



**Hinckley & Bosworth  
Borough Council**

Forward timetable of consultation and decision making

Council 18 July 2023

Wards affected: Hinckley Castle

---

**Hinckley High Street Heritage Action Zone Enhancements to 39 Castle Street –  
budget increase request**

---

Report of Director (Community Services)

**1. Purpose of report**

- 1.1 To seek Member approval for supplementary funding towards planned works of repair, renovation and reinstatement to 39 Castle Street, Hinckley, planned as part of the Hinckley High Street Heritage Action Zone.

**2. Recommendation**

- 2.1 Council agrees with the request for an increased amount of £70,000 supplementary budget to support the completion of proposed enhancement works to 39 Castle Street, as detailed in section 3.6.

**3. Background to the report**

- 3.1 39 Castle Street is a commercial premises is owned by the Borough Council. It is located within the Hinckley Town Centre Conservation Area and is within the area covered by the Hinckley High Street Heritage Action Zone (HSHAZ). A location plan is included in Appendix 1.
- 3.2 The building is currently vacant and available for let. It is in a fair condition but requires various remedial works for its improvement, including repairs to the facing walls and repainting. At ground floor level there are bulky fascias and unattractive roller shutters and it has obtrusive advertisement throughout, with these being a remnant of the previous tenant. Currently it is considered that the building has a poor appearance, so there is considerable opportunity to enhance the character of the building and the contribution to makes to the

conservation area and town centre through a scheme of planned repairs, renovations, and reinstatement.

- 3.3 The Council's appointed architect for the HSHAZ scheme has prepared a schedule of repairs, renovations, and reinstatement to enhance the character of the building, with the proposed design being influenced by the original 1920s character and features of the building when it was the Gas Offices for the then Hinckley Urban District Council (see historic images provided in Appendix 2). Additional works would include the removal and re-siting of various cables and service boxes from the building corner to de-clutter this elevation.
- 3.4 In the opinion of the Officers involved with and responsible for the delivery of the HSHAZ the implementation of the proposed works would greatly enhance the appearance of the building and the character of the wider area and given its prominent position within the town centre if implemented would be perceived as the flagship building improvement scheme delivered by the HSHAZ and be a lasting legacy of the project. Historic England are also extremely supportive of the principle of comprehensive enhancements to the building.
- 3.5 The comprehensive enhancements would also increase the ability of Estates to let the building to attract and retain a suitable high-quality tenant, have the potential to provide an increased rental income and reduce the amount of expenditure required on maintenance of the building. The improved building would also have the potential as a catalyst for other external improvements to adjacent units, and furthermore, this regenerative effect should increase spend and footfall in the vicinity of the improved area. In-turn this should create a circular effect, whereby there is retained or increased demand from businesses for retail units within the surrounding area, reducing vacancy rates and the negative impacts this has on the town centre.
- 3.6 A tender cost summary estimate provided by the Council's preferred contractor for other HSHAZ building improvements has indicated that the costs of the works would be c. £155,000, including some PC sums. To allow for this a sensible budget would therefore be set slightly higher at £160,000. After securing a carry forward of the Council's element of the HSHAZ building improvement scheme monies, £90,000 can be provided from this source towards the works. This leaves a balance of £70,000 for which supplementary approval is sought.

#### **4. Exemptions in accordance with the Access to Information procedure rules**

- 4.1 The report is to be taken in open session.

#### **5. Financial implications [AW]**

- 5.1 The report requires a supplementary of £70,000 to enable the scheme to proceed. This will increase the capital expenditure budget of the council.

**6. Legal implications [MR]**

6.1 None

**7. Corporate Plan implications**

7.1 The contents of the report relate to and support the Place and Prosperity corporate priorities, and will specifically support the delivery of the following ambitions:

- Inspire high standards of urban design that create sustainable, attractive places to live
- Support and celebrate our cultural, tourism and heritage facilities and events for the benefit of residents and businesses alike
- Support the regeneration of our town centres and villages

**8. Consultation**

8.1 None

**9. Risk implications**

9.1 The following significant risk associated with these report / decisions was identified:

Management of significant (Net Red) Risks

Risk Description	Mitigating actions	Owner
None	None	

**10. Knowing your community – equality and rural implications**

10.1 The planning service takes account of equality and rural issues as part of all the decisions taken.

**11. Climate implications**

11.1 The proposed works would involve the use of sustainable and traditional materials including the use of lime-based and timber products rather than man-made materials. The proposed works also provide an opportunity to improve the energy efficiency of the building.

**12. Corporate implications**

12.1 By submitting this report, the report author has taken the following into account:

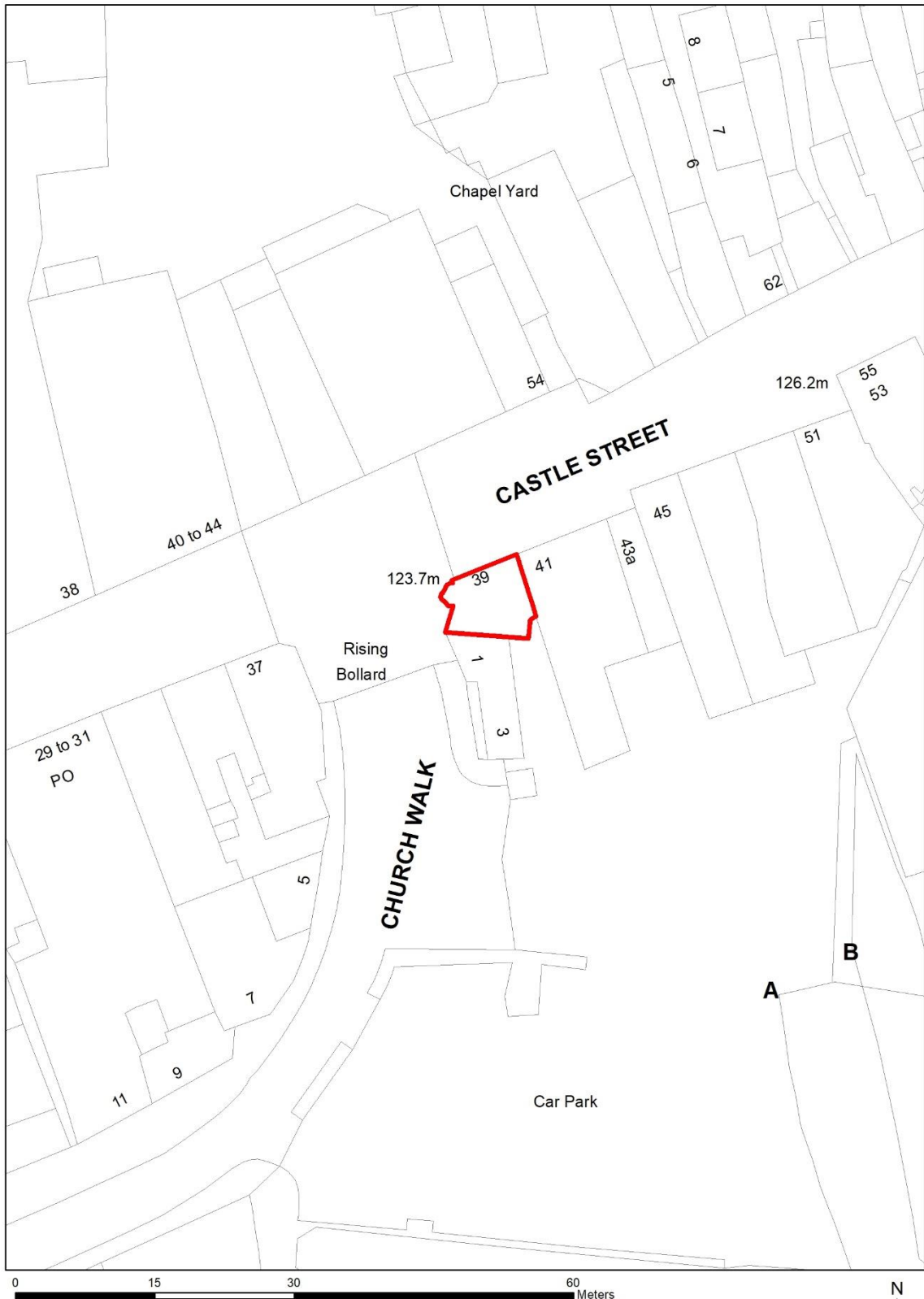
- Community safety implications - none directly as a result of this report
  - Environmental implications - the suggested urgent works will have a positive impact upon the historic environment
  - ICT implications- none directly as a result of this report
  - Asset management implications – Asset management Officers have been consulted in the preparation of this report and the preparation of the proposed works for the building
  - Procurement implications - none directly as a result of this report
  - Human resources implications - none directly as a result of this report
  - Planning implications – the project forms part of the HSHAZ scheme which is managed by Officers within the Planning Department
  - Data protection implications - none directly as a result of this report
  - Voluntary sector - none directly as a result of this report
- 

Background papers: None

Contact Officer: Stephen Meynell, Planning Manager (Major Projects), Ext 5575

Executive Member: Cllr Stuart Bray

# APPENDIX 1



0 15 30 60 Meters  
Unauthorised reproduction infringes crown copyright and may lead to prosecution or civil proceedings.  
Hinckley & Bosworth Borough Council LA100018489 Published 2023

Scale - 1:500 @A4



**APPENDIX 2**



Source: Images of Hinckley



Source: Hinckley District Past & Present