	REPORT TO PLANNING AND DEVELOPMENT COMMITTEE TO BE HELD ON THURSDAY, 28 JULY 2011
	Key Decision NO Forward Plan Ref No N/A
Corporate Priority	Cabinet Portfolio Holder Cllr D Bastiman

REPORT OF THE HEAD OF REGENERATION & PLANNING - 11/318

WARDS AFFECTED: CASTLE, NORTH BAY

SUBJECT: SCARBOROUGH SQUARES PARTNERSHIP GRANTS SCHEME IN SCARBOROUGH – FINAL REPORT

RECOMMENDATIONS:

It is recommended that the Report be received.

REASON FOR RECOMMENDATIONS:

The Report is for information and to present Members with a final report on the operation of this Partnership Grant Scheme.

HIGHLIGHTED RISKS:

There are no highlighted risks.

1. INTRODUCTION

- 1.1 The Grants Scheme known as the Scarborough Squares Scheme is a partnership between English Heritage, Scarborough Borough Council and North Yorkshire County Council. Day to day administration of the scheme is carried out by the Borough Council. The Scheme covers Alma, Pavilion, Trafalgar and West Squares and Albemarle Crescent.
- 1.2 The Scarborough Squares scheme commenced in April 2006 initially for three years though in 2009 English Heritage agreed to an additional fourth year of operation on a reduced funding basis. There is a two year outrun period for

works to be completed. This report presents a final review the progress of The Squares Partnership Scheme as all works have now been completed.

2. CORPORATE OBJECTIVES AND THE COMMUNITY PLAN

2.1 Partnership Historic Areas grants schemes such as this one help deliver the following corporate aims in Corporate Plan 2006-2011:

Aim 1: Developing Safer and Stronger Communities, particularly encouraging community participation and building civic pride.

Aim 2: Building Prosperous Communities, particularly marketing the Borough and improving its image.

Aim 3: Creating Health and Vibrant Communities, particularly improving quality of life, health and sense of place.

Aim 4: Creating Quality Environments.

2.2 The Partnership Historic Areas grants schemes help deliver the following aims in the Sustainable Community Strategy for the Borough of Scarborough 2010-2013:

1.2: A high quality built and natural environment that people can take pride in.

2.3 In addition this grant scheme by helping to restore and regenerate buildings and areas contributes to place making.

3. BACKGROUND AND ISSUES

3.1 Funding for the Building Repair Grants was provided by English Heritage, Scarborough Borough Council and North Yorkshire County Council although the latter reduced their contribution for 2008-09 by £1,000 and did not contribute to the additional year. The total grant budget (including some additional funds provided by English Heritage) was as follows:-

Scarborough Borough Council	£38,403
North Yorkshire County Council	£62,000
English Heritage	£157,480
TOTAL	£257,883

3.2 In addition English Heritage allocated funding of £36,300 towards re-instatement of the railings in Trafalgar Square which was matched by the Borough Council with £8,000 from the Capital Contingency Reserve and the remainder 'in kind' ie salvaged railings.

3.3 The Partnership Scheme concentrates on certain town 'squares' which contribute to the character of the Conservation Area but which also have acknowledged low levels of economic activity and high levels of deprivation ie covers Alma, Pavilion, Trafalgar and West Squares and Albemarle Crescent.

The repair, renovation and restoration work in these squares is seen as an important contributor to urban renaissance in Scarborough. The partnership grants scheme operates within the framework set by the Delivery Plan approved in 2006. During the course of the scheme grant offers were made on 32 properties totalling £233,100.00 against works valued at £488,960.50 ie a leverage about 1 to 2.1. These offers represent an allocation of a little over 90% of the budget. All the works are now complete.

3.4 Grant applications have been made in all the 'squares' except Alma Square, and an assessment of the grant aided works in each 'square' is set out below.

3.5 Albemarle Crescent

Albemarle Crescent is an important town square just off the town centre in the heart of the Conservation Area. In the past it has benefited from Heritage Lottery Fund monies towards the re-instatement of the railings around the central gardens and Heritage Economic Regeneration Scheme (HERS) funding for a small number of buildings. Many of the buildings in the crescent are houses in multiple occupation or short term rental flats and in need of repair. The partnership grants scheme has mostly concentrated on a group of buildings on the south side of the crescent – grant aid has been offered to numbers 12,13, 14, 15 and 17 and work has been completed at all of these. When added to the repair of number 16 which had previously been restored under the HERS budget, there has been a substantial improvement at this side of the square.

Albemarle Baptist Church which is an important focal building has also benefited from repairs under this scheme.

3.6 Alma Square

There has been no grant take up in this square which is perhaps a reflection of the generally good condition of the buildings. Property owners were contacted, and specifications prepared for the re-instatement of the railings at properties on the west side ie numbers 20 to 25 Alma Square inclusive to encourage work which would have complemented the earlier reinstatement of the railings at numbers 5, 8 and 10 to 15 (inclusive) largely funded by the Conservation Area Partnership. Unfortunately no applications were forthcoming.

3.7 Pavilion Square/Terrace.

Pavilion Square/Terrace is one of Scarborough's most important town squares opposite the railway station and at the heart of the conservation area. Numbers 7 to 18 Pavilion Square and 1 to 3 Pavilion Terrace – 15 buildings in all - were 90% vacant and many had become derelict. Under new ownership the buildings have been renovated to a high standard. The Squares grant scheme has helped this important piece of urban regeneration by contributing to the restoration and re-instatement of the cast iron frontage railings, balconies and other ironwork (done to a very high standard by Dorothea Restorations), stone plinths, balcony stonework and other non 'beneficial work' to produce an excellent scheme.

The final element in the rejuvenation of this square was completed with the recent reinstatement of the railings to the car park frontage.

Number 4 Pavilion Terrace, which is in different ownership, is also in poor condition. Although discussions were held with the owner and specifications prepared for repairs to the corner dome and for the repair/re-instatement of railings to steps & frontage and associated masonry, no grant application was submitted so this building continues to let down the area.

3.8 Trafalgar Square.

A task group (including residents) was set up to pursue improvements to the square generally and the central gardens in particular. The Squares Scheme delivery plan envisaged the re-instatement of the central railings in two phases. Based on old photographs the design for the railings which was chosen to go in the Delivery Plan was the same as the railings in The Crescent and Albemarle Crescent, Scarborough. More recent research showed that a later type of railing existed in Trafalgar Square of a type consisting of heavy bollards with a horizontal bar (known as Scarborough bollards) as found around the Marine Drive etc. Extensive work at Sandside involved replacing the 'Scarborough' type railings and the possibility of using these re-claimed railings in Trafalgar Square presented a cheaper (but still historically authentic) option and one that is a very sustainable one by recycling the old railings. The suggestion was accepted by English Heritage that the reclaimed railings be offered as in kind match funding with English Heritage funding the installation on the basis of £36,300. This work has now been carried out although one end has been left open pending the replacement of the substation.

On 26 October 2009, NEDL secured Planning Permission to replace the substation gardens by a more appropriate design intended to look like a garden pavilion. Disappointingly, work on this has not yet commenced but a start date has now been obtained. This work will include finishing the railings.

The vertically sliding sash windows have been re-instated in four properties under the grant aid scheme.

3.9 West Square.

Grant aid was offered for the re-instatement of the iron frontage railings at numbers 3, 4 and 8 West Square and this has been carried out. This work complemented the much earlier (ie mid 1980s) re-instatement of the railings at 5, 6 and 7 West Square funded by the Borough Council's Conservation Area Improvement Grants and the railing scheme on the end of the terrace funded by the Single Regeneration Budget in 2000. The whole of east side is therefore now complete.

3.10 The delivery plan recognised 22 target buildings. 18 (82%) of these have been repaired – 15 with grant aid and 3 without.

4. CONSULTATION

4.1 None.

5. ASSESSMENT

5.1 The Partnership Grant scheme known as the Scarborough Squares scheme has made a small, but nonetheless valuable contribution to urban regeneration in some of the important town squares in Scarborough and has levered in a significant amount of private funding. In future other 'squares' would benefit from similar grant aid and works to the central gardens, particularly Grosvenor Crescent and Albion Crescent

6. IMPLICATIONS

(a) Policy

6.1 The issues addressed in this report are within the Borough Council's existing policies, such as those contained in the Local Plan and within Central Government Guidance.

(b) Financial

6.2 There are no specific financial issues.

(c) Risk

6.3 There are no highlighted risks .

(d) Legal

6.4 The issues in this report are consistent with the Council's constitution and the Town and Country Planning Legislation.

(e) Environmental and Sustainable Development

6.5 The issues in this report make a positive contribution to environmental and sustainable development. The retention and reuse of buildings is recognised as being a more sustainable course of action than redevelopment.

(f) Human Rights

6.6 It is considered that there are no Human Rights implications within this report and the course of action it recommends

(g) Others

6.7 I have considered whether the following implications arise from this report and am satisfied that there is no identified implication that will arise from this decision:

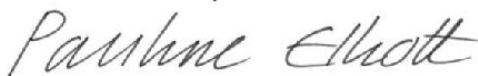
Staffing
Crime and Disorder
Health and Safety

7. ACTION PLAN

7.1 Not applicable.



Planning Manager



Pauline Elliott
Head of Regeneration and Planning

Author: Chris Hall
Telephone No: 01723 232481
E-mail address: chris.hall@scarborough.gov.uk

Background Papers:
The documents referred to in the report.

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT OR WISH TO INSPECT ANY OF THE BACKGROUND PAPERS, PLEASE CONTACT CHRIS HALL ON 01723 232481 e-mail chris.hall@scarborough.gov.uk