



Lostwithiel Town Council – Heritage Buildings Committee Meeting

Tuesday 23 April 2019

Meeting Minutes

A Meeting of the Town Council's Heritage Buildings Committee was held in Lostwithiel Library on Tuesday 23 April 2019 at 7pm.

Committee members present

Mayor Jarrett, Councillor Guiterman, Councillor Hatton, Councillor Sweeney, Mrs Walton & Mr Watkins.

In attendance

No members of the public were in attendance
Town Clerk Mrs Harris was in attendance

HBC41/18 Apologies

Apologies were received and accepted from Councillor Beedell, Mr Holden, Professor Scott & Dr Yates.

HBC42/18 Declarations of Interest

None

HBC43/18 Public Participation

None

HBC44/18 Committee Minutes 26 March 2019

It was **resolved** that the minutes dated 26 March 2019 are accepted, approved and duly signed by Committee Chairman Mayor Jarrett.

HBC45/18 Project Plan Revisions

It was **resolved** to request that the project plan is handed over to the clerk to facilitate the agreed final alterations prior to the next Committee meeting on 14 May. The clerk was instructed to highlight all amendments.

HBC46/18 Tavistock visit

The report on the visit to Tavistock Guildhall (as below) was noted by the Committee and Councillor Sweeney was thanked by the Committee for preparing the report.

On Thursday 28th March members of our Edgcombe Heritage Committee (David Guiterman, John Scott, Phil Watkins, Paul Holden and Dai Sweeney) visited the Guildhall in Tavistock to gather information relating to their Town Council's Gateway Centre Project. We were met by Carrie Blogg (Heritage Business Consultant) and Ian Penrose who represented the Tavistock Heritage Trust.

This report highlights the most relevant points – for more detail individuals can look at Tavistock Town Council's excellent break down of the whole Project Process on their website. The THT website is also very informative and has lots of photos of the Guildhall.

Background

The Guildhall Gateway Project

Tavistock is the eastern gateway and 'urban jewel' of the Cornwall and West Devon Mining Landscape World Heritage Site. At its heart is the Victorian Guildhall (built in 1848) which contains one of the earliest examples in the country of a purpose-built combined courtroom and police station. The Guildhall exemplifies how the Dukes of Bedford used their mineral wealth to create an outstanding example of a planned metal mining town with magnificent public buildings. The Gateway Centre project will restore this iconic 'At Risk', Grade II* listed building and ensure its viable long-term use.

Court Gate and Tavistock Guildhall c. 1830

Tavistock Guildhall, c. 1875

In February 2015, Tavistock Town Council, supported by Tavistock Heritage, made an application to the Heritage Lottery Fund for grant funding towards the restoration of the Guildhall, a project with a total value of around £1.7 million. After successfully navigating both application rounds, the project received 'Permission to Start' from the HLF in September 2018, with construction work due to commence in 2019.

The project is a key step in the implementation of strategic plans for the Guildhall and for Tavistock's wider heritage, which have been developed over the last decade through extensive public consultation by a broad-based partnership of public, private and voluntary sector organisations.

Carrie Blogg (Tavistock Guildhall Gateway Project Development Officer). Talked through the process of the Project from its infancy to present day. She started by talking about the funding THT has received. The project has secured funding of 1.7m.

Funding

£780,000 from Heritage Lottery Fund

£100,000 - Other match funding

£20,000 - Garfield Weston Foundation (London)

£780,000 -Tavistock Town Council

£60,000 - H B Allen Charitable Trust

£10,000 -The Hobson Charity Limited

Other potential sources of funding

The Pilgrim Trust

Pennon Water & Waste Water Services

Landfill Communities Fund

Carrie recommended that employing a professional fund raiser can really boost any project of this type. Having the building on the 'At Risk' register is so important to funding, even more so if your building has a star after the 'Grade II' listing - this carries considerably more weight when applying.

The Precept was mentioned and it was felt that there is an acceptance that important buildings need investment – this building is to be opened for the community of Tavistock, which includes educational use, community use as well as creating an uplift in visitors to the town. They see a Community building which should be in community use, too important to be either shut up and empty, or sold for development.

Carrie spoke about the importance of setting up some form of Governance as soon as possible – CIC or Trust are two examples. Adrian Babbage of EGERIA, an expert in such matters, is someone to refer to in the near future together with the advice HLF have to offer.

Tavistock Heritage Trust has a 25year lease. The legal fees can be paid for with money from the 'Project Development Grant.' The Lottery money doesn't just cover the building – it covers the activity costs as well. Such things as a co-ordinator for activities, activity plan, publicity, promotion, professional fees and much more. A figure of £100,000 was mentioned. The HLF want to know exactly what the project hopes to achieve through the restoration of the building and this is considered as important as the funding for the building works.

Carrie told us that funders like to see Activity Plans that include educational goals – involving schools, community and visitors. Part of what they are about is telling the story of Tavistock and its buildings. Funders require clear outcomes for the project.

We were shown round the Guildhall and the proposals instantly came to life. It is a fascinating building with so much potential. Let us remember we have a story to tell here in Lostwithiel. **Ours is a much smaller project but no less significant to our town.**

The business plan was based on the 'worst' case scenario. (very sensible!) The THT have looked at sources of income which include retail sales, talks and tours, donations, hiring of building, workshops and other commercial events/activities. A very interesting idea was to talk to coach drivers well in advance about the benefits of bringing coach tours to the Guildhall.

The THT feel their role is changing now the project is being delivered. Income generation has taken over. They have become deeply involved with the Business Improvement Organisation and the District Chamber of Commerce.

Tavistock Town Council acquired the buildings in 2014 from the Devon Historic Buildings Trust (DHBT). This shows their commitment. THT know they have to see that the Project is delivered and the 'end use' is successful over the next number of years. It's an inspiring project in a forward-thinking town where collaborative working seems certain to achieve a successful outcome.

HBC47/18 Buildings tour by Kelly Spry-Phare Development Manager Heritage Lottery Fund & Tamsin Daniel Heritage Services Manager Cornwall Council

Mayor Jarrett asked that this agenda item is deferred until the next Committee meeting.

HBC48/18 Devon Guild of Craftsmen, The Mill Bovey Tracey

It was agreed that this would be a good project to visit and Councillor Guiterman's offer to make the arrangements was accepted by the Committee.

HBC49/18 Heritage Buildings Committee Extraordinary Full Council meeting

It was agreed to hold this meeting on Tuesday 28 May and to hold the next HBC meeting on Tuesday 14 May. In preparation for the latter the following tasks were assigned: -

Tour commentary – Mayor Jarrett & Mr Watkins

PowerPoint presentation to take Council through the report – Mr Holden

Question & Answers session preparation Councillor Hatton & Mrs Walton

Lostwithiel Heritage Buildings map – Councillor Guiterman.

Committee preparatory work – Councillor Sweeney

HBC50/18 Items for next agenda

Buildings tour report – Mayor Jarrett

Final approval of the Project plan report

Drafting of the wording for agenda items for 28 May

Salient points to present from visits

And items listed under minute reference **49/18**

The meeting closed at 9.05pm

Chairman

Date