

CYNGOR SIR POWYS COUNTY COUNCIL

Delegated Decision

24th April 2013

REPORT AUTHORS: County Councillors:
Graham Brown, Portfolio Holder for Planning
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SUBJECT: Powys Built Heritage Fund 2013 / 2014

REPORT FOR: Decision

1. Summary

1.1 To consider and approve the allocation of the 2013/14 Powys Built Heritage Fund (BHF) budget.

2. Proposal

2.1 At its meeting on the 4th March 2013 the Council approved a capital allocation of £100,000 for the Powys BHF for the financial year 2013/14. This report proposes the apportionment of this allocation to projects operating under the BHF.

2.2 In addition the budget is supplemented by commitments and carry-forward amounts from the 2012/13 budget. In 2012/13, the budget was allocated between three schemes:

- Machynlleth Town Scheme Partnership (MTSP);
- Powys Historic Building Grant Scheme (PHBGS); and the
- Severn Valley Built Heritage Fund (SVBHF).

2.3 Table 1 below shows the budgetary position for the MTSP and PHBGS projects at the year end. This indicates that of the 2012/13 budget there are carry forward commitments to meet in 2013/14 of £7,570.38 for the MTSP and £18,674.85 for the PHBGS. In addition, £28,767.71 of the PHBGS was not spent in 2012/13 and is available to supplement the 2013/14 budget.

Table 1 – 2012/13 – Year end position for MTSP and PHBGS

2012/13	Machynlleth TSP	Powys HBGS
PCC	£20,000	£75,464.70
Cadw	£20,000	0
Total Budget	£40,000	£75,464.70
Total Spend 2012/13	£24,859.23	£28,022.14
PCC element to carry forward as commitment for 2013/14	£7,570.38	£18,674.85
Underspend to carry forward for re-allocation in 2013/14	0	£28,767.71

2.4 The SVBHF position is not shown in the above table as the budget for this scheme has been ring-fenced in order for the Council to meet its match funding commitment to this scheme. (See paragraph 2.8 below).

2.5 Table 2 below proposes the apportionment of the Powys BHF budget for 2013/14.

Table 2 – Proposed Apportionment of Powys BHF 2013/14

Scheme	Powys capital allocation 2013/14	Commitments carry forward from 2012/13	Underspend carry forward from 2012/13	PCC Total Budget apportion 2013/14	Note - Re Match-Funding 2013/14
SVBHF	£60,000		£28,767.71	£88,767.71	Equivalent to be sought from WEFO
MTSP	£40,000	£7,570.38	£0	£47,570.38	Equivalent to be sought from Cadw
PHBGS	£0	£18,674.85	£0	£18,674.85	N/A
Total	£100,000	£26,245.23	£28,767.71	£155,012.94	

2.6 The following paragraphs provide a brief explanation of the proposed schemes for the 2013/2014 financial year. In all schemes, the private sector (property owners / applicants) are required to make a financial contribution.

2.7 Machynlleth Town Scheme Partnership

2.7.1 In 2011 / 2012 the Council secured a 3 year extension to the Machynlleth Town Scheme Partnership with Cadw. Match funding in 2013/2014 is subject to written confirmation by Cadw (expected at the end of May 2013) and a detailed work programme being agreed with Cadw.

2.8 Severn Valley Built Heritage Fund

2.8.1 The Council in conjunction with the Welsh Government secured EU structural funds (2009-13) for various projects in the Severn Valley. One element of this project is the Severn Valley Built Heritage Fund which supports the restoration and re-use of commercial properties within the Severn Valley for the period up until December 2013.

2.8.2 The bid envisaged a total expenditure on the Built Heritage element of £1,333,333 which is to be funded as follows: £633,333 by Welsh European Funding Office (WEFO), £300,000 by Powys County Council and £400,000 by the private sector.

2.8.3 By committing £50,000 to this Fund in 2012/2013, the Council fulfilled its funding commitment of £300,000. The total budget was fully committed by the Montgomeryshire Built Heritage Grants Sub-Committee Funding at its meeting in March 2013. However, the scheme has attracted considerable interest and the number of applications received exceeded the available budget. It is therefore considered

appropriate to allocate additional funds (£88,767.71) to this scheme to enable further projects to be completed.

2.8.4 Discussions are ongoing with WEFO about possible match-funding and whether it is appropriate to add to the existing scheme budget or to operate a parallel budget. However, the results of these discussions should not delay the opportunity to assist improvements to additional commercial buildings in the Severn Valley.

2.9 Powys Historic Building Grants Scheme (PHBGS)

2.9.1 This scheme has been run for a number of years to support the repair and restoration of historic buildings throughout Powys (excl. BBNP). Grants are available at a rate of 25% with maximum grants capped at £8,000, although higher grants may be allowed in exceptional circumstances where a building is 'at risk'.

2.9.2 For 2013/14, and to respond to the high interest in the Severn Valley, it is proposed that the budget for this scheme should only be sufficient to enable the completion of commitments from 2012/13. Consideration will be given over the next 12 months to re-designing the scheme to focus on 'buildings at risk'.

3. Powys Change Plan 2012-15

3.1 The Powys BHF addresses the Change Plan's key area for improvement entitled Regeneration. In particular the BHF addresses the Regeneration Strategy of enhancing town and village centres.

3.2 The BHF will assist in meeting the Change Plan's 'continuous improvement activity' as follows:

- Through supporting the Severn Valley Built Heritage Fund it will support 4 businesses and create or refurbish 700 square metres of premises by June 2014.
- By contributing to the target of supporting 15 physical regeneration projects.

4. Options Considered/Available

4.1 Alternative options for allocating the Powys BHF in 2013/14 are possible, for example:

- additional funding to support the PBHGs, or to
- redesign the PHBGS as a Buildings at Risk Scheme

4.2 However, it is considered that the proposal in this report represents the most effective use of resources and that which potentially attracts the highest level of public sector match-funding. It would also assist in meeting the high number of applications received in the Severn Valley. Establishment of a new scheme such as a Buildings At Risk Scheme would also require a longer lead in time.

5. Preferred Choice and Reasons

5.1 The preferred choice is set out in Table 2 above. This will assist the Council in meeting the continuous improvement activity for Regeneration in the Powys Change Plan 2012 – 2015 and in implementing the Powys Built Heritage Strategy 2010 – 2015.

6. Sustainability and Environmental Issues/Equalities/Crime and Disorder/Welsh Language/Other Policies etc

6.1 Equalities & Welsh Language and Sustainable Development principles underpin the Council's Powys Change Plan and the [Powys Built Heritage Strategy](#) which the proposal seeks to support.

6.2 The BHF is sustainable as it aims to conserve and restore buildings of historic and architectural merit. This represents a sustainable use of existing resources, finding new uses for old buildings and reducing the need for wholly new development which may not be appropriate in character. Funding is available to all sectors of the community (subject to the terms of individual projects) and documentation relating to the individual schemes is available bilingually.

7. Children and Young People's Impact Statement - Safeguarding and Wellbeing

7.1 The introduction to the County Council's Built Heritage Strategy (page 4) explains that:

‘the high quality built environment of Powys with its wealth of historic buildings, conservation areas and archaeological sites and monuments, represents an important social, cultural, recreational and educational resource as well as helping to make Powys an appealing place to live, work and visit.

The historic environment is widely considered an important contributor to many aspects of today's society. It can have a considerable impact on tourism, economic vitality, community identity, regeneration, lifelong learning, creating a sustainable environment, health and personal wellbeing amongst many others. It is also clearly recognised as an important part of our culture, identity, national pride and local distinctiveness.’

7.2 The BHF seeks to facilitate the protection and enhancement of the built heritage which facilitates sustainable living and working environments and supports the wellbeing of the County's population and the experience of its visitors as a whole. The Powys BHF will assist in securing the County's rich built heritage into the future.

8. Local Member(s)

8.1 The Powys BHF has the potential to be of benefit to all wards in Powys outside the Brecon Beacons National Park (BBNP). However, those Members located in the Severn Valley and Machynlleth will be affected the most.

9. Other Front Line Services

9.1 The scheme leads to applications being submitted to Development Management and Building Control.

10. Support Services (Legal, Finance, HR, ICT, BPU)

10.1 The Principal Accountant for Capital confirms that the allocation for 2013/14 is £100,000.

10.2 Legal comments – none received.

11. Local Service Board/Partnerships/Stakeholders etc

11.1 Table 2 shows the public sector funding partners, WEFO and Cadw, for the Powys BHF.

12 Communications

12.1 The principle communication issue is to ensure that the availability of funding is communicated to those that may benefit from funding. This will be achieved in a number of ways e.g. press releases, website information, direct targeting and through word of mouth.

13 Statutory Officers

13.1 Strategic Director - Law & Governance had no comment to make on the content of the report subject to agreement of the Section 151 officer.

13.2 Strategic Director, Finance & Infrastructure (Section 151 Officer) Funding noted the Accountant's comment and that the proposal is within budget.

14. Members' Interests

The Monitoring Officer is not aware of any specific interests that may arise in relation to this report. If Members have an interest they should declare it and complete the relevant notification form.

Recommendation:	Reason for Recommendation:
That the capital funds available for the Powys Built Heritage Fund in 2013/14 are allocated as set out in Table 2 of this report.	To enable implementation of the Powys Built Heritage Fund.

Relevant Policy (ies):	Powys County Council Built Heritage Strategy 2010 – 2015 Powys Regeneration Strategy		
Within Policy:	Y	Within Budget:	Y
Relevant Local Member(s):	All except those with wards entirely in BBNP.		
Person(s) To Implement Decision:	Service Manager – Spatial Planning & Built Heritage		
Date By When Decision To Be Implemented:	1 st April 2013		
Contact Officer Name:	Tel:	Fax:	Email:
Peter Morris	01874 612283	01874 612339	Peter.morris@powys.gov.uk

Background Papers used to prepare Report:

[Powys County Council Built Heritage Strategy 2010 - 2015](#)
[Powys Regeneration Strategy](#)