

# Heritage Incentives Scheme Allocation over \$75,000 for Approval

Strategic Alignment - Our Places

Public

**Tuesday, 1 October 2024**  
**City Planning, Development and Business Affairs Committee**

**Program Contact:**  
Sarah Gilmour, Associate Director Park Lands, Policy & Sustainability

**Approving Officer:**  
Ilia Houridis, Director City Shaping

## EXECUTIVE SUMMARY

This report seeks approval for a funding allocation under the City of Adelaide's Heritage Incentives Scheme for heritage conservation and improvement projects at 'Cottage Homes', 51-60 Kingston Terrace, North Adelaide (State Heritage Place).

The proposed works are summarised in **Attachment A** and comprise repointing of brick chimneys and upper-level masonry, replacement of roof and gutters and minor conservation of timberwork.

The Heritage Incentives Scheme (HIS) Operating Guidelines require the Council to approve proposed funding allocations of more than \$75,000.

The 2024/25 Annual Business Plan and Budget includes an allocation of \$1.162 million for the Heritage Incentives Scheme. The State Government, auspiced by the Capital City Committee, has provided the City of Adelaide (CoA) with an additional \$250,000 grant in 2024/25 for the care of State Heritage Places through the Heritage Incentives Scheme.

The Cottage Works project is proposed to be funded through the CoA and Capital City Committee, with equal allocations, to a total value of \$153,009.

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## RECOMMENDATION

The following recommendation will be presented to Council on 8 October 2024 for consideration

THAT THE CITY PLANNING, DEVELOPMENT AND BUSINESS AFFAIRS COMMITTEE RECOMMENDS TO COUNCIL

THAT COUNCIL

1. Approves an allocation of \$153,009.00 for conservation works to 'Cottage Homes', 51 - 60 Kingston Terrace, North Adelaide contained in Attachment A to Item 7.1 on the Agenda for the meeting of the City Planning, Development and Business Affairs Committee held on 1 October 2024, in accordance with the City of Adelaide's Heritage Incentives Scheme Operating Guidelines.
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## IMPLICATIONS AND FINANCIALS

City of Adelaide 2024-2028 Strategic Plan	<b>Strategic Alignment – Our Places</b> Protect, share and elevate our heritage and culturally significant places, maintaining the character while encouraging adaptive reuse, repurposing and upgrading buildings
Policy	In accordance with the Built Heritage Management Policy and HIS Operating Guidelines, allocations greater than \$75,000 are to be approved by Council.
Consultation	Not as a result of this report
Resource	Not as a result of this report
Risk / Legal / Legislative	Financial risk to the City of Adelaide is managed by allocations being reimbursed to owners upon satisfactory completion of heritage conservation and improvement works.
Opportunities	In 2024/25, the HIS leveraged an additional \$250,000 grant funding from the State Government into State Heritage Places.
24/25 Budget Allocation	The Heritage Incentive Scheme budget for 2024/2025 is \$1.162 million (exclusive of the Capital City Committee's \$250,000 funding for the care of State Heritage Places), with \$514,435 allocated to date. The recommended allocation, totalling \$153,009, would bring the total allocations for 2024/25 to \$667,444. Should the Council support the recommendation, the remaining allocation (inclusive of the Capital City Committee funding) for 2024/25 is \$744,556. This project is proposed to be funded through the CoA and Capital City Committee with equally split allocations.
Proposed 25/26 Budget Allocation	Not as a result of this report
Life of Project, Service, Initiative or (Expectancy of) Asset	Not as a result of this report
24/25 Budget Reconsideration (if applicable)	Quarter 1 Business Plan and Budget Reconsideration of \$250,000 to recognise the Capital City Committee contribution to the care of State Heritage Places.
Ongoing Costs (eg maintenance cost)	Ongoing maintenance costs are a matter for the property owner.
Other Funding Sources	The property owner will match the HIS allocation representing private investment of \$159,009

## DISCUSSION

1. The City of Adelaide has one of the most substantial heritage grant schemes in Australia, the Heritage Incentives Scheme (HIS).
2. The HIS is an important element in preserving, improving and enhancing the heritage fabric of the City of Adelaide, enabling many of the city's iconic and important heritage buildings to be preserved and retained for productive ongoing use.
3. The HIS Operating Guidelines ([Link 1](#)) require Council to decide funding allocations of more than \$75,000.
4. The HIS funding criteria are:
  - 4.1. Professional Advice and Documentation – funding of up to \$15,000 or 75% of the total documentation and professional cost, whichever is the lesser amount.
  - 4.2. Minor Conservation Works – for conservation works up to \$150,000 in cost, a grant of up to \$75,000 or 50% of the total project cost, whichever is the lesser amount, is available.
  - 4.3. Major Conservation Works – for conservation works over \$150,000 in cost, a grant is available based on the following incremental scale:
    - 4.3.1. 50% subsidy for works up to \$300,000 (maximum grant of \$150,000)
    - 4.3.2. 25% subsidy for works above \$300,000 (up to maximum grant of \$375,000)

### Historical Funding Allocations

5. From 2010 to current, the average HIS allocation has been \$11,846 per project with 1,642 projects supported by the scheme. Of these:
  - 5.1. 19 projects have had allocations over \$75,000 with an average value of \$120,010 for allocations endorsed by Council.
  - 5.2. The largest allocation was \$300,000 in 2013 for conservation works to Elder Hall.
  - 5.3. 1,365 projects have had allocations of \$75,000 or below with an average allocation of \$10,340.
  - 5.4. In 2023/24 the highest demand for HIS funding was for smaller projects such as salt damp treatment or masonry conservation. 65% of projects received allocations under \$15,000. There were only two projects over \$75,000. These larger projects are typically complex and involve multiple trades under the supervision of a managing contractor/architect.
6. A summary of allocations for 2023/24 is provided in the Heritage Achievements Annual Summary 2023-2024 ([Link 2](#)).

### Conservation works to 'Cottage Homes' 51-60 Kingston Terrace (Proposed Allocation: \$153,009)

7. What became Cottage Homes Incorporated was initiated by Anglican Archdeacon Charles Marryat in 1871. The organisation's purpose was to fund cottages for the aged poor. Sited on an acre of land, 10 row houses were built along Kingston Terrace, North Adelaide (the Lady Ayers Homes) and 10 along Stanley Street, North Adelaide (the Dean Marryat Homes). They are reminiscent of English alms-houses and are uncommon in South Australia.
8. The cottages are highly visible from Kingston Terrace, North Adelaide. The four rows comprising the Cottage Homes, including the Lady Ayers Homes, are listed as a State Heritage Place.
9. Cottage Homes Incorporated has had an ongoing program to conserve the cottages since 2016. Development Approval for conservation works was granted on 8 September 2022.
10. HIS funding of \$115,925 was granted in 2023/24 for repointing of the brick chimneys and upper level masonry, replacement of the roof and gutters and minor conservation of timberwork to the first row of seven cottages.
11. HIS funding of \$10,000 was granted for documenting the conservation works proposed in 2024/25. Previous HIS funding of \$22,000 was allocated in 2016 for professional fees and assistance with stormwater management for the two rows of cottages fronting Kingston Terrace.
12. The roof and masonry will continue to deteriorate unless essential conservation works are undertaken which is the subject of the current project.
13. The total cost of HIS eligible works (incl GST) for 7 cottages is \$ 312,027. An allocation of \$ 153,009 is recommended (\$300,000 @ 50%, and \$12,037 @ 25%).

14. **Attachment A** provides further information about the project, and an assessment of the proposal against the HIS Operating Guidelines.

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## DATA AND SUPPORTING INFORMATION

**Link 1** – [Heritage Incentives Scheme Operating Guidelines](#)

**Link 2** – [Heritage Achievements Annual Summary 2023-2024](#)

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## ATTACHMENTS

**Attachment A** – HIS Assessment of Application: HIS/40/2024 - 'Cottage Homes', 51-60 Kingston Terrace, North Adelaide

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