
Report to: Cabinet **Date of Meeting:** 21 July 2016

Subject: Southport Town Centre - Townscape Heritage Lottery Application **Wards Affected:** Dukes

Report of: Head of Regeneration and Housing

Is this a Key Decision? Yes **Is it included in the Forward Plan?** Yes

Exempt/Confidential No

Purpose/Summary

To seek approval from Cabinet to make a **Stage 1 application** (of a 2 stage process) to the Heritage Lottery fund for the Townscape Heritage funding stream for Southport Town Centre including Lord Street and the Promenade Conservation Areas.

Recommendation(s)

- 1) It is recommended that Cabinet agrees the submission of a Stage 1 application for Heritage Lottery Funding for Southport Town Centre;
- 2) that subject to approval of the Stage 1 application:
 - a) the Head of Regeneration and Housing proceeds with Development of the Project for a Stage 2 application and that
 - b) prior to submission of the Stage 2 application a further report is presented for Cabinet seeking its approval to proceed with the application and setting out the Partnership Funding arrangements.

How does the decision contribute to the Council's Corporate Objectives?

	<u>Corporate Objective</u>	<u>Positive Impact</u>	<u>Neutral Impact</u>	<u>Negative Impact</u>
1	Creating a Learning Community	√		
2	Jobs and Prosperity	√		
3	Environmental Sustainability	√		
4	Health and Well-Being		√	
5	Children and Young People		√	
6	Creating Safe Communities	√		
7	Creating Inclusive Communities		√	
8	Improving the Quality of Council Services and Strengthening Local Democracy	√		

Reasons for the Recommendation:

Historic England (HE) and the Heritage Lottery Fund (HLF) advised very strongly that the best chance of success at Stage 1 would be to focus on vacant buildings and public realm within a specified zonal area within Southport to create more of a Townscape impact and to build on previous regeneration initiatives such as Kings Gardens. It was with close adherence to the advice provided by HE and the HLF, relating to the links between Kings Gardens and Lord Street, that the bid was developed, as this most closely met the Townscape Heritage programme criteria. The bid is complementary to the work and investment into Kings Gardens, is consistent with wider aims of the draft Southport Development Plan and Local Plan and will sit alongside future identified projects.

Both Lord Street and the Promenade Conservation Area were placed on the national Heritage at Risk Register in 2014. As a result the Council responded by forming a partnership with Historic England and identifying a series of complementary initiatives to seek to improve the area until it can be removed from the Register. One of these initiatives is the access to external Heritage Lottery Funding in order to fund the gap to repair and restore vacant historic buildings and to bring them back into sustainable use. The provision of grants will support positive enforcement action by the Council on the poor appearance of these properties. Improvements to the local environment will complement the work being undertaken to grow the visitor economy in the town.

Alternative Options Considered and Rejected:

These two Conservation Areas were chosen over others within the borough as they are currently classified as being "at risk" and so are in priority need of investment. The other four Conservation Areas "at risk" within the authority are not located within any Town Centre and do not have the identified need that that would suit the individual eligibility criteria and outcomes required as part of Townscape Heritage funding stream.

The Townscape Heritage funding stream was selected as a funding option, as there are currently no other grant funding streams available which building owners can access to undertake the necessary improvements.

What will it cost and how will it be financed?

The total cost of the scheme is estimated to be in the region of £2.9m with a bid to the Lottery for £1.6m over 2 phases (Stage 1 & 2).

The Stage 1 application process is competitive. If supported applicants are then given the opportunity to work up (over one year) their outline proposals in more detail.

(A) Revenue Costs

See Table below for cost breakdown and funding source.

(B) Capital Costs

See Table below for cost breakdown and funding source.

Total Project Costs

	Capital	Revenue	Funding Source*	Intervention Rate **
Stage 1 Development Costs		£101,000	£71,000 HLF £30,000 Sefton (secured)	29.8%
Stage 2 Delivery Costs	£2,360,000	£479,000	£1,560,500 HLF £100,000 Southport BiD £676,000 Premises Owners £502,500 Merseytravel STEP fund	54.17%
Grand Total	£2,360,000	£580,000		44.5%

* The Stage 1 Sefton funding has been secured. The Stage 2 funding needs to be sourced, however Southport BiD has agreed their contribution 'in principle' subject to a pound for pound match from Sefton Council. This would reduce 'the ask' to HLF.

**Intervention rate needs to be above 10% for both stages of the bid – it is the amount of partnership funding in the project stages against the cost.

Implications:

The following implications of this proposal have been considered and where there are specific implications, these are set out below:

Financial

Funding to progress a Stage 2 application has been secured from existing Council resources, no additional resources are required.

A Stage 2 submission would require match funding, the exploration and securing of match funding forms part of the Stage 2 process. The Southport BiD match funding of £100,000 has been secured in principle but this would need to be spent by the BiDs closure in 2019.

Legal

No support required for Stage 1. Should the Stage 2 application be successful, agreements would need to be drawn up between the authority and local businesses. There is sufficient in-house expertise to undertake this task.

Human Resources

Additional resource will be required to implement the project should a Stage 2 application be successful. This will be resourced by the grant.

Equality

- | | |
|-----------------------------------------------------|-------------------------------------|
| 1. No Equality Implication | <input checked="" type="checkbox"/> |
| 2. Equality Implications identified and mitigated | <input type="checkbox"/> |
| 3. Equality Implication identified and risk remains | <input type="checkbox"/> |

Impact of the Proposals on Service Delivery:

This funding opportunity would complement and add value to the conservation service delivery currently taking place in Southport. If Stage 1 is approved a dedicated post will be created, funded by the grant, to develop the stage 2 bid and secure delivery thereafter for the duration of the scheme.

What consultations have taken place on the proposals and when?

The Head of Corporate Resources (FD4227/16) has been consulted and notes there are no direct financial implications in respect of stage 1 of this application. Sefton's contribution of £30,000 can be met from existing budgets. It is noted that if successful any stage 2 application and associated financial implications will be reported as appropriate to Cabinet at a future date.

The Head of Regulation and Compliance (LD3510/16) has been consulted and has no comments on the report.

Implementation Date for the Decision

Following the expiry of the "call-in" period for the Minutes of the Cabinet Meeting

Contact Officer: Stuart Barnes

Tel: 0151 934 3544

Email: Stuart.Barnes@sefton.gov.uk

Contact Officer: Paula Lowrey

Tel: 0151 934 2734

Email: Paula.Lowrey@sefton.gov.uk

Background Papers:

There are no background papers available for inspection

1. Introduction/Background

- 1.1 The Chief Planning Officer has already begun a suite of measures seeking improvements in both the Lord Street and Promenade Conservation Areas and to help address, in part, the measures required to result in removal from the national “at Risk” register.
- 1.2 Measures include; the formulation of the draft Lord Street and Promenade Conservation Area Appraisals, implementation of the Lord Street Verhandah enforcement project aimed at owners undertaking physical improvements along with the investigation of a long term maintenance and management scheme, further enforcement work to improve the physical appearance of buildings within these areas, increasing awareness and visitor numbers through Heritage Trails, discussions with Highways and other Council Departments to ensure work undertaken is well considered.
- 1.3 To support this work, in January 2015, the Chief Planning Officer made enquiries about securing Heritage Lottery Funding for Southport Town Centre.

2. Townscape Heritage Lottery Funding

- 2.1 Townscape Heritage Lottery funding is aimed supporting projects that have the potential to regenerate and transform those conservation areas in need of investment and areas where there is a mixture of buildings and uses; including residential, retail and other business uses. Southport Town centre meets this criteria and the enquiry received positive feedback from both Historic England and the Heritage Lottery Fund and invited to submit a Stage 1 application.
- 2.3 At Stage 1 applicants are requested to provide an outline of their proposed project, explain why funding it is needed, what the funding will be used for, and what will happen if funds are not provided. Up to £2million is available and bids are required by 31st August.

3. Outline Project Proposal

- 3.1 If approved the Southport Townscape Heritage Scheme would seek to improve the town centre by; providing grant funds to owners of buildings to facilitate building repairs, reinstate lost or damaged features, bring vacant floor space back into use, upgrading the public realm and providing skills, education and training in regard to the conservation of the historic environment. The bid will focus on those routes linking the Lord Street and The Promenade Conservation Areas and in turn Kings Gardens with the Town Centre. It is believed that the project will act as an economic driver in stimulating the local economy and increasing visitor numbers.
- 3.4 If approved the proposal would allow building owners on Bold Street, Nevill Street, Scarisbrick Avenue, Waverley Street and Coronation walk to apply for grant funding. The Council would also seek to secure grant funding to contribute towards the public realm works proposed in Scarisbrick Avenue. These roads constitute a key east west gateway from Lord Street to Kings Gardens.

4. Project Costs and Work Programme

- 4.1 See table above for breakdown of costs and funding sources. Total costs for delivery of the project, which is anticipated to last 5 years, are estimated to be in the region of £2.9 million. Stage 1 match funding is secured.
- 4.2 As indicated above during the Development phase and prior to submission of the Stage 2 application the project will need to identify and secure Partnership Funding. Early indications from the consultation exercise indicate significant support from Stakeholders.
- 4.3 Stage 1 status indicates that the Southport Town Centre - Townscape Heritage Lottery project is at outline (pre development) stage. If invited to submit a full application (Stage 2) a comprehensive bid would need to be worked up including detailed public realm works and a grant programme for businesses. See table below:

General Activity	Financial Commitment	Date
Submission of 1 st Round Application		
Formulation of 1 st Round Application that includes: <ul style="list-style-type: none"> • Public Consultation • Draft Conservation Area Appraisals • Outline scheme plan identifying potential projects and estimated costs • Detailed development work for stage 2 • Outline public engagement, skills and education Plan • Initial breakdown of capital works 	£0	31 Aug16
Decision on 1 st Round Application		Jan 17
If Approved Development Phase of 2 nd Round Application		
12 months of development that includes: <ul style="list-style-type: none"> • Detailed education and skills Activity Statement • Detailed funding strategy including investigation and commitment of match funding resource • Detailed Conservation Area Management Plan • Detailed condition surveys to fully establish costs of Capital work • Detailed public and stakeholder consultation • Detailed timetable, costs and cash flow of delivery phase • Detailed Maintenance Plan • Detailed Scheme Plan for work, High, Medium and reserve building projects • Detailed Plan including costings for Public Realm Scheme • Detailed partnership and governance agreement of how joint funding pot will be managed for third party grants • Detailed building surveys and valuations 	£30,000 – Sefton council £71,000 - Heritage Lottery Fund	Jan 17 – Jan18
Submission of 2 nd Round Application		Jan 18
Decision on 2 nd Round Application		Mar 18

If Approved Delivery Phase of Project		
<ul style="list-style-type: none"> • Delivery of detailed scheme plan including brining vacant floorspace back into use. • Delivery of Scarisbrick Avenue/Wesley Street Public Realm • Delivery of Public Engagement Activity Plan • Delivery of education and skills training Plan 	<p>£1.560,500HLF</p> <p>£100,000 – BiD</p> <p>£502,500 - STEP Fund</p> <p>£676,000 – Premises Owners</p>	<p>Apr 18 – Apr 22 (Approximately, depends on detailed nature of the scheme)</p>

5. Consultation

- 5.1 The consultation exercise was undertaken to help gauge the likely level of interest in the scheme and ensure that the outline proposals meet the aims and aspirations of Stakeholders. The consultation proposals were reported to the Consultation and Engagement panel at its meeting held on 29th May.
- 5.2 Consultation comprised meetings with Ward Councillors (Dukes and Cambridge) Southport Bid, special interest groups with an interest in Southport heritage, and those building owners, landlords, tenants (including business tenants) and residents potentially impacted by the proposals. A public display was provided at the Atkinson during the month of June. 74 written responses were received, 76% of respondents acknowledged the decline in heritage within the town and the need to take action. As to roles and responsibilities 89% thought that it is the responsibility of the building owners to maintain heritage features. Only 2 respondents out of the 74 submitted believe that the council should have no role in protecting the heritage of Southport, with 78% of respondents feeling that the Council's role is to provide grant (this would form part of the bid). Overall, 93% of respondents are in support of the council making an application for Heritage lottery to improve Southport Town Centre. The Southport Civic Society wrote to the authority supporting the need for a Stage 1 bid.
- 5.3 If the Stage 1 application is successful. The Stage 2 development process would require a more detailed and in depth consultation programme.