The Helston Townscape Heritage Initiative scheme was carried out by Kerrier District Council, and concluded before local government re-organisation resulted in the formation of Cornwall Council in April 2009.
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Introduction

This report provides the final, detailed review of the Helston Townscape Heritage Initiative (THI). It was produced in March 2009 by Caius Simmons and Andrew Richards of Kerrier District Council in consultation with Dave Beattie of Arup and David Stuart of English Heritage (South West Region), following the conclusion of the Helston THI in August 2008.

The purpose of this report is to evaluate the performance and effectiveness of the Helston THI. As well as providing a record of the scheme’s achievements, issues and administration processes, it is intended to give feedback regarding the operation of the scheme to the funding bodies. It is hoped that the report will also be of benefit to those considering implementing similar schemes in their area.

This report covers the following areas:

**Background** – why and how the THI happened

**Methodology** – how the scheme was administered

**Results** – what the THI set out to achieve and whether these objectives were met

**Discussion** – key findings, issues, what worked, and what we could be done differently

**Conclusion** – the future and what could be done to take the legacy of THI in Helston forward
I: Background

Townscape Heritage Initiatives - Introduction

The launch of ‘Townscape Heritage Initiatives’ (THI), in 1998, was the Heritage Lottery Fund’s (HLF) first venture into historic regeneration funding. The programme took an explicitly conservation-led approach and was designed to help areas that had both heritage merit and a real social and economic need for public investment.

The operating principle of a THI is that funding partners – from local authorities to national and international agencies – contribute to a ‘Common Fund’, with HLF providing up to 75% of the total amount. Grants are then offered to owners of properties that have been deemed eligible for support.

Local Authorities were invited to bid for HLF money, which had to be match funded from local sources, either directly from the authority or via Single Regeneration Budget (SRB), European Regional Development Fund (ERDF) programmes and/or other relevant funding streams. Funds were mainly to help property owners carry out property repairs and reinstatements, plus some area environmental enhancements.

One hundred and seventy five towns and cities across the UK have benefited from over £170m of HLF investment through the THI programme over the past ten years, and HLF’s funding has levered in at least another £170m from other sources.

THI’s are targeted at Conservation Areas; are not restricted to listed buildings; are limited to a set period and are managed day-to-day by the Local Authority. Furthermore, the schemes are focused on areas which require economic as well as physical regeneration, in particular where property repairs and enhancements would help sustain local employment, provide new homes and encourage inward investment.

History of the bid

The THI commenced in 2003 and finished in August 2008. Key dates in the progress of the bid include the following:

- A proposed THI application for Helston was explored in 2000.
- In 2002 a successful preliminary bid document was submitted by Kerrier District Council to HLF
- In February 2004, £400,000 was secured from HLF
- In April 2004 a further £180,000 was secured from European Regional Development Fund (Objective One)
**Background**

**The context of the THI submission**

When the THI bid document was submitted in 2003 Helston was experiencing problems associated with serious economic and social deprivation, inadequate maintenance and investment of the town’s built fabric and traffic issues.

Locally grants had been sourced for areas in the North of Kerrier District but no specific building repair schemes had previously existed for Helston or areas in the South.

The whole of Cornwall qualified for European Objective One support between 2000 and 2008. Eligibility for Objective One funding is based on gross domestic product being less than 75% of the national average. Research at the time suggested that the gross domestic product in Cornwall had dropped to 65% of the national average. Figures are not available on a local level, but other indicators suggest that Helston’s gross domestic product was well below the Cornwall average. Research carried out by Bristol University highlighted severe poverty levels suffered in the Helston area, where 23-35% of households were in poverty and contained:

- no individuals with post-school qualifications
- 25% had limiting long term illness
- up to 51% had no access to a car.

In order to address these issues there was a clear need to safeguard and improve town centre employment opportunities. The creation of high quality residential and commercial space was identified as a contributing factor to halt the decline and encourage inward investment.

The condition of the built fabric of the town centre buildings, particularly the upper floors, and on the rear and side elevations and around opeways, has gradually deteriorated and had been poorly maintained. Some 15 properties were thought worthy of immediate attention; while a further 17 properties were soon to be identified as ‘at risk’.

There was a need for quality repairs to the fabric of the central buildings. The use of imported materials and the poor quality of recent repairs had diluted the overall quality of buildings within the town.

The THI provided an opportunity to promote and use local slate and roofing techniques, which were dying out, as well as repair or reinstate good quality traditional shop fronts. There also existed a number of opportunities to repair and/or reinstate lost architectural details, such as: oriel windows, original brickwork, pilasters and mouldings, shop fronts, cast iron rainwater goods, windows, doors, chimneys, slate hanging, lime render and repointing using lime based mortars.

A ‘Buildings at Risk’ Survey (BAR) and an Empty Property Survey were both carried out in 2002. Every building within the Helston Conservation Area was assessed according to English Heritage’s ‘Scale to measure the Degree of Risk’. Out of 72 buildings assessed, 2 fell within category 1 (extreme risk), 1 fell within category 2 (grave risk), 12 fell within category 3 (at risk), 17 fell within category 4 (buildings to watch). The remainder fell within either Category, 5 or 6. All of the buildings which were given an ‘at risk’ (categories 1-3) category through the Survey were potential THI targets. Along with the Empty Property Survey, the BAR highlighted a strong cluster of buildings in need of repair around Coinagehall Street, Meneage Street, Church Street and Wendron Street.
It was apparent that there were problems in the town. This was highlighted by a generally run down appearance, poorly maintained buildings and loss of traditional architectural features and detailing. These problems detracted from the character of the Town Centre Conservation Area and created an impression of economic deprivation. In order to address some of these issues it was agreed that the specific objectives of the Helston THI would be to:

- Provide quality repairs to properties within the Conservation Area to enhance the overall quality of the town and to act as a reference to promote similar quality works on buildings throughout the town and for development in future years beyond the THI.
- Restore and upgrade historic shopfronts and promote quality replacement shopfronts.
- Restore lost architectural features on principal façades of historic buildings.
- Bring vacant and underused space back into use, especially the upper storeys of central properties.
- Restore and upgrade historic opeways where they are both public and private rights of way. This is especially important where they provide access to upper storeys of central properties. Helston has a number of opeways that provide pedestrian access from public car parks and residential areas into the town centre.
- Restore/upgrade historic street surfaces and other features in the public domain.
- Carry out a comprehensive repair programme to the Kennels in Coinagehall Street
- Repair and convert the current Community Centre building in Penrose Road whilst finding an alternative site within the town for a new Community Centre.
- Implement comprehensive repair schemes to the town’s remaining priority buildings, including The Folk Museum and the Guildhall.
- Provide enhancement opportunities to properties in Penrose Road.
- Promote a culture of civic pride and understanding of the historic heritage of Helston within the local community.
- Provide guidance on the ongoing maintenance and future care of the historic fabric of the town.

Investment in the historic fabric will benefit the appearance of the town, improve confidence, quality of life and economic performance, and encourage a cycle of investment.
Background

Underused Floor Space

It is proposed that the THI and other initiatives help address the problem identified as causing vacancy in central properties in the following ways:

- Provide more quality office space
- Provide quality residential conversion of upper floors in central properties, utilising opeways as a means of access and repairing and renovating elevations fronting opeways
- Provide innovative and sympathetic access and fire escape solutions to upper stories
- Improve the quality of ground floor shopfronts

Previous Initiatives

One of the THI principal aims was to build on the success of previous regeneration and housing schemes carried out in Helston.

A two-year town centre regeneration scheme was completed in 1999, which involved a number of different environmental and visitor facility improvements utilising local materials. The scheme was financed by the European Regional Development Fund, Single Regeneration Budget, English Partnerships, County, District and Local Councils.

Meneage Hospital and former workhouse is a grade 2 listed building, which had recently been converted into 44 private and social rented units. In addition to the above funding, Kerrier also provided £600,000 through the Local Authority Social Housing Grant (LASHG).

In 1998, Helston Development Trust won the Better Towns competition and received a £50,000 prize for an exciting and innovative community project to finance a redevelopment of the former Baptist Chapel. The scheme, called the Flora Centre Project, provides a wide range of facilities for the whole community including a gym and a 80-seat cinema. Funding was obtained through the Regional Development Agency, BT Better Towns, County Environmental Trust, Kerrier District Council, Helston Town Council, Helston Downsland Trust and the European Regional Development Fund. The total scheme cost £259,000.

In March 1997 a Living over the Shop scheme (LOTS) of five units (10 bedspaces) was completed by the Sanctuary Housing Association in Meneage Street. The final cost was £170,000 of which £72,000 was local authority funded, through Single Regeneration Budget (SRB) and Housing Partnership fund.
The District Council has provided grant aid for a local Trevillet roofing scheme at the Guildhall, roofing schemes to listed buildings on Meneage Street and traditional door repairs in Cross Street. However, the THI was the town’s first comprehensive building repairs scheme.

The Strategic Framework

The Helston THI was designed to compliment and be integrated into local and regional economic, regeneration and development strategies. Within a wider regeneration strategy the scheme would provide a vital and integral role. The objectives of the THI were based on strategies outlined in the: Market and Coastal Town Initiative; the South Kerrier Integrated Area Plan; Cornwall Industrial Settlements Initiative (CISI); Cornwall and Scilly Urban Survey (CSUS); Kerrier District Council Local Plan Revised Deposit Draft; Kerrier District Council Housing Strategy and the Government Office South West Cross Cutting Themes.

The THI and Objective 1 (2000—2006)

In March 1999 Cornwall and the Isles of Scilly were designated as an Objective 1 area under the new European Structural Fund Regulations 2000—2006. This meant that Cornwall was categorized as one of the regions most in need of support within the European Union.

South Kerrier was recognised as one of the most deprived areas within the Objective 1 Programme area. The Objective 1 Single Programming Document for Cornwall and the Isles of Scilly and the North Kerrier Integrated Action Plan outlined the need for public sector intervention to raise income levels and develop sustainable economic activity in Helston.

Helston was prioritised by the Objective 1 Programme under Priority 2 Measure 2 (Employment Growth Centres), Priority 4 Measure 1 (Community Economic Development) and Priority 4 Measure 2 (Area Based Pathways to Employment). Measure 2.2 concentrated on the development of towns where integrated investment would lead to the maintenance and growth of employment in a sustainable manner, similar to that promoted under the Helston THI.

The Objective 1 Programme had the potential to provide substantial support for the THI and other regeneration projects in Helston.
Background

Helston THI

There was potential for the Helston THI to contribute to these regeneration strategies by:

- acting as a catalyst in the regeneration of historic property and increasing prosperity;

- encouraging employment through better economic use of underused premises in the town centre and help address the critical shortage of local affordable accommodation;

- investing in public spaces that have a significant effect on the pride and image of the town and that are likely to encourage private sector confidence and inward investment;

- supporting the Town’s vision of a more vibrant town centre based around Arts and Creative Industries and developing a safe, lively evening economy;

- Linking closely with the Town Centre Improvements (Phase 2) which aimed to carry out key environmental works and address problems of signage and gateway entrances to the town.

These aims could be achieved through the THI by providing quality building repairs using local building materials and techniques, reinstating lost architectural detailing and bringing unused floor space and vacant buildings back into use.
2: Methodology

The Target Area

The target area concentrated on the main streets within the Helston Town Centre Conservation Area (see Figure 1), namely Meneage Street, Coinagehall Street, Church Street, Wendron Street, Cross Street, Wells Lane, Monument Road, Penrose Road & Lady Street.

The town centre is dominated by remarkably well preserved 17th, 18th & 19th Century fabric on a medieval plan with relatively little significant loss. The Cornwall & Scilly Urban Survey (CSUS) 2002 report comments that “Helston is one of the most important medieval market towns in Cornwall”. It possesses fine architecture and possesses a distinctive streetscape with a complex network of springs, leats and roadside conduits (known as Kennels) channelling water into, through and around the town. Helston has strong historical links with tin and copper mining. The town’s buildings are eclectic and distinctive, especially at upper floor level.

The high quality repair and reinstatement of traditional shop fronts, windows, local slate roofs and rainwater goods can greatly enhance the fabric and ‘history’ which is lost when inappropriate and unsympathetic repairs have been undertaken.

An initial survey was carried out to identify target buildings where work would achieve maximum affect on the streetscape. This survey provided the basis of the proposed Action Plan.
Methodology

Historic Context

Helston is one of the most handsome towns in Cornwall, distinguished by its landscape and topography and by its architecture. It can trace its origins to early medieval and pre-medieval periods. Much of its character derives from the prosperity which it experienced in the 18th and early 19th centuries, when it was a major centre for the local tin mining industry. Its rich heritage expressed in the variety of its historic streets and buildings, makes it an extremely attractive place to live, work and visited.

The following text is taken from the Cornwall & Scilly Urban Survey, Historic characterisation for regeneration, Helston, December 2002:

Helston’s Historical Development

The urban origins of Helston date from the construction of a 12-13th century castle on a site overlooking a crossing point on the River Cober. A planned settlement was built immediately to the east of the castle and the new town became one of the most important medieval markets in Cornwall. The rise of the tin industry in the area gave the town an additional importance and it was a stannary town from the early 14th century.

Helston’s role as a market and service centre for a wide agricultural and industrial hinterland persisted into the post medieval period and the town grew substantially along the major routes leading to the associated port at Gweek, and the mineral region to the north east. It also developed as a middle class residential centre. Its prosperity over a long period resulted in a large number of fine buildings, particularly of the 18th and 19th centuries, and high quality streetscape details. The decline of mining after the 1860s led to a slow down of the area’s economy that contributed to the high rate of

In the 20th century Helston maintained its role as a market centre for the surrounding area but experienced little major change until after WW2.

Development of RNAS Culdrose brought new employment and economic impetus to the town and there has been a parallel rise in public and private sector housing: the size of the built-up area increased fourfold during the second half of the century.

In the 21st century, the quality of Helston’s historic environment is a major asset for regeneration, both in terms of the potential it offers for developing cultural and special interest tourism and as a fundamental element underpinning the town’s unique and distinctive identity and local ‘pride of place’.

Helston’s Historic Settlement Character

Helston’s history has created a town with a strong, locally distinctive character.

Major elements of this include:

- strong historic plan, with the major streets and their burgage plots and alleyways based on the same layout as that of the planned medieval settlement,
- apparent cruciform plan form comprised by 4 converging self contained individual distinct streets rather than 2 crossing highways,
- tight urban grain and strong sense of enclosure within urban core,
- network of opes, lanes and alleyways running back from and between main streets,
- modern gateways to town now detached from historic core,
Methodology

• striking completeness of the largely 18th & 19th century historic townscape, both as surviving buildings (domestic, public and institutional) and streetscape detail including kennels, paving, railings and other historic streetscape features,
• general homogeneity of building styles and materials (overwhelmingly stone), but with much subtle variation in the use of materials and detailing,
• sloping topography and valley-side location, creating spectacular views across the town and out to and in from open countryside to the west and south west.

Problems faced by the area’s Historic Buildings and the reasons behind their problems

Helston town centre is unspoil by new development, but has many vacant and underused spaces in upper storeys of central properties in key areas of the town. At the start of the scheme there were a number of empty ground floor shops also remained empty while others were occupied on a temporary basis by charity shops. Much of the upper storey fabric was empty or underused and had fallen into disrepair, due to a lack of regular maintenance.

At the time of the THI application, there had been a steady decline in demand for commercial and office space in Helston over the previous ten years. From the initial survey of empty properties this appeared to be due to the low quality of internal and external office and commercial space. Empty and underused upper stories appeared to stem from an apparent lack of self contained access and the need to comply with environmental health requirements.

Helston, along with other towns in the South West has suffered through the continued use of imported natural materials in the repair and development of the town’s fabric. Local granite and slate is two to three times more expensive than imported alternatives and in recent times, other than on high grade listed buildings, was rarely used.

Traditional techniques such as scantle roofing, stone walling and paving were being lost and without a grant scheme offering significant financial incentives to use local materials this situation was unlikely to change.

Prior to commencement of the scheme, consultation with locally based agebts had shown that few local contractors had traditional repair skills. The ones that did were regularly too busy to tender for jobs. Traditional roofing, slate hanging, joinery, stonewalling, rendering and limewashing were all trades where there was a shortage of skilled labour.

Many central properties extend substantially behind the main streets either side of opeways, narrow, mainly pedestrian passages. These properties are generally in poor condition, again suffering from a lack of maintenance. They retain great character however and an exciting design opportunity existed in renovating the opeways and bordering buildings to provide useable upper spaces accessed from the opeways.

Boundary walls bordering the opeways and back alleys in Helston are often poorly maintained and are in many cases dangerous. They are very high, usually in long lengths with slate cappings. Repair costs are considerable, a factor leading to their neglect. The walls nevertheless have great character and the abundance of recent collapses has provoked much local concern.

Open leats to the town’s main streets, known locally as kennels require constant maintenance. There was a current need to re-cobble bases and in some areas replace concrete kerbs with local granite ones. Repairs were especially needed in Coinagehall Street, one of the towns main commercial streets, but also in Wendron Street, Penrose Street and Church Street.

The need for disabled access requirements through the Disability Discrimination Act could potentially damage many public and commercial buildings in Helston. Most buildings in Helston are accessed on a slope and there is a need for quality innovative access solutions.
Methodology

Sensitive design is required to accommodate the needs of blind and partially sighted people. This is particularly difficult in Helston given the sloping street bordering the kennels.

The key to the regeneration of Helston lies in the need for high quality detailing and traditional local materials. The Townscape Heritage Initiative, in contrast to other grant sources, focuses resources on such detailing and material.

Condition Surveys

Prior to the schemes commencement, opportunities for building improvements and the reinstatement of architectural features were identified, and condition surveys were carried out on 24 selected properties within the target area (including two properties on the fringe of the Conservation Area). These surveys were undertaken by a local firm of chartered surveyors and included a detailed property survey, a property valuation and costs for works involving traditional repairs and reinstatements. The condition surveys were used to forecast the overall budgets required in the action plan.

The Criteria Matrix

Originally it was thought that key target buildings would have been ‘At Risk’ buildings from the BAR survey (risk categories 1, 2, 3 or 4). However as the initiative got underway it became apparent that using this criteria alone was not necessarily the most effective way of selecting the best projects.

In order to compile a target list that would maximise the benefits of the THI, a criteria matrix was devised. This provided a more robust method of selecting target buildings, and to provide a consistent method of measuring each building against a number of relevant criteria as laid out in the Stage 2 application.

Criteria Matrix Criteria

As per the Stage 2 Application, priority was given to applications meeting the following criteria:

- Inclusion within the Target Area
- Listed Buildings
- Buildings identified as high risk on the buildings at risk survey
- Buildings in prominent locations (particularly those around the junction of Coinagehall Street, Church Street, Meneage Street and Wendron Street)
- Upper storeys of properties in Coinagehall Street
- Buildings fronting opeways
- Buildings on Penrose Road
- Buildings with group value
- Buildings with visible opportunities to restore original / locally distinct features.
The Criteria Matrix also considered a number of the specific objectives of the THI which included:

- Projects which would ‘act as a reference to promote similar quality works on buildings throughout the town’
- Restore and upgrade historic shopfronts and promote quality replacement shopfronts.
- Bring vacant and underused space, especially on upper storeys of central properties, back into use.
- Carry out a comprehensive repair programme to the kennels in Coinagehall Street
- Repair and convert the current Community Centre building in Penrose Road.
- Implement comprehensive repair schemes to the town’s remaining priority buildings, including The Folk Museum and the Guildhall.

By taking account of the above priorities and objectives a detailed Criteria Matrix was drawn up.

In order to make this a valid exercise, all of the buildings in the Conservation Area were included in this Matrix and individually scored. The criteria included the following:

- Historically important buildings
- Landmark buildings
- Buildings of major town importance or of public amenity benefit
- Listed Buildings
- Buildings with group value (Listed or otherwise).
- Gateway sites / Key locations
- Buildings with opportunities for reinstating lost architectural features
- Buildings with scope for restoration of shop fronts.
- Buildings where work is urgently required
- Buildings with underused floorspace (in particular commercial space)
- Buildings which would benefit from comprehensive repairs
- Buildings of significant architectural importance
- Projects where works would be highly visible
- Buildings at Risk (Categories 1-4)
Methodology

Criteria Matrix Methodology

Each property in the Helston Conservation Area was assessed using this criteria and a numerical score was given against each building.

As a number of the categories on the Matrix are qualitative it was important that the same person/s carried out the Criteria Matrix review (and preferably carried out on the same day) to ensure a level of consistency across all the assessed properties.

After the data was collected and analysed the top scorers were identified as Target buildings with the next tier of top scorers classed as Reserve Targets.

As the scheme progressed and the Criteria Matrix was reviewed (annually), some properties were elevated from the Reserve (or occasionally from Non Target) to Target status; these were called Additional Targets to provide some distinction.

Owners or Leaseholders who expressed a keen interest in participating in the scheme were positively considered on borderline properties.

Through the quarterly monitoring meetings, reports and referral to funders Target, Additional Target and Reserve Target buildings were discussed and approved or rejected.

Spread of Target Buildings

Photographic records were taken of target buildings prior to commencement of the scheme and these were filed along with archive research.

Plotting the Target buildings on a GIS map showed that there was a broad spread of buildings throughout the Conservation Area including Meneage Street, Coinagehall Street, Church Street, Wendron Street, Cross Street, Five Wells Lane, Monument Road, Penrose Road and Lady Street.

It became apparent that the THI would target repair schemes in a few key locations (which was predicted in the THI application). Six sub-Target Areas were identified as being priority areas:

- Junction of Coinagehall Street, Church Street, Meneage Street and Wendron Street.
- Upper storeys to Coinagehall Street
- Opeways and fronting buildings off Coinagehall Street
- Rear buildings to Meneage Street and Church Street
- Properties in Penrose Road
- Kennels in Coinagehall Street
**The Need for Reserve Targets**

There was no guarantee that property owners would take advantage of the THI grants, especially as the majority of target buildings were in private ownership. There was scope to add additional buildings (Reserve Target) should any of the Target buildings not take advantage of the Initiative.

**Targets / Reserve Targets**

28 buildings were originally selected as Target properties. 15 Additional Targets and 25 Reserve Target buildings were added later.

Additional Targets & Reserve Targets were gradually elevated to Targets throughout the scheme (with approval from funders, usually at Steering Group Meetings). In April 2006 a complete review of all buildings in the Conservation Area concluded that a further seven buildings should be added as target buildings. These properties included:

- 65/67 Meneage Street
- 38 Coinagehall Street
- 17 Coinagehall Street
- 49 Coinagehall Street
- 9 / 11 Coinagehall Street

**Critical and Priority Schemes**

No critical buildings were identified within the THI.

Three buildings; The Community Centre, Guildhall and Folk Museum were originally identified as priority projects and efforts were made to carry out works to each of these buildings.

The Community Centre, Guildhall and Folk Museum are buildings mentioned in the Helston Town Trail Leaflet. The trail also makes reference to The Willows, Five Wells Lane and Well Head, the Old Prison, The Bell Inn and the Rodney Inn. All of these buildings are either target buildings or key buildings to be addressed outside of THI.
Administration

3: Administration

Administration of the Scheme

Initial scepticism and an over complicated application process, with onerous conditions, were factors thought of, that could discourage owners of potential target properties from applying for grants. Therefore, it was felt that there was a strong need to sell the scheme to owners of target buildings by having a person who could meet to help owners with application forms, guiding them through the application process. The Helston THI was administered by Kerrier District Council. The proposed staffing structure was broken down into a Project Manager, responsible for overseeing schemes and assembling monitoring information. A Community Agent who could meet property owners face to face and guide them through the application process and an Administrative Support Assistant who could provide administrative support to both.

Early work prior to the commencement of the scheme by the Project Co-ordinator, together with an early appointment of the Community Agent, resulted in a number of schemes ready to go at day one. This momentum was lost however, when after the scheme commenced, it was discovered that there were difficulties with some of the match funding. This resulted in the scheme being temporarily suspended.

The Team - THI Officers and supporting roles

Project Officer

Andrew Richards, Conservation Officer for Kerrier District Council was also the Project Co-ordinator for the Helston THI and was responsible for overseeing the overall management of the scheme and providing technical help.

Project Manager

The post of THI Project Manager was originally advertised as a part-time position (20 hours / week), in 2004.

The Project Manager position underwent a Job Evaluation Review at Kerrier District Council. Unfortunately the final salary was lower through this process than similar jobs advertised in neighbouring districts. Difficulties therefore were encountered in the recruitment process.

The post was advertised in the local press although no suitable applicants came forward. This was mainly due to the specialised nature of the job in what is essentially a rural area, the amount and type of experience required, combined with the fixed-term nature of the contract. The post was re-advertised. Someone was offered the role as Project Manager as a result of the interviews, but complicated and lengthy legal delays in drawing up the employment contracts put the candidate off and they decided not to take up the position.
Caius Simmons, was appointed as the HERS Project Manager (1½ days per week) on a two year fixed-term contract commencing in February 2006, under the supervision of Andrew Richards, Project Co-ordinator. It was recognised that Caius did not have the technical expertise required for the post, and so this element of work was provided by Andrew Richards, Senior Conservation Officer and Project Co-ordinator.

Community Agent & Administrative Support

David Richardson was appointed in November 2002 as Community Agent, but resigned in June 2005.

A part-time (one day / week) THI Community Agent Officer (Vicky Brewis) and a part-time (one day / week) Administrative Support Officer (Victoria Edwards) were originally appointed in July 2004 to be the first point of contact for the scheme, to help with the initial set up and applications, to liaise with property owners and manage the day-to-day running of the THI.

In January 2006 both Vicky and Victoria went on maternity leave. Given the uncertainty over whether / when Vicky and Victoria might return from leave, the decision was taken to appoint a temporary (Maternity Cover) Community Agent. Michelle Dobson was appointed a six month part-time contract. The contract was not renewed, for Michelle. However Estelle Coleman replaced her as a temporary measure until January 2007. Victoria and Vicky returned in October 2006 and January 2007 (respectively), but their fixed term contracts ended in July 2007.

Administrative Support was still required throughout 2007 and 2008 and so a temporary Administration Officer, Peter Smith, was employed through Jobline Staffing (recruitment agency).

Throughout the project, valuable, additional support was also provided from Kerriers’ finance, regeneration and legal officers.
Administration

Additional Advice

Professional advice was also sought from the District Valuer and a local firm of Quantity Surveyors throughout the course of the scheme.

Dave Beattie (Project Monitor) and David Stuart (Historic Areas Advisor for English Heritage) also provided overall guidance and advice on the scheme.

Coinagehall Street, c1900

Administration

The flow diagram to the right gives an overview of how the administration of the THI operated.
Reporting

Quarterly reports were produced for the match funders as part of the funding claims and for quarterly steering group meetings. Steering Group Meeting minutes were also circulated to all the project funders. As priorities and requirements changed over the course of the scheme, these regular funder’s meetings offered an opportunity to raise any concerns or queries regarding operation of the scheme, funders’ requirements and individual projects. Monthly management group meetings were also held by the project team to update on, and assess, progress.

In addition, the Community Agent and/or Project Manager attended monthly South Kerrier Alliance (SKA) meetings (formerly Helston Vision and Strategy Regeneration Group), and/or provided an update report on the progress of the scheme (the composition and role of the SKA group is explained in more detail on page xx).

As one of the main partners and supporters of the scheme, the SKA meetings were an excellent opportunity to advise the members and representatives of the town which buildings were participating in the scheme. Members could feedback any concerns that they had regarding any particular aspects of the proposed projects.

The SKA meetings also provided an opportunity for the project team to keep up to date with other initiatives in the town.

Communications

The Helston THI was administered by Kerrier District Council and was run from the Councils’ Helston “one stop shop” office. This town centre location was hugely beneficial for the running of the entire project, as it provided a conveniently located office to meet with potential grantees, agents and contractors, many of which were based in Helston (particularly before work commenced on site to discuss plans, payments etc). The office also provided a base for easy and regular site visits to oversee work with the agents and contractors.

As the project office was some distance from Kerrier’s main offices (and the Project Co-ordinator) in Camborne, general communication was via telephone and e-mail. Systems were put in place to ensure that relevant information was readily accessible for the Project Manager / Conservation Officer and Finance Department.

Systems and Project Documentation

At the beginning of the project a file on procedure was created. This helped inform project staff and was useful to illustrate the methodology used. Documentation on the projects was held both on paper and electronic filing systems, allowing it to be easily accessed by project staff.

The guidance notes were based on those produced by Heritage Lottery Fund and they were adapted to include the requirements of the other match funders. Application forms were designed to request information on base line data and were amended on several occasions to include questions related to State Aid and other details that would be required for the analysis of outputs. The above information was posted on the Kerrier District Council website.
Administration

Photography - Historic

Early in the programme a thorough search was carried out of all available historic photographs of the THI area. The Helston Folk Museum and the Helston Library proved extremely helpful and gave access to their archive photographs. The use of historic photographs provided evidence of the design of historic shop frontages and missing architectural detail. The use of these archive photos was extremely valuable, particularly during the early discussion and planning stages and enabled reinstatements to be designed with greater historic authenticity.

The Helston Folk Museum gave us permission to photograph their relevant archive collections which allowed us to compile a good digital library of archive material relating to the target buildings. Electronic photographs allowed the project team to zoom in close on the architectural detail. These photographs were often sent electronically to the agents in initial discussions relating to detailing. A hard copy was also kept.

Photography – Digital Record

A digital photographic record of the projects was vital to help document the scheme. Photographs were taken of potential buildings in the first instance, prior to any work commencing, and if work proceeded then regular photographs were taken throughout the course of the project.
Publicity

A key to the success of the THI was ensuring that the scheme was adequately promoted. At the start of the scheme, provision was made for producing a promotional leaflet for the THI. This provided general information including grant eligibility, grant rates and the aim of the scheme. This information was also made available on the Kerrier District Council website, which had a dedicated page for the Helston THI.

Throughout the lifetime of the THI, regular articles about the scheme appeared in the local press, including the West Briton, Western Morning News, Kerrier’s Coast to Coast magazine and local radio. The THI team periodically submitted information on the scheme for use in THI-related articles.

The start of the THI was marked by a launch event, and locally important days such as Flora Day and the Royal Cornwall Show also provided an opportunity to remind people about the project. There were a number of public exhibitions (semi-permanent) at the Helston Folk Museum which provided the general public with

An exhibition to mark the end of the scheme was also held at the Town Council Offices and at Isaac House. Again this was an opportunity to include other projects taking place in the area.

To mark the end of the scheme a commemorative plaque was commissioned and created using a local stonemason with locally sourced materials. The plaque was installed outside of Kerrier’s ‘One Stop Shop’ on a key pedestrian route into town.
New cob bus shelter gets the thumbs up

HELSTON’S ARCHITECTURAL HERITAGE TO BE CELEBRATED AT EXHIBITION

By LAURA PARSONS

WELL, we’ve held our breath – the final straw can now go!

The wait is over: the new cob bus shelter in Helston town centre has been completed.

Nick Smith, chairman of Helston Cob Shed, said: “It’s been a couple of years since we’ve been working on this project. The site needed to be prepared and the foundations laid.

The shelter has been built using traditional cob techniques, and it’s a wonderful addition to the town.”

Another cob enthusiast, John Williams, added: “It’s a great achievement and I’m sure it will be enjoyed by everyone who visits Helston.”

Kennel restoration work due to resume

LONG-Delayed, new ambitious work on Helston’s historic kennel building is set to restart by the end of next month.

The Kennel Trust plans to transform the historic building into an exhibition space celebrating the town’s history.

The kennel, dating back to the 18th century, has been closed for several years due to structural concerns.

The trust is working with architects and engineers to ensure the building is safe and functional.

Relaunch of scheme to help conservation

A RESTARTED new ambitious scheme to help conservation in Helston has been launched.

The scheme will focus on protecting and restoring historic buildings in the town.

Chance to see how £1m has been spent on town heritage

Helston’s historic buildings benefit from Townscape Heritage Initiative Grants

Going with the flow! Famous stones are given a new lease of life

Plymouth, Devon, Cornwall

Knockout blow: Master thatcher aims to re-roof boxer’s home by

FUND AIMS TO RESTORE TOWN TO PAST GLORY

news HELSTON & THE LIZARD
Traditional Skills Training

Two traditional building skills training programmes were held during the THI which helped improve the local skills base. Students from Helston College were invited to participate with free places being offered for practical sessions using cob, lime, masonry, joinery and thatching. Many of the students who completed the training were so enthused that they have continued their training.

Traditional Skills Training 1:
Bob Fitzsimmons House, 61 Wendron Street

61 Wendron Street is a 17th Century thatched cottage and is one of the most distinctive and important towns in Helston. It is famous for being the birthplace of Bob Fitzsimmons (in 1863), the Helston born heavyweight champion of the world. The building is one of the only two remaining thatched roofs in the town, the other being the Blue Anchor pub in Coinagehall Street.

The Helston THI provided a grant to assist with the re-thatching of the roof, which was carried out in Cornish Combed Wheat Reed, by a local Master Thatcher. It was also arranged for local students to come down to the building to view the traditional techniques used to thatch a building.
Traditional Skills Training 2: Cob Bus Shelter, Water-Ma-Trout

The Townscape Heritage Initiative part funded works to a new bus shelter built using traditional methods and materials at Water-Ma-Trout, Helston on the B3297 main Redruth Road. The shelter was built in cob on a stone plinth with an oak frame and wet laid scantle slate roof.

The project was part of a traditional skills training project involving students from Helston College. Students were involved in all work stages of the project and benefited from the experience that this provided.

The completed bus shelter provided a high quality traditional building that is many peoples first or last impression of the town. It is hoped that this shelter could inspire future similar traditional skills projects in rural areas.
4: Funding

The scheme was match funded by Heritage Lottery Fund, Kerrier District Council, European Regional Development Fund (Objective One), Cornwall County Council and Helston Town Council. The total available common fund was £854,534.

<table>
<thead>
<tr>
<th>Match Funders</th>
<th>Percentage Contribution</th>
<th>Grant Offer (£)</th>
<th>Drawn Down (£)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Heritage Lottery Fund</td>
<td>46.81%</td>
<td>400,000</td>
<td>400,000</td>
</tr>
<tr>
<td>Kerrier District Council</td>
<td>27.50%</td>
<td>235,034</td>
<td>235,034</td>
</tr>
<tr>
<td>ERDF - Objective 1</td>
<td>21.06%</td>
<td>180,000</td>
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<tr>
<td>Cornwall County Council</td>
<td>2.87%</td>
<td>24,500</td>
<td>24,500</td>
</tr>
<tr>
<td>Helston Town Council</td>
<td>1.76%</td>
<td>15,000</td>
<td>15,000</td>
</tr>
<tr>
<td><strong>Total Common Fund</strong></td>
<td><strong>100%</strong></td>
<td><strong>854,534</strong></td>
<td><strong>854,534</strong></td>
</tr>
</tbody>
</table>

The Common Fund was then matched with private contributions from owners. The private contribution was estimated to be about £495,833 (or 37% of the total Common Fund). The actual private sector contribution was over £559,766 (or 44% of the Common Fund).

The actual Capital spend was in the region of £770,000 (or 90% of the Common Fund), the remaining Revenue spend was for running the project.
Funding

Revenue Under-spend

The Revenue fund for the project was originally set at £120,585. We made significant Revenue savings totalling £34,747 which was all used on Capital projects (as previously agreed with the funders). The total running costs for the project (Revenue) totalled £85,838.

The common fund was then matched with private contributions from property owners / leaseholders. The Private Sector contribution was over £559,766, therefore resulting in a total of £1,414,300 being spent on grant-aided properties as a direct result of the Helston THI.

Completion Dates

The practical completion date for the projects was 31st July 2008 with financial completion set for 30th September 2008.

Available Grants

The grants were made available for ‘eligible’ work only. This included:

- General structural repairs (including timber or timber frame repairs) and consequential reinstatement, specialist treatments to eradicate established dry rot or beetle infestation, and damp-eradication measures where damp is causing structural damage to the building;

- Re-roofing and high level repairs (provided this is not considered maintenance work), including chimney repairs, leadwork and rainwater goods;

- Brickwork and stonework repairs for structural as opposed to cosmetic reasons, including render repairs and re-rendering

- The repair of existing windows and external doors and other external joinery

- The reinstatement of distinctive architectural features, such as particularly decorative ironwork and the reinstatement of shop fronts to the original design

Expenditure on fees for Professional Advisers was also eligible for grant.

Funding was generally not made available towards the cost of conversions, alterations or adaptations, modernisation, routine maintenance, the provision or renewal of services, or for redecoration (unless considered part of a larger scheme), unless the property was derelict to start with in which case the conservation deficit formula applied (see rear of 12 Coinagehall Street).
Grant Rates

The original grant rates for eligible works were outlined in the original bid and were based on calculations of costings from 24 Condition Surveys carried out in 2002. Prior to the launch of the Helston THI the grant rates were further adjusted, following discussion and agreement with the funding partners, to take into consideration the scheme uptake and a marked increase in roofing costs. The higher costs associated with traditional slate roofing using new Cornish slate, wet-laid in random widths and diminishing courses meant that the intervention rates for this type of work needed to be adjusted. The Helston THI grant rates were therefore based on:

- 50% for standard eligible repairs
- 60% (minimum) for traditional re-slating and slate hanging with new Cornish slate where the existing slates cannot be salvaged or re-used
- 50% (*) (minimum) for high quality, second hand Cornish slate roof and/or slate hanging
- 75% for replacement with cast iron or cast (not extruded) aluminium rainwater goods
- 75% for the restoration of lost architectural features which are of no economic benefit in themselves

It was recognised that if market conditions were to alter then there may be an option to alter the grant rates during the life of the scheme.

* Only 50% was offered for use of second hand Cornish slate due to uncertainty of the lifespan of these slates and concerns of robbing from other historic buildings.

Professional fees were also grant aided. The percentage rate for this was an average percentage calculated from the overall intervention rate of the eligible works. Similar calculations had been used for other schemes in the South West.

Justification of Grant Rates

Grant rates were based on an analysis of:

- Detailed surveys of 22 sample properties and features within the target area by an outside firm of surveyors
- Valuation information of the same properties prepared by the same firm of surveyors
- Cost associated with the restoration of local features using traditional materials and construction techniques
- Experience gleaned from other similar schemes, which have been operated by the Council and other Local Authorities in Cornwall
- Knowledge of the economic profile of the area.

Appropriate claw-back clauses were included in all third party grant offers. The clauses were consistent with the requirement of the HLF and all other funders. Valuation advice was also sough to verify appropriate grant rates for development schemes and claw-back situations.

The Bell, Meneage Street
Funding

Professional Agents and Contractors

Applicants were actively encouraged from the outset to engage a professional agent, whatever the size of the project, who could follow the scheme through to completion on site.

A list of local architects (members of RIBA) and surveyors (RICS members) was compiled. This was based primarily from a list of professionals who had been involved in projects through the Redruth HERS, Falmouth HERS, Penryn THI and Hayle THI schemes. A list of local building contractors, roofers, joiners and other building specialists was also put together – again this was based on some of the firms/individuals who had been involved with other similar schemes in the area.

No recommendations were made and it was the applicants own choice of which agent to engage or which contractor they obtained their quotes from.

It was also made clear on the list that there were other suitable local contractors and suppliers who could do the works. This list acted as a starting point for property owners to start the tendering process. The list was regularly updated.

Design decisions relating to detailing were often made by the THI project team.
**Helston Market and Coastal Towns Initiative & South Kerrier Alliance**

In recent years several strategies have been prepared for Helston and The Lizard, most notably the Integrated Rural Strategy for Helston and The Lizard Peninsula 2000-2010 and the South Kerrier Integrated Area Plan. Both these studies were based on very extensive public consultation. However, it was apparent that more detailed work was needed to be undertaken for Helston and its immediate vicinity and the Helston Market Town Initiative presented the perfect opportunity to do this.

In 2001 Helston agreed to be one of the pilot towns in the Market and Coastal Towns initiative (MCTi). A launch was held to announce the Initiative and was well attended by a broad range of local organisations from within the town and its surrounding area.

The Helston MCTi Forum was established to take the initiative forward. The Forum consisted of local Councillors, a representative from the Chamber of Commerce, RNAS Culdrose the Lizard Peninsula Tourism Association, the Police, residents and officers from funding / regeneration organisations. During 2002 the Forum recognised that a wider and more inclusive partnership needed to be developed. The South Kerrier Alliance (SKA) was set up in 2004 to develop a Community Strategic Action Plan for Helston and the parishes in South Kerrier. The plan involved many people in its preparation through workshops, conference meetings and community events.

In 2006 the Alliance launched its 20 year Community Plan for Helston and the parishes in South Kerrier under the Market and Coastal Towns Initiative, focusing on the long-term issues and challenges that will affect the environment, the local economy, the people and communities. It puts forward many practical proposals that will help the area prosper in the broadest sense.

The group is made up of a individuals from a diverse section of the community; councillors, business sector, voluntary organisations, district and parish council representatives and local residents; anyone who wants to make a real difference to the area.

The Alliance is made up of four delivery groups;

- Natural and Built Environment
- Business, Tourism and Training
- Children and Young People
- Community Wellbeing

A 'Co-ordination Group’ would oversee the delivery groups and liaises with agencies on a strategic level.

The Helston THI Project Manager prepared a monthly report for the South Kerrier Alliance Natural & Built Environment delivery
<table>
<thead>
<tr>
<th>Target Buildings</th>
<th>Additional Target Buildings</th>
<th>Reserve Target</th>
</tr>
</thead>
<tbody>
<tr>
<td>H1 Folk Museum, Church Street</td>
<td>H28 6 Church Street</td>
<td>H51 1 Coinagehall Street</td>
</tr>
<tr>
<td>H2 2 Church Street</td>
<td>H29 35 Church Street</td>
<td>H52 3 Coinagehall Street</td>
</tr>
<tr>
<td>H3 16 Church Street</td>
<td>H30 48 Church Street</td>
<td>H53 4 Coinagehall Street</td>
</tr>
<tr>
<td>H4 R/O 16 Church Street</td>
<td>H31 15 Coinagehall Street</td>
<td>H54 5 Coinagehall Street</td>
</tr>
<tr>
<td>H5 18 Church Street</td>
<td>H32 25 Coinagehall Street</td>
<td>H55 6 Coinagehall Street</td>
</tr>
<tr>
<td>H6 27 Church Street</td>
<td>H33 58 Coinagehall Street</td>
<td>H56 7 Coinagehall Street</td>
</tr>
<tr>
<td>H7 29 Church Street</td>
<td>H34 1 Cross Street</td>
<td>H57 10 Coinagehall Street</td>
</tr>
<tr>
<td>H8 Epworth Hall, Coinagehall Street</td>
<td>H35 2 Cross Street</td>
<td>H58 43 Coinagehall Street</td>
</tr>
<tr>
<td>H9 The Kennels, Coinagehall Street</td>
<td>H36 Five Wells Lane, Wellhead</td>
<td>H59 50 Coinagehall Street</td>
</tr>
<tr>
<td>H10 Rear of 12 Coinagehall Street</td>
<td>H37 9 Lady Street</td>
<td>H60 53 Coinagehall Street</td>
</tr>
<tr>
<td>H11 35 Coinagehall Street</td>
<td>H38 15 Meneage Street</td>
<td>H61 11 Cross Street</td>
</tr>
<tr>
<td>H12 Five Wells Lane</td>
<td>H39 37 Meneage Street</td>
<td>H62 5 Meneage Street</td>
</tr>
<tr>
<td>H13 1 Meneage Street</td>
<td>H40 39a Meneage Street</td>
<td>H63 7 Meneage Street</td>
</tr>
<tr>
<td>H14 3 Meneage Street</td>
<td>H41 1 Wendron Street</td>
<td>H64 12 Meneage Street</td>
</tr>
<tr>
<td>H15 The Rodney Inn, 31 Meneage St.</td>
<td>H42 3 Wendron Street</td>
<td>H65 14 Meneage Street</td>
</tr>
<tr>
<td>H16 33 Meneage Street</td>
<td>H43 2 Meneage Street</td>
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<td>H18 3 Monument Road</td>
<td>H45 52 Meneage Street</td>
<td>H68 25 Meneage Street</td>
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<tr>
<td>H19 4 Monument Road</td>
<td>H46 13 Coinagehall Street</td>
<td>H69 45 Meneage Street</td>
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<tr>
<td>H20 Community Centre, Penrose Rd</td>
<td>H47 18/20 Coinagehall Street</td>
<td>H70 57 Meneage Street</td>
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<tr>
<td>H21 5 Wendron Street</td>
<td>H48 36 Coinagehall Street</td>
<td>H71 58 Meneage Street</td>
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<td>H50 2 Market Street</td>
<td>H73 19 Wendron Street</td>
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<td>H24 Wheelbarrow Lane, Ope Walls</td>
<td>H51 1 Coinagehall Street</td>
<td>H74 21 Wendron Street</td>
</tr>
<tr>
<td>H25 46 Church Street</td>
<td>H52 3 Coinagehall Street</td>
<td>H75 52 Wendron Street</td>
</tr>
<tr>
<td>H26 Five Wells Lane, Lane Studio</td>
<td>H53 4 Coinagehall Street</td>
<td>H76 53 Wendron Street</td>
</tr>
<tr>
<td>H27 11 Penrose Road</td>
<td>H54 5 Coinagehall Street</td>
<td>H77 54 Wendron Street</td>
</tr>
</tbody>
</table>

Results
Results

5: Results

Take up of Grants

Pro-active work from Kerrier’s THI team prior to the schemes commencement, together with an early appointment of the community agent, generated good, initial interest and a number of schemes were progressed at the projects launch in 2003.

After a good start the scheme unfortunately temporarily stopped following funding difficulties. It was reprofiled with ERDF funding in 2004. Having ERDF on board provided some difficulties with previously agreed outputs.

The original target list of projects contained approximately 40% residential properties. Under the original funding structure, there was a high level of interest from these property owners who were keen in taking advantage of the scheme and four offers had already been made (totalling approx. £80,000).

When the project re-launched in 2004 ERDF funding requirements limited the amount of common fund that could be spent on residential properties to 10% and therefore preventing a number from coming on board. As a result the general feeling towards the THI in the town turned a bit sour.

There had also been a delay in the completion of one of the early projects as the main contractor had gone bankrupt, and one of the other projects had significantly overrun on its project costs, all fuelling a negative perception of the THI.

Initially there were concerns about the slow grant take-up. During the early stages of the scheme, the Community Agent and Project Manager had spoken with, and in many cases met onsite, a large proportion of the target commercial property owners. Detailed discussions had taken place about which elements could / could not be funded through the THI. The Project team were therefore not overly concerned about the slow grant take-up at this stage.

In addition, the majority of the owners of the target buildings had been given additional information regarding the scheme, and it was becoming clear which properties were likely to proceed. A number of schemes were shaping up and regular contact was made with the owners and agents.

Despite highlighting the schemes offer deadline progress with applications was noticeably slow. A number of property owners appeared to be “waiting to see what would happen”. Initially, the lead-in time from when first site visit/enquiry was made until the grant application was submitted was about 9-12 months. However towards the end of the scheme this was sometimes a matter of a couple of weeks. This lack of urgency was demonstrated, where with less than 12 months to run until the absolute project completion, there were still a staggering 83% of projects yet to complete (with 12 applications still to be submitted).
Once a couple of well positioned, key projects (15 Meneage Street & 15 Coinagehall Street) had started, and the benefits became clear, the number of applications did rise.

However, by July 2007 (with 12 months to go until absolution completion) there still appeared to be a high degree of reluctance to take advantage of THI grant aid. There were also two major projects (one on Church Street and one on Coinagehall Street) which we hoped would come on board, but declined. Approximately £300,000 had been earmarked for these two projects so it was quite a blow when they did not proceed to the project.

It was also becoming apparent that we were going to expect a Revenue underspend (totalling over £35,000), which could be spent on Capital projects. In order to fully allocate the available funds additional target buildings needed to be considered (with the funders agreement).

The target list was slightly expanded using the criteria which had been developed as part of the initial bid. All additions were discussed at meetings with the funding partners.

As confidence in the THI increased, with more projects starting and a number of positive articles in the press, we received, in the last 12 months, approx. 40% of the grant applications and offered approximately 50% of the Capital fund.

Outputs

The anticipated outputs were discussed briefly in Section 2. On completion of the scheme, the following measured outputs were expected:

- 19 buildings improved
- 12 listed buildings improved
- Approx 474 sqm of underused commercial floor space returned to commercial use
- 19 SME’s assisted
- Significant contribution towards the South Kerrier Integrated Area Plan and the Market & Coastal Town Initiative
- £231,800 private sector contribution
- 2 buildings removed from the Buildings At Risk register
- 14 FTE direct temporary jobs created
- £405,000 gross sales safeguarded
- £1,243,776 million gross additional sales
- 5 FTE gross direct jobs safeguarded
- 21 FTE gross direct jobs created
- 3 FTE net additional jobs safeguarded
- 10 FTE net additional jobs created
- 2 new business start-ups

Breakdown of outputs

Appendix 2 provides a breakdown of the data discussed in this section by individual project in tabular form.

Looking at the combined data the following outputs have been achieved during the lifetime of the scheme:
Results

Town Centre Enhanced and Conservation Area Improved

All the targeted properties were within the Helston Town Centre Conservation Area. The THI has had an extremely positive impact on the town centre. The use of traditional materials, enhancement to the shopfronts and the restoration of architectural features has made a remarkable impression. The restoration of over 30 well-positioned town centre properties has most definitely enhanced the Town Centre Conservation Area and the work of the THI has helped secure these buildings in the long term.

Buildings Improved

Target: 19
Actual: 31
Plus: 1 Public Realm Scheme

Generally there was a good spread of projects throughout the Helston Conservation Area. There was a strong cluster of Commercial (x6) and Public Realm (x1) projects at the top end of Coinagehall Street. The projects undertaken were specifically targeted and designed to encourage future work (to nearby buildings) to be carried out to a similar standard.

In total 31 properties and a public realm scheme were funded through the THI.

It was originally estimated that the average cost of each project would be £64,740 (based on 19 properties). The actual average cost of each project was £41,560 (based on 32 properties/projects) of which the average grant awarded was £24,066 (average grant rate: 57.9%), with the lowest grant offer being £2,030.00 (6 Coinagehall Street) and the highest was £126,026 (9/11 Coinagehall Street)

It was also considered that all of the priority target buildings had architectural features in need of attention / reinstatement. In addition the other priority properties also had important architectural features which contribute to the overall quality of the town centre.

Listed Buildings

Target: 12
Actual: 24

It was anticipated that at least 12 Listed Buildings would receive assistance through the scheme. In total 24 Listed Buildings (all Grade II) received grant aid:

- 31 Meneage Street / 15 Meneage Street
- 38 Coinagehall Street / 54 Coinagehall Street / 33 Coinagehall Street / 49 Coinagehall Street / 25 Coinagehall Street / 15 Coinagehall Street / 9 & 11 Coinagehall Street / 7 Coinagehall Street / 6 Coinagehall Street / 3 Coinagehall Street
- Epworth Hall, Coinagehall Street
- The Kennels, Coinagehall Street
- 10 Cross Street / 11 Cross street / 2 Cross Street
- 46 Church Street / 18 Church Street / 16 Church Street
- Andrew Hall, Church Street
- 61 Wendron Street
- Five wells lane—Lane Studio
Buildings removed from the Buildings at Risk Register

<table>
<thead>
<tr>
<th>Target: 2</th>
<th>Actual: 2 (plus 17)</th>
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<tbody>
<tr>
<td>BAR Category 1: 1</td>
<td></td>
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<tr>
<td>BAR Category 2: 1</td>
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<tr>
<td>BAR Category 3: 0</td>
<td></td>
</tr>
<tr>
<td>BAR Category 4: 17</td>
<td></td>
</tr>
</tbody>
</table>

The Buildings at Risk Register was one of the main guides in targeting the properties through the THI. The target was to remove a minimum number of two buildings that were classified as Buildings at Risk (Risk Categories 1, 2 or 3). In total two buildings were removed from these categories:

- Rear of 12 Coinagehall Street (Category 1)
- Rear of 16 Church Street (Category 2)
- 39 Meneage Street (Category 3/4 *)

There were only two residential properties that had been originally prioritised in the bid that was in Risk Category 1 (Rear of 16 Church Street and Brewery Lane). However Rear of 16 Church Street was later re-categorised to Risk Category 2 and Brewery Lane was entirely demolished to make way for new development. It became apparent that Rear of 12 Coinagehall Street was a Risk Category 1 (Extreme Risk).

Other than the re-categorised Rear of 16 Church Street, there were no further target buildings which were Risk Category 2 (Grave Risk).

* 39 Meneage Street was a borderline Category 3/4 on the register, not helped by the fact the property had sat empty for about five years.

Unfortunately matched funding for the Community Centre on Penrose Road proved elusive and remains a Category 3 building at risk.

16 buildings in total were removed from Category 4 (Vulnerable).

Floor space returned to commercial use

<table>
<thead>
<tr>
<th>Target: 474 sqm</th>
<th>Actual: 212 sqm</th>
</tr>
</thead>
</table>

Only one existing vacant commercial property partook in the scheme. Generally the properties are quite small in Helston and the amount of available commercial floor space is/was already well utilised. The total amount of floor-space of all the commercial properties taking part in the scheme (overall) was approx. 3,000 sq m. On a number of projects the external THI works were combined with further private investment on internal works.

Small or Medium Enterprises (SME’s) assisted

<table>
<thead>
<tr>
<th>Target: 19</th>
<th>Actual: 17</th>
</tr>
</thead>
</table>

All of the buildings in the scheme which are owned by or contain an SME, received support through the scheme in the form of providing grant aid towards improvement of premises. In addition to the SME’s which had been grant-aided there was one public realm scheme, two community projects and 10 residential projects.

In total 17 SME’s were directly assisted through the scheme. This does not take into account the increase in sales within the town that have been created by wider regeneration activity (including the Public Realm works), and the SME’s assisted as an indirect result of the projects (ie contractors, suppliers, agents etc).
Results

New business start-ups

Target: 2
Actual: 2

Improvement works to commercial space through the THI has encouraged two businesses to take on previous empty premises.

- Seven Stars, 38 Coinagehall Street
- Herbalink, 39 Meneage Street

Private Sector Contribution

Target: £231,800
Actual: £559,776 +

Property owners were encouraged to take on additional work following initial meetings, especially high level work once the scaffolding was up. Due to increased building costs and the large scale of some of the projects, individual property owners have contributed far in excess of the original target. Additional non eligible works were also undertaken at the same time that the THI work was being carried and this has not been included in this figure (due to difficulty in collating these figures accurately). Property owners are also looking to invest in further internal works on a number of the properties works (e.g. 65/67 Meneage Street, Epworth Hall & 6 Coinagehall Street).

Full Time Equivalent (FTE) direct temporary jobs created

Target: 14
Actual: 24.4 + 4.3 (Professional Fees)

Temporary jobs that have been created through construction works are the most significant element of spend within the THI. Total construction costs of grant works totalled £1,329,884 (grant aid + private sector contribution and not including separate works invested by grantees). Research carried out by Atlantic Consultants on construction projects (Economic Impact of the Mineral Tramways Strategy, commissioned by Groundwork Kerrier on behalf of the Mineral Tramways Maintenance Group, 1996) indicated that 40% of the gross budget for such projects is spent on labour costs. On this basis £531,954 of eligible project costs can be attributed to labour.

This figure is then divided by the average full time construction wage in the South West region. However, the average full time construction wage of £17,555 when the bid was submitted was based on 1999, Regional Trend figures. Figures from the Annual Survey of Hours & Earnings (2007) show that the average full time construction wage for the South West is £21,813. This would give a sum of 24.4 FTE temporary jobs.

Professional staff have been employed to implement the proposals and manage the construction work that has resulted from THI spend. This equates to £92,416 of which £85,179 represents agent fees & £7,237 relates to QS, Valuations and Condition Surveys. Therefore the total spent on professional staff costs was 6.9%. Using a comparable Local Authority salary of £21,645 (2001/2 figures) this results in the creation of a further 4.3 FTE jobs.
Results

Full Time Equivalent (FTE) gross direct jobs safeguarded

Target:  5
Actual:  0  (BAR <3)
19.8 (BAR <4)

This figure is based on the number of jobs that have been sustained within businesses operating from target buildings considered to be at Extreme Risk and Grave Risk. The buildings that fall within this category are close to collapse and/or closure, threatening the loss of those jobs sustained within.

This figure is based on the number of jobs that are sustained within businesses operating from target buildings that are on the top three Buildings at Risk categories. In Helston there were no Commercial properties that fell into these three categories.

10 Commercial properties were positioned as Category Four on the Buildings at Risk register (affecting 11 SME’s, including one new SME). Assuming 1.8 FTE gross jobs safeguarded per business, the Gross Direct FTE Jobs safeguarded for Category Four properties only would be 19.8. The 10 Commercial properties have now been removed from the Buildings at Risk register.

The buildings taking up the THI were in a general state of deterioration, and in some cases included substantial structural works. The works carried out on the commercial properties have safeguarded their future use as a business premises.

Full Time Equivalent (FTE) gross direct jobs created

Target:  25
Actual:  12

0.7 FTE new jobs created by the employment of project staff to manage the THI.

Figures for the remaining FTE gross direct jobs are based on average gross sales per square metre. The following methodology (outlined in the bid) was employed.

Gross direct jobs created are based on survey work undertaken within the Camborne Pool Redruth area. A figure for average sales per sqm was established across a range of businesses by dividing annual sales by commercial floor space area – this gives £2,624 per sqm. This is then multiplied by the projected commercial floor space to be brought back into use (estimated 474 sqm) to give an estimated figure of £1,243,776 total sales generated.

In order to establish the level of annual sales that supports one FTE employee, total sales across the surveyed businesses were divided by total number of employees, resulting in average annual sales per FTE employee of £49,418.

The figure for total sales generated is then divided by average annual sales per employee which results in a figure of 25 FTE jobs created.

Actual Calculations

It is estimated that 212sqm has been brought back into use (across five commercial properties).

£2,624 × 212sqm = £556,288 total sales generated
£556,288 / 49,418 = 11.3 + 0.7 (project staff) = 12

Generally the properties partaking in the THI were small but well established businesses. The size of property / number of staff already employed, in many cases, was at its optimal level and much of the available commercial floor space in the town was already well utilised, with most commercial properties being small and compact.
Results

Gross sales safeguarded

Target: £405,000
Actual: £0 (BAR <3)
£550,000 (BAR <4)

The value of gross sales safeguarded has been based on the value of sales that are protected through intervention in respect of properties in the Extreme Risk / Grave Risk categories (BAR <3).

This is based on the value of sales that are protected through intervention in respect of properties in the targeted buildings that are within the top three Buildings At Risk categories. In Helston there were no Commercial properties that fell into these three categories.

10 Commercial properties were positioned as Category Four on the Buildings at Risk register (affecting 11 established SME's). Assuming each project has been complete for one year, and £50,000 of sales have been safeguarded as a result of the works, this would equate to £550,000 of gross sales safeguarded for Category Four properties only.

Gross additional sales

Target: £1.24 million
Actual: £566,288

Gross additional sales are based on average commercial space brought back into use (estimated 474 sqm) multiplied by average sales per sqm (£2,624) to give a target of £1,243,776.

It is estimated that 212sqm has been brought back into use (across five commercial properties). We found that much of the available commercial floor space in Helston was already well utilised, with many of the premises being small and compact.

Based on the above figures: 212sqm x £2,624 = £566,288

These calculated additional sales are limited only to the properties that have been grant-aided by the scheme and do not take into account the increase in sales within the town that have been created by wider regeneration activity.

In many cases the external THI works were combined with further private investment on internal works which will have boosted sales also. Once the schemes had finished, property owners became elusive when it came to discussing their financial situation. As the scheme didn't finish until the end of July 2008, it may be a bit early to notice any significant improvement in the town’s prosperity. The current credit crisis may place a negative skew on any figures collected.
Full Time Equivalent (FTE) net additional jobs safeguarded

Target: 3
Actual: 0  (BAR <3)

This is derived from calculation of Supply Chain and Income Linkages in relation to safeguarded sales income. It was estimated that 90% of safeguarded sales income would be spent on goods, services and wages through these two routes, and assumed 50% of this through each.

A survey of micro businesses in South Kerrier (May 2002) estimated that 60% of business purchases are made locally. This equates to 60p of every £1 spent by these businesses remaining in the local economy. Furthermore, the Needs of Micro business research also reported that 83% of businesses identified were local, so assuming 83% of money would go to local suppliers, this would result in a multiplier of 1.5 for Supply Chain linkages.

To establish a multiplier for Income Linkages it is assumed that of the 50% of safeguarded sales income spent on wages 40% will be spent in the local economy. It is felt likely that only 40% will be spent locally because of the prevalence of national companies that compete for this income. This assumption is backed up by comparison with research undertaken in support of the Mineral Tramways Project bid to Heritage Lottery Fund (2002). This results in a multiplier of 1.4 for Income Linkages.

£405,000 x 90% x 50% = £182,250 (£A)
(£A x 1.5) - £A = £B spent in the local supply chain
(£182,250 x 1.5) - £182,250 = £91,125 (£B)

£550,000 x 90% x 50% = £247,500 (£A)
(£A x 1.5) - £A = £C of wages spent in the local economy
(£247,500 x 1.4) - £247,500 = £99,000 (£C)

This would result in additional safeguarded jobs of 3.32 full time equivalent (FTE) calculated through the following:

£B + £C / £49,418 = FTE net additional jobs safeguarded
(£49,418 = average annual sales per employee)

£91,125 (£B) + £72,900 (£C) / £49,418 = 3.32

This is based on the value of sales that are protected through intervention in respect of properties in the targeted buildings that are within the top three Buildings At Risk categories. In Helston there were no Commercial properties that fell into these three categories.

10 Commercial properties were positioned as Category Four on the Buildings at Risk register (affecting 11 established SME’s). When calculating Gross Sales Safeguarded (using Category Four figure of £550,000 (from above)), we can estimate that 4.1 Net Additional Jobs Safeguarded for Category Four properties on the Buildings at Risk register using the following calculations.

£550,000 x 90% x 50% = £247,500 (£A)
(£A x 1.5) - £A = £B spent in the local supply chain
(£247,500 x 1.5) - £247,500 = £123,750 (£B)

£550,000 x 90% x 50% = £182,250 (£A)
(£A x 1.4) - £A = £C of wages spent in the local economy
(£247,500 x 1.4) - £247,500 = £99,000 (£C)

This would result in additional safeguarded jobs of 4.5 full time equivalent (FTE) calculated through the following:

£B + £C / £49,418 = FTE net additional jobs safeguarded
(£49,418 = average annual sales per employee)

£123,750 (£B) + £99,000 (£C) / £49,418 = 4.51
Results

Full Time Equivalent (FTE) net additional jobs created

**Target:** 10  
**Actual:** 4.6

Using the above rationale of Supply Chain and Income Linkages in relation to gross additional sales income (£556,288.00), it was estimated that 90% of additional sales income would be spent on goods, services and wages through these two routes. It was assumed that 50% of this would be channelled through each route.

Therefore:

\[
£556,288 \times 90\% \times 50\% = £250,330 (ED)
\]

\[
ED \times 1.5 - ED = EE \text{ spent in the local supply chain}
\]

\[
(£250,330 (ED) \times 1.5) - £250,330 (ED) = £125,165 (EE)
\]

\[
£556,288.00 \times 90\% \times 50\% = £250,330 (ED)
\]

\[
ED \times 1.4 - ED = EF \text{ of wages spent in the local economy}
\]

\[
(£250,330 (ED) \times 1.4) - £250,330 (ED) = £100,132 (EF)
\]

This results in additional jobs of 27 FTE calculated through the following:

\[
EE + EF / £49,418 = \text{net additional jobs created}
\]

\[
(£125,165 + £100,132) / £49,418 = 4.6
\]

(49,418 = average annual sales per employee)

These figures are calculated from the Gross Additional Sales Income (£556,288). These figures are limited only to the properties that have been grant aided by the scheme and do not take into account the increase in sales within the town that have been created by wider regeneration activity.

Significant contribution to South Kerrier Integrated Area Plan (IAP)

The outputs listed for the THI took into consideration the aims of the South Kerrier IAP. As a result of the success of the THI there will be a significant contribution to achieving their strategic objectives.

Extensive positive media coverage and THI website

At the start of the scheme a promotional leaflet and literature was produced for the scheme. This provided general information including grant eligibility, grant rates and the aim of the scheme. This information was also made available on the Kerrier District Council website, which had a dedicated page for the Helston THI, and included details of the funding partners and their logos.

Regular articles appeared in the local press West Briton, Western Morning News and Kerrier's Coast to Coast magazine throughout the lifetime of the initiative. There was also interest from local radio and TV stations with a number of interviews being held throughout the duration of the scheme.

The start of the THI was marked by a launch event, and locally important days such as Flora Day and the Royal Cornwall Show also provided an opportunity to remind people about the project. There were a number of public exhibitions (semi-permanent) at the Helston Folk Museum which provided the general public with information on the THI project.

An exhibition to mark the end of the scheme was also held at the Town Council Offices and at Isaac House. Again this was an opportunity to showcase the THI and generate further positive media coverage.

Helston THI signboards clearly showing the funders logos were prominently positioned on the scaffolding of each project participating in the scheme, for the duration of the project.
Summary of Outputs

In summary the following Outputs were achieved (the original target figures are in brackets)

- **31** (19) buildings improved, plus one Public Realm.
- **24** (12) listed buildings improved
- **212sqm** (474sqm) of underused commercial floor space returned to commercial use
- **17** (19) SME’s assisted
- **£559,776** (£231,800) private sector contribution
- 2 (2) buildings removed from Buildings At Risk register
- **24.4** (14) FTE direct temporary jobs created
- **£0** (£405,000) gross sales safeguarded
- **£566,288** (£1,243,776) million gross additional sales
- 0 (5) FTE gross direct jobs safeguarded
- **12** (25) FTE gross direct jobs created
- 0 (3) FTE net additional jobs safeguarded
- **4.6** (10) FTE net additional jobs created
- 2 (2) new business start-ups

Additional Benefits

Other beneficial outcomes, results and impacts as a direct or indirect result of the Helston THI include:

- Active engagement of the local community and property owners in the regeneration process, creating a more sustainable community
- Increased awareness of sustainable energy principles and practical application of these principles
- Encouragement of further private and public sector investment
- A more vibrant town centre in which people want to live, work, shop and spend their leisure time
- Attraction of new business and the improvement of existing business competitiveness
- Enhanced local and external perceptions of Helston as a high quality, distinctive historic location with a strong sense of civic pride
- Traditional local materials and construction methods use
- Two traditional skills training courses
- New scantle slate roofs to historic properties in town centre that would not have occurred without financial assistance
- Improvement of the historic built environment through high quality building work
- Protection of the natural environment through concentrating activity in the town centre and through reusing existing buildings
- Conservation Area Appraisal and Management Strategy
Discussion

6: Discussion

The purpose of this section is to highlight the issues experienced during the setting up and management of the Helston THI. It attempts to demonstrate how complex the scheme was to operate and describe how various problems were addressed. The following issues encountered are by no means exclusive but the points raised summarise the main problems encountered. It is hoped that by raising these issues they can be avoided / addressed by other local authorities and project teams who are running similar schemes.

Target Buildings

When the list of priority Target buildings was drawn up their condition was carefully considered. However, this list was drawn up based on information collated in 2002 (BAR & Empty Property Survey) which was nearly two years prior to the scheme actually commencing. By the time the scheme was in a position to commence in December 2003 a number of buildings on the list had already been improved (albeit at a less quality than would have occurred with THI grant aid) and other buildings, not included as original priorities, had degraded sufficiently that they were worthy of consideration for grant aid. However, until all of the owners/leaseholders on the original schedule had been approached about the scheme the target list could not justifiably be revised.

Target Area

The Helston THI was restricted to historic properties within the Helston Conservation Area. Buildings were chosen as targets that made the most impact on the street-scene.

Conservation Area Appraisal and Management Plan

Conservation Areas are defined by Planning Policy Guidance 15 as ‘areas of special or architectural interest, the character or appearance of which it is desirable to preserve or enhance’.

The Helston Conservation Area was designated in 1969 and since then has been extended twice (in 1985 and 2005). The aim of a conservation area is to preserve and enhance the features which contribute to an area’s special architectural and historic interest.

The local Authority is responsible for the long term management of the Conservation Area and acknowledges its statutory duty to review Conservation Areas and make provision for their preservation and enhancement. The Council will continue to follow the principles described in the practical guide to Conservation Area Management published in 1988 by the English historic Towns Forum and in the recent Royal Town Planning Institute (RTPI) Conservation Good Practice Guide.

A Conservation Area Appraisal and Management Strategy was commissioned by Kerrier District Council in May 2008 and has gone through Public Consultation. The Appraisal will soon become available through the new Council website – www.cornwall.gov.uk.

A number of main target areas were identified in the Stage 2 Application. These areas included: The junction of Coinagehall Street, Church Street, Meneage Street and Wendron Street; upper storeys to Coinagehall Street; opeways and fronting buildings off Coinagehall Street; rear buildings to Meneage Street and Church Street and properties in Penrose Road.
The idea behind these ‘areas’ was to encourage group repair schemes, whereby a number of the property owners would apply for grant aid for works to their properties. This would have been a comprehensive approach encompassing all of the properties, ensuring work was completed to a consistent quality and design.

Ownership and lease complications together with a lack of interest, capital and urgency in a number of cases proved too problematic and group repair schemes did not progress.

A number of adjoining, but individual property owners on Coinagehall Street and Church Street did make improvements to their buildings through the THI, but these occurred at different times and consisted of varying scales of work.

**Grant Take-up / Dropout**

Early in the scheme, the Community Agent and Project Manager spent much of their time talking to owners of target buildings, the majority of whom were interested in applying for grants. This pro-active approach would mean they would often meet potential applicants face-to-face which helped to overcome the general scepticism of a council run grant scheme. It took only about four months before the first project work started on site. By July 2005 (when the scheme restarted with ERDF funding), four grant offers had been made, of which three projects had completed.

By July 2006, a year later, only three new offers had been awarded. By this date £186,500 had been offered equating to about 24% of the total Capital budget.

A further 12 months later a further £200,000 had been awarded (in total 50% of the total Capital budget).

A further £343,000 was offered by the time the last grant offer was made on 2nd April 2008.

A number of projects fell through within the last 12 months of the scheme. Although a lot of time and effort had gone into preparing these schemes and grant offers, it was the property owner’s decision. Feedback seemed to indicated that costs / returns were the main factor for not proceeding. Unfortunately the three initial priority buildings, The Guildhall, Folk Museum and Community Centre, did not proceed. Extensive negotiations were carried out on the Community Centre. It was especially disappointing that a scheme on the building was not progressed.

The downtrend in the economy had an impact on the grant uptake, particularly towards the end of the scheme. This was largely due to rising building costs, but also potential low returns in Helston.

A large and realistic target list is essential in order to ensure that there are plenty of projects ticking over to compensate for any projects that may fall through towards the end of the scheme.
Discussion

Condition Surveys & Estimated Costs

Condition Surveys were carried out on 24 properties in 2002 in order to assess the extent, nature and costs of remedial work required for each property, including potential conversions. Out of the 24 buildings that were surveyed only six took up the grant offers: 31 Meneage Street (Rodney Inn), 33 Meneage Street (Bell Inn), 16 & 18 Church Street, Rear of 16 Church Street, The Kennels and 29 Church Street.

Based on costings from the Condition Surveys it was calculated that the average cost for repair work would be in the region of £47,200 for each project (excluding internal work). The costings for Helston Community Centre project, was estimated at £171,600, therefore skewing the average by about £6,000. Taking Helston Community Centre out of the equation the average would have been £41,270. Despite the fact that costs had risen considerably by the time the projects started in 2003/2004 the average by the end of the scheme was £43,930.

Traditional Materials

Towards the end of the scheme there was an issue with obtaining sufficient Cornish slate from the Delabole and Mill Hill (Trevillet slate) Quarries. Helston THI ran concurrently with the Redruth HERS, Hayle Townscape Initiative and the Penzance THI. In Redruth and Helston alone there were 16 roofing projects in the last seven months that required large quantities of slate. As a result, the lead-in time for delivery was anything from 3-4 months. Under the Redruth HERS, a couple of projects that finished towards the end of the scheme had to utilise slightly larger slates than would have been preferred. However, a combination of the size of the properties and the use of experienced roofers made little difference to the end product.
Management

Recruitment Problems and Staffing

Throughout the lifetime of the scheme the project was, for a variety of reasons, understaffed due to recruitment difficulties. Understaffing was largely a result of the Council’s Job Evaluation process (which made a specialist position in a remote location uncompetitive), and that the two staff involved in the THI went on maternity leave at the same time. Similar problems were experienced with the Redruth HERS, as it was intended that the two schemes would share staffing resources.

Recruitment of the key THI Project Manager post proved difficult due to the specialised nature of the job and the experience required. It was also considered that the short term nature of the post and its location in Cornwall considerably reduced the number of prospective candidates. The budget had anticipated that the Project Manager would be employed for a three year period splitting his/her time between the Helston THI and the Redruth HERS. Problems experienced during recruiting meant that the schemes were without a dedicated Project Manager for nearly 24 months.

The Action Plan staff proposal was for a Project Manager supported by a Community Agent, with Administrative Support (all part-time). Technical help was to be provided by the Project Co-ordinator. The disruption to a tight small team as described above provided huge staffing problems early in the scheme.

Administration support was provided through the Community Agent and an Administrative Support Officer. However, due to maternity leave, this staffing provision was also quite erratic. Sufficient maternity cover was provided taking Michelle Dobson on with a six-month temporary contract.

Agents

During the early stages of the THI project a few problems were encountered finding a Professional Agent who was willing to submit grant applications on behalf of property owners / leaseholders. This proved to be an inconvenience to many property owners who found the process of appointing an agent time consuming and often slowed the grant application process down.

The Project Team experienced difficulties with pricing, specification and paperwork provided by some agents. Regular meetings with the project team and both the agents and contractors were vital. Frequent site inspections ensured that if work was not satisfactory or needed to be amended, the problem could be rectified without delay or without the works going too far.

Over £65,000 was spent on agents’ fees on the Helston THI which accounts for approximately 8.5% of the total Capital fund.

Contractors

Towards the end of the project it became more difficult to find contractors who were willing to submit tender prices for the contracts. The reasons given have been that there was plenty of work around (particularly if they were asked to quote in the summer months) and the complexity of the paperwork seemed to be putting a number off. Meeting deadlines set down for submitting tenders, for start dates and also for contract periods was also an issue. In the case of the smaller projects it was also difficult to obtain quotes from builders, joiners and small roofing companies as many of the experienced and proven craftspeople were tied up working on other HERS and THI projects.
Discussion

Quantity Surveyor

The services of a Quantity Surveyor were employed (after a tendering process) on a number of occasions to verify that the tenders and quotes were accurate. This was undertaken if there were noticeable discrepancies between the tender prices and/or quotes, for the occasional spot check or detailed pricing audit or where the grantee had difficulties in obtaining three quotes.

There was general concern over the cost of the Quantity Surveyor in relation to the outcome of his completed reports. It was felt that a lot of this work could have been done in house by comparing prices obtained for similar work.

It is agreed that using the services of a QS is necessary, particularly as there is a real danger of collusion (often the same contractors are tendering). It is felt that we could use the QS to provide costing details to allow the project team to easily calculate the approximate costs (e.g., cost per sqm of wet laid scantle slate roof using Delabole slate).

Condition Surveys were carried out approximately two years before the launch of the HERS and in many cases works did not start for a further two years which meant that the costings were out of date. The QS could be used to update the Condition Surveys prior to the commencement of the schemes (to allow for inflation etc).

Funding Bodies & Local Groups

Government Office South West

The Project Monitoring Officers at Government Office were excellent and supportive. However there are a few issues which should be discussed.

Despite early invitations, attendance of funders at some steering group meetings and in particular the end of scheme event, were disappointing. ERDF attended most steering group meetings. As priorities and requirements varied with each of the contracts, the regular steering group meetings provided an opportunity to air concerns, iron out possible conflicts and to share and discuss examples of good practice from other schemes. Minutes were circulated but the THI team received little feedback.

There were a number of issues with working with Government Office and the ERDF fund, in particular being only allowed to spend 10% of the Common Fund on Residential Projects.

ERDF guidelines required that only 10% of the common fund could be spent on residential properties. It was felt that ERDF were overly inflexible at the start of the scheme but really helpful by the end.

Towards the end of the scheme, after exhausting our Commercial Target lists and nearly meeting our set Outputs, Government Office did eventually provide an element of flexibility, allowing more residential projects (up to 30%), which was much appreciated.

The European Regional Development Fund profile had to be adjusted regularly, which added to the workload of the Project team.

In addition, due to the ERDF set timescales for completion, the project end date had to be cut by about seven months. This reduced timescale meant the scheme had difficulties completing in time.
Heritage Lottery Fund

Dave Beattie of ARUP and David Stuart of English Heritage were HLF’s monitors for the scheme. Russell Luscombe, and towards the end of the scheme, Tom Brewer, were HLF’s case workers.

Town, District & County Councils

Helston Town Council sent representatives to THI Steering Group meetings, as well as the local regeneration groups. The Town Council were useful in promoting the scheme throughout the town. The District Council provided key members of the working team through their building conservation, finance, regeneration and legal staff. Cornwall County Council provided help with the design and supervision of works to the Kennels in Coinagehall Street.

Local Support / Regeneration Groups

It is important to keep a strong local network and profile both to encourage projects to reach the application stage and to identify new opportunities if projects withdraw from the programme. Through the Helston Coastal & Market Towns Initiative and later the South Kerrier Alliance, a strong steering group made up of key representatives of the Old Town community helped to achieve this.

Financial Management

General

The financial management for the THI has been extremely complicated. This has largely been the result of having a number of different match funders, each with different accounting systems. The Project Manager had to put in up to three returns per quarter, each with progress reports that reflected the individual funders’ particular interest.

On top of this the number of claims was immense, particularly towards the end of the scheme.

Cash flow for many property owners is a big issue, and without providing assistance through allowing Interim payments, many schemes would not have proceeded.

There are a number of big issues regarding Interim payments.

- There is a lot of work involved from the Project Team
- If an Interim payment is made, there is an element of risk where a project may have to stop (e.g. Contractor insolvency, or property owner not paying contractor) resulting in an incomplete building.

In total 35 Interim payments (not including final payments) were made over the duration of the project. Some of these Interim payments were very small and probably should not have been put through as an Interim payment. One example is that we made two Interim payments of approx. £1,500, but had we not done that, the project would not have proceeded due to the property owner’s cash flow / savings.
Discussion

Claw-back

The provisions of claw-back were initially quite confusing.

All funding bodies realise that THI grants to private owners and developers should not give rise to realisable private gain. All grants were therefore subject to a claw-back provision, which would require repayment of a share of the proceeds if the property is sold within a specified period after completion of the grant aided project.

All funding partners under the Helston THI were satisfied to follow the HLF guidance on claw-back which requires a repayment of a share of any increase in value, beyond that which was anticipated in calculating the grant. For grants up to £25,000 contribution from HLF, the claw-back condition applied for three years from the receipt of the final grant payment (on project completion). For grants involving over £25,000 contribution from HLF this condition applies for ten years.

There is no significant evidence to show that property owners were not deterred from taking up grant funding because of the claw-back provision, although concerns were expressed in early day discussions.

On paper the claw-back formula looks complicated and daunting. To assist and help ease property owners’ minds, the Helston THI project team created a simple Microsoft Excel programme which gave an idea on how the claw-back worked in a simplified format. This programme was usually sent to property owners, via e-mail, to calculate their likely claw-back, using their projected valuation / project cost figures. Where property owners did not have access to a computer, printed examples were provided. Clawback provision and other grant requirements were regularly explained to property owners, face to face, by the THI Project Team.

To date Kerrier District Council has clawed back £628.00 following the sale of 15 Coinagehall Street within the 3-year claw-back period. The amount of man-hours (council and client legal advisers) time to sort this out was considerable and probably cost in the region of the amount retrieved.

It is worth noting that under the Redruth HERS, one property owner deliberately held onto his properties (x 2) for the full three years period where the claw-back applied. On Year Three plus a couple of days, the properties were put on the market.

It should also be noted though, that by taking advantage of the THI grant, we have two finely restored buildings on the high street, which previously were in a poor state of deterioration and on the Buildings at Risk register.

It is felt that 10 years is too long for a clawback period. The THI funds quality repairs which come at a cost. Owners are paying over and above what they would have paid in many instances. We also encourage more work once the scaffolding is up. The street-scene benefits from the THI work.
Considerable time was invested in developing a methodology for recording outputs that demonstrate the economic and regenerative benefits of a scheme such as the Helston THI.

There was a problem with differing methods of recording and calculating the outputs. It should be noted that there is no clear way of recording even the most basic baseline data. For example, collating information on whether the grant-aided building is subdivided; if it is semidetached and a grant has been given for both parts, does this count as either one or two buildings?

Recording of actual economic outputs proved difficult to gain data for due to the reluctance of owners to disclose confidential sales information.

It should be emphasised that this has been a nightmare for quarterly returns and re-collating the information for each quarterly return was an unnecessary drain on staff resources. Often, due to time restraints, output data were not provided with the quarterly returns.

The targets set in the measurable outputs were based on the original target list and made the assumption that these outputs would be achieved if a sizeable proportion applied for grant aid. However, because some of the properties with a large proportion of vacant floor space did not proceed with the grant it made it difficult to achieve some of the given outputs.

One sizeable project which included two commercial units, a residential unit and up to six artists studios (many underused) could have contributed significantly to these outputs. Unfortunately the owners opted not to proceed with the works at the last minute.

A large proportion of the outputs are determined indirectly from the number of Commercial “Buildings at Risk” (Categories 1-3) that were improved from when the scheme restarted in July 2004 (with assistance from ERDF). As there were no Commercial properties that fell into one of these three categories, this had a knock on effect with all the other outputs.

The other key issue is that a high proportion of the original target list was made up of residential and ‘community’ projects (approx. 50%). Again, when the scheme restarted in July 2004 the project team were only allowed to offer 10% of the remaining Capital Budget to residential projects. The majority of the 10% was allocated quickly to a “Buildings at Risk Category 1” property off Coinagehall Street.

The Project Team accept responsibility for failing to raise with the relevant funders the likely shortfall in some of the Outputs. There were some early discussions but the extent of the shortfall didn’t become apparent until about 12 months before the end of the scheme, by which time the project was gathering momentum, and a lot needed doing to keep the project on track.
Discussion

Lessons Leant from the Helston THI

To finalise the discussion section we have highlighted a few key lessons learnt from each section, which maybe of assistance to future schemes.

Target Buildings

More flexibility should be given to review the original Target building list earlier in the scheme. A review of the Target buildings should be a priority agenda item at the first couple of funders Steering Group Meetings.

The original target list was too small and it could be argued that all historic buildings on the main streets are deserving of grant aid.

Grant Take-up

Projects take a lot of negotiation before they can move forward. Bringing all the key players together at an early stage can save numerous re-negotiations further down the line.

A high proportion of projects slip through the net, it makes sense therefore to have more projects on board than you are able to offer grants to – if necessary, reduced grant awards may be awarded. We cannot force owners to submit a grant application.

Projects come and go over the lifetime of a THI scheme. Keeping in regular contact with property owners / leaseholders, even those that seem to have withdrawn from the scheme, did eventually encourage some of them to come back into the programme at a later date.

Local Contractors

Although the costs of materials (in particular lead, slate and timber) had increased, costs were kept under control by using small and local-based contractors, many of which have close links with the community of Helston.

Traditional Materials

Where materials are likely to be in short supply (e.g. Cornish Slates, which are hand cut from the quarries), it is imperative that the suppliers are informed well in advance, even before an offer is made for larger projects. We found it useful, as the Project Team, to also occasionally call the quarries to make sure they were aware of what was likely to come in, and therefore build a loyalty base which proved useful in the final months where supply was short. Early agreement of eligible works, a grant offer and acceptance would enable plenty of time to order traditional materials.

Onsite Security

Ensure that all material are secured on-site or taken away. Advise the Police, local Regeneration Groups and members of the community to keep an eye out if thefts start occurring.

Recruitment & Staffing

Should members of the Project Team have little or no experience in Historic Building Conservation, it would beneficial to provide some degree of training at the beginning or during the course of the scheme, through the Society for the Protection of Ancient Buildings (SPAB) for example. Funders agreement to technical training for members of the THI Project Team could still be beneficial to the overall project.
Agents

Agents are not always needed on some straightforward schemes such as roofing or window repairs / replacements. Some projects, where funders stipulate that an agent is required, are reasonably straightforward (for example a large, but uncomplicated roof replacement). Engaging an agent from the beginning to satisfy the funders adds 10-12% to the contract sum and it was not always felt to be full value for money. A loose arrangement with an agent, whereby they provide a final certificate (and maybe an interim certificate), with a provision to provide assistance if complications arise, could reduce the agents fees to 2-5%.

Contractors

Build a comprehensive list of local contractors at the beginning of the scheme. Speak with them and find out what projects they have worked on (in particular Listed Buildings), which you can look at or obtain references from. Speak with Conservation Officers in adjoining Councils and ask for their recommended contracts (particularly if they have run THI or similar projects). List the contractors in alphabetical order (with a disclaimer), with address and possibly provide examples of their work. This list can then be sent to all interested bodies.

Quantity Surveyor

Build a comprehensive price list of local building material at the beginning of the scheme. Get some quotes from local contractors for (eg) cost per square metre of dry laid roofing using Cornish slate. Provide cost comparisons with imported materials which without grant aid are almost certainly used. This will be invaluable in trying to sell the scheme to property owners.

Discussion

Also at an early stage in the scheme, speak to suppliers about the long term benefits of their products and produce solid data base to use in negotiations and discussions. These costings can be provided to interested bodies who would be looking to Project Manage themselves, to ensure prices are kept in line.

Statutory Consents

Ensure that the Local Authorities Building Control team are informed of the THI’s aims & objectives and kept regularly updated on offers and progress.

Claw-back

Regularly update the Council’s Property Search staff on grant offers and completed work, which will trigger the clawback clause in the agreement. Set up a simple Excel program which allows property owners to calculate their estimated claw-back. Omit the 10 year claw-back period ideally, or reduce to say 5 years.

Local Support / Regeneration Groups

Distribute meeting minutes to all people / bodies concerned. Provide regular update reports (monthly is best) and attend the relevant regeneration group meetings wherever possible. Local groups want to know what is happening and by being accessible and providing this information generally gets them on the project’s side. Ask for partner progress reports where non attendance at Steering Group meetings occurs.
Discussion

Financial Management

Set a level whereby you would offer assistance through making Interim payments (eg £30,000), but be flexible and remember it is better to see a project complete. Ask the Contractors / Agents to set out the paperwork to match the headings laid out in the grant offer letter. We found this saved a lot of time when preparing the claim.

Recording Outputs

If the recording of actual economic output information is essential, it should be made an explicit condition of grant aid, to ensure the property owners provide it when required. Ensure you have collected the necessary output information from the grantee before making the final payment, as any degree of urgency or interest is lost after the final payment is made. Devise an application form which provides most of the necessary information prior to a grant being awarded. This will save time as the scheme comes towards an end.

Measured Outputs

Set aside time to carry out a yearly or mid-project review of the Outputs. Not simply for the project team to catch up and review the already recorded Outputs, but with the funders, to assess whether the set Outputs are realistic and achievable.

Energy Audits

As Historic Building Conservation often conflicts with thermal requirements of BuildingRegs, produce energy audits or a report outlining alternative ways of saving energy (with costs) and give copies to the property owners / leaseholders before they go to tender. Fund energy saving measures such as draft proofing, secondary glazing and internal window shutters.

Publicity

A well designed, colourful and distinctive site board is essential to publicise the THI once scaffolding is up on site. Regular press releases on completed projects helps maintain momentum. The local authorities own website could be used regularly to explain and provide guidance on the scheme. Photos of completed projects compared to before and after photos, could be regularly posted on the council’s web site as the scheme progressed.
7: Conclusions

The Impact of the Helston THI

Investment in the historic fabric will benefit the appearance of the area, improve confidence, quality of life and economic performance, and initiate a cycle of investment. Within the historic townscape, the Helston THI has helped to tackle some prominent run down buildings that had become eyesores and in many cases structurally unsound. The Helston THI has ensured that a number of buildings are now weather-tight and structurally sound buildings and therefore ensuring their use for years to come. It has highlighted the importance of the historic built environment of the town and encouraged better use of underused properties, increased local pride and value to tourism.

By supporting repairs and reinstatement using local materials, traditions methods and local craftsmanship, the THI helped reverse a legacy of low grade repairs. Already there are examples of non-grant aided, quality repair and reinstatement schemes in the town (for example, The Olde Sweet Shop on Meneage Street).

Also by supporting the use of appropriate materials within the public realm project, the THI has assisted in helping to make a stronger link between historic buildings and their surrounding spaces. The use of local materials enhance further the local vernacular for future generations.

Together with the Public Realm streetscape improvements, the THI has increased awareness of Helston and there is evidence of encouraged inward investment. Securing some of the key buildings in the town centre will aid the prosperity of the town beyond the current economic crisis.

Other than the specific THI target projects it would be difficult to identify exactly which improvements to the town and its businesses could be directly attributed to the Helston THI.

The Helston THI has widely been deemed a success story, fulfilling the majority of the original aims of the scheme.

The THI has stimulated a readily identifiable increase in a sense of pride in the town centre and its buildings. The improvement in the quality of the built environment should hopefully attract new businesses into the town, which will in turn attract more visitors.
Conclusions

Specific Objectives

As discussed earlier, in Section 1, the specific objectives of the Helston THI would be to:

- As a result of the Helston THI, quality repairs to over 30 properties within the Helston Conservation Area have enhanced the overall quality of the town. There is specific evidence to show that this quality work has already acted as a catalyst for similar quality works on buildings within the town.
- 10 historic shopfronts have been restored and / or upgraded, thus promoting quality replacement shop frontages.
- 31 projects have restored or reinstated lost architectural features, the majority on the façades of historic buildings.
- An estimated 8% of additional Commercial floor space, previously vacant or underused, has been brought back into use. In addition three previously vacant residential properties (65 Meneage Street, rear of 12 Coinagehall Street and rear of 16 Church Street) have been improved and returned to use; a two bedroom flat on the upper storey of a centrally located commercial property (15 Meneage Street), and an additional room (46 Church Street) has returned to use.
- A comprehensive repair programme has been completed on the Kennels in Coinagehall Street, which includes restoration / upgrade of the historic street surface.
- Two properties on Penrose Road were enhanced.
- Promote a culture of civic pride and understanding of the historic heritage of Helston within the local community.
- A heightened awareness of maintenance and future care of the historic fabric of the town.
- One historic opeway (leading to rear of 12 Coinagehall Street) has seen some degree of indirect improvement as the opeway now leads to a residential area, rather than a derelict site. Three further opeways (two private, one public) have been enhanced due to improvements to adjoining properties (38 Coinagehall Street and 15 Coinagehall Street). Grant aid was given to reinstating the cobbles in the opeway between 65 & 67 Meneage Street.

Two objectives were not addressed, which were:

- Repair and convert the current Community Centre building in Penrose Road whilst finding an alternative site within the town for a new Community Centre. The Community Centre did not proceed due to unsuccessful attempts at securing match funding.
- Implement comprehensive repair schemes to the town’s remaining priority buildings, including The Folk Museum and the Guildhall.

The Community Centre was unable to secure any match funding, the Guildhall had works carried out prior to the THI starting as was not recognised as a Target Building. It was thought it would be unwise politically to progress with The Folk Museum scheme as the property was owned by Kerrier District Council. Priority was to other properties, and should there have been any funds left at the end of the scheme, we could have used them on this property.
The Future - Safeguarding the THI Legacy

As a result of the THI, Helston can boast that over 30 projects consisting of building restoration and repair, public realm works and a new cob bus shelter, have demonstrated best conservation practice and are already setting a benchmark for future conservation-led development within the town.

It is important that the amount of work and support that has gone into the scheme is not wasted.

The THI contract addressed the responsibility of the grantee to maintain their building, paragraph 3.23.2 of the grant contract stated that following completion of the eligible works the grantee should – ‘maintain the Property in a manner consistent with the then character, appearance and amenity of the area’.

This, ideally, should be for a minimum period of three years to safeguard any investments. Kerrier District Council’s Building Conservation Team will continue to review the built fabric and completed schemes to ensure they are in compliance with the maintenance contract. It is already nearly three years since some of the first projects were completed and these buildings are almost ready to be reviewed.

One of the problems associated with maintenance of the properties is damage by birds, mainly pigeons, and vegetation growth. Property owners, especially those owning three storey properties, were encouraged to erect some kind of bird protection whilst the property had scaffolding up (although this was not a grant aided through the THI). The fact that a number of properties provided a home and nesting place should now help curb the numbers of pigeons in the town centre. Although vegetation, in particular buddleia, was removed from many of the buildings during the grant aided works there is little control over vegetation growing from neighbouring properties.
Conclusions

Further Investment

To date, no discussions have taken place in conjunction with Heritage Lottery Fund to ascertain whether there is a case for continuation, or extension, of THI funding for a second phase. Local Authorities can apply for funding under English Heritage’s ‘Partnership Schemes in Conservation Areas’ scheme and this would operate in a similar fashion to that of a Heritage Economic Regeneration Scheme (HERS). New match funding would also need to be sought.

It would also be beneficial to see the impact that the Helston THI and other regeneration initiatives have had before applying for further funding.

The current economic climate is likely to discourage some property owners from investing heavily in their properties at present. Although there have only been a few property owners who have since expressed an interest in the grant scheme, it is thought the number of buildings requiring attention would not constitute another full scheme at present.

The decision whether the Council would consider bidding for further funds in future will depend on corporate priorities and how these can best be achieved. There is a huge amount of uncertainty within the Local Authority at present due to formation of Cornwall Council, the Unitary Council. Experience from this scheme has also highlighted the considerable input and coordination required to successfully manage a project, and the fact that its success may lay outside the Council’s control even with strong support of the local community. These factors need to be taken into account in considering whether such bids would achieve best value.

Additional Sources of Further Funding

Other possible sources of finance could include:

- Developer funding through Section 106 agreements. There are well-established precedents for the use of such contributions for improvements which are not directly related or adjacent to the relevant development. However, it may prove difficult to direct this source of funding to specific enhancement works in areas where there is relatively little pressure for development.

- Owners of commercial or residential properties, in addition to their own funds, may be eligible for grants for improvements or repairs, e.g. from the Architectural Heritage Fund.

- Charitable trusts and government agencies

- Opportunities to carry out enhancement works through the application of Section 215 Untidy Site notices. There are precedents for the creative use of these notices to reinstate historic walls around sites as a way to improve their appearance whilst also having long term heritage benefits.
Acknowledgements

The Helston THI team was led by the Project Coordinator, Andrew Richards, who submitted the original bid, monitored each of the individual projects and provided technical advice and support throughout.

Vicky Brewis, Community Agent, was responsible for generating interest and encouraging the majority of the projects to progress.

Caius Simmons, Project Manager continued to generate new schemes, finalising the grants and seeing the projects through to completion. David Richardson acted as Community Agent at the start of the scheme.

Valuable administrative support was provided, at various stages, by Victoria Edwards, Michelle Dobson, Estelle Coleman and finally, Peter Smith who must have photographed every brick, stone, slate, gutter, chimney, window, and shop front in Helston. Karen Pritchard (Building Conservation Officer) also provided valuable assistance.

Kerrier’s Finance & Legal Teams have also been extremely helpful. Monitoring the budget, spend and processing payments has been Keith Rule, Helen Kneale and Kim Penberthy. Legal assistance was provided by Mark Pearce and Alan Perry.

Thank you also to the help and support of all our funders, in particular Dave Beattie (Arup), David Stuart (English Heritage), Russell Luscombe (Heritage Lottery Fund), Brenda Edmonds, Jane Caro, Maria Bowen and Steve Tweedie (ERDF).

Bibliography


Appendix 2 - THI Outputs
Andrew Hall, Church Street

This former school dates back to 1828, and is an impressive building, flanked by two former schoolhouses and featuring a cobbled front yard and ornate railings.

THI grant funded works included;
Repair and replacement of original 16-pane hornless sash windows to the front and all larger 20-pane sashes to the side of the building.

Total grant offer = £17,969
The Mews, 11 Cross Street

This is an attractive grade II listed town house located off Cross Street.

THI grant funded works included; repairs to windows, lime rendering to first floor stud walls, replacement cast iron rainwater goods, and replacement of the pitched roof covering with traditional Cornish slate. The cobbled courtyard and garden walls have also been restored.

Total grant offer=£18,524
10 Cross Street

This building is a 17th century town house, located to the south side of Cross Street.

THI grant funded works included:
Windows and door repairs/replacements, a replacement pediment to the front door and structural timberwork repairs

Total grant offer=£5,517
Lismore, 2 Cross Street

This is a large grade II listed, detached house, dating from c1810, with extensive gardens, located centrally in Cross street. The gardens are opened up to the public on the annual “floral day” celebrations, where dances flow into the gardens. The front garden walls are prominent in Cross Street as the house is set back from the main street.

THI grant funded works included; Reinstatement of the original railings to the front walls of the house, with reference to archive photographs.

Total grant offer = £16,965
46 Church Street

This is an early 19th century Grade II listed townhouse close to Helston’s commercial centre. An asbestos slate roof, original 16 pane hornless sash windows and round-arched doorway were in need of replacement.

THI grant funded works included; new Cornish slate roof, replacement and repair of windows, and a replacement external door.

Total grant offer
= £6,034
29 Church Street

This building is situated close to the junction of Church Street and Cross Street. It originally had a shopfront similar to that of the adjoining building. It was in need of considerable renovation as render was cracked and discolouring and joinery was in a poor condition.

THI grant funded works included; Structural timber repairs, re-rendering, window and door repairs/replacement, re-roofing in scantle slate and new cast iron rainwater goods.

Total grant offer = £32,073
11 Penrose Road

This building sits to the higher end of Penrose Road, an 1830’s terrace which runs parallel to Wendron Street.

THI grant funded works included; new original style 16-pane sash windows to the front, a replacement front door with attractive stained glass panels, roof and slate re-hanging work and replacement windows to the rear.

Total grant offer
= £5,335
61 Wendron Street

This building is famous for being the birthplace of the boxer Bob Fitzsimmons, who was world heavyweight champion in 1897. An 18th Century building in a row of later buildings, it features a wheat straw thatched roof (one of two surviving thatched roof buildings in Helston) and 12 and 16 pane sash windows. Following works the improved appearance of this historically important and well visited building is a positive step for the town.

THI grant funded works included; the re-thatching of the roof, which was done in Cornish Combed Wheat Reed, using a local Master Thatcher. The works also included a traditional skills training course on thatching involving students from Helston College.

Total grant offer
= £3,595
No. 7 Penrose Road is an attractive terraced house close to the town centre. Of particular note are the large pronounced bay windows on the ground floor.

THI grant funded works included; three replacement box frame windows to the upper elevation and two box frame windows on the ground floor. Lead work to the bay windows and redecoration was also funded.

Total grant offer = £6,074
18 Church Street

This building adjoins number 16 and is again a grade II listed building. The building has a ground floor shop with a flat above.

THI grant funded works included;
Replacement of original sash windows and a new scantle slate roof.
The finished project now matches and complements 16 Church Street.

Total grant offer=£5,429
16 Church Street

This is a three storey grade II listed building on a key site in Church Street which adjoins number 18. The building has a ground floor shop with a flat above.

THI grant funded works included:
Joinery repairs and a new scantle slate roof.

Total grant offer = £33,864
Building to rear of 16 Church Street

Likely to have been used as stable and carriage accommodation, these buildings to the rear of 16 Church Street were in a derelict state before works commenced. A complete renovation was undertaken. The end result is the creation of a new residential unit in close proximity to the town centre.

THI grant funded works included; new wet-laid scantle slate roof, installation of new sash windows, and door replacement.

Total grant offer
=£52,986
This is a Grade II listed former stables, situated in a picturesque lane close to the town centre. Prior to works the roof was made of corrugated asbestos, and was in need of replacement.

THI grant funded works included; a Trevillet slate re-roof (including work to timber structure), a chimney rebuild, and new cast-iron rainwater goods. The dormer windows were added without THI grant aid.

Total grant offer
= £14,353
49 Coinagehall Street

This mid-19th Century townhouse is in a prominent position at the lower end of Coinagehall Street, easily visible to passing pedestrians and traffic. It has distinctive arched ground floor windows and a low pitched wet laid scantle slate roof.

THI grant funded works included; A new wet laid scantle slate roof, cast iron rainwater goods and window repairs/replacements.

Total grant offer = £19,157
25 Coinagehall Street

Situated at the lower end of Coinagehall Street, this grade II listed, mid terraced, three storey property is currently used as a pub and night club. The shopfront and upper windows were in a poor condition.

THI grant funded works included;
Replacement sash windows, new cast iron rainwater goods, fascia replacement and stone cleaning.

Total grant offer = £13,500
15 Coinagehall Street

This is a mid-18th Century Grade II listed town house located at the heart of the town centre. Previously housing a dentist’s surgery, it is now a restaurant. The condition of the roof was poor, and there were also areas of pointing on the front elevation that required attention.

THI grant funded works included; new wet-laid Delabole scantle slate roof, dormer window repairs, replacement cast iron guttering and re-pointing work.

Total grant offer=£24,825
18 Church Street

This building adjoins number 16 and is again a grade II listed building. The building has a ground floor shop with a flat above.

THI grant funded works included; Replacement of original sash windows and a new scantle slate roof. The finished project now matches and complements 16 Church Street.

Total grant offer=£5,429
16 Church Street

This is a three storey grade II listed building on a key site in Church Street which adjoins number 18. The building has a ground floor shop with a flat above.

THI grant funded works included;
Joinery repairs and a new scantle slate roof.

Total grant offer = £33,864
Building to rear of 16 Church Street

Likely to have been used as stable and carriage accommodation, these buildings to the rear of 16 Church Street were in a derelict state before works commenced. A complete renovation was undertaken. The end result is the creation of a new residential unit in close proximity to the town centre.

THI grant funded works included; new wet-laid scantle slate roof, installation of new sash windows, and door replacement.

Total grant offer
=£52,986
This is a Grade II listed former stables, situated in a picturesque lane close to the town centre. Prior to works the roof was made of corrugated asbestos, and was in need of replacement.

THI grant funded works included; a Trevillet slate re-roof (including work to timber structure), a chimney rebuild, and new cast-iron rainwater goods. The dormer windows were added without THI grant aid.

Total grant offer
= £14,353
49 Coinagehall Street

This mid-19th Century townhouse is in a prominent position at the lower end of Coinagehall Street, easily visible to passing pedestrians and traffic. It has distinctive arched ground floor windows and a low pitched wet laid scantle slate roof.

THI grant funded works included;
A new wet laid scantle slate roof, cast iron rainwater goods and window repairs/replacements.

Total grant offer = £19,157
25 Coinagehall Street

Situated at the lower end of Coinagehall Street, this grade II listed, mid terraced, three storey property is currently used as a pub and night club. The shopfront and upper windows were in a poor condition.

THI grant funded works included:
Replacement sash windows, new cast iron rainwater goods, fascia replacement and stone cleaning.

Total grant offer = £13,500
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This is a mid-18th Century Grade II listed town house located at the heart of the town centre. Previously housing a dentist’s surgery, it is now a restaurant. The condition of the roof was poor, and there were also areas of pointing on the front elevation that required attention.

THI grant funded works included; new wet-laid Delabole scantle slate roof, dormer window repairs, replacement cast iron guttering and re-pointing work.

Total grant offer=£24,825
9 & 11 Coinagehall Street

These buildings are grade II listed, former town houses, situated to the higher end of Coinagehall Street. They currently house a furnishing shop on both the ground and first floors.

THI grant funded works included; new wet laid scantle slate roof, reinstatement of the cornice to the front elevation parapet, structural timber repairs, replacement cast iron rainwater goods and repairs to the rear boundary wall.

Total grant offer = £126,026
This property is an 18th Century town house with a shop on the ground floor, which was remodelled and refronted circa 1830. It has original features such as its four-pane hornless sash windows, late 19th Century pilastered canted bay window and fine classical façade.

THI grant funded works included; replacement sash and bay windows to the front elevation.

Total grant offer
= £3,440
3 Coinagehall Street

This building is an early 19th century grade II listed town house. It has a ground floor café with a hairdressers shop above.

THI grant funded works included; new wet laid, scantle slate roof, structural timber repairs, cast aluminium rainwater goods and shopfront repairs.

Total grant offer=£24,640
The Kennels, Coinagehall Street

This Grade II listed leat system runs down both sides of Coinagehall Street. The ‘kennels’ (a Cornish word meaning ‘channel’) probably date back to the early 19th Century in Helston. The roadside kerbs of the Kennels to the South side of Coinagehall Street have been replaced in recent times in concrete.

THI grant funded works included;
Replacement of concrete kerbs in local granite, in-fill repairs to the pavement side kerb and bridging improvements.

Total grant offer
= £31,189
This is an early 19th century town house found towards the lower end of Coinagehall Street, currently used as an accountants office. The property was in good condition overall, however three of the windows to the left of the property had been replaced with two-pane horned sashes, instead of the original 16 pane sash windows.

THI grant funded works included;
Reinstatement of the original windows. This has returned the front elevation to its original appearance.

Total grant offer=£3,086
Epworth Hall
Coinagehall Street

This former earlier chapel and then Sunday School is situated behind the Methodist Church to the lower end of Coinagehall Street. It is currently used as a community theatre and leisure facility on the upper floor, with pre school and storage on the ground floor. These works have helped secure the building as an important community facility in the town.

THI grant funded works included;
Repair and reinstatement of original sash window, including an impressive rear stained glass window and roof repairs.

Total grant offer=£17,396
The Seven Stars
38 Coinagehall Street

This building is located towards the lower end of Coinagehall Street and has been in use as a pub at least as far back as the 1830’s. It was previously known as ‘The Fitzsimmons Arms’ and together with Figs Bistro and Trelawneys opposite contributes to a rejuvenated streetscape.

THI grant funded works included; Window repairs, replacement cast iron rainwater goods, redecoration work including cleaning and lime washing of a granite wall to the side of the property.

Total grant offer = £9,411
This was one of the most comprehensive projects in the THI scheme. Previously used as a stable building, the property was in a vacant and derelict state. It is in a desirable location, in a cobbled courtyard accessed via an opeway off Coinagehall Street.

THI grant funded works included;
Replacement doors and windows, re-roofing in Cornish slate, cast iron rainwater goods, repointing and cobbled repairs.
The building was converted to a single bedroom dwelling.

Total grant offer = £81,535
6 Coinagehall Street

This public house is a grade II listed building located to the top end of Coinagehall Street. The shop front and front wall are now painted in a colour more in keeping with the streetscene.

THI grant funded works included;
Repairs to the windows and shop front, which were suffering from wood rot, replacement guttering to the front elevation and replacement windows to the rear.

Total grant offer
= £2,030
This building is a prominent grade II listed building situated to the lower end of Meneage Street. Comprehensive works were carried out in order to retain the ground floor shop and convert the upper floors to a flat.

THI grant funded works included;
Stripping the building to its timber structural frame, carrying out structural timber repairs, reinstating laths, plaster and external lime render, new wet laid scantle slate roof, local slate hanging and new cast iron rainwater goods.

Total grant offer
= £62,340
Rodney Inn, 33 Meneage Street

This is an early 19th century Grade II listed Public House in the town centre. The original scantle slate roof to the front elevation was at the end of its lifespan, and the rear roof was covered in asbestos slate and was also in need of attention.

THI grant funded works included; New, Cornish, wet laid scantle roof to front, replacement lead work and chimney rebuilding.

Total grant offer=£21,720
Bell Inn, Meneage Street

This 18th Century Grade II listed building is a long established Public House in Helston’s town centre. Before THI aided works, the roof was leaking and in a poor state of repair, and the pitched dormer windows needed overhauling.

THI grant funded works included; installation of a new dry laid Trevillet slate roof, replacement lead work and dormer window repairs.

Total grant offer = £20,449
39 Meneage Street

This is a central property in Meneage Street that prior to the grant offer was largely vacant, with an unsympathetic shopfront.

THI grant funded works included:
Reinstating a traditional shopfront to match the connecting shopfront in the adjoining building, window and lead work repairs.
The building is now occupied.

Total grant offer=£11,450
This scheme involved comprehensive renovation of two buildings at the top of Meneage Street separated by a central alleyway.

THI grant funded works included;
Removal of modern parapet and re-roofing in reclaimed Cornish slate, chimney repairs, new cast iron rainwater goods, reinstatement of original style windows, exposing and retaining of original granite features and a new traditional timber shopfront.
The completed scheme will see retention of the ground floor butchers shop, with residential development above, to the side and rear.

Total grant offer = £73,484
The THI funded works to a new bus shelter built in traditional materials at Water-ma-Trout, Helston on the B3297 main Redruth road. The shelter was built in cob on a stone plinth with an oak frame and scantle slate roof. The project was part of a traditional skills training project involving students from Helston College. Students were involved in all work stages of the project and benefited from the experience.

The completed shelter provided a high quality traditional building that is many peoples first or last impression of the town. It is hoped that this shelter could inspire similar traditional skill projects in rural locations in the Helston area.

Various stages of construction
Improving Energy Efficiency in Historic Buildings

See separate, attached document