



City of Brechin THI
32 Panmure Street
Brechin DD9 6AP

Tel:01356 623488
E-mail: BrechinTHI@angus.gov.uk

GENERAL NOTES AND REQUIREMENTS

The primary objective of the Townscape Heritage Initiative is to ensure the continued use of historic buildings, whilst conserving the character of the buildings and the conservation area. The secondary aim is to restore or enhance the features, which give the buildings their historic or architectural importance and thereby assist in the creation of a more pleasant environment.

To accomplish the above aims the following principles must be adhered to when working within the historic environment:

1) Avoid unnecessary damage

Public interest generated by historic buildings depends upon the development of the fabric and design. Unnecessary replacement of sound historic fabric must be avoided.

2) Analysing historic development

Identifying the appropriate method of repair requires an understanding of how the building developed. An accurate record of the repair process should therefore be undertaken.

3) Analysing the causes of defects

The causes of decay should be investigated and fully understood before repairs are undertaken. Failure to do so will encourage the repetition of problems.

4) Adopting proven techniques

Repairs should be matched to existing materials and methods of construction. Exceptions should only be considered where the existing fabric has failed due to poor design or specification.

5) Restoration of lost features

Restoration works based on appropriate evidence will be encouraged, but maintaining the buildings in a good state of repair must take priority.

6) Safeguarding the future

Historic buildings should be regularly monitored and maintained and, where possible, provided with a sympathetic use. In this way they can contribute to the future of local communities in a sustainable manner.

Standards of work

The scheme is aimed at the conservation / preservation, and ultimately, enhancement of the historic built fabric. A high standard of specification of work and design is expected, and applicants will be encouraged to appoint suitably qualified professionals. The works must be carried out in full and to the complete satisfaction of Angus Council. An inspection will be made on completion of the works to ensure that all the terms and conditions of the offer of grant have been complied with.

Consents

Planning Permission, Building Warrant and, if appropriate, Listed Building Consent may be needed for alterations of change of use of property. It is suggested that pre-application discussions are held with Development Control and Building Control before any application for grant aid is submitted. It will be a condition of any grant offer that these consents are in place before any grant money is paid.

Tenders / estimates

A detailed works specification and drawings of the proposed works should accompany the application. A minimum of three competitive estimates based on the specification and drawings must also be obtained and submitted with the application. The estimates should be broken down to show the costs of each element of work detailed in the specification. Your grant will be based on the eligible works detailed in the chosen specification and calculated from the lowest of the competitive prices. Suitable photographs of the building(s) as existing are also required. All sections of the application form must be completed and an application will not be processed until all the required information has been made available.

Clawback

If a property is sold, we reserve the right to recover, if appropriate, a share of the net proceeds of the sale based on any increase in value directly attributable to the THI grant.

Works insurance

While the works are in progress, the grant recipient must maintain adequate insurance cover on the building, the works executed, and any unfixured materials and goods delivered to the building, against any loss or damage arising as a consequence of the works being undertaken. The proceeds of all claims under the insurance must be applied by the grant recipient towards the cost of the reinstatement of the works and the building, the rectification of any loss or damage caused to the works, and the replacement of any goods or materials damaged, as necessary. The grant recipient must provide the project manager with a copy of the insurance policy (or policies) as soon as practicable before the commencement of the works.

Reassessment of level of grant aid

If the cost of the work increases, or additional work is undertaken, there is no obligation for the grant to be increased. The project manager will however, consider a request for a grant increase if a request, with details, is received in writing as soon as the likelihood of increased costs, or additional work, becomes apparent. An increase in the grant is entirely within the discretion of the project manager and the funders and will only be made in exceptional circumstances.

Health and safety

All contractors carrying out building works funded by this scheme must fully comply with the current CDM Regulations. Scaffolding will normally require a permit to be issued before it is erected on site.

Acknowledging the grant

During the works period you must provide facilities to clearly display boards acknowledging the grant contribution. The THI Project Manager will supply the individual boards.

Retention

Please note that a retention of 10% of the grant sum will be held by the partnership until the final accounts have been settled.

