

HISTORIC BUILDINGS GRANT SCHEME

TECHNICAL NOTE NO. 57

MAY 2008



GRANT-AID IS NOW AVAILABLE FOR REPAIR WORKS FOR MOST TYPES OF LISTED BUILDINGS AND ASSOCIATED PROFESSIONAL FEES.

1. Is your listed building eligible for grant assistance?

In May 2008, NIEA introduced a new grant scheme for the repair of listed buildings. For the first time since the mid-1980's, grant-aid is now available for repairs to Grade B2 secular buildings as well as for all other grades of secular buildings.

It is also available for churches of Grade B+ and above.

This assistance has been increased from 20% to 35% in most eligible cases. For thatched roofs grant-aid is available to fund 75% of costs.

Related professional fees of appropriately qualified advisors can also be grant-aided at 75%.

Enhanced grant-aid of 90% may be applicable to owners of listed buildings who are in receipt of Income-based Job Seekers Allowance, Income Support or Guaranteed Pension Credit. The following table summarises the assistance now available for different types of listed buildings.



SCHEDULE OF GRANT RATES	
Non ecclesiastical buildings	Grant aid available for eligible items
Grade A	35%
Grade B+	35%
Grade B1	35%
Grade B2	35%
Ecclesiastical Buildings	Grant aid available for eligible items
Grade A	35%
Grade B+	35%
Grade B (B1 and B2)	None
Exceptions which apply	Grant aid available for eligible items
Thatched buildings	75% for items relating to thatch and roof structure
Enhanced grant	90%
Reasonable professional fees	75%

2. Eligible work

NIEA only offers grant assistance for the repair or maintenance of listed buildings and associated professional fees.

Work such as extensions, demolitions, reinstatement and reconstruction (where there is a lack of historical evidence of detail and design), upgrading of insulation, electrical, plumbing and heating works are not eligible for grant assistance.

NIEA can also offer help to Building Preservation Trusts and charities to acquire listed buildings at risk. See our separate Technical Note No. 58 'Grant Aid for Acquiring Historic Buildings' for more information on this assistance.

3. Applicants who are not eligible for grant-aid

Under this scheme, the following owner categories are not eligible for grant-aid assistance from NIEA.

Government/Public Bodies;

Housing Associations;

Large Commercial Organisations. For grant-aid purposes this will also apply to listed buildings owned by Financial Institutions (such as banks, building societies, insurance companies etc.)

4. When we will not offer you grant assistance.

We will not be able to offer you grant-aid assistance if the following circumstances apply:

If you are ineligible to apply for grant (see point 3);

If the work is deemed by us to be unnecessary;

If the works have already begun. We will not accept applications for retrospective grant-aid.

5. Why we offer grant-aid assistance to listed buildings.

NIEA's published aim is to protect and promote our built heritage for the appreciation of present and future generations. Under Article 42 of the Planning (Northern Ireland) Order 1991, the Department of the Environment - of which NIEA is an executive agency - is required to draw up lists of '*buildings of special architectural or historical interest*'.

This allows the Department to identify the most special parts of our built heritage and to consider this interest in regard to proposed changes. Under Article 106 of the same order '*The Department may make grants or loans towards the whole or part of any expenditure incurred or to be incurred in the repair or maintenance of a listed building*'. This grant scheme has been designed to help owners meet the recognised additional costs required to repair listed buildings, and keep their special character intact.

As a major aim of the scheme is to help retain the special interest of listed buildings, it is important that proposals are designed with this in mind. NIEA will expect schemes to follow the four recognised international conservation principles - and the (equally) important principle of sustainable development - as listed below:

- **Minimum Intervention** - Only undertaking work which is essential.
- **Maximum Retention of Fabric** - Work should aim to keep as much historic material as possible.
- **Reversibility** - Interventions should be capable of being reversed in the future where possible.
- **Clarity** - It should be possible to distinguish new work from old.
- **Sustainability** - The principle that any change proposed to a building, supports a sustainable future for the structure.



6. The approach we will take to any grant scheme.

The following sequence will be undertaken in regard to your grant application:-

- Advice.** If you are considering undertaking a scheme of work one of our administrative grant-aid team will be happy to advise you on the process. Please contact us at the address below.
- Grant Application Pack.** This can be downloaded from our website or sent out to you. NIEA aims to respond to completed applications within published timescales.
- Consents.** You should ensure that any relevant consents - such as planning permission and listed building consent - have been obtained. Please contact your local planning office for further information.
- Grant application assessment.** Our area conservation architects and quantity surveyor will consider your proposal, and liaise with your advisors. The area conservation architect will visit your building and draw up a Schedule of Requirements (SoR). This will set out work which - in the opinion of NIEA - is necessary and will confirm the required standards. The 'SoR' will be sent to you, to forward to your advisors.

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Our aim is to protect, conserve and promote the natural and built environment for the benefit of present and future generations.

www.ni-environment.gov.uk



An Agency within the Department of
Environment
www.doeni.gov.uk



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e. Appropriate professional involvement. Where necessary, we will expect you to have professional advisors, which are appropriate to the scale and type of work to be undertaken. Where minor like for like repairs on a limited scale are proposed (e.g. splice repairs to sash windows) it may not be necessary to appoint a professional advisor, provided that the works are specified by a competent craftsman.

f. Letter of Offer. If your proposals are considered to meet the required standard, then we will require you to provide us with detailed costs, to allow a letter of offer to be calculated. This will be issued to you before work commences. **You must not commence work until you have confirmed acceptance of our letter of offer; and a formal Approval to Start Work letter has issued from the Department.** Please note that there are differing requirements on costs, dependant upon the scale of work proposed.

g. Inspections. Our area conservation architects will visit your listed building while the work is underway, to ensure that it is of the agreed standard.

h. Payments. Payments can be made at defined stages, but in most cases they will be issued at the completion of the works. Please be aware that as final grant calculations will be based upon reasonably incurred actual costs including variations agreed in advance with us, the final grant award may differ from the initial letter of offer.



7. How to find out more.

More information on our grant-aid scheme can be found in our Guidance Notes for Applicants. This can be downloaded from our website or obtained by writing to the address below.

8. How to apply for grant aid.

An application form and guidance notes can be downloaded from our website or obtained by writing to the address above.

9. Other Sources of Funding - 'Funds for Historic Buildings' Database.

The Architectural Heritage Fund has compiled an online database with NIEA support which lists 250 separate sources of funding in the UK for historic buildings. It is fully interactive and searchable by location and is free to use.

This information is now available at: www.ffhb.org.uk