



Committee and date
Market Drayton and rural areas
Local Joint Committee

12th May 2010

7.00 pm

Item

12

Public

PROPERTY ISSUES

Responsible Officer Laura Rowley
Email: laura.rowley@shropshire.gov.uk Telephone: (01743) 252007

Summary

This report provides the current situation relating to the following issues:

- Badger Court
- The Indoor Market

Recommendations

1. The Committee are recommended to note and comment on the contents of the report.

Report

Badger Court

2. Shropshire Council officers recently met with the owner of Badger Court and a potential developer to consider a way forward for the restoration of this important timber frame building. Current proposals are for the property fronting the street to be restored as two domestic properties with a third house in the area to the rear. The extension added to the frontage when it was converted to a shop will be removed to expose the original timber frame.
3. NSDC set aside a grant of £70,000 to meet the "conservation deficit" in restoring the property. The Council will be examining the necessity of this grant to ensure that the Council obtains value for money. Before any grant is formally offered the Council will need to examine the project financial plan to ensure a grant of this size is justified.

4. It is likely that a charge will be placed on the property to ensure that the Council recoups the grant once the restoration is complete and the houses sold on the open market. However the project is financially finely balanced and the Council must be careful that restrictions do not jeopardise the restoration of the building. The Council is also assessing other options for the future restoration of the building.

Market Drayton Indoor Market

5. Following Frank Galliers Ltd going into administration and the Council taking control of the site the Council has completed works on the building to ensure that the site is safe and secure and ready for a replacement contractor to be able to take over the works programme.
6. The Council is currently out to tender with the works programme and tenders are to be returned on the 14th of May. Following receipt of the tenders, their evaluation and appointment of a contractor, the expected start date is around 21 June with completion in October this year.

List of Background Papers (This MUST be completed for all reports, but does not include items containing exempt or confidential information)

Human Rights Act Appraisal

The recommendations contained in this report are compatible with the Human Rights Act 1998

Environmental Appraisal

Risk Management Appraisal

In determining these recommendations, Shropshire Council has considered reputational risk and the course of action minimises this risk.

Community / Consultations Appraisal

Consideration has been given to the public opinion expressed at the previous Local Meeting.

Cabinet Member

N/A

Local Members

Karen Calder

Roger Hughes

Andrew Davies

Brian Gillow

David Minnery

Appendices

N/A