

CYNGOR SIR POWYS COUNTY COUNCIL

Delegated Decision

8th March 2012

REPORT AUTHOR: County Councillor Wynne Jones
Portfolio Holder for Regeneration and Development

SUBJECT: Powys Built Heritage Fund 2012 / 2013

REPORT FOR: Decision

1. Summary

1.1 To consider and approve the allocation of the 2012/13 Powys Built Heritage Fund (BHF) budget.

2. Proposal

2.1 In 2012/13, the Council has approved a capital allocation of £100,000 to the Powys BHF. It is proposed that this is allocated to individual schemes as in Table 1 below:

Table 1 - Proposed Powys BHF allocation 2012/13

Scheme	Powys capital allocation
Severn Valley Built Heritage Fund	£50,000
Machynlleth Town Scheme Partnership	£20,000
Powys Historic Building Grants	£30,000
	Total £100,000

2.2 The following paragraphs provide a brief explanation of the proposed schemes for the 2012/2013 financial year. In all of the individual schemes, the private sector (property owners / applicants) are required to make a financial contribution.

Severn Valley Built Heritage Fund

The Council in conjunction with the Welsh Government has 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.

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.

By committing £50,000 to this Fund in 2012/2013, the Council will fulfil its funding commitment of £300,000, subject to under spend from previous years being carried forward.

Machynlleth Town Scheme Partnership

In 2011 / 2012 the Council secured an extension to the Machynlleth Town Scheme Partnership with Cadw. Match funding in 2012/2013 is subject to a detailed work programme being agreed with Cadw.

Powys Historic Building Grants Scheme (PHBGS)

This scheme supports the repair and restoration of historic buildings throughout Powys (excl. BBNP) to improve and conserve the quality the County's rich heritage of historic buildings. 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'.

2.3 To maximise the Council's capital allocation, match funding has been secured in principle. Table 3 below shows the Public sector match funding for 2012/2013.

Table 2 – Public Sector Match Funding 2012/2013

Scheme	Public Sector Match Funding
Severn Valley Built Heritage Fund	£633.333.00 - Welsh European Funding Office (over the course of the whole project 2010/2013)
Machynlleth Town Scheme Partnership	£20,000 – Cadw (Subject to detailed agreement on forward work programme).

2.4 Any under spend from the 2011/2012 BHF will be carried forward as follows:

- a) *Under spend in the Severn Valley Built Heritage Fund will be carried forward and retained within the scheme. (*Subject to Cabinet approval)

- b) Under spend in the Talgarth Scheme will be carried forward and transferred to the Powys Historic Building Grants.
- c) Under spend in the Powys Historic Building Grants, will be carried forward and retained within the scheme.

2.5 Table 3 below shows the estimated under spend from each scheme in 2011/2012. It is important to note that the precise amount of carry forward money may vary slightly according to the level of expenditure achieved by 31/03/2012.

Table 3 – Estimated under spend from 2011/2012

Scheme	£ Amount
Severn Valley Built Heritage Fund	£183,000
Powys Historic Building Grants	£23,000
Talgarth Scheme	£8,000

3. Powys Change Plan 2012-15

3.1 The Powys BHF addresses the Change Plan’s key area for improvement entitled Regeneration. Table 2 demonstrates that work has been undertaken with partners to maximise regeneration benefits, which assist successful delivery of the Regeneration Strategy. 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 The Brecon Beacons National Park Authority has requested a £10,000 contribution to its Talgarth Scheme. The Council has previously committed £10,000 of the BHF budget in both 2010/11 and 2011/2012 to this scheme as match-funding.

4.2 It is recommended that the Built Heritage Fund does not contribute to the Talgarth Scheme in 2012/2013. The initial funding offer was on condition

that the BBNPA secured further funding from Cadw for a Town Scheme Partnership, which did not happen and so the condition was waived. This may be revisited in future years when it is clear that a Town Scheme Partnership with Cadw is agreed in principle.

4.3 An alternative distribution of funds for 2012/13 could be considered but that suggested in the report is thought to represent the most effective use of resources. Other funding opportunities will continue to be investigated and it will be necessary to review the allocation of funds for 2013/2014 should external funding be secured.

5. Preferred Choice and Reasons

5.1 The preferred choice is set out in Table 1 and paragraph 2.4 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.

5.2 This distribution has been determined initially by the availability of public sector match-funding, with the remaining allocation made to the Powys Historic Building Grant Scheme which operates across the county (excl. BBNP).

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 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).

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 Senior Accountancy Assistant for Capital has confirmed that the allocation of the 2012/13 budget is acceptable.

10.2 The Principal Solicitor is happy with the report.

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 supports the report which is predominately a financial matter that the Accountant is content with.

13.2 Strategic Director, Finance & Infrastructure (Section 151 Officer)
 Funding is in place to support this project and under spends can be rolled forward from 2011/12 to 2012/13.

Recommendation:	Reason for Recommendation:
1. That the capital funds available for 2012/13 is allocated as set out in Table 1.	To enable implementation of the Powys Built Heritage Fund.
2. That under spend from 2011/2012 is allocated in accordance with paragraph 2.4.	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 2012		
Contact Officer Name:	Tel:	Fax:	Email:
Peter Morris	01874 612283	01874 612339	Peter.morris@powys.gov.uk

Background Papers used to prepare Report:

[Full Council Report 1st March 2012.](#)

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

[Powys Regeneration Strategy](#)

Regeneration checklist

Checklist

It is important that the regeneration strategy is able to inform decision making and behaviour, but given its substantial scope it is fully recognised that the report will not be read cover to cover by everyone.

However, it is important that regeneration becomes part of the language of Powys County Council and hopefully of its partners. Therefore, the purpose of the checklist is to enable County Council officers, both those who work involves a direct 'regeneration' function and those who may have an indirect outcome to understand how their work links back to the regeneration strategy.

The checklist should be used as frequently as possible to help embed regeneration into the decision making process. The initial parameters of the 'checklist' are as follows:

Impact	
<i>What impact will your intervention have on Powys'?</i>	
Economy	Jobs: Building works. Some of the buildings assisted will be used for employment.

	The scheme reinforces Powys as an attractive place to do business. It supports the tourism pull of the County.
Environment	Built Heritage: Maintained and enhanced.
Communities	Built Heritage: Safeguarded.

Objectives

Which of the regeneration objectives does this particular intervention help to realise and how? :

1: Green Powys	Re-use of existing building stock.
2: Skilled Powys	Built heritage / craftsmanship skills
3: Resilient Communities	Supports historic buildings, some of which are occupied by businesses, community/service organisations.
4: Economic Development	Can directly contribute to job growth/safeguarding, supports business occupying buildings. Indirectly creates work for builders, architects, and supports craftsmanship skills and training, etc.
5: Access to Services	
6: Renewable Energy	
7: Cultural Powys	The scheme supports the protection and enhancement of Built Heritage which forms part of the cultural heritage of the County.
8: Tourism	Helps maintain the built heritage of Powys which is a tourism attraction.
9: Location of Choice	

Priorities

Which of the regeneration priorities does this particular intervention help to realise and how?

Harnessing Community Strength	
Using Council assets as regeneration catalysts	The Council's money draws in other funding to support work to maintain and enhance Built Heritage which may not happen otherwise.
Regeneration-led procurement	

Information Communication Technology as a catalyst to regeneration	
Harnessing Powys' natural assets	
Promoting Powys	
Supporting the Powys Economy	It contributes to the economy of Powys directly and indirectly.
Empowering Council officers	
Facilitating the resilience and renaissance of Powys' town and village centres	The scheme supports building works in Towns and Villages.
Ensuring that housing improvements [WHQS] becomes a catalyst for community based regeneration	
Maximising the regenerative impacts of education and training expenditure	

Ownership & Collaboration

What other departments and organisations are there which may have, or have had a role in this intervention? (list)

Cadw
 WEFO & Welsh Government
 Private Sector Housing
 Communications
 Development Management
 Glasu / Rural Development Plan
 Brecon Beacons National Park

Regeneration Multiplier

Have the opportunities for 'regeneration multipliers' been fully evaluated?

What are they?

Opportunities for further match funding will be explored during this year as current schemes are nearing completion (Machynlleth, Severn Valley).

This provides an opportunity to undertake a full review of the Powys Built Heritage Fund, with all key regeneration partners, to inform the launch of new schemes from 2013/2014 onwards.

How can they be delivered?

As above.

Implementation of the checklist

The use of the checklist is intended to be a voluntary exercise that is encouraged by Senior Managers and Directors throughout the County Council. This is not intended to be a 'tick box' exercise or another layer of bureaucracy. As regeneration is now at the heart of corporate policy for the County Council, this checklist is intended as a reminder to ensure that officers throughout the County are able to discharge their functions in a way which works towards these important corporate objectives.

In addition, this approach might also be adopted by colleagues in other organisations which make up the Local Service Board as a way of ensuring that these important objectives are implemented through services across the County.