

Cullompton High Street Heritage Action Zone (HSHAZ)

Grants Scheme - Frequently Asked Questions

Q. Who are the grants for?

The HSHAZ grants are for building owners, repairing leaseholders, and tenants of properties in Cullompton town centre.

A building priority list has been prepared by the MDDC project team, to help direct the building grant funds to the highest priority properties, although all properties can apply. This list can be found on this map, which also shows the eligible area of Cullompton:

https://www.middevon.gov.uk/media/353855/cullompton-hshaz-boundaries_v4.pdf

Q. What grants are available, and what sort of work can they support?

Two different types of grants are available:

- **Building Grants** (providing up to a 70% contribution to project works, up to a grant value of £28,000), which can support more substantial structural improvements and repairs, as well as historic building reinstatement work. In certain circumstances higher grants sums are available for specific high priority properties. These grants are mostly limited to the core Fore Street area of the town centre.
- **Shopfront Improvement Grants** (providing up to a 50% contribution to project works, up to a grant value of £2,000). This can support more minor redecoration, signage or repair work to shopfronts. These grants are available to shopfronts in the wider town centre area, and within the HSHAZ boundary.

Q. What sort of work is eligible?

The Building Grants Scheme will take a *'whole building'* approach to funding eligible work, whereby grant funding will only be awarded where the proposed schedule of work addresses all repair work considered necessary to maintain the building in good condition, as far as considered practical.

This means, for example, that the grant scheme cannot support stand-alone repairs to a particular part of the property if other elements of the property are considered to need repairing. The Building Grant Scheme emphasises high-quality, traditional materials using an appropriately qualified and skilled design team.

The Shopfront Improvement Grants are more flexible and are there to support smaller refurbishment and redecoration projects.

Q. Do I need to appoint an architect or surveyor?

For overall works costing £20,000 or more in total, you must employ the services of a suitably experienced professional advisor, who would normally be expected to be an architect or surveyor with conservation experience (the cost of which is eligible for grant funding).

For overall works costing less than £20,000 the use of a suitably experienced professional advisor is strongly encouraged but not required.

If your property is listed then the professional advisor must be conservation accredited (please contact the Project Officer for details).

Where appointed, the professional advisor may be expected to:

- Analyse the site;
- Help plan, specify and agree the works;
- Help to arrange and gather quotes;
- Inspect the work while in progress;
- Inspect and certify the work after completion.

Q. How do I apply for a grant?

For Building Improvement Grants, the first stage is to submit an Expression of Interest, setting out what you are looking to get grant funded. This will lead to the preparation of an agreed '*Schedule of Work Eligible for HSHAZ Grant Funding*'.

You can use this schedule as the basis of your full grant application, and for getting hold of quotes from professional advisors/ contractors etc.

If you may initially need to apply for a grant to cover the costs of a professional advisor. In this circumstance you can apply for two grants, i.e. the first for the grant for the advisor, followed by a second grant for the work once more is known about this and the costs are clearer.

For Shopfront Improvement Grants, please contact the HAZ Officer directly on CullomptonHAZ@middevon.gov.uk

You can find the Expression of Interest for the Building Grant here:

<https://www.middevon.gov.uk/media/353225/fore-street-grant-scheme-guidance-cullompton-hshaz-v2.pdf>

You can find the application form for the Shopfront Improvement Grant here:

<https://www.middevon.gov.uk/media/352732/shopfront-grant-application-form-cullompton-hshaz.pdf>

Q. Do I need to get more than one quote?

You will need to get at least two quotes for work expected to cost less than £5,000 and at least three quotes for all work expected to cost between £5,000 and £50,000. You are not obliged to accept the lowest, but you would need to set out a justification for who you are proposing to use.

Projects expected to cost in excess of £50,000 will need to be advertised. The HSHAZ Officer can advise in these circumstances. Your professional advisor should also be able to assist in this regard.

Q. What if my costs increase after work has started?

You can apply for an uplift for additional grant if you can show that costs have unavoidably risen, but the Council will be under no obligation to accept it.

Please note that any costs incurred in advance of a formal grant offer letter cannot be grant funded, and this includes any costs regarding building regulations or planning advice.

Q. Who makes the decisions around my grant application?

The MDDC Director of Place will make funding decisions in consultation with the Portfolio Holder for Planning and Economic Regeneration. They in turn will seek recommendations from the Cullompton Town Centre Regeneration Partnership Group. This group is made up of elected members from the County, District and Town Councils, as well as a range of community representatives (including from Creative Cullompton, the HAZ Cultural Programme).

As a discretionary grant scheme there will be no right of appeal for unsuccessful applications, and in all cases the decision as to whether any works or costs proposed are eligible for grant shall be at the sole discretion of Mid Devon District Council and/or Historic England.

Q. What about the Conservation Area and other consents?

Note that some of the specified works may require building regulation approval, planning, Listed Building Consent, or advert consent. It is the responsibility of the notice recipient to make their own enquires to establish whether or not such permission or approval is required. It is for applicants to ensure they have secured all necessary consents, including building regulations, planning, and listed building consent.

Payment of any grant will be dependent on all necessary consents being in place and the works carried out in strict accordance.

Q. Where can I find more information?

You can find the full scheme guidance documents here:

<https://www.middevon.gov.uk/residents/planning/cullompton-high-street-heritage-action-zone/>