

HTF Annual Conference York 20th October 2011

- Shepton Mallet THI Case Study
 - Background
 - Process
 - Progress to date
 - Keys to success
 - Issues and comments
 - THI schemes as part of the regeneration process

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Background

- Historic market town
- 70's redevelopment
- Industry decline
- Lack of identity
- Tesco – opportunity or threat
- Success in Frome
- HERS
- Rejection of initial bid



Process

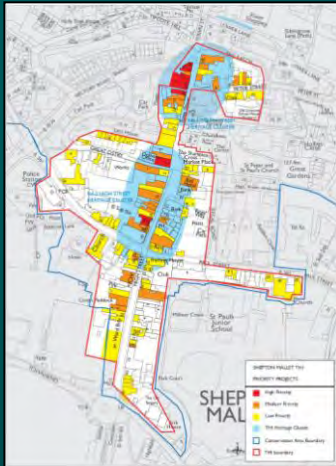
- Find out what was wrong with previous bid
- Stage I bid – May 2006
- Assessment visit – July 2006
- Stage I Pass – October 2006
- Produce CA appraisal and management plan
- Stage II bid - October 2007
- THI grant awarded – April 2008
- Scheme started – June 2008
- Steering group set up – meets bi-monthly



Summary

- Total Funds - £500,000
 - £400,000 – Building Work
 - £100,000 – Complementary Initiatives
- Duration - June 2008 to May 2013
- Partners – Heritage Lottery Fund (50%), Mendip DC (33%), Somerset CC (12%), Shepton Mallet TC (5%)
- Community involvement – Shepton 21, Local Amenity Trust, Chamber of Commerce
- Emphasis on leaving a legacy

THI Area



Based on the old retail centre

High Street
Market Place
Town Street
Paul Street

2 main clusters
34 target buildings
no critical projects

Building Work

Grants available for three main purposes:

- To help owners bring the structure and shell of their buildings into good repair
- To improve the appearance of the conservation area by re-introducing traditional architectural features
- For bringing back empty floor space back into use



Progress to date – Building Work

- Guidance notes and application form produced and distributed
- Slow start – Economy/HERS
- Expanded eligibility
- Thirteen grants now offered
- Mainly repair work
- £390,000 committed
- £290,000 actually spent
- Expected to finish in June 2012
- Total economic impact ~ £770,000

**Shepton Mallet
Townscape
Heritage Initiative**

What is it?

The Shepton Mallet Townscape Heritage Initiative (THI) is an area based grant scheme aimed at supporting the regeneration of the town centre through the repair of its historic fabric. Funds are provided through a partnership supported by The Heritage Lottery Fund, Mendips District Council, Somerset County Council and Shepton Mallet Town Council.

1. What are the grants for?

They are intended to help owners and those with full repairing leases bring the structure and level of their buildings into good repair. They are also available to improve the conservation area as a whole by addressing smaller but no less important components such as the reintroduction of features such as railings, traditional shop fronts, windows etc. where evidence of their previous existence can be established.

2. Which Buildings are eligible?

Those identified within the boundaries shown on the map overlaid. Priority will be given to those properties in the attached gazetteer.

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The National Lottery
through the Heritage Lottery Fund

Heritage Lottery Fund

4 Peter Street



2 High Street



35 High Street



Complementary Initiatives

- Community involvement
- Improve quality and knowledge of local contractors
- Education initiatives
- Design guidance
- Public realm work
- Importance of maintenance

Traditional Buildings Fairs



Contractor training courses



- Use of Lime in old buildings
- Repairing traditional timber windows
- Use of and dressing Lead
- Roofing repairs
- Selection of & sourcing of building stone
- Applicability of different types of paint



School Demonstration Events

- Stone carving
- Introduction to Lime
- Thatching
- Internal plaster Work/stencilling



Sponsoring an Apprentice

- Local Conservation company
- Contribution towards Wages
- Purchase of Tools
- Two apprentices supported – joinery/stone masonry



Children's Art Competition

**Shepton Mallet
Townscape Heritage Initiative
Happy and Sad Building
Competition**

We Want Drawings Of Buildings
In Shepton Mallet Town
Centre
That Look
Cared For Or Neglected.




What you need to Do

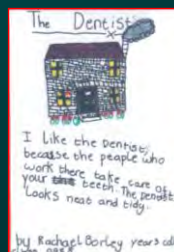
1. On an A4 sheet (210mm x 297mm) draw a building that you think looks happy or sad. It must be in the Town Centre or an adjacent building such as the High Church or vicarage. A building might have been missing, broken windows, but covered for a happy building, maybe painted, roof and flag.
2. On the back of the picture you must say which building you drew 1-9 "The angle" or the number and street e.g. "58 The High Street"
3. The most we're your 2025, 2026 and 2027, or we have the entries on our website page.
4. For your entry in the folder at reception by **Tuesday 12th May**.

Winners and Prizes

The prizes consist of £500 awarded to the first place
A £200 of the 2nd best, together will be awarded to the top three entries in
The happy category, The sad category and The Heritage House.
Contributors will be given an art session.

The winning entries will be put on display in the public.

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Urban Design Study



Recommendations for holistic approach to public realm work in the town centre

Public Realm Works



Market Cross Setting

Surrounding apron of stone setts
Public art
Lighting

Keys to success

- Support - Monitor & Steering Group
- Communication – HLF, local press and community
- Officer skills – negotiating, project management, perseverance
- Commitment of all stakeholders
- Flexibility

Issues and comments

- Difficulties in actually obtaining partnership funding
- Pricing & collusion between contractors
- Influence of different funding bodies
- Difficulties in owners finding their share
- Lack of appropriate agents and contractors
- Conflicts between various council departments (Highways, Conservation, Planning, Building Control)

Issues and comments

- Support to and from other schemes
- Contribution of monitors
- Reporting
- Support of local schools
- Need for flexibility
- Ability to extend scheme

THI Schemes as part of the Regeneration process

- THI not a panacea
- Needs to be part of a co-ordinated approach of which historic environment is part
- Strong leadership and local support needed
- Requirement for a creative vision on how historic buildings can be used
- Link between restoring buildings and getting businesses to occupy them
- It can happen but takes a long time !