

APPENDIX C

Sawston Tannery Drying Shed Project

Purpose

1. To inform Cabinet of the inclusion of this project in the authority's capital programme and gain support for carrying out the urgent works to the Great Eastern Drying Shed, High Street, Sawston (should this be required) following the authorisation by Planning Committee for serving an Urgent Works Notice, subject to consideration by the portfolio holder.
2. This is a key decision and is brought before Cabinet in advance of the forward plan considering the risk and urgency of repairs to the building and in order to understand the corporate and long term financial implications in view of the potential expenditure being incurred by SCDC being reimbursed by Historic England.

Recommendations

3. It is recommended that Cabinet acknowledge and support the capital programme for the project at Great Eastern Drying Shed to stabilise the building for the future. The project has already been to Planning Committee and Economic Development Portfolio Holder for their support.

Background

4. A tannery has existed continuously on the site for nearly 400 years. The Drying Shed was constructed during a period of rapid expansion of the tannery complex and survives relatively unaltered. It has local significance adding to the social and economic history of Sawston, particularly in relation to the extensive tanning industry in the town. It also has regional and national importance because it is the only 19th century tannery drying shed found that was built on three floors and was also the largest shed identified in the search by Pre-Construct Archaeology.
5. The drying shed sits to the rear of the still active tanning site and is no longer in use as it does not meet the current needs of the business. There are a few other listed buildings on the tannery site.
6. Historic England invited SCDC to apply for a grant to underwrite the cost of serving an urgent works notice to the owners. SCDC have been awarded a grant of £191,124 by Historic England to cover the purchase and upkeep of scaffolding and insurance. As part of the grant contract, SCDC required to contribute officer time.

7. In August 2015, Planning Committee approved the proposal to serve the owners with an urgent works notice. The proposal to work with the owners to explore possible sustainable re-uses of the building, was supported by the Economic Development Portfolio Holder on the 9th September 2015

Considerations

8. Without the grant from Historic England, a nationally significant building would have been at risk of being lost. By securing this grant and the contribution of SCDC officer time, allows a highly significant building in the district to be stabilised. In addition, it provides the opportunity to work with a local business in exploring a new and sustainable use for the building.

Communications plan

9. Throughout the process both local councillors (Cllr Bard and Cllr Cuffley) and the Economic Development Portfolio Holder (Cllr Wight) have been aware about the project. This has included visiting the building and meeting the owners to discuss the overall project and working with them.

Options

10. No options at this stage. Options have previously been discussed and approved at Economic Development Portfolio Holder on 9th September 2015.

Implications

11. In the writing of this report, taking into account financial, legal, staffing, risk management, equality and diversity, climate change, community safety and any other key issues, the following implications have been considered: -

Financial

12. A grant of £191,124 has been awarded to SCDC to underwrite the cost for carrying out an urgent works notice on the drying shed. The grant covers 80% of the cost of the project. The 20% contribution by SCDC can include officer's time.
13. The total cost of the project is £239,905.
14. This grant covers the cost of purchasing and maintaining the scaffolding, including insurance.
15. Historic England has invited SCDC for a further grant application for an other costs.

Legal

16. None

Staffing

17. Officer time to meet the 20% of the grant from Historic England was considered during the application process. No additional staffing needs to be employed to meet the needs to the project and has already been accounted in officer time.

Risk Management

18. None

Equality and Diversity

19. None

Climate Change

20. None

Consultation responses (including from the Youth Council)

Effect on Strategic Aims

Aim 1 – We will listen to and engage with residents, parishes and businesses to ensure we deliver first class services and value for money.

21. This report is following discussions with owner and Historic England regarding the future management of the heritage asset in their neighbourhoods.

Aim 2 – We will make sure that South Cambridgeshire continues to offer an outstanding quality of life for our residents

22. This report outlines proposals to secure the future of an historic asset, thereby contributing to the quality of life of residents.

Aim 3: Work with partners to create opportunities for employment, enterprise, education and world-leading innovation.

23. This report outlines the immediate works that would provide the time to work with partners to secure the long-term future of the listed building.

Background Papers

Report Author: Juliette Wilson – Historic Buildings Consultancy Officer
Telephone: (01954) 712907