

## **SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

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<b>REPORT TO:</b>	Planning Portfolio Holder	28 July 2008
<b>AUTHOR/S:</b>	Executive Director / Corporate Manager (Planning and Sustainable Communities)	

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### **ST DENIS, EAST HATLEY**

#### **Purpose**

1. To the request that, in order to take advantage of the offer of significant grant aid from English Heritage to continue the programme or repairs at St Denis East Hatley, the Planning Portfolio Holder seeks Cabinet approval to spend additional money over and above that previously approved for this project.

#### **Background**

2. Two years ago Cabinet authorised works to be undertaken at St Denis East Hatley. Those repairs were intended to make the fabric of the church wind and weather-tight and sought to correct significant damage that had resulted from neglect and storm damage over several decades. The cost of the works was supported by significant grant aid from English Heritage and the overall contract value was c£170k.
3. At the time those works were authorised Cabinet specifically instructed that no further expenditure was to be incurred as St Denis without Cabinet's authorisation.

#### **Considerations**

4. English Heritage have now indicated that they may be able to offer further grant aid for works at St Denis, which would be intended to complete the repairs of the stonework tracery in the east window and to install a floor within the nave.
5. English Heritage is prepared to offer 75% grant aid towards the cost of this works and has estimated that the works should cost in the range £15k-£20k plus fees. These costs exclude VAT, which would be recovered by the Council.
6. On the basis that the works cost £20k and professional fees are a further 10%, then the cost of the works to the Council would be £5.5k. This money would be found from within the Historic Buildings Preservation Fund (Budget No KL92 7141).
7. Undertaking these works would make it easier to find an end-user for the church (it has been suggested that the church might be used as a classroom for children undertaking studies in the nearby SSSI).

#### **Options**

8. To agree to the expenditure of an additional £5,500 of SCDC money at St Denis, in order to secure £16,500 of grant aid from English Heritage.
9. To not support any additional expenditure at St Denis Church East Hatley.

## Implications

10.	Financial	£5,500 from within the Historic Building Preservation Fund
	Legal	None
	Staffing	Minimal. The contract would be administered by consultants, whose fees are included within the estimated total costs.
	Risk Management	There is a risk that tender costs may exceed the budget allocation, but in that event further authorisation would be sought from Cabinet.
	Equal Opportunities	None

## Consultations

11. Local Member for East Hatley, who has confirmed his support.

## Effect on Corporate Objectives and Service Priorities

12.	<b>Work in partnership to manage growth to benefit everyone in South Cambridgeshire now and in the future</b>
	Undertaking this works will allow the potential of partnership working between SCDC and any end-user of the building (such as schools).
	<b>Deliver high quality services that represent best value and are accessible to all our community</b>
	Undertaking these works would make it easier to find an eventual use for the church
	<b>Enhance quality of life and build a sustainable South Cambridgeshire where everyone is proud to live and work</b>
	Finding an appropriate use for this church would enhance East Hatley village. St Denis is a Grade II* listed building with significant embodied energy within its fabric. Enabling the building to come back into an appropriate use is therefore eminently sustainable.

## Conclusions/Summary

13. The offer of further grant aid from English Heritage for St Denis, East Hatley, will make it easier to find an user for the building and represents good value for the Council.

## Recommendations

14. To seek Cabinet approval to the expenditure of an additional £5,500 of SCDC money at St Denis, in order to secure £16,500 of grant aid from English Heritage.

**Background Papers:** the following background papers were used in the preparation of this report:

None

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