

# CYNGOR SIR POWYS COUNTY COUNCIL

## Delegated Decision

23rd March 2011

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

**SUBJECT:** Powys Built Heritage Fund

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**REPORT FOR:** Decision

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### **1. Summary**

1.1 To consider and approve the allocation of the 2011/12 built heritage fund budget between individual schemes.

### **2. Proposal**

2.1 For several years, the Council has operated the Powys Built Heritage Fund (BHF) which is a capital grants scheme, comprising a number of smaller, individual schemes designed to improve and conserve the quality the County's rich heritage of historic buildings, particularly those in historic market towns. At the same time as conserving the County's built heritage, the BHF has benefited the economy of the area by, for instance, encouraging the re-use of vacant premises which has resulted in job creation and increased business confidence leading to investment by commercial enterprises. Successful implementation of the fund will help to deliver a high priority action (Action point 3) of the Council's Built Heritage Strategy 2011 – 2015.

2.2 The Powys Built Heritage Fund (BHF) has been successful in attracting match-funding from other public sector / conservation organisations. In December 2009 WEFO offered £633,333 ERDF structural funds for the Severn Valley Built Heritage Fund (2010-3013).

2.3 For the 2011/12 & 2012/2013 financial years the Council is seeking match-funding of £20,000 from Cadw towards the Machynlleth Town Scheme Partnership.

2.4 In all of the individual schemes operated by the Council, the private sector (property owners / applicants) have also been required to make a financial contribution, although the level of private sector leverage has varied by scheme. The Powys Historic Building Grant levers substantial private sector funds and for 2011/12 it is estimated that this scheme will generate £300,000 investment by private sector.

### **Powys Capital Allocation 2011/2012**

2.5 In 2011/12, the Council has approved a capital allocation of £100,000 to the Built Heritage Fund. It is proposed that this is allocated to individual schemes as below:

**Table 1 - Proposed Powys BHF allocation 2011/12**

<b>Scheme</b>	<b>Powys capital allocation</b>
Severn Valley Built Heritage Fund	£50,000
Machynlleth Town Scheme Partnership*	£20,000
Powys Historic Building Grants	£20,000
Talgarth Scheme	£10,000
	Total £100,000

\*Dependent on attracting match funding from Cadw, if unsuccessful will revert to the Powys Historic Building Grants.

### **Powys Capital underspend from 2010/2011**

2.6 It has been requested that underspend from the 2010/2011 is carried forward as follows:

- Underspend in the Severn Valley Built Heritage Fund will be carried forward and retained in the Severn Valley Built Heritage Fund.
- Underspend in the Talgarth Scheme will be carried forward and retained in the Talgarth Scheme.
- Underspend in the Powys Historic Building Grants Scheme, the Llanfair Caereinion Scheme and in the Machynlleth Town Scheme Partnership will be carried forward and allocated to the Powys Historic Building Grants Scheme.

**Table 2 – Allocation of Powys capital underspend from 2010/2011 that has been requested to be carried forward (as at 17/03/2011)**

<b>Scheme</b>	<b>Allocation of underspend from 2010/</b>
Severn Valley Built Heritage Fund	£169,678.51
Talgarth Scheme	£1,812.50
Powys Historic Building Grants	£15,948.85*

\*Made up of: Llanfair Caereinion Scheme £1,670.72; Machynlleth Town Scheme Partnership £4,703.8; Powys Historic Building Grant £9,574.32

2.7 It is important to note that the precise amount of carry forward may vary slightly according to the level of expenditure achieved by 31/03/2011.

2.8 The underspend in 2010/2011 has occurred for various reasons described below:

- In the Severn Valley, final negotiations over the scope of the scheme led to delays in progress although these are now resolved and interest in the scheme is increasing. The Scheme runs to 2013.
- In Talgarth, one scheme is yet to complete.
- Under the Powys Historic Building Grants, two schemes have not been completed and have been permitted leeway in principle to complete in the 2011/2012 financial year using underspend that is retained from the 2010/2011 scheme;
- In Llanfair Caereinion one project which was delivered for less than the grant offer.

### **Public sector match funding 2011/2012**

2.9 To maximise the Council's capital allocation, match funding has been sought / agreed. Table three below shows the Public sector match funding for 2011/2012.

**Table 3 – Public Sector Match Funding**

<b>Scheme 2011/2012</b>	<b>Public Sector Match Funding 2011/2012</b>
Severn Valley Built Heritage Fund	£633.333.00* Welsh European Funding Office
Machynlleth Town Scheme Partnership	£20,000 sought from Cadw.
Powys Historic Building Grants Scheme	
Talgarth Scheme	£10,000 Brecon Beacons National Park

\* Funding is over the course of the whole project 2010/2013.

### **Summary of proposed schemes in the forthcoming 2011/2012 financial year.**

2.10 The following paragraphs provide a brief explanation of the proposed schemes for the 2011/2012 financial year.

**A) Machynlleth Town Scheme Partnership**

A bid has been submitted to Cadw seeking a further two year extension (2011/12 & 21012/13) to the Town Scheme Partnership following completion of the second phase of this scheme. Confirmation of Cadw's funding is awaited. It is proposed that the Council should allocate £20,000 of its own funds in 2011/12 but should Cadw contribute less the Council's contribution should be correspondingly reduced and the difference re-allocated to the Powys Historic Building Grant Scheme.

**B) Severn Valley Built Heritage Fund**

The Council in conjunction with the Welsh Assembly Government has made a successful application to WEFO to secure 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 will support 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 WEFO, £300,000 by Powys County Council and £400,000 by the private sector. WEFO's offer of funding is conditional upon the achievement of a number of economic outputs including, as a minimum, the creation or refurbishment of 700 sqm of commercial premises, and within these premises the potential to accommodate 4 enterprises and 10 jobs, and the creation of 3 jobs. The project was launched in April 2010 with expressions of interest invited in the first instance.

Following the £200,000 commitment in the 2010/11, it is important that the under spend is carried forward into the remaining years of this project in order to meet the Council's commitment. It is recommended that an additional £50,000 is committed to this Fund in 2011/2012 meaning that the Council will need to commit another £50,000 (on top of any underspend carried forward) in 2012/2103 to fulfil its funding commitment of £300,000.

**C) Talgarth Scheme**

Following a request by the Brecon Beacons Park Authority (BBNPA), the Council allocated £10,000 of its 2010/11 budget to this scheme as match-funding on condition that funding from Cadw for a Town Scheme Partnership was secured.

It is clear that a Townscheme Partnership with Cadw will not be in place in the 2011/2012 financial year, nevertheless it is recommended that, in addition to any under spend being carried forward; a further £10,000 should be allocated in 2011/12 conditional upon it being matched by a contribution from the BBNPA.

**D) Powys Historic Building Grants Scheme (PHBGS)**

It is proposed that the remainder of the budget is allocated to the PHBGS which operates across Powys (excluding the BBNP). This scheme supports the repair and restoration of historic buildings throughout Powys. 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'.

### **3.0 Corporate Improvement Plan**

3.1 The Powys BHF supports each of the Corporate Improvement Plan 2009-12 priorities but in particular the following:

- Priority 3 – Supporting Economic and Social Development.
- Priority 4 – Enhancing the Natural and Built Environment.

3.2 The Powys BHF supports the Powys Change Plan 2010 - 2014 principle of Sustainable development as explained in section 6 below.

### **4.0 Options Considered/Available**

4.1 An alternative distribution of funds for 2011/12 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 should external funding be secured.

### **5.0 Preferred Choice and Reasons**

5.1 The proposed distribution of available capital funding in 2011/12 between the individual schemes as outlined in Table 1 of the report is the preferred choice. 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).

### **6.0 Sustainability and Environmental Issues/Equalities/Crime and Disorder,/Welsh Language/Other Policies etc**

6.1 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.

### **7.0 Children and Young People's Impact Statement - Safeguarding and Wellbeing**

7.1 The Powys Built Heritage Fund will assist in securing the County's rich built heritage into the future.

7.2 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.'

## **8.0 Local Member(s)**

8.1 The PHBF has the potential to be of benefit to all wards in Powys outside the Brecon Beacons National Park (with the exception Talgarth).

8.2 A previous draft of this report has been circulated to Cllr Michael Williams (Machynlleth Scheme), Cllr William Powell (Talgarth Scheme) and Cllr Richard White (Chair of the Montgomeryshire Built Heritage Grants Sub-Committee – Severn Valley Scheme) as it is considered of particular relevance to them.

8.3 Cllr Michael Williams has commented as follows: Machynlleth has seen great benefit through the Town Partnership's Built Heritage Fund, greatly enhancing very historical buildings in the Town Centre (note the Clock Tower); and providing substantial work-opportunities for local builders. I would like to take this occasion to commend Powys' officers for all their diligence in helping to make the current Machynlleth scheme such an outstanding success. I can do no other than to commend your report.

## **9.0 Other Front Line Services**

9.2 The fund may lead to applications for Listed Building Consent which are dealt with by the Development Management team.

## **10.0 Support Services (Legal, Finance, HR, ICT, BPU)**

10.1 The Principal Accountant for Capital has confirmed that the allocation of the 2011/12 budget, assuming CADW match funding for Machynlleth, is acceptable and has agreed that the forecast underspend from this year can be rolled forward if this report is approved.

## **11.0 Local Service Board/Partnerships/Stakeholders etc**

11.1 Partnership funding is sought wherever possible to maximize the Council's funding contribution. Stakeholders directly involved in the Powys BHF are those who are interested in applying for funding.

## **12.0 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.

### **13.0 Statutory Officers**

13.1 Strategic Director, Finance & Infrastructure (Section 151 Officer) Funding is in place to support this project and under spends can be rolled forward from 2010/11 to 2011/12.

13.2 Strategic Director - Law & Governance supports the report which is predominately a financial matter that the Accountant is content with.

### **14.0 Members' Interests**

14.1 The Monitoring Officer is not aware of any specific interests that may arise in relation to this report.

<b>Recommendation:</b>		<b>Reason for Recommendation:</b>	
That the distribution of capital funds available for 2011/12 is allocated as set out in Table 1.		To enable implementation of the Powys Heritage Fund.	
That the distribution of underspend from 2010/2011 is allocated in accordance with paragraph 2.6		To enable implementation of the Powys Heritage Fund.	
<b>Relevant Policy (ies):</b>	Powys County Council Built Heritage Strategy 2010 - 2015		
<b>Within Policy:</b>	<b>Y</b>	<b>Within Budget:</b>	<b>Y</b>
<b>Relevant Local Member(s):</b>	<b>All except those with wards entirely in BBNP (exclud Talgarth).</b>		
<b>Person(s) To Implement Decision:</b>	<b>Service Manager – Spatial Planning &amp; Built Heritage</b>		
<b>Date By When Decision To Be Implemented:</b>	<b>April 1<sup>st</sup> 2011</b>		
Contact Officer Name:	Tel:	Fax:	Email:
Peter Morris	01874 612283		peter.morris@powys.gov.uk

### **Background Papers used to prepare Report:**

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

[Full Council Report CC24 2011](#)