



**Corporate Policy and  
Resources Committee**

**Thursday 23<sup>rd</sup> September  
2021**

**Subject: Market Rasen Historic Building Grant Scheme**

Report by:	Assistant Director of Planning and Regeneration
Contact Officer:	Wendy Osgodby Senior Growth Strategy & Projects Officer  wendy.osgodby@west-lindsey.gov.uk
Purpose / Summary:	To approve the Market Rasen Historic Building Grant scheme and obtain agreement to proceed to delivery.

**RECOMMENDATION(S):**

1. That Corporate Policy and Resources Committee approve £200k to spend on the Market Rasen Historic Building Grant scheme and in doing so rescind the principles of this previous funding allocation, as set out in the report of 19th July 2018 to Corporate Policy & Resources Committee.
2. That Corporate Policy and Resources Committee approve a further £10,000 be drawn down from General Fund Balances for technical support.

## IMPLICATIONS

### **Legal:**

All funded projects will be subject to financial and legal scrutiny. Legal advice will be sought prior to the release of any funds.

All applicants will receive a grant funding agreement based on the documents produced for other similar grant schemes.

**(N.B.) Where there are legal implications the report MUST be seen by the MO**

### **Financial : FIN/57/22/JA/B**

A capital budget of £200,000 funded from capital receipts has already been previously approved for the Market Rasen 3 Year Vision scheme.

Approval to spend is sought for the Historic Building Grant Scheme for Market Rasen Town Centre and a further £10,000 technical support (revenue) from General Fund Balances.

**(N.B.) All committee reports MUST have a Fin Ref**

### **Staffing :**

The project will be managed by the Growth Team with technical support from the development of a 1 day per week post or appointment of a consultant.

**(N.B.) Where there are staffing implications the report MUST have a HR Ref**

### **Equality and Diversity including Human Rights :**

The regeneration of historic buildings in the centre of Market Rasen will impact on the local community, local businesses and visitors to the town. The impact of this project on different groups has been considered and positive potential benefits such as improved health outcomes for residents have been identified. No negative impacts are anticipated

A full community engagement process will be delivered once the necessary approvals are in place to ensure that all aspects of the community can participate in the regeneration and growth of the town. The engagement process will be openly promoted to ensure the widest possible views from stakeholders/the local community to ensure openness and transparency.

***NB: Please explain how you have considered the policy's impact on different groups (for example: young people, elderly, ethnic minorities, LGBT community, rural residents, disabled, others).***

**Data Protection Implications :**

There will be a requirement to manage personal data belonging to property owners once the priority properties are identified. A data management protocol will be established with input from the Data Protection Officer.

**Climate Related Risks and Opportunities:**

There will be an opportunity to consider property improvements that can seek to reduce carbon emissions on an individual property as part of each scheme of works depending upon physical and financial viability.

**Section 17 Crime and Disorder Considerations:**

Work to identify priority heritage led intervention within the Town could support bringing back into use long term empty properties, making the town centre feel safer and more vibrant.

**Health Implications:**

Significant improvements to individual properties could allow for better living conditions for the occupants. This will again be assessed on a case by case basis.

**Title and Location of any Background Papers used in the preparation of this report :**

Market Rasen 3 Year Vision & Strategy Corporate Policy and Resources Committee Report 19<sup>th</sup> July 2018.

Supporting Growth and Regeneration in Market Rasen, Prosperous Communities Committee Report 26<sup>th</sup> January 2021

**Risk Assessment :**

N/A

**Call in and Urgency:**

**Is the decision one which Rule 14.7 of the Scrutiny Procedure Rules apply?**

i.e. is the report exempt from being called in due to urgency (in consultation with C&I chairman)

Yes

No

**Key Decision:**

A matter which affects two or more wards, or has significant financial implications

**Yes**

**No**

## **1. Background**

- 1.1 Since the allocation of growth funding from capital receipts was approved on the 19<sup>th</sup> July 2018, Market Rasen Town Council concluded that establishing a Charitable Incorporated Organisation or equivalent was going to be time consuming and financially challenging. Plans were put into place for a town consultation, but were as a result of COVID -19 postponed. To date, the Town Council have been unable to bring forward and agree projects that meet the requirements set out in the approved report.
- 1.2 Given that over two years had lapsed, it was appropriate to review the capital programme commitment. The Communities Team have worked collaboratively with the Growth Team to consider a way forward. It will be essential for Prosperous Communities Committee and Corporate Policy & Resources Committee to review and agree any changes whilst continuing to commit to the principles of local consultation and wider support.
- 1.3 In September 2020, senior officers began a series of meeting to review the challenges and opportunities. An outline heritage-led proposal, (based upon Market Rasen's Heritage Action Zone Bid) was identified as an option that aligned with priorities raised and supported previously with the community and Market Rasen Town Council.
- 1.4 It is anticipated that the impact/outcomes from this project will provide strong evidence to support future funding opportunities and aims to build on knowledge and learning obtained from the Gainsborough scheme.
- 1.5 At Committee on 26<sup>th</sup> January 2021 members approved the principle of utilising the allocated £200,000 capital budget to fund a Historic Building Grant scheme in Market Rasen, and in doing so rescind the principles of this funding allocation, as set out in the report of 19<sup>th</sup> July 2018 to Corporate Policy & Resources Committee. Members also agreed to the development of a fully costed Historic Building Grant scheme.

## **2. Development Phase**

- 2.1 Following a procurement exercise TDR Heritage Limited were appointed to the project, they have extensive experience and have delivered similar projects across the country including the successful bid to the National Lottery Heritage Fund for Gainsborough's Townscape Heritage Scheme.
- 2.2 As agreed a Steering Group has been set up created from a selected group of experts, specialists within heritage led schemes, along with representatives from the Town and District Council. The steering group members are
- Senior Growth Strategy and Projects Officer - Wendy Osgodby & Amanda Bouttell, WLDC
  - Conservation Officer – Liz Mayle, WLDC
  - Business Representative – Jenny Salvidge, The Green Life Pantry
  - District Councillor – Cllr Stephen Bunney
  - Town Councillor – Cllr Margaret Larkin-Whitworth

- Education Representative – Rhona Sheppard
- Local Heritage Representative – Julie Taylor
- Lincolnshire County Council – Ian George

2.3 The Steering Group have developed and agreed 'Terms of Reference' for the group and have been actively engaged in the development of the project.

2.4 A condition survey was completed by TDR Heritage Ltd for all 69 properties in Market Rasen Town Centre (Appendix A) to provide baseline data in preparation for extending the scheme/ potential funding opportunities. The survey was carried out in line with Historic England guidance. The Surveys included:

- Building Condition – roof, windows, doors etc.
- Overall Condition
- Historic integrity
- Original features
- Shopfront
- Vacancy
- Contribution to townscape and group value
- Enforcement
- Scale of impact and repairs/ reinstatement

2.5 For each building there is detailed report which includes a description of the building, its historic value, summary of condition and a summary of the work required.

2.6 A cost analysis has been prepared by a conservation quantity surveyor for each building. This identified the estimated costs to repair or re-instate missing elements (e.g. shopfronts) to each of the 69 buildings. If all of the works identified in the condition survey were completed in line with Historic England Guidance excluding VAT the cost would be approx. £2.5m.

2.7 Due to the limited budget (£200,000), three maps have been produced to determine a recommended priority zone using the following measures (Appendix B):

- Overall condition
- Townscape Value
- Impact of repair work

2.8 The collated evidence shows the geographic location around the Market Place would be the area that would have of the most impact on the town centre, given the relatively small budget at this stage. (Appendix C) The impact/outcomes from this project will help establish a strong evidence base and commitment to heritage-led regeneration to support future funding opportunities.

2.9 Within the priority zone 9 buildings have been identified as a high priority. Applying grant at 80% for repair and 90% for reinstatement would total approx. £412,000. (This includes 10% contingency). The remaining 10% or 20% will be funded by the building owners. Experience has shown that this level of grant is required to encourage owners to engage in scheme, hence the reason grants will be awarded on a first come first served basis.

2.10 It is anticipated in the first phase the scheme will fund approx. 50% of the priority buildings. Some initial dialogue has taken place with building owners to determine likely take up of grants, this will be developed further to cover all building owners within the priority zone. Grants awards will average around £45,000 per building ranging from £16,000 - £88,000 depending on the level of works required.

Priority Buildings:

1 Queen Street	KC Heating and Plumbing
3 Queen Street	McColls
3 Market Place	Lincolnshire Coop Travel
4/5 Market Place	Former Lloyds Bank
9 -10 Market Place	Former Midland Bank
20 Market Place	Happy Valley
22 Market Place	Don Noble Betting
16 King Street	BBQ Grill and Chicken House
12 King Street	Panda Palace

2.11 In preparation for the delivery stage Project documentation has been created including:

- Applications form (Appendix D)
- Guidance for applicants (Appendix E)
- Flow diagram for decision making (Appendix F)
- Assessment form for grant applications (Appendix G)

2.12 The steering group agreed to continue to support the project into the delivery phase and wish to be involved in the decision making process for grant applications.

2.13 A press release has been issued to inform local residents about the scheme and how a steering group of local representatives has been created to influence and drive the project. Further communication activity will take place in the delivery phase.

2.14 The project will be managed by the Growth Team with technical support from either a 1 day per week post or appointment of a consultant, these costs will be met from General Fund Balances leaving the entire £200,000 for capital works.

### **3 Associated Actions**

3.1 TDR Heritage have suggested potential associated actions to drive high street improvements and underpin heritage-led regeneration in Market Rasen:

- Shop Front design guide required for landlords to provide landlords with practical examples of repairs and re-instatement that are appropriate to the scheme.

- Supplementary Planning Guidance for shopfront design and signage to be in place to align with the conservation review and to raise quality of applications in the area for future work
- Creation of an area of special advertisement control

These tools will be reviewed / developed by the technical officer appointed to support this project.

#### **4 Recommendations**

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