



BUSINESS CASE

(FORM B & Priority Assessment)

Project name Melton Mowbray – Partnership Scheme in Conservation Area (PSICA)

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Purpose

Partnership Schemes in Conservation Areas is an English Heritage initiative designed to target funding for the preservation and enhancement of conservation areas. They are based on partnerships between English Heritage, local authorities as lead partner and other funding partners.

Partnership schemes make grants available to owners of individual properties, within a conservation area, who want to carry out repairs or other appropriate work. The funding comes from English Heritage, local authorities, the property owner and any other potential sources.

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Reasons

The operation of the scheme will ensure that English Heritage match funds the joint contribution made to the scheme by this Council. In effect this means that every £1 contributed by this Council will generate another £1 of partnership funding from English Heritage, thus quadrupling potential funding for repair and restoration of historic buildings within the conservation area, which in turn will generate additional funding.

Options

The contribution sought from Melton Borough Council is £15000 for the one year extension of the PSICA scheme beyond its original three year period of operation. The alternative is simply not to contribute in the scheme and prevents its operation

Benefits expected

The project would facilitate the offer of grants to listed buildings and other historic assets in the Melton Mowbray Conservation Area. These, in combination with private investment from property owners, will facilitate repairs and improvements to properties in the Conservation Area which, in turn, will improve its overall appearance and character. In the previous 5 years of the scheme, £500,000 of grant (£75,000 from MBC) has secured improvement to over 30 town centre properties and has stimulated overall investment of around £650,000. It is anticipated that this impact would continue proportionately in 2012/13 (i.e scope exists for a further 5 properties to be improved)

The project has obvious linkages to the Council's priority of enhancing the vitality and viability of the town centre. It would complement the existing physical improvements identified in the Town Centre Priority Plan and the detailed application may be able to facilitate some of the measures within it.

At a broader level, the scheme would improve the Council's efficiency and effectiveness by securing greater investment in the town centre from the Council's own contribution. As such, it would contribute to the ethos of 'doing what we do well' and 'doing what we do efficiently'.

Risks

- Failure to identify schemes suitable and eligible for funding.
- Failure of property owners to take advantage of the available funds, within the lifetime of the partnership

Funding Source (delete as appropriate):
Capital Receipts

External Funding

(i) Source and Quantity:

£50,000 from English Heritage – initially for the three year scheme but also for two subsequent years;

£35,000 from Leicestershire County Council – initially for the three year scheme but also for two subsequent years

For the extension into Year 6 Leicestershire County Council have failed to secure partnership funding. Therefore English Heritage will match this Council's contribution of £15,000 ensuring that a total of £30,000 funding is available..

Committee :	REEA/CSA/PFA (delete as appropriate)					
Capital/Revenue (delete as appropriate)						
Spending profile/ method of funding	Spend to 31/3/08 £	2008/09 £	2009/10 £	2010/11 £	Later Years £	Total £
Internal Funding	15,000	15,000	15,000	15,000	15,000 (FY 12/13)	
External Funding	85,000	85,000	85,000	85,000	15,000	
Total Cost/savings	100,000	100,000	100,000	100,000	30,000	

Costs

Financial appraisal

Financial Appraisal (Capital Schemes only)	(i)	Has the proposal been subjected to any form of financial appraisal? NO
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Timescales Financial Year 2012/13

Investment appraisal Please see 'Benefits expected' section above

Evaluation

To date some twenty seven town centre properties have benefited from grant assistance and several retail premises have undergone major restoration works. As a result several new businesses have been attracted to the town centre. The scheme has also proved a catalyst for refurbishment works to a further seven town centre properties, without any funding from the scheme. Several more have been redecorated.

EXTERNAL SUPPORT FOR THE SCHEME

The Scheme has been well received by the community and has also been publicised in the local press. Various local amenity bodies have voiced their support for the scheme and its resultant improvements to the town centre.

In particular the Melton Mowbray and District Civic Society have been very supportive as witnessed by the following quotations:

" The Council is warmly to be congratulated on having the will and the imagination to adopt the PSICA scheme.

The effect of the refurbishments has been immense. There is no doubt that the appearance of the town is having a beneficial effect on the vibrancy of the town centre. It is an attractive place to visit. With the gradual disappearance of plastic replacement windows and doors, ugly disproportionate fascia and out of scale shop fronts, our Victorian and Georgian buildings are once again showing their colours.

It is a matter of pride that English Heritage recently used Melton as a national example of good practice, and it was obvious that they recognised the town as being well worth their support. It is obviously their aim, as it is ours, that the town will be fully restored.

Not all councils have had the foresight to support it wholeheartedly as Melton has done. It is very important now to carry on, with the help of English Heritage and complete the job.

From every point of view - local pride of place - tourist attraction and impetus to the local economy, it is totally desirable."

Consultation No consultation has been carried out regarding this project.

Interfaces (internal/ external) Impact on other services Dependencies	<p>The project interfaces strongly with the work of other parts of Regulatory Services in terms of Development Control (ensuring new alterations to properties in the Conservation Area are of a style and quality to emulate those supported by grant) and Enforcement , ensuring that unauthorized works which undermine the improvement to the Conservation Area are remedied (there are 5 examples of this complementary area of work.</p> <p>Central Services are impacted upon in respect of administering grant awards and managing the wider budget.</p>
Completion criteria/ exit strategy	<p>Externally – strong dependency upon other partners fulfilling their contribution. The contractual arrangements require all principal parties to participate</p> <p>Completion criteria: exhaustion of available funds and/or absence of projects eligible for grant.</p> <p>Exit Strategy: there is no obligation on MBC to commit funding in the event that other partners are unable to similarly commit. MBC is not obliged to commit beyond the period 2011/12 or sum of £15000.</p>
Sensitivity to key assumptions	<p>Limited – the project follows the template of 5 previous years activity and assumptions are understood.</p>
Other approvals required	<p>None</p>
Equalities Impact Assessment	<p>Nine required</p>