

A Quick Guide

Introduction

The scheme aims to preserve, enhance and regenerate Armley Conservation Area. Buildings have been identified based on their historic value and grants are potentially available to property owners to help them invest in repairing these buildings and replacing or restoring missing historic details.

Level of grant available

Where a property is **in use** grant may cover **up to 80%** of the cost of the eligible works.

Where a property is **vacant** a separate grant rate will apply (a 'conservation deficit calculation'). We will be able to advise exactly how much grant you may be eligible for once a scheme has been developed and priced. The level of grant will depend on the impact of the work on the property value.

Suitable Schemes

A suitable scheme should involve the comprehensive improvement of a building encompassing the structure of the building and also improving its external appearance to help enhance the image of the Conservation Area.

The minimum amount of work required will include:

- Implementation of all essential structural building works
- Repair of historic features or replacement of modern items with appropriate traditional examples on the main elevation (usually the building facing the street).

Examples of grant eligible work (full list available on request)

- Structural repairs
- Repairs to historic shop fronts (including appropriate signage)
- Replacement of modern shop fronts with historic examples
- Replacement of missing architectural features (such as sash windows and doors)
- Repair of original roofs or re-roofing with traditional materials (including repairs to chimneys, lead-work and rainwater goods)
- Brickwork/stonework repair and re-pointing
- Removal of paint or render to reveal original brick or stone work
- Conversion works to bring vacant historic floor space back into use

Priority

We will prioritise schemes which:

- Repair and restore existing historic building fabric (minor restoration will often be more appropriate than complete replacement)
- Are to a high conservation standard and respect the character and appearance of the building and the surrounding area
- Use traditional methods and materials
- Enhance the look and historic value of the principal building elevation (facing the high street)

Conditions and other useful Information

- A list of grant conditions (model contract) is available on request
- We cannot pay grant on work that has already been started
- Grant payments are made in arrears (on completion, at agreed stages in the works, or against monthly certificates) and are subject to conditions
- Grants are discretionary subject to Leeds City Council's final decision
- You must use an accredited agent registered with either the Architects' Registration Board (ARB) or Royal Institute of Chartered Surveyors
- The grant aided works must remain in-situ and be properly maintained for up to 10 years (depending on the amount of grant received)
- If you sell the property after carrying out the work some grant may be repayable. A share of any increase in property value that results is payable for up to 10 years depending on the amount of grant you received. You will not have to repay grant if the property value does not increase or falls in value.
- A grant offer will not be made if an applicant is insolvent.

Contact details:

The Townscape Heritage Initiative Officer for your area will be happy to help:

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