



**SOUTH
KESTEVEN
DISTRICT
COUNCIL**

**Culture and Visitor Economy Overview
and Scrutiny Committee**

8 September 2021

Report of: Councillor Barry Dobson

The Deputy Leader of the Council



Update report on Grantham High Street Heritage Action Zone Project

To update Committee members on the Grantham High Street Heritage Action Zone (HSHAZ).

Report Author

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Corporate Priority:	Decision type:	Wards:
Growth	Administrative	Grantham St Wulfram's

Reviewed by:	Jon Hinde, InvestSK Manager	31 August 2021
Approved by:	Nicola M ^c Coy-Brown, Director of Growth and Culture	31 August 2021
Signed off by:	Councillor Barry Dobson, The Deputy Leader of the Council	31 August 2021

Recommendation to the decision makers

1. That the Committee notes the information contained within the report.

1 The Background to the Report

- 1.1 As identified in the Council's Corporate Plan (2020-2023), delivering growth is fundamental to the success of the district, its businesses, and residents. Developing the centres and high streets of our four towns is a priority. A key action is the regeneration of Grantham town centre, supported by the Future High Streets bid and delivery of the Heritage Action Zone project.
- 1.2 On 19 September 2020, Grantham was confirmed as one of 68 High Street Heritage Action Zones (HSHAZ) in England, as part of a £95 million package of historic high street regeneration funding announced by Government.
- 1.3 The Grantham HSHAZ is being administered by South Kesteven District Council's (SKDC) economic development and regeneration company, InvestSK. The funding is provided by the Department for Digital, Culture, Media & Sport (DCMS) and the Ministry of Housing, Communities and Local Government (MHCLG), and as directed and administered by Historic England (HE). Further details on the funding package can be found under the financial implications section of this report.
- 1.4 The delivery of the scheme falls into eight overarching elements:
- Building Regeneration Grants
 - Conduit Lane Development Appraisal
 - Community Urban Design Framework
 - Westgate Hall*
 - Public Realm
 - Community Engagement and Interpretation
 - Management and Legacy
 - Cultural Programme
- *Westgate Hall Options appraisal has been included as an addition to the initial programme design following the assessment process. There is potential to secure additional funding through the scheme to support the regeneration of this site.
- 1.5 The scheme was scheduled to begin in April 2020 and must be completed, and fully expended by 1 April 2024. Across the four-year scheme, the Treasury has requested that projects attempt to match a 10:40:40:10 spend profile.
- 1.6 The SKDC: Historic England funding split varies depending on the classification of the project. Capital elements are split 40:60 and revenue elements split 10:90. The overall funding split across the project is 30:70.
- 1.7 Delivery of the Grantham project began in May 2020, having been delayed by a month due to the need to reallocate staff to support the Council and InvestSK's urgent COVID-19 response. Public announcement of the scheme remained under embargo until September 2020.
- 1.8 Further funding from Historic England, DCMS, the National Lottery Heritage Fund (NLHF) and supported by the Arts Council England, has been committed to the programme to support cultural activity in town centres.

1.9 A communications plan has been developed for the HSHAZ, which has been signed between Historic England and SKDC. A dedicated webpage has been set up and available for review at: <https://www.granthamactionzone.co.uk/>

1.10 Detailed at **Appendix A** is the Grantham HSHAZ in context of Grantham Conservation Area.

Year 1 Delivery (2020/21)

1.11 Delivery of activity in Year 1 was focused on the completion of preparatory work, including options and development appraisals which would potentially lead to further capital work through the scheme. The in-year plan was subject to review in May 2020 to assess the impact of COVID-19 on scheme delivery which resulted in certain elements (and the associated funding) being rescheduled for 2021/22.

1.12 A summary of the full programme of HSHAZ projects is set out below:

Project Headline	Proposed timeline	Proposed Budget
1. HSHAZ Project Officer	May 2020 – 31 March 2024	Total £162,499 HE £146,249 SKDC £16,250
2. Shopfront Regeneration	April 2021 – 31 March 2024	Total £380,000 HE £228,000 SKDC £152,000
3. Key Buildings Grants	May 2020 – 31 March 2024	Total £275,000 HE £165,000 SKDC £110,000
4. Conduit Lane	May 2020 – 31 March 2022	Total £35,000 HE £31,500 SKDC £3,500
5. Westgate Hall Options Appraisal	May 2020 - 31 Aug 2021	Total £17,500 HE £17,500 SKDC £0 **
6. Community Urban Design Framework (Including Stakeholder Charette and Blockbuilders Project)	Sep 2020 – 31 March 2022	Total £53,730 HE £48,360 SKDC £5,370
7. Public Realm	2022/23	Total £209,250 HE £131,000 SKDC £78,250
8. Heritage Interpretation	2021 - 2023	Total £35,000 HE £31,800 SKDC £3,200
9. Community Engagement	2022-2024	Total £58,302 HE £53,616 SKDC £4,686
10. Management Legacy	2021 - 2023	Total £26,000 HE £23,400 SKDC £2,600

11.Evaluation	2021 -2024	Total	£10,000
		HE	£9,070
		SKDC	£930
12.Cultural Programme – Devised and delivered by the HSHAZ Cultural Consortium members	2021- Jan 2024	Total	£100,000
		HE	£100,000
		SKDC	£0

*** This project was fully funded by Historic England to increase the level of Grant Spend in 20/21 the £1,750 which SKDC would have contributed to this project will be included as a contribution across projects delivered in 2021/22*

1.13 Shown at **Appendix B** is the progress in relation to the following five key elements of the programme: Westgate Hall, Conduit Lane, Key building grant (for Shopfront reinstatement on 71 High Street), community engagement and cultural consortium.

1.14 The table at **Appendix C** summarises delivery against these projects and other elements of work in 2020/21.

1.15 Year 2 delivery (2021/22) can be found at **Appendix D**.

2 Consultation and Feedback Received, Including Overview and Scrutiny

2.1 This report is being presented to Members of the Culture and Visitor Economy Overview and Scrutiny Committee to update Members on the progress of the Grantham HSHAZ project.

3 Available Options Considered

3.1 None – the report is for noting.

4 Preferred Option

4.1 To note the report.

5 Reason for the Recommendation

5.1 The HSHAZ will help unlock the heritage potential of the town and assist in economic recovery within Grantham Town Centre. The reason for the recommendation is to ensure Members are aware of the HSHAZ, its contents and any known implications arising.

6 Next Steps – Communication and Implementation of the Decision

6.1 Promotion of the HSHAZ, and delivery of shopfront regeneration and key building grants will be a key objective over the coming months. This will include working with owners of heritage at risk buildings and owners of potential shopfront replacements to continue grant scheme discussions. Community engagement activities will be developed over the summer. There are several other projects yet to be developed, such as feasibility work in the public realm and toolkits for incentivising and encouraging reuse and repurposing of buildings within the HSHAZ area. These elements will begin to be developed in more detail this year and we will report back to this Committee later in the year with further updates.

7 Financial Implications

7.1 The HSHAZ Programme covers the period from May 2020 until 31 March 2024. The overall project is now £1,393,349.60 of which the Council has allocated revenue budget for the

agreed contribution of £376,683 over the period (Historic England’s contribution is £885,740 [plus an additional £100,000 through the additional Cultural Programme Funding], with the remaining approximately £130,000 coming from private sector contribution [the final value of private sector contribution may vary dependant on total project costs through the shopfront and building regeneration schemes]).

7.2 A summary of the yearly spend profile is as follows:

	2020/21	2021/22	2022/23	2023/24	TOTAL
HE contribution	£117,513	£261,288	£381,994	£124,945	£885,740
SKDC contribution	£3,637	£139,161	£184,470	£49,415	£376,683
Private sector	£7,378.60	£54,327*	£47,821*	£21,400*	£130,926.60
GRAND TOTAL	£128,528.60	£454,776	£614,285	£195,760	£1,393,349.60

*Calculated assuming 20% contribution to all grant aided properties.

7.3 It should be noted that in the first year of delivery Historic England permitted SKDC to claim 100% of the cost as grant funding across several projects, hence the much lower than forecast SKDC spend. This was to support spend through the grant, and the percentage split of funding will be rebalanced in the current financial year. This accounts for the variation in Forecast and Actual SKDC spend within the year. As illustrated in the table below:

Forecast		Actual		Variance
In year Grant Claim	£140,129	In Year Grant Claim	£117,513	£-22,616
SKDC Spend	£42,137	SKDC Spend:	£3,638	£-38,499

7.4 The schemes within the HSHAZ Programme are mostly revenue expenditure. Any of the schemes that are deemed to be Capital expenditure, which are predominantly comprised of shopfront and building regeneration grants, will need to be individually approved by the HSHAZ Board. Any grants which require a contribution from Historic England which exceed £50,000 also require referral to Historic England for final approval. These will be financed by a revenue contribution, HSHAZ funding and external grant, and where relevant, private sector contribution. Therefore, there will be no additional revenue implications in relation to the proposed projects.

Financial Implications reviewed by: Richard Wyles, Section 151 Officer

8 Legal and Governance Implications

8.1 There are no legal implications arising from this report.

Legal Implications reviewed by: Graham Watts, Deputy Monitoring Officer

9 Equality and Safeguarding Implications

9.1 The programme design for the HSHAZ ensures there is equality of opportunity and that no individual or groups are disadvantaged or discriminated against because of race, sex,

disability, religion or belief, sexual orientation, gender reassignment, maternity and pregnancy, marriage or civil partnership, age, or social inequality.

10 Risk and Mitigation

- 10.1 The day-to-day administration of the HSHAZ is supported by the HAZ Project Manager, employed by InvestSK. Governance and management arrangements have been developed in line with Historic England criteria. The Risk Assessment identifies the risks and impacts across the programme and proposed mitigation. The Risk Assessment will be regularly reviewed by the HSHAZ Project Board and as part of the programme monitoring arrangements.
- 10.2 For each risk identified, mitigation and control measures have been identified to reduce the risk to an appropriate level and are being implemented.

11 Community Safety Implications

- 11.1 The HSHAZ programme is intended to lead to Grantham becoming a more engaging and welcoming town. An important element of the programme is the delivery of cultural events intended to attract visitors, including during the evening, leading to greater footfall.

12 How will the recommendations support South Kesteven District Council's declaration of a climate emergency?

- 12.1 Through the programme there is a focus on repair and sustainability utilising traditional materials and skills. Where possible building elements and shopfronts will be repaired rather than replaced, ensuring the greatest possible retention of historic materials and the creation of the least possible waste.
- 12.2 The use of traditional materials where replacements need to be made ensures that lower-carbon options are utilised, for example preventing timber windows from being replaced with UPVC units which both damage the historic value of the property and are high carbon products with a much shorter useable lifespan. Similarly, the use of lime mortar generates approximately 20% less carbon dioxide (CO₂) than similar volumes of cement – and is also necessary for the long-term conservation of the historic fabric of buildings.
- 12.3 Encouraging and upskilling property owners and tenants in maintenance skills will endeavour to ensure that interventions are long lasting and sustainable. Encouraging reuse and repurposing of existing buildings within the town reduces the impact of embodied carbon within the structures and removes the carbon cost of new build properties.

13 Appendices

- 13.1 Appendix A - The Grantham HSHAZ in context of Grantham Conservation Area.
- 13.2 Appendix B - Progress in relation to the following five key elements of the programme.
- 13.3 Appendix C – Table summarising delivery against projects and other elements of work in 2020/21.
- 13.4 Appendix D - Year 2 delivery (2021/22).