



Report to the Partnership for Urban South Hampshire Overview and Scrutiny Committee

Date: 27 February 2017

Report of: Charles Freeman, Coordinator for the Culture Creative Industries
Built Environment Theme Panel

Subject: Portsmouth Harbour Heritage Led Regeneration Project

SUMMARY

- This report provides outline details of progress made in delivering the PUSH and Historic England initiative, which was established to pilots a collaborative approach to promoting heritage led regeneration.

1) **Background**

- 1.1 The Portsmouth Harbour project was established following discussion at the then PUSH Quality Place panel, at which a representative from English Heritage (now Historic England) drew attention to high concentration of historically significant assets in the Portsmouth Harbour area and proposed a collaborative approach to bringing these assets into sustainable economic use.

The project was launched in April 2014 and will in its current form finish End of March 2017.

2) **Project Aims**

- 2.1 Project aims, (set out in a report to Joint Committee in September 2014 were)

- To secure the sustainable reuse of historic buildings in the area surrounding Portsmouth Harbour and in so doing safeguard their long term maintenance.
- To ensure that the reuse of these buildings brings economic benefit to the area by increasing / enhancing the visitor offer supporting new business start-ups and creating jobs.
- To maximise the scale of return of project through high levels of community engagement and where appropriate involvement of local community groups, social enterprises in securing long term future of the areas historic buildings.

2.2 **Partnership Working**

- 2.3 Project brought together a number of organisations with an interest in the stewardship of the Historic Environment in the Portsmouth Harbour Area.

The project programme board was chaired by Simon Eden Chief Executive of Winchester City Council and Lead Chief Executive for the PUSH Culture Creative Industries and Built Environment panel from April 2014 to June 2016. Since June 2016 the chair has been Peter Goodship Chief Executive Portsmouth Naval Base Property Trust.

Project partners include Historic England, PUSH, Hampshire County Council, Hampshire Culture Trust, Portsmouth City Council, Gosport Borough Council, Fareham Borough Council and Winchester City Council.

2.4 Project Funding

2.5 Project funding is made up of three elements:

1. Funding for Project Officer, Project Team made up of officers seconded from Historic England, events and project expenses.

Dr Beverley Lucas was seconded on a part-time basis from Portsmouth City Council to manage the project and has worked with a team of officers seconded from Historic England, to deliver the project objectives.

2. Partners

Partner	Annual Contribution	Total Contribution
Historic England	£20 000 (in kind)	£60 000 (in kind) plus
Historic England		Up to £16 000 Capacity building grant to be claimed by Winchester City Council on Project Completion
Hampshire County Council	£ 5 000	£15 000
Hampshire Culture Trust	£ 5 000	£15 000
Portsmouth City Council	£ 3 000	£ 9 000
Gosport Borough Council	£ 3 000	£ 9 000
Fareham Borough Council	£ 1 000	£ 3 000
Winchester City Council	£ 1 000	£ 3 000
Portsmouth Naval Base Property Trust	£ 1 000	£ 3 000
PUSH made two contributions		Two contributions of £5 000 = £10 000
Total		£144 000

2.2 Project Costs

The final accounts for the project are currently being finalised by Winchester City Council, the figure below are therefore indicative.

Historic England officer team time	£60 000 (in kind).
Project officer time and expenses (TBC)	£70 000
Events and activities	£ 6 000.
PUSH Pannel Cordinator time	£ 5 000

Total to be confirmed £141 000 (surplus may be deducuted from the Historic England Capacity building grant)

Winchester City Council has acted as budget holder on behalf of the partners during for the duration of the project.

3 Project Development

Historic England were additionally able to offer grant funding of up to £500,000 in total towards the development of specific projects which met the eligibility criteria of its existing grant schemes...

Historic England also funded the development of a narrative document (appendix 2) and toolkit (appendix3) which provide a context for the development of the harbour and its surrounding area . These documents are designed to inform planning policy, development proposals and development of tourism projects relating to the history of the harbour , they also can assist the work of local conservation groups.

4) Heritage Lottery Fund

It was also noted that the Heritage Lottery Fund had a commitment to invest in Havant, Gosport and Portsmouth and that an intended outcome from this project was to stimulate applications to the fund.

3.0 Implementation

The Project work programme followed three phases:

- Phase 1 - 2014/15 - a series of 25 projects identified for consideration.
- Phase 2 - 2015/16 - projects were worked up in more detail and action plans developed. At this stage funding applications were made to Historic England and other grant funding bodies to fund project officer posts, condition surveys and feasibility studies.
- Phase 3 - to work with local authorities and stakeholders on detailed projects in order to bring schemes forward to secure sustainable use of buildings.

Appendix 1 includes a list of currently active projects

4.0 Outcomes and Lessons Learned

- The Harbour project has had considerable impact on a number of heritage assets in the ownership and management of community organisations. The working group has dedicated considerable time to project development and capacity building for groups responsible for heritage assets. It has helped them to secure funding from a number of sources (e.g. English Heritage / Historic England (HE) , Heritage Lottery Fund HLF, Architectural Heritage Fund (AHF), and the Pilgrim Trust) These grants have been used to carry out the development work needed (e.g. conditions surveys, conservation management plans, repair strategies and business planning) so that progress

can be made in assembling the larger funding applications needed for repair and re-use leading to the sustainable usage of the buildings.

- Outcomes include a strengthened and very positive working relationship between Portsmouth and Gosport local authorities and Historic England, in particular the local authorities and Historic England have developed a mutual understanding of the status and challenges involved in progressing re-use of 'at risk' assets in the area, and developing clear strategies in respect of a number of these assets.
- The availability of sites is key to progressing their re-use. Whilst perceptions may be that heritage assets (particularly vacant or under-used sites and buildings) are available and can / should be better used, if landowners are unwilling to consider sale or lease, and/or unwilling to engage with others in discussion around the potential of these sites, then there is little opportunity to influence re-use, or a considerable amount of time will have to be dedicated to influencing change with these parties.
- Many heritage assets (particularly those at risk) face a complex range of challenges and constraints to their re-use. A lack of understanding often exists as to the significant conservation deficit associated with many of these assets which means that they are not attractive to commercial investors.
- Where assets are in the ownership and management of trusts or other forms of community organisation, funding may be available for repair and re-use from sources such as the Heritage Lottery Fund. However, key lessons from the Portsmouth Harbour project relate to the significant levels of support and skills needed by these groups to progress such challenging projects.
- Where assets are in private or commercial ownership, the funding available is significantly reduced, and even the most experienced commercial operator may still require a considerable amount of specialist input from heritage professionals in order for them to be able to access the little that is available, and for the right works.
- Community organisations need very practical / 'hands-on' support to identify and apply for funding, tender for, appoint and manage consultants, and monitor grants. The timeframe for securing project development work (which also involves capacity building the skills of these organisations) is significant. Groups then need similar support to embark upon the challenging journey towards securing larger pots of funding for repair, refurbishment and re-use of assets.

- The project has also seen the delivery of a comprehensive 'narrative' that provides an overview of heritage assets in the Portsmouth Harbour hinterland. It includes a toolkit that enables community groups to add their own assets and information to the database.

5) **The Way Forward**

Portsmouth Harbour project in its current form will end on the 31 March 2017.

Discussions are currently taking place to consider how project legacy may be pursued, these will include:

1. There will be an event to inform the stakeholders of project successes in April and to explain where local organisations can seek further support.
2. Project partners are considering the desirability of a legacy post which will work with local organisations to help them secure funding to bring buildings into sustainable use. Portsmouth Naval Base Property Trust considering if it would be possible for the post to be hosted by the trust. It is estimated that the total cost will be £60 000 to £70 000 to cover a part time post for 3 years. Historic England have indicated they would welcome an application for grant funding to cover 50% of the costs of the post if this could be matched by local funding or grant making trusts. The Culture, Creative Industries and Built Environment theme panel has included a request for £5 000 as contribution towards the funding of this post
3. Discussions are taking place between Naval Base Property Trust and Portsmouth City Council and Gosport Borough Council about the need for collaborative working and the joint approach to stewardship of the historic environment. Historic England have expressed interest in supporting this if it was thought to be desirable, particularly through the production of a joint authority Heritage Strategy.
4. An opportunity also exists for the area to apply for Heritage Action Zone status.