

# Historic Area Regeneration Grant Guidance



## Introduction

This document contains a summary of the details of building repair grants which can be awarded by Aberdeen City Heritage Trust.

Aberdeen City Heritage Trust is a Limited Company and Scottish Charity which receives financial support from Historic Scotland and Aberdeen City Council. In certain circumstances the Trust can make grants available towards a proportion of the cost of external repairs to property within Aberdeen City provided it falls within one of the City's designated conservation areas.

All grants offered by the Trust are discretionary. There is no automatic entitlement to grant for repair works, even where they are detailed in this document. The Trust has a limited budget and it will select the projects it considers best meet its objectives.





## Trust Priorities

In the period to March 2018, the Trust's first objective is to support projects located in the Union Street and Bon Accord/Crown Street Conservation Areas, and in Union Street first and foremost. Applications for repair projects relating to property in other conservation areas can be considered, of which property in the Footdee and Old Aberdeen Conservation Areas will be given highest priority.

The Trust is looking to support external repair to buildings that are being brought back into use for housing or where businesses and jobs are sustained or shall be created as part of a wider project.

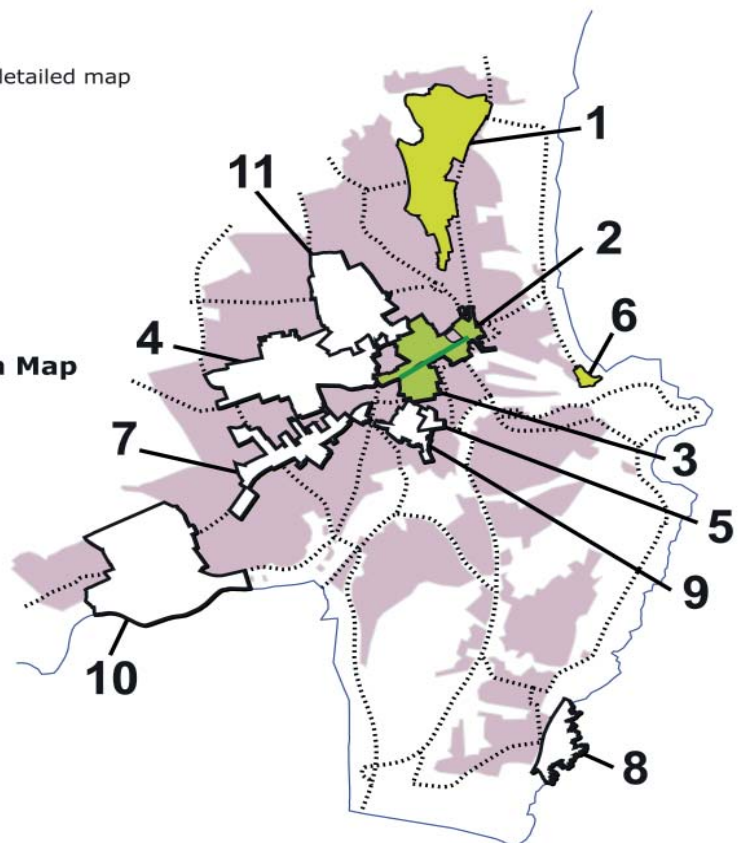
Grant is less likely to be given where property is wholly residential and falls in an area of low deprivation, unless it can be demonstrated to the satisfaction of the Trust, there are exceptional circumstances or public benefits derived from the project.

### Legend

-  Highest Priority - Union Street Priority Area see detailed map
-  High Priority
-  Medium Priority
-  Low Priority

### Aberdeen City Conservation Area Location Map

- CA No. 1 Old Aberdeen
- CA No. 2 Union Street
- CA No. 3 Bon-Accord/Crown Street
- CA No. 4 Albyn Place/Rubislaw
- CA No. 5 Marine Terrace
- CA No. 6 Footdee
- CA No. 7 Great Western Road
- CA No. 8 Cove Bay
- CA No. 9 Ferryhill
- CA No. 10 Pitfodells
- CA No. 11 Rosemount and Westburn





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## Types of work that may be supported (this list is not exhaustive)

Described below are the main types of work that could be eligible for grant assistance from Aberdeen City Heritage Trust.

### General structural repairs

The structural repair, conservation or strengthening of the existing structure (in response to a proven ongoing defect). In all cases the most conservative solution of structural repair is to be adopted.

### Structural timber or timber repairs

Appropriate repairs to timber frames, roof structures, main structural beams and other structural timbers could be eligible for grant

where fundamental to the structural stability of a building. Detailed specification and/or drawings will need to be approved before any work is tendered and undertaken, with work based on a careful and comprehensive survey.

### Reinstatement after repair

Generally internal repairs are not eligible, however reinstatement of plaster removed to allow structural repairs to main structural timbers etc can sometimes be grant eligible. In such instances reinstatement should match the original in both material and design.

### Re-roofing and high level repairs

Comprehensive re-roofing is eligible, but not partial repair (for example, fixing slipped slates) which is considered to be maintenance work and therefore not grant-eligible. All repairs to the roof structure should be undertaken at the same time. For example the repair or renewal of lead work, chimney repairs, repair or renewal of rainwater goods and any other agreed high level repairs associated with re-roofing. It will be important to consider any associated alterations such as new roof windows or skylights etc at an early stage and certainly before tendering and commencement of work. Such items are ineligible but will need to be agreed. It is the applicant's responsibility to ensure that adequate roof ventilation is provided by a discreet method, avoiding surface mounted slate vents.

### Lead work

Renewal of existing lead work and the provision of weatherings such as flashings, soakers and cappings, may be grant eligible when carried out to details recommended by the Lead Sheet Association. Codes of lead will be in accordance with the latest advised by Historic Scotland. Every opportunity should be taken to improve the flow and increase the capacity of lead gutters.

### Chimney repairs

Repairs to chimneys may be grant eligible, provided the chimney is retained or reinstated accurately to its original height and profile. Repair of existing chimneys is to be preferred to rebuilding, although the latter can be considered if proven structurally necessary. The reinstatement of the original style of chimney pots, when associated with other chimney repairs is grant-eligible.

The cost of demolishing chimney stacks and roofing over the demolished chimney is not grant eligible.

### Rainwater Goods

The repair or replacement of rainwater goods or a rainwater disposal system to a building to match the original materials or sections may be eligible for grant aid. The capacity and detailing of rainwater systems should be reviewed and should be improved wherever possible. Alterations may require

permission or consent from Aberdeen City Council.

Plastic, PVC or GRP rainwater goods are not eligible.

### Stonework repairs and repointing

The repair of external stonework, if to an appropriate specification, may be grant eligible. Selective rebuilding of existing stonework, if structurally necessary and to an agreed specification can be considered for grant. Generally, this will be using salvaged existing materials from the building and/or new matching materials and should be preceded by a record survey of the building.

Most repointing is considered running maintenance and not eligible for assistance. Only repointing, where it is structurally necessary, kept to the absolute minimum required and carried out to an appropriate specification to suit the circumstances may be considered eligible.

### Windows, doors and external joinery

The repair or reinstatement to the original pattern and detail of existing windows, doors and other exterior joinery, which contribute to the character of the building and/or the conservation area may be eligible. The replacement of existing joinery, if unavoidable, can be considered for grant provided they are replicas of the original design and material.

Where original windows have previously been replaced with windows the Trust considers inappropriate and a building is unlisted, or listed grade B or C, the Trust may be able to support fabrication and installation of timber sash and case windows incorporating double glazing. Further detailed information on the requirements is available from the Trust.

### Shop fronts

The repair of original shopfronts of architectural interest or reinstatement of shopfronts to an agreed configuration.

The Trust is keen to encourage shop owners to consider improving retail units. Please contact the Trust to discuss in more detail.

### **Professional fees**

The Trust does not act as an agent on behalf of applicants or as an arbiter between applicants and contractors. It will not instruct or provide technical guidance and does not carry out technical inspections of works. Trust inspections are for the purpose of ensuring that eligible works are complete. Trust payment of grant is not a guarantee of the technical competence of work.

It is a grant recipient's responsibility to ensure that eligible works are carried out to a standard acceptable to the Trust, appropriate to the nature of the building and to seek any assurances/guarantees from contractors or agents about the technical competency of the work on completion. You should select and appoint a suitably qualified and experienced professional agent to draw up and manage your project with the exception of very small projects.

A proportion of professional fees may be eligible for grant assistance.

### **Types of work that will not be supported (this list is not exhaustive)**

#### **Internal works**

Internal works (including work to common stairwells), repairs, alterations, installation or upgrading of plumbing, electrical or gas supply systems and internal improvements including decoration.

#### **Alteration of properties**

Unless for the purpose of reinstating windows or shopfronts, etc., the Trust will not support the cost of alterations or extensions to property.

#### **Reinstatement of architectural details**

The reinstatement of missing architectural features such as decorative ironwork, balconies, canopies and railings are not eligible for assistance. The Trust may, however, require reinstatement of such features as a condition of any grant awarded where repair works are being supported.

#### **Redecoration schemes**

Schemes of external redecoration alone will not be supported.

### **Modern buildings**

The Trust will not support the cost of repairing modern buildings or components or extensions of buildings, except where they are, in the opinion of the Trust, of architectural or historic interest or make a positive contribution to the character of a conservation area. It is not likely that the Trust will consider supporting repairs to post WWII buildings unless the buildings are listed buildings and of exceptional quality or interest.

### **Places of Worship**

The Trust will not normally support repairs to Places of Worship.

### **Running costs or running maintenance**

The Trust can not contribute to running costs or running maintenance such as clearing gutters, redecoration, localised roof repairs or localised repointing.

### **Council owned and operated property**

The Trust will not normally support repairs to Council owned and operated property.

### **Stone cleaning**

The Trust will not grant assist stone cleaning of buildings.

### **Specialist treatments**

The Trust will not grant assist specialist treatments such as dry and wet rot treatments, insecticide treatments and the installation of chemical or other forms of damp proof course.

### **Application costs**

The Trust will not contribute towards costs in developing an application for grant assistance. You develop any application for grant assistance at your own cost on the basis that your application may or may not be successful in attracting grant assistance.

The Trust will not contribute towards the cost of professional fees for preparing planning and/or listed building consent or any other permissions or consents that might be required. The Trust will not contribute towards statutory fees.

### How to apply

Having read through the information in this guidance note, if you want to find out whether your property and any parts of your repair or restoration project may be eligible for grant assistance, you should complete the Preapplication enquiry form available from the City Heritage Trust website at [www.aberdeenheritage.org.uk](http://www.aberdeenheritage.org.uk) and submit this to the Trust. Should your property/restoration project be eligible, you will be issued with a Grant Application form. Please note that your property/restoration project meeting Trust eligibility criteria, does not mean you will necessarily receive grant assistance.

With your Grant Application form you will need to submit at least three quotations/tenders for the cost of eligible works. The Trust will then decide whether it will make an award of grant. Grant Applications will be batched and considered at the next available Trust meeting.

Works started before you formally accepted an offer of assistance from the Trust is not eligible for assistance. Retrospective applications will not be considered. It is your responsibility to investigate and ensure that you have all necessary permissions in place prior to any eligible work starting. A Trust grant award does not override or replace the need for you to obtain all necessary statutory permissions.

The fact that your project has statutory permission does not mean that work will be eligible for grant assistance. Applicants need to ensure that they comply with all relevant legislation and that the proposed works also meet the requirements of the Trust.

In developing any application for assistance, you should take note of the relevant content of Historic Scotland's latest version of "Advisory Standards of Repair" available as a download from its web-site at:

<http://www.historic-scotland.gov.uk/>

### Grant rates

Grant rates vary depending on what type of work you propose and where your building is located. Grant rates are discretionary and may be varied subject to demand for grants.

### Large grants

Where a grant exceeds £25,000 you will be required to have a Standard Security and Constitutive Deed drawn up in favour of the Trust. Both your legal costs and the Trust's legal costs are borne by the grant recipient. You should factor this into your project costings.

### Contact Details

For further details about Trust grants please contact:

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