

## DECISION RECORDING FORM

### DECISION:

To submit an expression of interest under the High Streets Heritage Action Zone Fund for Cullompton.

### REASON FOR DECISION:

At the meeting of Cabinet on 7<sup>th</sup> March 2019 it was agreed:

That delegated authority be given to the Deputy Chief Executive (S151) in consultation with the Cabinet Member for Planning and Economic Regeneration and the Cabinet Member for Housing to submit a further Expression of Interest (or equivalent) if the opportunity presents for the regeneration of Cullompton's historic High Street through the Heritage element of the Future High Streets Fund and to determine the financial amount sought under the fund.

This records the delegated decision to submit an expression of interest for Cullompton under the High Streets Heritage Action Zone.

### DECISION BY:

Andrew Jarrett, Deputy Chief Executive (S151)

### CONSULTEES

#### WARD(S)

Cullompton South, Cullompton North

#### HAS/HAVE CONSULTED?

WARD

MEMBER(S)

BEEN

Yes

### COMMENTS OF OTHER CONSULTEES

Cabinet Member for Planning and Economic Regeneration: Confirmed agreement for this to be signed off.

Cabinet Member for Housing: Verbally confirmed agreement for this to be signed off.

### DATE OF DECISION:

12<sup>th</sup> July 2019

EXEMPT INFORMATION?	No

<b>FINANCIAL, LEGAL &amp; EQUALITY ISSUES, IF ANY:</b>
<p><b>Financial Implications:</b> This decision relates to the submission of an expression of interest for funding to support the heritage led regeneration of parts of the Conservation Area of Cullompton through a series of initiatives. The expression of interest sets out the finance sought through the fund (£1,226,849) together with match funding from Mid Devon District Council, Cullompton Town Council, Devon County Council (via developer S106 highway contributions) and private sector contributions. Match funding is via a blend of finance and non-financial resource commitments.</p> <p>This Council's financial contribution is via Economic Development and Regeneration Reserve identified in the Capital Programme as follows: 20/21 £50,000 21/22 £50,000 22/23 £50,000, with a further financial contribution from Private Sector Housing capital funds of 20/21 £46,000 21/22 £123,000 22/23 £123,000 23/24 £15,000, and £60,000 already identified in the Strategic Planning Budget for the Cullompton Masterplan.</p> <p>The attached expression of interest sets out in more detail the proposed funding both in terms of finance sought from the fund, but also the proposed match.</p> <p><b>Legal Implications:</b> No legal implications are considered to arise directly from the decision to submit the expression of interest. If successful it is intended that this Council act as accountable body, with the scheme being managed under our financial and legal regulations.</p> <p><b>Equality Impact Assessment:</b> No equality issues are identified arising from this decision.</p>

<b>RISK ASSESSMENT</b>
<p>The submission of the expression of interest in itself is not considered to raise significant risks. The submission document identifies how the proposals within the expression of interest will be managed and delivered. The Cullompton Town Centre Regeneration Partnership will act as the Project Board. Mid Devon District Council will act as the lead partner and accountable body for the programme, and the scheme will be managed under our financial and legal regulations. In the event of success, it is anticipated that a more detailed risk assessment would be prepared as part of the management of the project programme.</p>

<b>ADDITIONAL INFORMATION/DOCUMENTS TAKEN INTO ACCOUNT:*</b>
<p><b>Copy of expression of interest application form is appended which contains more information on the background, purpose of the bid and proposals within Cullompton Conservation Area.</b></p>

The vision for Cullompton within this bid is for a bustling town which is the centre of a thriving and expanding community with an exciting range of independent, quality shops and leisure opportunities, with a varied cultural offer and well used communal space, within a heritage setting which is appreciated and valued by the local community.

To realise this vision will take a number of years and a concerted effort by community, private and public stakeholders. The Cullompton town centre masterplan will put the bones on this vision by laying out a framework for regeneration. The HAZ scheme will specifically address some of the heritage issues facing the conservation area, overcoming the drag of heritage deficit and regenerate many of commercial and residential properties that are vacant or underutilised, it will secure the heritage setting of the town, and ensure heritage is central to wider regeneration. The HAZ scheme will be further enhanced by a proposed re-design and re-configuration of the high street following the completion of relief road in 2022, which will embed the heritage based regeneration with a complete facelift of the public realm.

The specific objectives of the HAZ are to design a public realm scheme that will remove the dominance of traffic from the high street, re-establish heritage features, and enhance the heritage setting of the town centre.

It will :

- Establish an extended area within the Higher Bullring as a new town square – providing community space for events and more appropriate base for the farmers market;
- Work with owners of properties in key locations within the town centre to restore and refurbish properties in order to bring them back into commercial and residential use;
- Reinstate heritage features and shopfronts in the conservation area to enhance the setting of the historic core of the town;
- Raise awareness about the history of Cullompton and appreciation for its heritage.

It is proposed to achieve this by:

- Commissioning design work and public consultation on establishing a new town square in the Higher Bull Ring as a focus for community activities;
- Updating the Conservation Area Management Plan and making technical advice available to shape further refurbishments and renovations;
- Providing a grant scheme in the core project area of Fore Street to incentivise property owners to repair / refurbish buildings and bring them back into commercial and residential use,
- Reinstate heritage features or restore historic shopfronts. Grants will initially be targeted at high and medium priority properties. These properties have been identified through a street-level survey and residential condition survey undertaken as part of the 'Rogue Landlord' Programme. Prioritisation considered current usage, physical condition, state of commercial and residential units, and impact of the property on the conservation area.
- Work with existing community groups to develop a cultural programme of activities and events that engage residents with the heritage of their town.

The scheme is proposed to fund:

- Design work and consultation on creating a community space in the Higher Bullring

- Implementation of a public realm scheme to improve the Higher Bullring area and create a new town square.
- A review and revision of the Cullompton Conservation Area Management Plan
- A detailed condition survey of all high and medium priority buildings
- A grant scheme offering grants on a match funded basis of 50% of the total cost the scheme. This will include
  - Structural Repairs Grants – grants of up to £20,000 to support property owners make their properties structurally sound and watertight, and to repair and restore traditional features;
  - Restoration Grants – grants of up to £10,000 to support the repair and reinstatement of historic architectural features;
  - Shopfront Enhancement Grants – to provide grants of up to £2,000 for minor repairs and redecoration across whole conservation area and to fund community initiatives and pop-up shops that might temporarily enhance vacant units.
- Key Buildings Grants – Grants offered on a prioritised basis for key properties for a package of work which will ensure these buildings are able to be occupied in the future. These grants will be offered at enhanced intervention rate of 75% but will be targeted at specific buildings.
- Continuing community engagement through the Cullompton master-planning process and subsequent design processes.
- Funding to implement a cultural programme.
- A Project Officer to develop and manage the grant scheme.

If successful, the delivery of the scheme will be supported by the Cullompton Town Centre Regeneration Partnership, which will also be the reference group for the Cullompton Master Planning process. This will ensure that the two initiatives are aligned and co-ordinated. The partnership involves local representatives from the public, private and community sectors, including Devon County Council, Mid Devon District Council, Cullompton Town Council, Cullompton Town Team and representatives from the local business community and community organisations

SIGNED A. Jarrett

(Member or officer taking decision)

DATE 12<sup>th</sup> July 2019 (of decision)

IMPORTANT NOTE: This form shall be circulated to Members and also published on Sharepoint.