



Grant Aid for Historic Buildings

Guidelines

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Grant Aid for Historic Buildings

Financial assistance and specialist technical advice in relation to the repair of historic buildings is seen as one of the most important ways of meeting the County Council's objective of Protecting and Enhancing the Environment.

Financial help and advice is offered because the maintenance and repair of historic structures can be difficult and expensive, particularly if natural materials and traditional methods of repair have to be used in order to preserve the character of a building. Such materials and techniques may also be vital to maintain a building in a proper and sound state - modern components may actually damage older building fabric in the long term. Although the County Council aims to help as many property owners as possible, this support is discretionary and owners of historic buildings have no automatic entitlement to a grant.

Types of buildings eligible for grant

- All buildings and structures which are 'Listed' or 'Scheduled' - that is on the statutory list of buildings agreed by the Secretary of State as being of 'special architectural or historic interest' or which are scheduled ancient monuments.
- Public War Memorials

You can find out if your building falls into any of these categories by contacting the building conservation officers in the Historic and Natural Environment Team at County Hall.

Please telephone 0116 265 7082.

Who can apply?

Applicants can be the owner or tenants, subject to permission being obtained from the person responsible for the repair of a property.

How much is available?

The grant is intended to cover only a proportion of the total repair costs. The grant offered by the County Council will normally be 12.5%, but may be 25%, of the costs of eligible works, up to a maximum grant of £1,000 in any one application.

The exceptions to the above figures include where a special scheme applies (e.g. a Heritage Economic Regeneration Scheme) or where the building or structure has been registered as being 'at risk' and has demonstrable economic, social or community benefits.

Resources will be targeted where the need is adjudged to be greatest. Further requests for grant aid may be made where there is an ongoing need for repairs, but in general only one application per year is permissible. Where financial assistance is being awarded from other sources, this factor may be taken into consideration when determining the level of grant.

Which types of repair are eligible for grant aid?

The following summarises the main types of work eligible for grant aid. It is not a complete list and other repairs may also be considered in certain circumstances.

- Roofs: repair of roof structure, covering and associated features such as gutters, chimneys and leadwork.
- Walls: repointing and replacing bricks and stonework, the repair of historic render and plaster.
- Structure: work essential to maintain the structural stability of a building.
- Timber: remedial work to structural elements and joinery where there is infestation, rot or damage.
- Fittings and Machinery: repairs to items of historic interest that are an integral part of the fabric.
- Redecoration: where the need arises following the completion of other eligible work.
- Repair or reinstatement: of original architectural features such as decorative ironwork or historic joinery.
- Professional Fees: towards the cost of advisers from recognised professional institutes.



Which types of repair are not eligible for grant aid?

Financial help is offered only towards the costs of repair and not towards demolition, modernisation, extensions and routine maintenance.

Any work considered detrimental to the building by officers of the Historic and Natural Environment Team or which does not comply with these guidelines or any special conditions attached to the grant, will not qualify. The percentage of financial assistance will be reduced, or a grant offer withdrawn, if completed works are unsatisfactory.

Grant aid will not be offered for repairs carried out before an application has been made, or in respect of works started before the outcome of the application is known and any special conditions understood. The exception being where prior permission has been given in writing by the County Council (e.g. where the works are very urgent), and a completed application form and necessary details have been received.

Conditions of grant aid

The following is a list of the general conditions that apply to all County Council SHIRE Historic Buildings Grants. It is likely that more specific requirements will be attached to an individual grant offer, depending on the type of works involved.

- All works considered relevant to the scheme by the County Council shall be carried out, whether or not a grant covers those items.
- The grant payment will be based on final accounts and may be adjusted accordingly. No grant will exceed the maximum permissible. The grant will be reduced if the final accounts are lower than the original estimate. Payments will only be made following satisfactory inspections of the work by all relevant County Council officers.
- No grant will be offered for work carried out prior to an application being made, or before approval has been given by the County Council. Officers of the Heritage and Resources Team must inspect the property before repairs commence in order to assess whether the proposed specification is suitable and to offer specific expert advice.
- Repairs must normally be completed within one year of a grant offer being made, unless an extension is agreed in writing with officers of the County Council.
- If, during the period of three years beginning on the day on which the grant was made, the owner proposes to dispose of his/her interest in the property, or any part thereof, either by way of sale, exchange, or lease for a term of not less than 21 years, the County Council may recover from the owner all or part of the grant(s) paid.
- Permission for the property to be inspected at all reasonable times shall be deemed given prior to, during, and upon completion of the works.
- In very exceptional cases, the County Council may require the applicant to enter into an agreement to make the building open to public access on a controlled basis.
- Hardwoods should preferably be British grown. Imported hardwoods will only be considered in exceptional circumstances and then only from certified sustainable sources.
- The property must be adequately covered by insurance against fire, storm, flood damage and theft. The County Council may request proof of insurance cover.
- The applicant must confirm that all necessary approvals have been given, including planning permission, listed building consent and building regulations.
- Archaeological recording may be required where this is reasonable and in line with Planning Policy Guidance.

Methods of repair

A traditional approach to repair is usually essential in order to achieve the best results - both visually and to accomplish a satisfactory long-term restoration. The guiding principle is always to restrain the process of decay and to repair damage without destroying essential character.

Any works to historic buildings should be in accordance with the principles of repair set out within Planning Policy Guidance Note 15, Annex C. Modern techniques are sometimes acceptable, but repairs must usually be carried out using traditional methods and materials. It is important that you ensure that your contractors are experienced and competent in this type of work. Detailed guidance on techniques likely to be acceptable for the purposes of grant aid can be obtained from officers from within the Historic and Natural Environment Team. Historic fabric is important in its own right and wherever possible features and fittings of interest should be repaired. If it is agreed that replacement is the best option, then this must normally be on a like-for-like basis.



Please note that all specifications must be agreed with the Historic and Natural Environment Team prior to work beginning.

The applicant, or the applicant's agent should make sure that the general and any specific conditions are drawn to the attention of the contractors engaged to carry out the work.

Further help and advice

Leicestershire County Council's Historic and Natural Environment Team are available to help and advise on all aspects of historic buildings repair, regardless of whether or not a grant is being sought.

Mrs D. Braker
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Leicestershire County Council
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Disclaimer

Leicestershire County Council reserves the right to vary the terms and conditions of the grants described in this pack without further notice.

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www.leics.gov.uk/shire



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