

APPENDIX 1: IHBC POLICY STATEMENT

Valuing Historic Places

Historic buildings and places have played an increasingly central role in the past decade in the delivery of a range of public policy objectives including education, economic development, sustainable growth, urban and rural regeneration, repopulation of inner-city areas, improving competitiveness, cultural development, and supporting local communities. The historic environment underpins many successful projects aimed at improving quality of life, transforming failing areas, empowering local community groups and creating a better and more sustainable environment. Historic Buildings have their own intrinsic value and any nation that claims to cherish cultural achievement in any field has a duty to care for them. The value of historic buildings and places is recognised in UK legislation and in our being a signatory to various international conventions (UNESCO, ICOMOS, Valetta, etc). Value is also conferred by every authority and amenity body in the UK and by the growing popularity of historic buildings/places in the public mind.

The historic environment delivers a range of benefits, as follows:

Education

The Historic Environment provides a tangible resource for the teaching of social, economic, political and human history, creating a better understanding of contemporary society, contributing to effective school, continuing and adult education.

Sustainable Communities

The historic environment is crucial to the delivery of sustainable communities and the creation of places where people positively choose to live, work, invest and spend recreation time.

Intrinsic Value

Historic Buildings and places have intrinsic value in their own right as the fabric of human achievement in arts, design and construction, essential to the spiritual and cultural well being of the nation

Regeneration

Historic buildings and areas are key elements in the regeneration of cities, towns and rural areas all around the UK, facilitating the modernisation and adaptation of places to 21st century needs and helping in the transformation of failing areas into thriving sustainable communities.

New Businesses and Innovation

Historic buildings help to provide diversity in the nature and affordability of commercial and industrial floorspace and are crucial to the development of small businesses, creative industries and innovation.

Economic Development and Competitiveness

A high quality environment, old and new, is a prerequisite to maximising economic development potential, projecting a positive image, attracting high value jobs and investment, and improving competitiveness.

Creative New Design

The historic environment provides a basis for understanding architectural design and urban

morphology and creates a context and stimulus for creative and innovative new designs and the development of new architectural styles.

Responsibility to Future Generations

There is a duty to conserve the built heritage for current and future generations.

Urban Design Quality and Variety

Historic areas provide demonstrably superior urban design, including permeable and pedestrian friendly places, legible townscapes, mixed use, greater variety of urban forms and superior public realms.

Sustainable use of Resources

The conservation and refurbishment of historic buildings is an intrinsically sustainable form of development, avoiding the use and waste of scarce resources associated with demolition and redevelopment, and helping to achieve sustainable growth.

Skills

Conservation practice creates more skilled jobs (professional, technical, skilled manual, and vocational) and employment in craft-based industries.

Human Resources

Compared to new-build development, building refurbishment generates higher levels of pay and investment in local economies.

Local Distinctiveness and Pride

Investment in historic places helps to support local businesses, industries and communities, preserve local distinctiveness and identity (sense of place), and foster local pride.

Supporting Local Communities

Selective redevelopment based around the historic environment is almost universally more successful than large-scale comprehensive redevelopment, better fulfilling the needs of local communities and maintaining local cultural, social and economic diversity.

Social inclusion

Historic buildings and areas can provide accommodation for a range of social and community facilities, better accessibility and choice for non-car owners, low rental business accommodation, affordable housing, and a basis for transforming under-performing areas and creating new life opportunities.

Tourism

Historic places and buildings attract visitors and are an essential element of the Tourism industry, an important sector of the UK economy.

Culture

The historic environment is the embodiment of local and national culture, whilst also accommodating a range of cultural artefacts and activities.

Leisure and 24 Hour Economy

Historic areas often provide the focus for leisure facilities, from theatres and art installations to restaurants and bars.

City Living

Historic buildings, areas and waterways are a catalyst for the repopulation of inner city areas and development of new housing markets.

Rural Renaissance

Historic buildings and places have helped to accommodate new uses, facilitate economic diversification and form a basis for tourism and the visitor economy in rural areas and small settlements.

Enhanced Values

Listed buildings, in office or domestic use, deliver consistently higher yields and values than other buildings.

The Future of Historic Places:

It is only through proper protection of the historic environment and investment in its maintenance, repair and adaptation that these substantial benefits can continue to be realised.

The Institute of Historic Building Conservation is the professional body for the United Kingdom representing conservation specialists and historic environment practitioners in the public and private sectors. The Institute exists to establish the highest standards of conservation practice, to support the effective protection and enhancement of the historic environment, and to promote heritage-led regeneration and access to the historic environment for all.

APPENDIX 2: SAMPLE DISTRICT CONSERVATION TEAM REVIEW (AS PRESENTED)

Investment in the Historic Environment

The Work of the Conservation Team, East Lindsey District Council, Lincolnshire

CONSERVATION-LED ECONOMIC REGENERATION SCHEMES

Anticipating the current focus on market towns in the Rural White Paper by some years, the team has secured the funding for a number of conservation-led regeneration schemes in the market towns of East Lindsey. This work coincided with the advent of new funding opportunities both in the heritage sector, from English Heritage (EH) & the Heritage Lottery Fund (HLF), and the economic regeneration sector, notably from the European Regional Development Fund (ERDF) and the East Midlands Development Agency (EMDA). The consistent contribution of the County Council has also been valuable.

These conservation-led regeneration grants are increasingly targeted at:

- Commercial buildings and vacant buildings which are to be brought back into productive reuse spurring the economic regeneration of the town
- The improvement of the public spaces to make historic areas more attractive locations for people to live, work, visit, and invest.

The Conservation Team has been particularly successful in both convincing the heritage sector of the need for and benefits of such schemes and in securing additional regeneration funding. And it has delivered on all these schemes.

The conservation led regeneration schemes were as follows:

- Wainfleet Conservation Area Partnership Scheme (CAPS), one of only fourteen pilot schemes awarded by English Heritage throughout England to test the CAPS model.
- Horncastle CAPS
- Alford Townscape Heritage Initiative (THI) one of the first 9 in England
- Spilsby Heritage Economic Regeneration Scheme (HERS), one of the first such schemes and undertaken at the invitation of English Heritage,

In all cases, the schemes were worked up with extensive local involvement and were managed by a local Management Committee, which met in the town.

Overall, every £1 of the £450,000 invested by the District Council in these four partnership schemes has generated approximately £10 of public and private sector investment within the district, a total of £4.4 million.

Wainfleet CAPS (1994 – 1999)

Funding partners: ELDC, LCC, Wainfleet Town Council, EH, HLF, ERDF, RDC, Environment Agency and private sector

Wainfleet Conservation Area Partnership Scheme has:

- ✓ **Secured East Lindsey's first Objective 5B ERDF funding**
- ✓ **Given grants to 60 properties and carried out enhancement schemes and design & feasibility studies for 9 areas at a total cost of £731,431**
- ✓ **Generated a total investment of £1,062,452 including private sector contributions.**
- ✓ **Used ELDC pump-priming contribution of £108,525 to generate a gearing of approximately 1: 10 – every £1 of East Lindsey capital generates £10 of investment.**
- ✓ **Received a Civic Trust Design Commendation for Wainfleet Market Place**

Horncastle CAPS (1995 – 2001)

Funding partners: ELDC, LCC, Horncastle Town Council, EH, HLF, ERDF, RDC/EMDA and private sector.

Horncastle Conservation Area Partnership Scheme has:

- ✓ **Given grants to 72 properties, carried out 8 enhancement schemes and three design/feasibility studies at a total cost of £1,120,800**
- ✓ **Generated a total investment of £1,750,000 including private sector contributions.**
- ✓ **Used ELDC pump-priming contribution of £117,380 to generate a gearing of almost 1: 15 - every £1 of East Lindsey capital generates £15 of investment.**
- ✓ **Received a Civic Trust Design Award for Watermill Basin Enhancement Scheme**

Alford THI (1999 – 2001)

Funding partners: ELDC, LCC, Alford Town Council, HLF, ERDF, EMDA and private sector

Alford Townscape Heritage Initiative has:

- ✓ **Given grants totalling £261,000 to 21 properties**
- ✓ **Carried out a central improvement scheme on three areas in the town centre costing £203,952**
- ✓ **Generated a total investment of over £600,000 including private sector contributions.**
- ✓ **Used ELDC pump-priming contribution of £77,000 to generate a gearing of almost 1: 8 - every £1 of East Lindsey capital generates almost £8 of investment.**

Spilsby HERS (1999 – 2002)

Funding partners: ELDC, LCC, Spilsby Town Council, EH, ERDF, EMDA, and private sector.

Spilsby Heritage Economic Regeneration Scheme has:

- ✓ **Offered 20 grants and secured a total investment of about £390,000 in the town's commercial and cultural buildings.**
- ✓ **Secured East Lindsey's first Objective 2 funding for the Middle Market Place and invested in total over £600,000 in public realm improvements**
- ✓ **Secured £7 of outside money for every East Lindsey £1.**

HISTORIC BUILDINGS GRANTS

The Conservation Team runs the Council's district-wide Historic Buildings Grant (HBG) scheme. The main funding is from ELDC but also includes a contribution from Lincolnshire County Council.

The Council's priorities for grant aid are:

- Buildings at Risk
- The reinstatement of lost architectural features, and
- Historic buildings that provide an important local community/village facility.

In the last financial year (2003 – 2004), the Historic Building Grant scheme has: -

- ✓ ***Offered grants to 25 buildings (20 residential, 4 mixed use – mainly shops with flats over but also one community building - and to 1 commercial building).***
- ✓ ***Secured a total investment of £116,829 in the District's historic building stock.***
- ✓ ***Helped with the repair and re-use of 8 Buildings at Risk, including 2 Listed Buildings***
- ✓ ***Helped bring 6 vacant buildings back into productive use***

OTHER DEVELOPMENT/ENHANCEMENT WORK

In addition to the various schemes outlined above, the conservation team is also involved in one-off projects. These have included:

- Louth Bus Station **which received a Civic Trust Design Commendation**
- Spilsby Market Place
- Hubbards Hills Regeneration
- Tattershall, Binbrook, Burgh Le Marsh and Wragby Market Place Enhancement Schemes
- Coronation Walk, Horncastle, Enhancement Scheme
- Binbrook Market Place phase 2 – just completed.
- Work to North Thoresby Square is being finalised in consultation with local groups and there is provision in the Capital Programme for work in Coningsby.

CURRENT AND FUTURE CONSERVATION-LED REGENERATION SCHEMES

The Historic Centres Heritage Economic Regeneration Scheme (2003 – 2006)

Funding partners: ELDC, EH, LCC, ERDF, Burgh-le-Marsh Town Council, Tattershall-with-Thorpe Parish Council, Woodhall Spa Parish council, and Wragby Parish Council.

The Historic Centres HERS is a new scheme covering four towns and large villages - Burgh le Marsh, Tattershall, Woodhall Spa and Wragby. Although such places can benefit from grant aid of this type they are not large enough in their own right to sustain such a scheme. In these Conservation Areas the grant scheme is focussed on the commercial core targeting local shops and other businesses. Grants are targeted at vacant or underused buildings (mainly commercial buildings), the reinstatement of shop fronts and enhancement work.

The Historic Centres Heritage Economic Regeneration Scheme has: -

- ✓ Held its inaugural meeting in November 2003 following confirmation of all the external funding.
- ✓ Allocated all of the first year's budget before the end of March 2004 and secured an extra contribution of £15,000 from English Heritage.
- ✓ Secured total external funding of £367,000 to add to East Lindsey's contribution of £56,559 – a gearing of £7.48 for every £1 of the Council's money.
- ✓ By December 2004 offered 13 grants for works to 15 properties and 2 enhancement schemes.

Louth Townscape Heritage Initiative

The Heritage Lottery Fund has awarded the Council a Stage 1 approval – effectively an approval in principle. The Stage 2 application has just been submitted to the HLF and a decision is expected in March 2005.

The Stage 2 application has been worked up with representatives of various local groups and the Commission for Architecture and the Built Environment (CABE) has also assisted with advice and funding in kind to add to the development funding of £25,000 provided by the HLF

The HLF has provisionally allocated £420,000 to the THI and bids to other funders totalling nearly £300,000 are being prepared. With the anticipated private sector involvement, this will generate nearly £10 of external investment in the town for every £1 of East Lindsey's money.

The Louth THI will: -

- ✓ Target the reinstatement of traditional shop fronts and other missing architectural features from commercial properties. This will strengthen the town's character and attraction as a traditional market town.
- ✓ Target the productive re-use of vacant and under-used floor space, thereby encouraging new activities and supporting existing businesses. This will provide additional affordable housing or workspace in the town centre.
- ✓ Promote environmental enhancements, including landscaping and new development of an appropriate design, which will be concentrated on sites that form breaks in the townscape. These include car parks, vacant corner sites and gap sites. Design/feasibility studies as well as physical development on the ground will also form part of this process. This will help tidy up gap sites and promote more appropriate uses of certain sites. This in turn could provide new affordable housing; business premises and potentially reduces Council maintenance costs.
- ✓ Help with the repair of commercial properties in the business area of the town, where this forms part of a wider package of reinstatement works or where the building is affected by particularly severe problems.

Conclusion.

The historic environment has an intrinsic importance as part of the familiar and cherished local scene. It affects our daily life. Most of East Lindsey's inland towns and larger villages are historic.

The value of the historic environment to the economic well-being of an area, as well as contributing to the quality of life, improving community self-confidence and esteem, and making the area an attractive destination for visitors and investors, is well recognised by Central and Regional government and various regeneration agencies.

The historic environment is an irreplaceable asset representing the investment of centuries of skills and resources. It gives places a unique competitive advantage. It generates jobs. It attracts people to live in an area, businesses to invest and tourists to visit. Most of it is in everyday use; it is capable of an economic future; it is an asset we squander or degrade at our peril (English Heritage, 'Power of Place', P8)

The Council's Conservation Team has delivered a very successful programme of conservation-led regeneration schemes. All of these schemes have attracted significant external funding and taken together, have used £450,000 of the Council's money to secure a total of £4.4 million of investment in the District, a ratio of 10:1. This will continue with the Historic Centres HERS and Louth THI