

Application for Financial Assistance from the Conservation and Heritage Fund

The Barracks, Barracks Road, Newcastle (Ref: 15/16007/HBG)

RECOMMENDATION:

That the following grant is approved:-

- 1. £5,000 for the repair of the windows at The Barracks, Barracks Road, Newcastle, subject to the appropriate standard conditions**

Purpose of report

To enable members to consider this application for financial assistance.

The Barracks, Barracks Road, Newcastle

This project is to improve the windows at the Barracks, a Grade 2 Listed Building lying within the Newcastle Town Centre Conservation Area. Many windows in the building are in urgent need of repair, some beyond repair and needing replacement. The windows are a mixture of timber and metal and these will be replaced like for like where necessary. The building is managed by a Trust, a charitable company, which lets the building out to businesses. They want to try and improve the environment for their tenants and are starting with the windows on a piecemeal basis. The aim is ask the Heritage Lottery Fund for a grant as well. Forshaw Greaves architects have been commissioned by the Trust to undertake an inventory of all windows in the building. To improve the environment for the tenants the project also involves secondary glazing proposal which requires Listed Building Consent, for which an application (16/00206/LBC) has been made but such costs are not grant eligible.

The total cost of the grant eligible work is estimated at £112,350 including VAT. The works are eligible for grant up to 20% of the total cost however the maximum grant that can be awarded is £5,000. The Trust will go out to tender from 3 companies and however given the high cost of the windows, any tender is likely to be over £25,000, so the Council will likely still be awarding £5,000. If the cost of the work comes to below £25,000 then the grant proportion will be reduced accordingly.

The views of the Conservation Advisory Working Party are being sought and will be reported to the Planning Committee.

Financial Implications

There is sufficient funding to meet this grant application with £39,000 in the Fund allowing for commitments.