

CYNGOR SIR POWYS COUNTY COUNCIL.

CABINET EXECUTIVE

22 November 2016

REPORT AUTHOR: County Councillor Graham Brown
Portfolio Holder for Commissioning and Procurement

County Councillor Rosemarie Harris
Portfolio Holder for Property Buildings and Housing

County Councillor Wynne Jones
Portfolio Holder for Finance

SUBJECT: Judge's Lodging Community Asset Transfer

REPORT FOR: Decision

1.0 Summary

- 1.1 This report seeks approval for the Museum Service to transfer the Judge's Lodging in Presteigne to the Judge's Lodging Trust by a freehold Community Asset Transfer (CAT). In addition to the transfer of the property (edged red on the Plan in Appendix 1) it is proposed to provide a capital sum of £50,000.
- 1.2 Furthermore it is proposed that £10,000 of the capital sum is released in advance of the formal completion of the CAT transfer, as a maintenance and improvement grant for urgent boiler replacement works.

2.0 Background

- 2.1 The Judge's Lodging Museum occupies the former Shire Hall in Presteigne which contains the nineteenth century courthouse and accompanying lodging for the High Court judges. The building was restored in the 1990s and is Grade II* listed.
- 2.2 The Presteigne Shire Hall Museum Trust (now the Judge's Lodging Trust) was formed in 1997 to administer the running of The Judge's Lodging museum. The Trust obtained an agreement with Powys County Council to open and maintain the building as a visitor attraction, along with a shop and Tourist Information Centre.
- 2.3 The Judge's Lodging is owned by the Council, but leased to the Trust. Under the terms of the 25 year lease the Council is required to keep in repair and decorate the exterior of the building, and insure the building and contents.
- 2.4 In order to fulfil their future aims and objectives the Trust want to secure

the freehold ownership of the building. In 2014 they submitted an Expression of Interest (EOI) for a CAT. However their proposal significantly increased the Council's revenue spend at the Judge's Lodging and the EOI was rejected.

- 2.5 The Policy outlined in the Corporate Asset Policy (CAP), Part 5 Community Asset Transfer (CAT) has been adopted and followed in this case. The Judge's Lodging Trust submitted a second Expression of Interest in October 2016 (see Appendix 2) which was considered by the Strategic Asset Board on 19 October 2016. The recommendation of the Strategic Asset Board is to support the transfer of the freehold of the Judge's Lodging to the Trust, along with a £50,000 capital payment.
- 2.6 It should be noted that the Council does not usually support requests for legacy payments with CAT transfers, but in this case proposes to offer £50,000 as a capital sum payment to enable the Trust (a charitable body) to apply for grant funding for building works using the capital amount as match funding, as appropriate.
- 2.7 Any capital sum would be paid by the Council conditional on being spent on building works commissioned by the Trust under the heading of "maintenance and improvement grants", ensuring that the Council's interests are protected and the capital monies are spent on the building.
- 2.8 The first maintenance and improvement grant proposed as £10,000 for boiler replacement works. The balance payment of £40,000 be paid only when external grant funding has been confirmed, ie it is a firm but conditional offer on certain prerequisites being achieved thus protecting the Council.
- 2.9 As the request was for a freehold transfer, an independent market valuation was commissioned. The District Valuation Service reported a market valuation of the Council's freehold interest subject to the existing lease of £100,000 (one hundred thousand pounds). The market valuation subject to the current lease on the basis that the premises shall be used for community use in perpetuity is £25,000 (twenty five thousand pounds).
- 2.10 The Capital and Financial Planning Accountant comments in 11.3 refer to the current carrying amount as recorded by the statutory asset valuations. The Capital Accountant is required to recognise a loss/gain as appropriate on any capital disposal and this loss is included in the year end Statement of Accounts. The asset valuations undertaken has a valuation date of 2014 and does not relate to current market values as confirmed by the District Valuation Service's current report. The basis of assessing valuations for specialist assets such as Museums (where there is no market comparable evidence) is by using the alternative valuation basis of depreciated replacement costs (DRC) which ignores the presence of any lease.

3.0 Condition of Building

- 3.1 The condition of the building is deteriorating. The Trust commissioned a building condition survey by Andrew Arrol in February 2016. This report shows priority repairs (mainly external works which under the terms of the lease fall to the Council) to the value of £117,250 and urgent repairs valued at £21,750.
- 3.2 The focus of the Arrol's condition survey with costs is primarily on the exterior of the building, most notably the roof. However there are other areas which present concerns. For instance, the stonework on the back elevation is delaminating, and in areas stone is falling off the building. This is exacerbated by cement pointing which was probably applied in the 1950s. One window lintel was posing a particular health and safety hazard earlier in 2016, and emergency repair work had to been undertaken at a cost to the Council of £6,000.
- 3.3 Following survey work the advice from Property Services is to monitor and manage the stonework on the back elevation. Removing the cement pointing is likely at this stage to cause further damage. However should the stonework continue to deteriorate more direct intervention will need to be taken, such as individual repair work to each stone in order to stabilise. No survey work has been undertaken on the side elevations but it is likely the stonework is in a similar condition. The front elevation is rendered.
- 3.4 The commercial boiler in the building has not worked since April 2016. Under the terms of the lease responsibility for this falls to the Trust, and quotes they have received give an estimated replacement cost of £10,000. They currently have no reserves to address this.
- 3.5 The garden wall (included in the Grade II* listing) at the back of the property was collapsing into a neighbour's garage on one side, and also bulging into the back lane. Emergency repairs have recently been undertaken in 2016 by the Council to the value of £18,000. Further works are needed on the garden wall.

4.0 Current Revenue Spend

- 4.1 Since 2014 the revenue spend by the Council on the Judge's Lodging has reduced. In 2015/16 the post of Senior Museum Curator, which was funded by the Council, was removed and a reducing grant structure put in place to ease the transition to full independence. The grant amounts are reviewed on an annual basis:

• Year 1	2016/17	£28,965
• Year 2	2017/18	£19,310
• Year 3	2018/19	£9,655
• Year 4	2019/20	£0

5.0 Proposal

- 5.1 The proposal is to accept the Judge's Lodging Trust's application for a freehold CAT with £50,000 capital payment. It is further proposed that £10,000 of the capital payment is released in advance of completion of the CAT transfer, as a maintenance and improvement grant for boiler replacement works.
- 5.2 A percentage of the collection inside the Judge's Lodging is owned by the Council, and includes fixtures, fittings, artefacts and items of furniture. Subject to further discussions with the Judge's Lodging Trust it is proposed these are loaned via a Museum Loans' Agreement. This would ensure they are retained within the Judge's Lodging, receive appropriate curatorial care, and limit options around disposal, such as sale. Alternatively the CAT transfer document could include a supplementary agreement whereby the Council transfers its collection to the Trust subject to the same covenants as the freehold CAT.
- 5.3 The advantages of the proposal are as follows:
- The future of the Judge's Lodging museum will be secured. It is a visitor attraction of much significance to Presteigne and the county of Powys, attracting in excess of 11,000 visitors a year and making a huge contribution to the local economy. The Judge's Lodging hosts and operates the Tourist Information Centre in Presteigne which again supports many local businesses.
 - Failure of the Council to maintain the building may result in action by CADW. Similarly if the Council does not meet its obligations of the current lease agreement (primarily outside maintenance) the Trust may initiate legal action against the Council.
 - The Trust want to own the building. In their last EOI they noted that they felt hindered by the Council; ownership would give them a greater sense of responsibility and motivation.
 - Alternative uses/co-location of other Council services in the building are limited. The Grade II* listing limits alterations; there is disabled access to the ground floor only, and no electric lighting, only gaslight throughout the period rooms.
 - Sale of the building in its current state along with the lease arrangement, and its grade listing, which limits development opportunities, would be difficult.

6.0 One Powys Plan

- 6.1 The proposed CAT transfer is directly supportive of the "Stronger Communities" programme of the One Plan. It will ensure that the facility is retained for community use and that it continues to serve the wider area

interests of local economy and regeneration. The proposed transfer of the Judge's Lodging to the Trust will ensure the sustainability of the museum for the long-term.

- 6.2 The risk to the Council is that it does not have the financial resources to continue to maintain the building. A Community Asset Transfer would seem to be the only option if the facility is to continue.

7.0 Options Considered/Available

- 7.1 **Option 1:** Accept the Expression of Interest from the Judge's Lodging Trust and transfer the freehold for £1 with a restrictive covenant that the building shall be used for community use, along with an undertaking to make a £50,000 capital payment. In addition £10,000 of the capital payment is released in advance of completion of the CAT transfer, as a maintenance and improvement grant for boiler replacement works.

Option 2: Reject the Expression of Interest and sell the premises subject to the existing lease.

8.0 Preferred Choice and Reasons

- 8.1 The preferred option is Option 1. The Judge's Lodging will become a community asset managed by a well-established Trust, bringing long term social and economic benefits to Presteigne and the local area.
- 8.2 Option 1 supports Powys County Council's Community Delivery objectives where the aim is to help more communities and community groups or town councils explore their options so the Council can sustain as many local services as possible – even if the Council can no longer afford to run or maintain them.

9.0 Sustainability and Environmental Issues/Equalities/Crime and Disorder,/Welsh Language/Other Policies etc

- 9.1 The preferred option is considered to be the best option to sustain the future of the Judge's Lodging and its existing use as a community asset. The proposal has no adverse effects in relation to crime/Welsh language.

10.0 Local Members

- 10.1 Cllr Garry Banks, Local Member for Presteigne is supportive of the proposal.

11.0 Support Services (Legal, Finance, Corporate Property, HR, ICT, BPU)

11.1 Property

The Professional Lead for Strategic Property supports this proposal as it will help to preserve this historic property for the community.

11.2 Legal

Legal Services supports the recommendation contained in this report, on the basis that such capital sum of £50,000 is written into an agreement contained as part of this transfer ensuring that such capital is to be used as match funding or for any works to maintain and enhance the building, as required by this report. Further, Legal Services will assist in any legal matters when and where required (VJ)

11.3 Finance

The Capital and Financial Planning Accountant supports the transfer of this building, together with the use of the funding for the boiler. The building is currently valued at £1.4m. This disposal will recognise a loss of £1.3m which will be funded from the unusable reserves. The use of the capital grant to support the Trusts' match funding aspirations will only be released once this funding has been secured.

12.0 Corporate Communications

- 12.1 The report is of public interest and requires use of news release and appropriate social media to publicise the decision.

13.0 Statutory Officers

- 13.1 Section 151 Officer: The Strategic Director Resources (S151 Officer) notes the comments made by finance
- 13.2 The Solicitor to the Council (Monitoring Officer) has commented as follows: "I note the legal comment and have nothing to add to the report."

14.0 Members' Interests

The Monitoring Officer is not aware of any specific interests that may arise in relation to this report. If Members have an interest they should declare it at the start of the meeting and complete the relevant notification form.

Recommendation:	Reason for Recommendation:
<p>1. To forego a potential capital receipt of £100,000 for the freehold of the Judge's Lodging, Presteigne as shown on the attached Plan and instead agree to transfer the property to Judge's Lodging Trust for £1 provided that :-</p> <p>(a) a covenant be contained in the transfer ensuring that the site is</p>	<p>The Judge's Lodging will become a community asset managed by a well-established community organisation, bringing long term social and economic benefits to Presteigne and the local area.</p>

<p>maintained and used for community use or a Museum and</p> <p>(b) a clause be inserted into the transfer protecting the County Council in the event that at some future date the Judge's Lodging Trust should wish to dispose of the site, the Trust must first offer the County Council the opportunity to transfer the property back for the original consideration of £1 but subject to an allowance to reflect the value of any significant capital improvements undertaken by the Trust during their period of ownership.</p> <p>2. £50,000 capital amount made available for the Trust as "maintenance and improvement grants" for building works conditional on the Trust gaining external grant funding.</p> <p>3. £10,000 of this capital payment is released in advance of the formal completion of the CAT transfer for urgent boiler replacement works.</p>	
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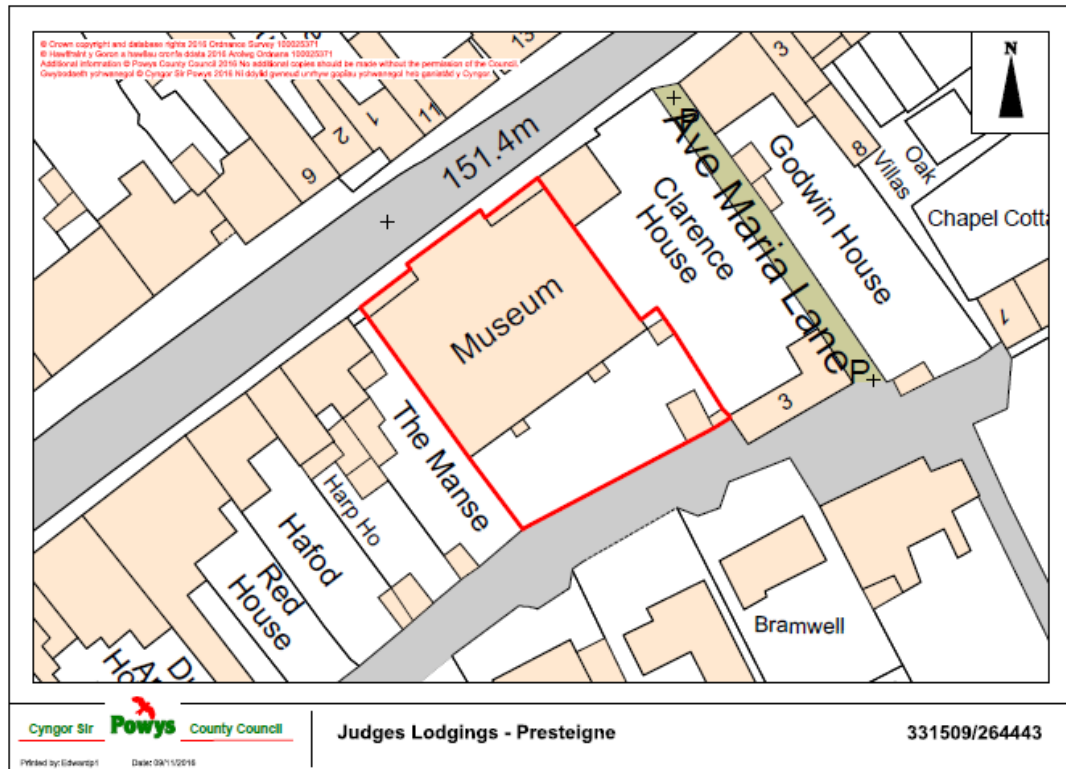
Relevant Policy (ies):	Corporate Asset Policy		
Within Policy:	Y	Within Budget:	Y

Relevant Local Member(s):	Cllr Garry Banks
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Person(s) To Implement Decision:	Catherine Richards
Date By When Decision To Be Implemented:	Immediately

Contact Officer Name:	Tel:	Fax:	Email:
Catherine Richards	01597 826086	-	catherine.richards@powys.gov.uk
Relevant Policy (ies):			

Appendix 1



Appendix 2

EXPRESSION OF INTEREST FORM (EOI) for a Community Asset Transfer (CAT) from Powys County Council to a Third-Sector Organisation

Reference Number		Date Received	
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Guidance Notes

This “Expression of Interest” form is an important document. The information within it will help the Council to identify good community based proposals for sustainable uses of public buildings owned by Powys County Council.

The aims of a Community Asset Transfer from Powys County Council are:-

- To encourage people to take part in economic and community life
- To develop capacity in and connections between public, private, voluntary and community sectors in order to support economic and social development
- To safeguard buildings for community use

When initially assessing your completed “Expression of Interest”, the Council will consider:-

- Does the project meet at least one of the Council’s Community Asset Transfer aims? ☐ Does the proposal benefit the people of Powys?
- Does the project contribute to the Council’s corporate priorities and plan?

NOTE – You must be realistic about the amount of time it will take to do your proposal and what you can achieve.

If your EOI meets the Council’s criteria, you will be invited to submit a full, costed Business Case, which will then be considered for submission as a Community Asset Transfer application.

For advice on both developing your project and completing this “Business Case” form, email the Regeneration Team at regeneration@powys.gov.uk.

This form, once completed, it should be sent to:

The Valuation Team,
County Hall,
Llandrindod Wells
LD1 5LG
Or emailed to property.sales@powys.gov.uk

EXPRESSION OF INTEREST FORM (EOI)

**for a Community Asset Transfer
(CAT)
from Powys County Council to a Third-Sector
Organisation**

(This is not an application form for funding)

PROPOSED PROJECT NAME
Presteigne Shirehall Museum

CONTACT DETAILS	
Name of the LEAD group or organisation	Judge's Lodging Trust
Address of the LEAD group or organisation	The Judge's Lodging, Broad Street, Presteigne, Powys, LD8 2AD
Name of the main contact person	Ashley Charlwood
Phone number	07817 761125
E-mail address	ashley@mentrau-bach.com
What year did your organisation start?	October 1996

YOUR THIRD-SECTOR STATUS		
<input checked="" type="radio"/> Registered Charity <input type="radio"/> Voluntary Organisation <input type="radio"/> Other _____	<input type="radio"/> Community Group <input type="radio"/> Town/Community Council <input type="radio"/> Statutory Organisation	<input type="radio"/> Consortium <input type="radio"/> Statutory Organisation
Does your group or organisation have: You will be asked for these if you progress to a Business Case.		
Item	Yes	No
a constitution	Yes	
terms of reference	Yes	
A work plan	Yes	

WHAT PROPERTY ARE YOU INTERESTED IN?	
Name of identified property	Judge's Lodging, Shirehall
Address	Broad Street, Presteigne, LD8 2AD
Names of Powys County Council <u>Officers</u> that you have spoken to about this property. <i>(This does not mean that the property has been agreed for use by PCC)</i>	Catherine Richards, Principal Lead Museums, Archives and Information Management Paul Griffiths, Strategic Director – Place Stuart Mackintosh, Leisure and Recreation Services Manager David Powell, Strategic Director – Resources Dawn Richards, Capital & Financial Planning Accountant Clive Pinney, Solicitor to the Council Vickie Julian, Principal Legal Assistant David Micah, Commercial Property Manager David Thompson, Building Portfolio

	Manager David Pritchard, Valuer
Names of Powys County <u>Councillors</u> that you have spoken to about this property. <i>(This does not mean that the property has been agreed for use by PCC)</i>	Cllr Graham Brown, Portfolio Holder for Commissioning and Procurement Cllr Rosemarie Harris, Portfolio Holder for Property, Buildings and Housing Cllr Wynne Jones, Portfolio Holder for Finance
TELL US ABOUT YOUR ORGANISATION (or GROUP)	
<p>1. What does your organisation do? (If you are a new organisation, what do you hope to do?). Enclose any brochures / marketing that you currently use to help explain what you do.</p> <p><i>The Judge's Lodging exists to interpret and preserve the history of the Shire Hall and provide visitors with a portrayal of a working Victorian house. The building was designed by Shrewsbury architect Edward Haycock and constructed between 1826-29 to house the Radnorshire Assize Court and Judge's Lodging. Its significance is recognised by its Grade II* listing, awarded in November 1950. The house retains many of its original furnishings, authentically interpreted in context. It was painstakingly restored (including gas lighting) and opened in 1997 as a wholly authentic 'hands-on' Victorian lodging and court room, interpreting law and order in 19th century society through exhibitions, events, and educational visits.</i></p> <p><i>The Judge's Lodging is an Accredited Museum. Its restoration, interpretation and education work have won awards from Hudson Heritage (2014 Best Hidden Gem), Interpret Britain, Good Guide to Britain, Best of British, the Heritage Education Trust, and TripAdvisor (Award of Excellence 2015), as well as others "Arguably the most remarkable survivor of all UK court buildings... [it] set a model in preserving its courthouse complete with its fully-furnished judge's lodgings and opening it to the public." (SAVE, Silence in Court, 2004)</i></p> <p><i>In addition to the building, the collection comprises approximately 4,200 items</i></p>	

2. List any other organisations with which you are affiliated or work with.

We host and operate the Tourist Information Centre which gives wide ranging work, both locally and regionally.

We work with a range of schools in the local area and further afield.

We are developing links with the Judiciary.

We would seek to continue working in partnership with Powys County Council to support strategic objectives in Heritage and the local area.

An list of the types of organisations we work with:

- Presteigne & Norton Town Council
- Presteigne & Norton Community Trust
- Association of Independent Museums
- Federation of Museums & Galleries of Wales
- Mid Wales Tourism
- Herefordshire Tourism
- Shropshire Tourism
- National Museum for Wales

3. If you already operate a project or activity, where is it currently based and is it different to the idea for this building?

Based within the proposed building and wish to continue the same.

TELL US ABOUT YOUR IDEA FOR THE PROPERTY

4. What do you want to use the property for and why?

The charity has been operating the building for 20 years as a museum. We wish to continue this operation. A CAT we understand to be beneficial to both PCC and ourselves in completing the move towards being an independent museum. This gives new opportunities for inward investment and the opportunity to safeguard the future of the museum. We are currently planning for ambitious projects which would be furthered by the agility which comes with independence.

5. To achieve this, how much will your idea cost?

(Consider development costs, design fees, capital proposals and revenue costs, as examples.)

There are few unexpected revenue implications for the Charity. We are in the process of reviewing the strategic plan for the next three years, and are working closely with HLF to ensure that these plans are embedded, funded via the HLF resilience fund in the development period. A CAT transfer will greatly help the bid. Powys Council have offered a three year schedule of gradually reduced grant support to ease the transition to full independence and to offset the removal of the Curator's role.

There is an immediate need to address the boiler (this has not been functioning since October 2015, and has been in discussion with Powys County Council as landlords since). There are remedial building works that need to be undertaken as detailed in a Condition Report undertaken earlier this year by Andrew Arrol of Arrol and Snell, conservation architects based in Shrewsbury. Andrew Arrol is a highly experienced conservation architect being Surveyor to the Fabric of York Minster as well as Surveyor to English Heritage with oversight of English Heritage's Properties in Care.

Powys County Council have in principle offered £50,000 as a capital amount to safeguard the fabric of the building. This will enable us to make good the building on transfer and match fund future needs.

6. How will you make it happen?

(Tell us about the stages involved, the experts, (architects, quantity surveyor, etc) formal permissions such as Building Regulations or Planning, as examples).

As the use of the building is the same we are confident that the stages are relatively simple. We have expert reports on the remedial aspects and are working forwards to ensure that the business elements are sustainable.

7. How do you propose to ensure the future of the property?

(ie: keeping it in good repair and running it.)

The 20 years history we have in running and operating the business give us confidence we know what can be achieved. In the last 6 months we have recruited a new board of trustees with specific skills in architectural heritage, heritage conservation, heritage education, tourism and business.

We are currently in discussion and application phase for a medium term project with HLF to ensure that we can position the museum in the best possible way for long term sustainability, and future development.

Due to the recent condition report from Andrew Arrol we are aware there are some immediate works that are necessary, and future works. This will fall within the scope of fundraising and grant applications to ensure that the building and contents are preserved.

TELL US ABOUT YOUR COMMUNITY IDEA

8. Why do you believe that your idea is needed and what evidence / information justifies your project?

The museum continues to welcome 11,595 visitors through it's doors (2015 Visit Wales Survey) and provides tourist information to a number of these. There are, in addition, approximately 22,363 website visitors.

We have discussions with various sectors who cite the Judge's Lodging as an important and valuable museum across a number of areas.

The charity retaining the building and operating the museum raises the profile of Presteigne and brings in much needed revenue not only to the Shire Hall but to many other local businesses.

9. Have you discussed your idea with other people / groups in your community?

This is important because, if you complete a Business Case form for a Community Asset Transfer (CAT) by Powys County Council, you will have to demonstrate that you have community support. (NOTE – As part of its appraisal process, the Council may approach anyone you name below.)

The charity has had wide discussions over many years locally and further afield. The charity retaining the building and operating the museum raises the profile of Presteigne and brings in much needed revenue not only to the Shire Hall but to many other local businesses.

Our volunteer base is well embedded locally and a little further afield with the judiciary and others.

We are collating formal letter of support for the HLF bid, which we are more than happy to share with Powys County Council.

10. If your idea has links to other projects? Describe what these are and the benefits.

The museum houses the Tourist Information centre, which is supported by the town council. We are seeking to build wider community partnerships, so that through co-operation more can be offered to Presteigne and the surrounding areas.

The charity has secured funding for the Community room within the Museum and with more capacity created through strategic management we aspire to be able to make more use of this resource for the local area.

11. What environmental impact will your idea have as it is delivered – in a positive and / or negative sense? What environmental considerations have you made?

Environmental impact of the museum is limited – it is acknowledge that sustainable transport plans in rural areas are difficult to embed fully, but we are looking into ways to ensure that modes of transport have lesser effects. Where possible we reduce the amount of energy used in all areas. There are opportunities to explore the environmental management of the charity's operations, with voluntary expertise available to the current trustees. Whilst a priority to review, it is not an immediate business priority in the next 12 months.

12. How will you make it happen?

(Who will make it happen, what are your timescales, how will people know about it and how will you keep it going?)

Over the last 18 months the charity has undertaken a governance review, recruited the current board (from June 2016). We are in the process of strategic planning for a longer period that will be greatly aided by an application to the HLF resilience fund (considered on 12th December). A positive view of the CAT by Powys County Council will be well received by the grant panel.

We are in the process of a light re-brand and re-design of our digital marketing (via website and social media). The target for completion of this, is this calendar year. We believe that this will be an important step in external communication strategies, and being able to increase website traffic and efficacy in pre-visit marketing.

There have been some rumours locally of the museum's closure, which is a shame as there is much support for it locally. We hope that the CAT will allow us to replace rumours with a 'good news story' which demonstrates our commitment to the long term future of the museum and allows us to build upon the voluntary support we already have locally.

TELL US ABOUT COSTS AND FUNDING?

13. (This is only an EOI and we do not require detailed costing however, you will be required to provide them in a Business Case if your EOI is accepted.) **A) How much will it cost to set up your project?**

The day to day operations are well embedded and understood. The charity will be taking over the freehold liability for the property, and as such these, and the revenue costs are the largest areas to focus on.

The Andrew Arrol condition report from February 2016 which cites the need for £117,000 to be spent in repair priorities, with an immediate spend of £22,000 required to prevent degradation of the building. Note that this does not include a quoted £9,257 + vat for boiler installation.

The immediate costs are in insurance and legal fees which we believe to be in the order of £6,000 total.

We have an immediate cashflow strategy as detailed in C beneath, in the case of both HLF funding being successful, and not.

B) What have you allowed for purchase / lease of the property?

We are expecting the freehold purchase to be on a peppercorn basis.

C) How much will it cost, annually, to run the project? (indicate over 5 years)

The annual cost to run the property is circa £80,000. We are planning that these costs will increase as the development of the charity moves forward. This is contingent on the amount of external support that we can mobilise. As described in appended financial documents we are working to the strategy that creates the forecast in document "EOI - Forecast.pdf". The forecast shows some increased costs on actual, this strategy is under review based on the current work plan.

Whilst not accepted as final "EOI DRAFT 2015 - 16 accounts.pdf" shows that JLT performed ahead of this forecast, and "EOI Cash flow 2016-17 - END AUG.pdf" which is the management accounts for this year shows that the deficit identified in the long term forecast is still being out performed. This must be stressed that this is the worst foreseeable case scenario at this point. And based on current adjusted forecasts shows a minor net surplus for all years.

D) Tell us how you will fund the above and the source of the funding?

We have agreed in principle with Powys County Council that there will be revenue support as follows: 2016/17: £28,965, 2017/18: £19,310, 2018/19: £9,655. We have received the 2016/17 funding.

We have agreed in principle that we will accept a capital payment of £50,000 to be used against remedial and capital works for the building.

After consultation with the grant officer we are in the final application phase with HLF to fund a two year project 'Navigating Change'. The key outputs are:

<p>1. Facilitate mentoring for the Development Manager as she grows into her new role of Development Manager</p> <p>2. Providing additional human resources, and implementing a succession plan, to release the Development Manager from day-to-day operational issues to work strategically with the Board to develop the business plan</p> <p>3. Undertaking research into existing and new audiences/markets to provide an evidence base for the business plan. This would encompass elements of a previous proposal to develop group visits, but would be expanded to include visitor research more generally, either independently or in partnership with other venues in Presteigne</p> <p>4. Increasing capacity through developing a volunteer team</p> <p>This is important in order to ensure that the future of the charity is secure. We are expecting hear on this development before Christmas. We have a contingency position in place if we are unsuccessful.</p>

CONTACT SIGNATURE	
Signature of main contact person	
Name of main contact person (in BLOCK letters)	
Date	

Data Protection and Information Security

The information submitted in this “Expression of Interest” form will be processed in accordance with the Data Protection Act (1998).

For the administration, appraisal, approval, monitoring and auditing of this project, Powys County Council will hold your proposal information. We may need to share it with the Appraisal Panel, elected Members, Officers from the Council, and the Welsh Audit Commission – and any internal or external auditors required to audit the activities of the Council.

Please sign and date below, to confirm that the information supplied in this “Expression of Interest” form is accurate, and that you accept processing of your information as stated above.

Applicant's Signature		Date	
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This “Expression of Interest” form must be submitted electronically to property.sales@powys.gov.uk – and at the same time a signed printed copy must be submitted by post to:-

Valuation Technician
County Hall
Spa Road East
Llandrindod Wells
Powys LD1 5LG

This “Expression of Interest” form will not be reviewed until we have received both:-

- a. the electronic copy
- b. the signed and dated printed copy