

<b>Report to:</b>	Cabinet	<b>Date of Meeting:</b>	Thursday 7 February 2019
<b>Subject:</b>	Southport Town Centre - Townscape Heritage Lottery Second Round Application		
<b>Report of:</b>	Head of Economic Growth and Housing	<b>Wards Affected:</b>	Dukes
<b>Portfolio:</b>	Cabinet Member - Planning and Building Control		
<b>Is this a Key Decision:</b>	Yes	<b>Included in Forward Plan:</b>	Yes
<b>Exempt / Confidential Report:</b>	No		

### Summary:

To seek approval from Cabinet to submit the Second Round application (Second stage of a two 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.

### Recommendations:

(1) Cabinet agrees to the submission of a Second Round application for Heritage Lottery Funding for Southport Town Centre to the value of £1.63m as part of an overall project valued at £2.36m;

(2) that subject to HLF approval of the Second Round application:

- a) Cabinet agrees to submit the Second Round bid
- b) Cabinet approves the provision of £200,000 of match funding over the course of the 5 year project; and
- c) Cabinet notes that the Head of Economic Growth and Housing, will provide regular progress updates in briefings to the Cabinet Member for Planning and Building Control, and will deliver the project over the subsequent 5 years.

### Reasons for the Recommendations:

At the meeting of 2<sup>nd</sup> November 2017 Cabinet agreed to the recommendations set out which included:

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 Second Round application and that

b) prior to submission of the Second Round 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 Council's 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.

The First Round application was submitted in December 2017 and approved in June 2018 with HLF grant funding of £70,100 and Southport BID funding of £30,000. Since that time the Second Round application has been, and continues to be, worked up in order for submission in June 2019. Alternative external sources of match funding for the £200,000 required has not been able to be identified. The full value of the project is £2.36m.

#### **Alternative Options Considered and Rejected:** (including any Risk Implications)

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 would suit the individual eligibility criteria and outcomes required as part of the TH funding stream.

This is the last opportunity to apply for the TH funding stream, which has now been discontinued by HLF.

#### **What will it cost and how will it be financed?**

The total cost of the scheme delivery (subject to approval of second round bid) is estimated to be in the region of £2.36m. This includes a grant from HLF for £1.63m which in turn would trigger match funding from private sector contributions totalling approximately £0.53m along with Sefton Council contribution of £0.2m. This contribution will be the total contribution over the 5 years of the project and will be funded from the council's growth budget.

#### **(A) Revenue Costs**

As previously reported there is a requirement for £30,000 of Revenue funding in 2019/20 which can be contained within the Growth Programme due to a gap before approval of the Round 2 stage is received (and was agreed by Cabinet in November 2017).

There is currently an overall £2.36m project budget, made up of Council funds of £200,000, HLF Funding and private sector investments as set out.

**(B) Capital Costs**

**Implications of the Proposals:**

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

<p><b>Resource Implications (Financial, IT, Staffing and Assets):</b></p> <p>As stated above a total of £230,000 funding from Council resources is required over the 5 year project.</p> <p>With regard to staffing resources a 1.5FTE will be required. This will be funded from the overall project budget.</p>
<p><b>Legal Implications:</b></p> <p>As part of the Second Round application, partnership agreements, grant offer letters and legal agreements would need to be drawn up between the authority and local businesses seeking grants.</p> <p>There should be sufficient in-house expertise to undertake this task; however capacity will need to be reviewed at the appropriate time.</p>
<p><b>Equality Implications:</b></p> <p>There are no equality implications.</p>

**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: N/A
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 (FD.5509/19) and the Chief Legal and Democratic Officer (LD4633/19) have been consulted and any comments have been incorporated into 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 met with the aims and aspirations of the proposed funding stream.

- 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 believed 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 funding to improve Southport Town Centre.

Further consultation has begun with target property owners and a future detailed public consultation will be undertaken over the coming months up until the submission of the Second Round Bid in accordance with the report approved by the Public Consultation and Engagement Panel on 26<sup>th</sup> November 2018.

### 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 Head of Economic Growth and Housing has already begun a suite of measures seeking improvements in both the Lord Street and Promenade Conservation Areas and ultimately to result in their removal from the national Heritage “at Risk” register.

1.2 Measures include:

- formally adopting the Lord Street and Promenade Conservation Area Appraisals
- successfully implementing the Lord Street Verandah enforcement project
- publishing a detailed technical guidance document for owners of Lord Street Verandahs
- investigating a long term maintenance and management of Lord Street Verandahs
- proactively engaging with property owners (and where appropriate enforcement action) to improve the physical appearance of derelict and unattractive buildings within these areas
- publishing Historic England branded Heritage Trails
- discussing with Highways and other Council Departments to ensure work undertaken is well considered within the Heritage context
- Formulating a draft Management and Maintenance Plan
- Formulating draft Supplementary Planning Documents .

1.3 To support this work, initially in January 2015, the Chief Planning Officer made enquiries to the Heritage Lottery Fund (HLF) about securing funding for Southport Town Centre as a Townscape Heritage (TH) scheme. Following this a successful first round bid was approved by HLF in June 2018 and the development of the Second Round Bid is underway and due for submission in June 2019.

### **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.

2.2 The funding for buildings will be concentrated within a specific area connecting Lord Street to the Promenade and include:

- Structural and external repair of historic buildings;
- Reinstatement of authentic architectural features (e.g. traditional shopfronts, windows);
- Works to bring vacant floor space in historic buildings back into use;

Complimentary initiatives will also be formulated and delivered including raising the profile of heritage for the community and visitors, educational resource including heritage training and skills development.

- 2.2 The final outcomes of the scheme will be that heritage will be better managed and be more pleasing aesthetically. People will have developed skills and a wide range of the community will have engaged with and learnt about Heritage. This will enable the historic core and the wider town centre to be a better place to live, work or visit and the local economy will be boosted.
- 2.3 At First Round an outline of the proposed project was provided, explaining why funding is needed and what the Council would like to achieve. The Second Round application (the development phase) requires the Council to say how it intends to reach these outcomes. This will comprise the submission of a detailed scheme plan including a complementary activity plan with detailed costs.

### **3. Outline Project Proposal**

- 3.1 If approved, the Southport TH Scheme will strengthen the linkages between the Town Centre and the Seafront. This is a key strategic aspiration and will complement the restoration of Kings Gardens and recently approved Coastal Communities Funding for the repair and restoration of the Pier by further enhancing the attractiveness of roads connecting the Town Centre to the Seafront.
- 3.2 The overall aim is to create an attractive, diverse, self-sustaining mix of uses for both residents and visitors within a distinctive high quality historic environment. This will seek to halt and reverse recent decline in elements of the heritage of Southport and act as a catalyst for the regeneration and transformation of its historic townscape. The project will focus on the four identified clusters of target buildings within the connections between the Town Centre and the Seafront - allowing property owners on Bold Street, Nevill Street, Scarisbrick Avenue and Coronation Walk to apply for grant funding. These roads constitute a key east west gateway from Lord Street to Kings Gardens.
- 3.3 The project will encompass the repair/restoration and reuse of a number of key townscape buildings.

To complement these physical works, the project will look to:

- create social value and provide employment on the key projects, and learning and training opportunities, with regard to heritage, technical and practical skills in partnership with a further education college
- develop an educational resource centred on Southport's built heritage for use by local schools
- foster and raise people's awareness, interest and curiosity in Southport's historic built environment via events, public engagement and targeted initiatives.

- 3.4 The total value of the proposed scheme is in the region of £2.36m and it is anticipated that £2.2m will be secured via Heritage Lottery Funding and private

sector contributions. As a result, match funding of £200,000 is required from the Council.

- 3.5 The circa £525k from business owners will be secured on an individual basis during the delivery of the project and may increase or decrease depending on the take up of the grant at that time and the final intervention rate. Claims to the HLF will be submitted on a quarterly basis, there would not be any cost overruns and the budget will be managed by the Head of Economic Growth and Housing, the project officer and finance department.

#### 4. Project Costs for Delivery and timescales

- 4.1 The project is anticipated to last 5 years. Of the total costs of £2.36m the key financial contributions are shown in the Table 1 which provides an overview of the potential programme.

Table 1 Outline Programme and anticipated financial contributions

General Activity	Financial Expenditure	Date
Submission of Second Round Application		June 2019
Decision on Second Round Application		September 2019
If Approved Delivery Phase of Project		
<ul style="list-style-type: none"> <li>• Delivery of detailed scheme plan including repair, restoration and bringing vacant floorspace back into use</li> <li>• Delivery of Public Engagement Activity Plan</li> <li>• Delivery of Education and Skills Training Plan</li> </ul>	Spend over the 5 year project period: £200,000 – Sefton Council £1,625,000 – HLF Circa £523,611 – Premises Owners	September 2019 – September 2024

#### Future Reporting

There will be regular reports on the Second Round bid and subsequent delivery of the project to help ensure it runs smoothly. This would include details of key milestones met along with anticipated future milestones and any potential deviation from the project plan. Exact governance arrangements will be set up by the Head of Economic Growth and Housing, and Cabinet Member for Planning and Building Control. These will include:

- Briefing updates to Cabinet Member Planning and Building Control and Cabinet Member Regeneration and Skills
- Report updates to Overview and Scrutiny Panel
- Monthly Growth Board updates

