

ABERDEEN CITY HERITAGE TRUST



Eligible Work

Described below are the main types of work that could be eligible for grant assistance from Aberdeen City Heritage Trust. These should be read in conjunction with the Trust's leaflet "Historic Building Repair Grants".

Grants offered by the Trust are discretionary. There is no automatic entitlement to grant for any of these items. To find out whether the type of project you have in mind could be eligible for assistance you should complete the Pre-Application form available from the City Heritage Trust website at www.aberdeenheritage.org.uk or contact the Trust's Project Officer on 01224-522755.

General structural repairs – the necessary structural repair, conservation or strengthening of the existing structure (in response to a proven ongoing defect). In all cases the most conservative solution of structural repair is to be adopted.

Structural timber or timber repairs – appropriate repairs to timber frames, roof structures, main structural beams and other structural timbers could be eligible for grant where fundamental to the structural stability of the building. Detailed specification and/or drawings will need to be approved before any work is tendered and undertaken, and we would expect the work to be based on a careful and comprehensive survey.

Specialist treatments – remedial treatments to eradicate dry rot or beetle infestation can be very destructive to historic buildings. They are not generally eligible for assistance, however, associated structural repairs to affected principal structural members may be.

Damp-proofing and damp proof course (dpc) installation is usually not eligible. Damp-eradication measures such as improved drainage or the lowering of ground levels will be preferable and eligible.

Reinstatement after repair – general internal repairs are not eligible. However reinstatement of plaster removed to allow repairs to main structural timbers etc will be grant eligible. In such instances reinstatement should match the original.

Re-roofing and high level repairs – Re-roofing in natural materials will be grant-eligible, such as slates of matching origin and appropriate to the area: and detail to the area; and lead and copper.

Comprehensive re-roofing is eligible, but not partial repair (for example, fixing slipped slates) which is considered to be maintenance work and therefore not grant-eligible. All repairs to the roof structure should be undertaken at the same time: other eligible work is the repair or renewal of lead work, chimney repairs, repair or renewal of rainwater goods and any other agreed high level repairs associated with re-roofing.

It will be important to consider any associated alterations such as new roof windows or skylights etc at an early stage and certainly before tendering and commencement of work. Such items are ineligible but will need to be agreed.

Chimney repairs – Necessary repairs to chimneys are normally grant – eligible, provided the chimney is retained or reinstated accurately to its original height and profile. Repair of existing chimneys is to be preferred to rebuilding, although the latter can be considered if proven structurally necessary. The reinstatement of the original style of chimney pots, when associated with other chimney repairs is grant-eligible.

The cost of demolishing chimney stacks and roofing over the demolished chimney is not grant eligible.

Lead work – The necessary repair or renewal existing lead work and the provision of weatherings such as flashings, soakers and cappings, is grant eligible when carried out to details and weights recommended by the Lead Sheet Association. The extensive use of lead welding in order to extend the life of lead of historic interest may also be eligible, as may the reforming of steps and falls in lead-lined gutters in accordance with modern practice.

Rainwater Goods – The repair or replacement rainwater goods or a rainwater disposal system to a building to match the original materials or sections is eligible for grant aid.

Plastic, PVC or GRP rainwater goods are not eligible.

Stonework repairs and repointing – The repair of external stonework, if to an appropriate specification, is grant eligible. Selective rebuilding of existing stonework, if structurally necessary and to an agreed specification can be considered for grant. Generally, this will be using salvaged existing materials from the building and/or new matching materials and should be preceded by a record survey of the building. Only repointing, where it is structurally necessary, kept to an absolute minimum required and carried out to an appropriate specification is grant eligible.

Plastic in situ resin-based mortar repairs to stonework are not normally acceptable. Their use in minor repairs to points of fine architectural detail may be acceptable.

Render repairs and re-rendering – Repairs to external render and limited areas of re-rendering are eligible. (There is a presumption against total or

substantial renewal of render.) Also eligible is the repair of render or stucco features, such as cornices, string courses, window and architraves, columns and pilaster. These should be repaired carefully and accurately to the original form or profile. GRP or similar replacement mouldings are not eligible.

External Cleaning – There is a general presumption against chemical cleaning of buildings for cosmetic reasons. Washing of buildings in certain circumstances may be eligible, as is chemical cleaning where this is necessary to remove paint to establish the condition of the stone underneath or where it can be proven that soiling is having an adverse effect on the physical performance of the stone.

Windows, doors and external joinery – The repair to the original pattern and detail of existing windows, external doors and external joinery, which contribute to the character of the building and/or the conservation area is eligible. The replacement of existing joinery, if unavoidable, can be considered for grant provided they are replicas of the original design and material.

Double-glazing is not grant eligible.

Reinstatement of architectural details – The reinstatement of distinctive architectural features, particularly decorative ironwork such as balconies, canopies and railings, which contribute to the character of the building and the conservation area, provided the reinstatement is to the original size, pattern, detail and material.

Generally eligible work relating to special architectural features will form part of a more comprehensive scheme of repairs, or the property will already be in a good state of repair.

Professional fees- An applicant may need to, or the Trust may require them to appoint a suitably qualified competent professional adviser experienced in conservation work to draw up scheme details and oversee the project. A proportion of professional fees may be eligible for grant assistance. For further details and prior to appointing a professional agent contact the Trust Project Officer on 01224-522755.

