of Appendices

Appendix A – Spend Profile

Whitehaven THI - Spend Profile

		2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	Total
Staff	HLF	£ 7,512.00	£ 14,324.00	£ 14,448.00	£ 3,063.00	£ 11,065.00	£ 6,302.00	£ 66,714.00
	BEC	£ 7,914.00	£ 15,091.00	£ 15,224.00	£ 13,762.00	£ 11,659.00	£ 6,636.00	£ 70,286.00
	CBC							
	CCC							
		£ 15,426.00	£ 29,415.00	£ 29,672.00	£ 26,825.00	£ 22,724.00	£ 12,938.00	£ 137,000.00
Building Grants								
	HLF		£ 63,513.00	£ 323,678.00	£ 80,014.00	£ 52,237.00		£ 519,442.00
	BEC		£ 37,944.00	£ 199,445.00	£ 47,518.00	£ 30,407.00		£ 315,314.00
	CBC		£ 28,961.00	£ 141,696.00	£ 36,768.00	£ 24,619.00		£ 232,044.00
	CCC							
			£ 130,418.00	£ 664,819.00	£ 164,300.00	£ 107,263.00		£ 1,066,800.00
Public Realm								
	HLF			£ 48,696.00				£ 48,696.00
	BEC							
	CBC			£ 1,304.00				£ 1,304.00
	CCC			£ 50,000.00				£ 50,000.00
				£ 100,000.00				£ 100,000.00
Skills Training								
	HLF	£ 1,741.00	£ 9,202.00	£ 6,861.00	£ 3,550.00	£ 1,996.00	£ 998.00	£ 24,348.00
	BEC	£ 643.00	£ 3,401.00	£ 2,537.00	£ 1,312.00	£ 738.00	£ 369.00	£ 9,000.00
	CBC	£ 1,189.00	£ 6,294.00	£ 4,693.00	£ 2,427.00	£ 1,366.00	£ 683.00	£ 16,652.00
	CCC							
		£ 3,573.00	£ 18,897.00	£ 14,091.00	£ 7,289.00	£ 4,100.00	£ 2,050.00	£ 50,000.00

Total Spend		2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	Total
HLF	£	9,253.00	£ 87,039.00	£ 393,683.00	£ 96,627.00	£ 65,298.00	£ 7,300.00	£ 659,200.00
BEC	£	8,557.00	£ 56,436.00	£ 217,206.00	£ 62,592.00	£ 42,804.00	£ 7,005.00	£ 394,600.00
CBC	£	1,189.00	£ 35,255.00	£ 147,693.00	£ 39,195.00	£ 25,985.00	£ 683.00	£ 250,000.00
CCC				£ 50,000.00				£ 50,000.00
	£	18,999.00	£ 178,730.00	£ 808,582.00	£ 198,414.00	£ 134,087.00	£ 14,988.00	£ 1,353,800.00