

Ernest Stevens Trusts Management Committee - 17th April, 2018

Report of the Strategic Director Place

Stevens Park, Quarry Bank Restoration Project

Purpose of Report

1. The purpose of this report is to update Members of Ernest Stevens Trusts Management Committee on the development of the Lottery funded restoration project.

Recommendation

2. It is recommended that: -
 - The trustees agree to the principal of leasing Tintern House to the Emily Jordan Foundation for a peppercorn rent for 5 years with break clauses.

Stevens Park, Quarry Bank

3. In April 2017 the Ernest Stevens Trusts Management Committee received an update report on the development phase of the Heritage Lottery funded park restoration project, and agreed the principal of leasing Tintern House on completion of the project to a voluntary sector partner subject to approval from the Charities Commission.
4. The development phase of the restoration project has been prolonged due to issues of procurement of a voluntary sector partner to develop the project. However, a contract has now been signed with The Emily Jordan Foundation, a charity and CIC based in Kidderminster. Officers from the charity are preparing a business plan to ensure the long term sustainability of the project running from the building. For further information about the charity please see the web site below.
<http://www.theemilyjordanfoundation.org.uk/>
5. The Emily Jordan Foundation work with people with learning difficulties and have several strands to their work. There is a horticultural training and woodworking project based in Brintons Park. There is also a bicycle repair and a can recycling project based in an industrial unit close to the Wyre Forest District Council Offices.
6. The Emily Jordan Foundation have worked with the architects on a new plan for the building which will seek to improve the current garages and changing rooms into a new bicycle repair station and retail unit in the Coach house, plus training rooms and a café in the main house. The café space will be a meeting room area as well as a café. The café will be in an extension of the current building. (Plans attached.)

7. The charity are keen to develop a short term 5 year lease for the house while they get the project off the ground, they would also require break clauses within the lease in case the charity runs into difficulty. A short term lease would not require Charity Commission approval as it is not considered to be a disposal. The charity would like the same arrangements in place for the lease as has been arranged for the Mary Stevens Centre. These arrangements will be developed with Property Services over the coming months.

Finance

8. The funding for the project is dependent on a successful bid to Heritage Lottery in August 2018. The Council will hear if the bid is successful in December 2018, it will start up in January 2019 and be delivered over 3 years. Most of the match funding is now in place for this project. The total cost of the project at the delivery stage will be £1.59m requiring 10% match funding.

Law

9. Section 111 of the Local Government Act 1972 which allows the Council to do anything that is calculated to facilitate or conducive to the discharge of statutory functions. Section 1 of the Localism Act 2011 which provides Councils with the general power of competence to do anything that individuals generally may do, subject to Sections 2 to 4, and Section 105, 117-123 of the Charities Act 2011 which gives power to authorise dealings with charity property

Equality Impact

10. The work delivered by the Emily Jordan Foundation will provide significant opportunities for people with a learning disability. The Lottery would also like the project to focus some of the activity planning work on Black and minority ethnic communities in the Lye area.

Human Resources/Transformation

11. There are no Human resources implications.



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Alan Lunt
Strategic Director Place

Contact Officer: Liz Stuffins
Telephone: 01384 816991
Email: Liz.stuffins@dudley.gov.uk