

Decision Schedule



Cabinet Member for Regeneration & Housing

TO ALL MEMBERS OF NEWPORT CITY COUNCIL

Decision Schedule published on 21 September 2018

The Cabinet Member took the following decision on 21 September 2018. It will become effective at Noon on 1 October 2018 with the exception of any particular decision, which is the subject of a valid "call-in".

The deadline for submission of a 'Call-in' request form is 4.00 pm on 28 September 2018.

Information relating to the 'Call-in' process can be found via [Democratic Services](#).

Reports relating to staffing issues/Confidential reports are not circulated to all members of the Council as part of the consultation/call-in processes.

R&H 07/18

Market Arcade – HLF Township Heritage Delivery Grant Award

Options Considered/Reasons for Decision

The purpose of this report is to seek Cabinet Member approval to accept a 'Delivery Grant' award of up to £1,102,300.00 from the Heritage Lottery Fund to progress the 'Market Arcade Township Heritage Scheme'. The funding will enable the delivery of proposals to restore the historic Market Arcade – Newport's oldest surviving arcade.

Market Arcade, a Grade II Listed structure, is Newport's oldest surviving arcade, whose historic significance intertwines with the growth of Newport as a town.

Marginalisation, high vacancy rates (40%), declining rental levels, and asset depreciation have been compounded by increased anti-social behaviour and pest infestation, creating a spiral of decline that threatens the physical integrity of one of Newport's most significant historic assets.

The restoration and regeneration of the Arcade is identified as a corporate priority within the 'Northern Gateway' area of the revised draft Masterplan of January 2018.

In January 2017, the Heritage Lottery Fund (HLF) approved the council's 'Round One' application for £177,300 of funding to support project development - with a view to submitting a further, more detailed, 'Round Two' application for delivery funding.

Detailed investigations, design development and engagement with owners, tenants and the community over the last twelve months, resulted in the submission of a comprehensive 'Round Two' application for delivery funding in March of this year.

This application has now been approved, with the HLF confirming a grant award of up to £1,102,300.00 towards 'Delivery Stage' costs of £1,735,225 (cash and non-cash) - refer Appendix 1 – HLF award letter 3/7/18 (See Appendix 1 - HLF award letter 3/7/18).

Cadw have set aside a further £60,000.00 for the project. A formal award will be made on receipt of tendered items - anticipated January 2019.

It is proposed that the scheme be delivered on grounds similar to the recent, successful, VVP Property Enhancement Scheme, with owners accessing a 3rd Party grant opportunity on terms that include agreement to –

a minimum 10% contribution towards eligible works
NCC acting as agents for delivery – ensuring coordination and quality of outputs and detailing.
establishment of acceptable management arrangements for communal areas.

Planning & Listed Building consent have been obtained for the Scheme (refer applications 17/1205 & 17/1206). Gating elements, to improve security and safety, remain dependent upon an ongoing application for a Public Space Protection Order.

At this point, it is anticipated that 7 of 10 ownerships will participate in the opportunity, although it is not unusual, in Townscape Heritage schemes of this type, for reluctant ownerships to participate once the benefits of involvement are seen during works.

The Scheme will prioritise properties that comprise the Market Arcade on the following basis:

High Priority: 1-14 & 16 Market Arcade, no's 11 and 12/13 High Street

Medium Priority: 15 & 17 Market Arcade.

Reserve Properties: Neighbouring properties at no's 9, 10 and 14/15 High Street and 6 Market Street are identified as 'reserve' properties should there be an under-allocation of funds across priority projects (See Appendix 2 - Market Arcade THS: Priority List).

Works eligible for Grant support will typically involve repair and sympathetic renewal of external detail essential for the conservation of the structure. But will also include communal elements (internal and external) that are essential to the presentation and operation of the Arcade (for example, the glazed canopy, communal corridors etc). An overview of eligible works is provided in the detailed scheme plan (See Appendix 3 - Market Arcade THS: Detailed Scheme Plan)

The Award includes funding for the continued appointment of a full time, Townscape Heritage Project Manager and also a part time, Activity Plan Co-ordinator, for the duration of core delivery activity (July 2018 – Jul 2020). This will enable to project to build upon the positive schools and community engagement of the project, to date.

Grants will be secured by Legal charge against the property applied for but it is highlighted that the value of works eligible for grant support will typically far exceed the value of the properties in question, even after completion of the proposed refurbishments. It is proposed that the limited values involved do not merit additional, second charge, arrangements against additional property.

Corporate responsibility for the project will rest with the Head of Service for Regeneration & Housing and receive corporate monitoring via the Thriving City Programme Board.

The 'delivery' phase of the whole project will commence in July 2018 and conclude in September 2020. The construction phase will commence in February 2019 and conclude in May 2020. As the grant recipient body, a contribution of £282,325 is required from NCC towards delivery of the scheme.

Decision

To accept a 'Delivery Grant' award of up to £1,102,300.00 from the Heritage Lottery Fund, towards the 'Market Arcade Townscape Heritage Scheme' to deliver the project.

To approve the appointment of a Townscape Heritage Project Manager (full time) and Activity Plan Coordinator (Part time 0.6 FTE) to facilitate the delivery of the project.

To establish a 'block repair' grant scheme similar to the successful 'VVP Property Enhancement Scheme', allowing owners to access grant support on the agreement that NCC act as agent for delivery. The full and final detail of the grant scheme to be approved by the Head of Service for Regeneration Investment and Housing, in consultation with the Cabinet Member for Regeneration and Housing.

To progress the delivery of the Market Arcade Townscape Heritage Scheme in accordance with application detail and associated statutory consents.

Consultation

Monitoring Officer, Head of Finance and Head of People & Business Change

All members were consulted and provided with an opportunity to comment. Any comments received and responses thereafter are set out in the report.

Implemented by: Head of Regeneration, Investment & Housing
Implementation Timetable: Immediate

COUNCILLOR J MUDD, CABINET MEMBER FOR REGENERATION & HOUSING

Date: 21 September 2018
