

THE EXECUTIVE

16 NOVEMBER 2004

REPORT FROM THE DIRECTOR OF REGENERATION AND ENVIRONMENT

MATCH FUNDING PROVISION TOWARDS REPAIRS TO THE CURFEW TOWER – GRADE II* LISTED BUILDING	FOR DECISION
<p>This report includes details of the funding required and obtained for the repair and refurbishment of the Curfew Tower, a request for approval to fund a ‘one-off’ contribution from the Council and arrangements that would need to be put in place.</p> <p>Summary</p> <p>The Curfew Tower is a grade II* listed building and an important part of the Borough’s heritage. It is part of the complex of buildings within the Abbey scheduled Ancient Monument Site and within the Barking Town Centre Conservation area.</p> <p>The Tower is in need of urgent repair and maintenance. The Church Commissioners approached English Heritage for funding towards the estimated £156, 000 required. English Heritage has agreed to fund £100,000, subject to arranging greater public access to the Tower once works have been completed.</p> <p>The Church has requested financial assistance from the Council, to help cover the shortfall. Under Section 57 of the Planning (Listed building and conservation areas) Act 1990, the Council is enabled to provide contributions of this kind, towards the repair and up-keep of listed buildings within the authority’s area.</p> <p>This is an important building in relation to the Heritage of the Borough and refurbishment works would enable the development of historic tourism and the regeneration of the Town Centre</p> <p>Recommendation</p> <p>The Executive is recommended to:-</p> <ul style="list-style-type: none">• Approve the provision of £50,000, as a ‘one-off’ contribution to the Church Commissioners towards the repair and maintenance of the Curfew Tower, under Section 57 of the Planning (Listed Building and Conservation Areas) Act 1990, subject to an agreement to secure public access once repairs are finalised.• Agree to use £50k of the under-spend from the Social Services - Accommodation and Services – Fit for Purpose capital scheme. <p>Reason</p> <p>To preserve and maintain the Borough’s heritage and to contribute to the core priorities of Raising General Pride in the Borough and Regenerating the Local Economy.</p> <p>Wards Affected - Abbey Ward.</p>	

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1. Background

- 1.1 It is the Council's responsibility to support the preservation and conservation of the historic fabric of the Borough. In addition, the preservation of the Borough's heritage is an important part of creating and building sustainable communities.
- 1.2 Although the Borough has a rich heritage, it does not have many listed buildings. Listed buildings are categorised into Grades, Grade I being the highest, then Grade II*, Grade III and so on. There are only two Grade I listed buildings in the Borough. The Curfew Tower dates back to the 12 C and is one of only four Grade II* Listed Buildings in the Borough. Therefore the importance and contribution of the Curfew Tower to the Borough's heritage is very high.
- 1.3 Refurbishment works would enable the development of historic tourism and contribute to the regeneration of the Town Centre. This would contribute to the core priorities of Raising General Pride in the Borough and Regenerating the Local Economy.
- 1.4 English Heritage have carried out an initial report on the works required to the Curfew Tower and have advised the Church Commissioners that works will amount to approximately £156,000.
- 1.5 The Church Commissioners have approached English Heritage for grant aid and have been granted an award of £100,000 towards costs. The award of funding is subject to enabling greater public accessibility to the Tower once repairs have been completed, which would be beneficial to the heritage tourism development in the Borough.
- 1.6 The Church Commissioners are contributing a total of £34,000, of which £6,000 will fund the shortfall of capital required and the remaining £28,000 will fund the detailed design work required. The funding make – up for the Capital cost would be as follows.

English Heritage Grant	£100,000
Requested contribution from LBBB	£ 50,000
Church Commissioners contribution	£ 6,000

Total **£156,000**

- 1.7 The on-going maintenance of the Curfew Tower is the responsibility of the Church Commissioners and would be funded by them. The provision of funding from the Council towards the repairs of the Curfew Tower would also be subject to receiving the 'green light' through the Council's CPMO process.

2. Next steps

- 2.1. The English Heritage funding is drawn down in two phases. Phase one covers investigations and preliminary work up to development stage. The Church Commissioners architect has completed this phase of the work and has submitted his findings to English Heritage. A response from them is due imminently. Phase two involves the actual conservation works (capital works). It is for these purposes that the Council's funding needs to be secured, to enable all works to be completed.
- 2.2. Under Section 57 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the Council is enabled to make contributions to the preservation of Church buildings, subject to a legal agreement to provide greater public accessibility (similar to the English Heritage conditions) and for the pay back of funds, should the works not be carried out. We will be seeking a legal agreement with the Church Commissioners in accordance with this requirement.
- 2.3. As the Council funding will be used to complete capital works, a full project appraisal and submission to the Capital Assets Management group will be made with a project sponsor identified to ensure that use of the Councils' funding is appropriately monitored.

3. Financial implications

Within the current capital programme, if Members agree to a revised programme of works at 512A Heathway (see separate report on this agenda), £50k of the under-spend on that project could be utilised for this project.

4. Consultation

The following people have seen this report and are happy with it as it stands or have not raised any objections to the proposals.

DRE

Jim Mack; Head of Asset Management & Development

Gordon Glenday; Manager, Planning Division

Tim Lewis; Group Manager, Planning Division

Allan Aubrey; Head of Leisure

Jeremy Grint; Head of Regeneration

Simon Swift; Group Manager Parks & Leisure Development

David Theakston; Park Development Manager

Ivor Sheehan, Manager, Capital Programme Management

DF

Julie Parker; Director of Finance

David Waller; Interim Head of Finance

DCS

Naomi Goldberg; Head of Policy & Performance

DEAL

Kirstie Briody; Head of Heritage

Lead Member

Councillor Kallar – Regeneration

Councillor McKenzie – Making Barking and Dagenham Cleaner, Greener, Safer

Councillor Wade – Raising General Pride in the Borough

Background Papers

None