

Report to:	Cabinet	Date of Meeting:	2 November 2017
Subject:	Southport Town Centre - Townscape Heritage Lottery Application		
Report of:	Head of Regeneration and Housing	Wards Affected:	Dukes;
Portfolio:	Planning and Building Control		
Is this a Key Decision:	Yes	Included in Forward Plan:	Yes
Exempt / Confidential Report:	No		

Summary:

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

Recommendation(s):

1. Cabinet agrees to the resubmission 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 Chief Planning Officer, in consultation with Cabinet Member for Planning and Building Control, is granted delegated authority to Develop the Project for a Stage 2 application and that
 - b) prior to submission of the Stage 2 application, a further report is presented to Cabinet seeking its approval to proceed with the application and setting out the Partnership Funding arrangements and any required Council contribution.
 - c) £30,000 revenue funding is earmarked from within the Councils Economic Growth Programme to support the application.
 - d) Note that based upon the current financial forecast for the £2.3m programme of works, that gap funding of £200,000 currently exists. In the event that this sum cannot be identified from external sources, the Council will be required to provide for this from its future years capital programme.

Reasons for the Recommendation(s):

At the meeting of 21st July 2016 Cabinet agreed to the initial recommendations above to submit the Stage 1 bid and this was submitted in August 2016. This report rolls forward that authorisation for endorsement by Cabinet once again, to submit via the current and final TH funding stream.

Alternative Options Considered and Rejected:

The two Conservation Areas highlighted within the report were selected 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 TH funding stream.

The TH funding stream was selected as a funding option, as there are currently no other grant funding streams available.

It should also be noted that this is the last opportunity to apply for the TH funding stream, which will be disbanded by HLF following this round of applications

What will it cost and how will it be financed?

The total cost of the scheme is estimated to be in the region of £2.3m with a bid to the Lottery for £1.7m over 2 phases (Stage 1 & 2). Private Sector contributions of £0.475m are anticipated, leaving a further £0.2m to be secured. In the event that this sum cannot be secured it will be a call against the Councils future years capital programme.

(A) Revenue Costs

The council will be required to provide £30,000 to develop the application. This will be provided from existing revenue budget provision

(B) Capital Costs

As stated, there is currently a funding gap within the overall £2.3m project budget. In the event that additional contributions or funding cannot be sourced, the Council will need to provide this from its future years capital programme. This assessment and confirmation of any Council funding requirement will be made in advance of the stage 2 submission being made and will be the subject of Cabinet approval

Implications of the Proposals:

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

Resource Implications (Financial, IT, Staffing and Assets):

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 development process.

Additional staff resource will be required to develop the Stage 2 application and if successful its delivery over a 5 year period. This will be resourced by the grant.

Legal Implications:

No legal 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. Capacity will need to be reviewed at the appropriate time.

Equality Implications:

There are no equality implications.

Contribution to the Council's Core Purpose:

Protect the most vulnerable: N/A

Facilitate confident and resilient communities: Effective physical regeneration significantly contributes to promoting community resilience through improved associations between people and place.

Commission, broker and provide core services:

Place – leadership and influencer: Heritage conservation work and associated built assets helps create a restored sense of Place.

Drivers of change and reform: Physical built regeneration provides a significant contribution to system change, assets often being the catalyst for reform.

Facilitate sustainable economic prosperity: Inward investment to heritage assets contributes to the local economy in both the short and longer term.

Greater income for social investment: Creating a greater sense of place stimulates social investment and contributes towards behaviour change.

Cleaner Greener: An improved physical environment means that our spaces that are occupied are cleaner.

What consultations have taken place on the proposals and when?

(A) Internal Consultations

The Head of Corporate Resources (FD4832/17) has been consulted and has included all financial comments and implications within the body of the report.

The Head of Regulation and Compliance (LD4118/17) has been consulted and has no comments on the report.

(B) External Consultations

An extensive consultation exercise was undertaken in June 2016. This was supplemented with further consultation in August and September 2017 to reaffirm and help gauge the likely level of interest in the scheme and ensure that the outline proposals meet the aims and aspirations of Stakeholders.

- Initial consultation was carried out June 2016 .
- 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.
- 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 further consultation undertaken in August and September 2017 was part of the Lord Street and Promenade Conservation Area Appraisals public consultation.

If the Stage 1 application is successful then the Stage 2 development process would require a more detailed and in depth consultation programme. Please note that a review of the Council's position will be undertaken post successful application and completion of Stage 1, including all commitments.

Implementation Date for the Decision

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

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Appendices:

There are no appendices to this report

Background Papers:

There are no separate 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 Verandah enforcement project aimed at owners undertaking physical improvements
- formulation of guidance documents and 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. An unsuccessful Stage 1 was submitted in August 2016 and detailed feedback given in January 2017 which HLF invited the Council to resubmit for the following year.

2. Townscape Heritage (TH) Lottery Funding

- 2.1 TH Lottery funding is aimed at 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 has received positive feedback from both HE and the HLF, of which HLF invited the Council to submit and latterly resubmit a Stage 1 application.
- 2.2 At Stage 1, applicants are requested to provide an outline of their proposed project, explain why funding is needed, what the funding will be used for, and what will happen if funds are not provided. Up to £2million is available and applications are required to be submitted by 8th December 2017.
- 2.3 More detailed work on the overall approach to Heritage Assets has recently been completed and has been considered in the preparation of the THI bid and other heritage priorities.

3. Outline Project Proposal

- 3.1 If approved the Southport TH 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.

- 3.2 The total value of the proposed scheme is £2.3m and it is anticipated that £2.1m will be secured via Heritage Lottery Funding and Private sector contributions. As a result gap funding of £200,000 currently exists. In the event of the phase 1 application being successful, the Council will endeavour to secure this additional sum, however should this not be successful, this would need to be a call on the future years capital programme.
- 3.2 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. These roads constitute a key east west gateway from Lord Street to Kings Gardens.

4. Project Costs and Work Programme

- 4.1 . As stated the total costs for delivery of the project, which is anticipated to last 5 years, are estimated to be in the region of £2.3 million. The key financial contributions to this sum in addition to the cost of submitting the application are shown at Table 1 .
- 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. A review of the project and the Councils position will be taken if Stage 1 application is successful. This will include a full evaluation of all financial contributions and any Council funding requirement.
- 4.3 Table 1 below provides an over view of the potential programme the associated costs and funding

Table 1 Outline Programme and anticipated financial contributions

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	8 th December 2017
Decision on 1 st Round Application		May 2018
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 	£30,000 – Sefton council £71,000 - Heritage Lottery Fund	May 2018 – May 2019

<ul style="list-style-type: none"> • 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 		
Submission of 2 nd Round Application		May 2019
Decision on 2 nd Round Application		August 2019
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 Public Engagement Activity Plan • Delivery of education and skills training Plan 	£1,640,800 -HLF £200,000 – Unsecured* £475,000 – Premises Owners	August 2019 – August 2024 (Approximately, depends on detailed nature of the scheme)

*The £200,000k Phase 2 funding wil need to be reviewed, Cabinets Commitment to this funding is included for noting within the recommendations