

Decision under Delegated Powers

Officer Requesting Decision

David Hankin – Team Leader – Economic Development and Regeneration

Officer Making the Decision

Richard Bennett – Head of Planning and Regeneration

Recommendation

That a Shepshed Shop Front Improvement Grant in the sum of £3,000 is offered to Mr A Skerritt in respect of retail premises at 41 Britannia Street Shepshed.

Reason

To assist in the delivery of eligible improvements that support landlords and tenants in undertaking improvements to shop fronts to assist in attracting business to sustain and enhance the vitality and viability of the town centre.

Authority for Decision

Minute 32: 14/15 of the Cabinet Meeting held on 21 August 2014 approved the establishment of the Shepshed Shopfront Improvement Scheme and provides that:

The assessment of applications be undertaken by panel of representatives from Shepshed Town Team, including Councillor Hampson on behalf of the Borough Council with the support of Borough Council officers and that the Head of Planning and Regeneration be authorised to award grants based on the recommendations of the panel.

Decision and Date

Background

The applicant property comprises a twin fronted shop located at the corner of Britannia Street with Palace Close. Formerly a photography shop and studio it has been acquired for use as a hair and beauty salon following an extended period without occupation. The new use will encompass retail business activity taking place at ground and first floor.

Grant aid is requested to assist in the re-rendering those shop frontages which face onto the street. The scheme provides for, “repair and reinstatement of all or any part of a shop front fixture that is visible from the street, including the upper floor of premises where they are used for retail or commercial activities.”

The new rendering is to be a self textured silicone coating coloured in off white which is consistent with the former treatment of the building and in keeping with the character of surrounding properties. As existing bronze plaque featuring a sheep’s head motif will be retained and mounted on the Britannia Street elevation.

Quotations for the work to the two elevations concerned have been obtained in the sum of £12,480. The scheme provides for funding of 50% of eligible costs subject to a maximum award of £3,000.

Given the urgency of the works with the need to weather proof the property ahead of its proposed reopening Panel members have been consulted by e mail and have given their full support for a recommendation in favour of an award of £3,000.

Financial Implications

Provision has been made in the 2014/15 Capital Plan for £25,000 to support the delivery of the Shepshed Shop Front Improvement Scheme with a further £25,000 allocated for the following financial. There have been no previous claims against this fund

Risk Management

Risk Identified	Likelihood	Impact	Risk Management Actions Planned
That the funding is not allocated to the delivery of the approved works under the grant	Remote	Insignificant	The terms under which a grant is offered are set out in the standard terms and conditions. Payment will be made only upon receipt of evidence of the expenditure incurred and following an inspection of the works.

Key Decision: No

Background Papers: Shepshed Shop Front Guidance
Notes
Application forms and assessment sheet