

Nottinghamshire Building Preservation Trust Limited

THIRD ANNUAL REPORT 1969-1970

Published by :

NOTTINGHAMSHIRE BUILDING PRESERVATION TRUST LIMITED

SHIRE HALL,

HIGH PavEMENT,

NOTTINGHAM,

NG1 1HR.

TEL. NOTTM. 53681.



Winkburn Hall - Problem or Challenge ?

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NOTTINGHAMSHIRE BUILDING PRESERVATION TRUST LIMITED

ANNUAL REPORT

During its third year the Trust has become much more widely known. This is probably due to the increased number of grants that the Trust has been able to make, (although no very large grants have been made, and indeed the Trust's income has exceeded its expenditure according to the Balance Sheet) and the spreading around of a number of smaller grants to help to conserve buildings of architectural or historic importance has added very much to the publicity which the Trust has achieved. Another way in which the work of the Trust has become known has been through the exhibitions that have been staged in various parts of the county and which are continuing, for although the work of the Trust is well supported by the County Council and the County District Councils, public support is necessary because the Trust is a registered charity and as such must not only operate for the benefit of all the county, but must be seen to be doing so.

Grants have been made or offered during the year under review in respect of the following properties:

The Almshouses, Bunny
Calverton Preservation Society Museum
Yew Tree Cottage, Calverton
The Manor House, East Markham
The Reading Room, Flintham
Timber Framed Barn, Keyworth
Langford Hall
Linby Crosses
Tower Cottage, Newstead
The Hermitage, Ruddington
Brewster's Cottage, Scrooby
Old Rectory, Southwell
10 Westgate, Southwell
The Pump, Stanford-on-Soar
Teversal Rectory
The Old Grammar School, Tuxford

In addition to these the Trust has considered various buildings known to be under threat of demolition or decay and has committed itself to the principle of grant aid in a number of cases which, if they were all to come to fruition, would more than take the annual income of the Trust for a number of years. The Trust has held firmly to its principle regarding the need for the viability of a building before grant aid is made, and in this connection a number of Feasibility Studies have again been commissioned either directly by the Trust, or jointly by the owners and the Trust together.

In order to establish the important buildings that remain in the county, the Vernacular Survey has been continued and we are now within sight of seeing this Survey almost completed in its initial stages. This should bring us fairly quickly to the position where we can identify buildings which may be under threat and which are worth saving, from the record cards that have been completed.

Another major task that has been continued by the Trust is its responsibility for consultation under the 'Listed' Building Procedure. Planning authorities are bound by the Planning Acts to consult with certain amenity societies before they can give consent to owners to alter or demolish any 'listed' buildings. The County Council have chosen to consult the Building Preservation Trust in all such cases and also in cases where there is any proposal regarding a building in a conservation area.

Cases where Honorary Technical Advisers have been asked to visit and report are too numerous to list in this Annual Report, but amount to at least eighty five during the year under review. The Trust's indebtedness to its Honorary Technical Advisers cannot be over-stated, and in addition to Mr. Johnson and Dr. Summers who are the stalwarts of the team, we are now glad to be able to call upon Mr. Dix, an expert on planning from the University of Nottingham, and Mr. Burrows, a Chartered and Quantity Surveyor, who is Manager of a private firm of surveyors. All the above gave their help unstintingly during the year and we are grateful to them; the Trust could not operate without them! We have relied on the Technical Advisers also for assistance at Public Inquiries, and of course in reporting to the Finance and Grants Committee on all grant aid applications.

The picture on the front cover of this Report illustrates a problem that the Trust has been very concerned with during the year. The building shown is Winkburn Hall, and the problem in this case is to find a suitable tenant

who would be prepared to undertake responsibility for restoring and maintaining this magnificent house. This is an extreme example, but others can be cited throughout the county, where there are buildings that are desperately in need of owners who will come forward to restore and take responsibility for them. In some cases grant aid is available either from the Trust or maybe from the Historic Buildings Council. Two cases where the future of buildings was uncertain because of highway proposals were brought to the attention of the Trust, and the Trust made planning applications in order to try and resolve these proposals. In one case the application was granted and now the Trust are anxious to find an owner for the building, Haughton/West Drayton Grammar School. In the other case the application was refused on the intervention of the Ministry of Transport, and the Trust are now intending to take this case, Castlegate Cottages Newark, to Appeal.

As the Trust becomes more well-known, more individuals are consulting about buildings which are in their ownership or which they would like to restore. Again the Trust's Technical Advisers are giving considerable help in this field.

The Trust's Annual Meeting last year took the form of a report by the Honorary Technical Advisers, and the Spring Meeting which was again very well attended, was an opportunity to see a film made by the Ministry of Housing and Local Government concerning the Improvement Grants which are now available under the Housing Acts, and what miracles of restoration can be wrought with a little imagination. We commend this activity in respect of some of the twilight properties in Nottinghamshire which could, with some benefit both to amenity and the community, be turned once more into good and useful homes.

A. E. LESTER, *Chairman*

GORDON BOYLIN, *Secretary*

NOTTINGHAMSHIRE BUILDING

INCOME AND EXPENDITURE ACCOUNT

1968-69		EXPENDITURE		£	s.	d.	£	s.	d.
£	850	GRANTS					1,579	7	0
		SURVEY EXPENSES							
	85	Village Survey		388	15	9			
	308	Feasibility Studies		492	7	6			
							881	3	3
		MANAGEMENT EXPENSES							
	700	Notts. Rural Community Council Admin Contribution		750	0	0			
	91	Printing and Stationery		54	3	3			
	20	Postages		19	13	1			
	8	Meetings and Committee Expenses		14	10	6			
	15	General Office Expenses		8	6				
							838	15	4
	2,077						3,299	5	7
	3,742	SURPLUS FOR THE YEAR					3,231	19	6
	<u>£5,819</u>						<u>£6,531</u>	<u>5</u>	<u>1</u>

BALANCE SHEET AS

£	ACCUMULATED FUND	£	s.	d.	£	s.	d.
5,524	Balance as at 1st April, 1969	9,266	0	0			
3,742	Add: Surplus for the year	3,231	19	6			
9,266		<u>12,497</u>	<u>19</u>	<u>6</u>			
<u>£9,266</u>		<u>£12,497</u>	<u>19</u>	<u>6</u>			

NOTES: There are contingent liabilities totalling £2,876 in respect of 11 grants offered but not taken up at 31st March, 1970. The Trust is also committed in principle to grants towards a further 11 schemes although the amounts involved have not yet been determined but may be considerable.

PRESERVATION TRUST LIMITED

FOR THE YEAR ENDED 31st MARCH, 1970

1968-69		INCOME		£	s.	d.	£	s.	d.
£	4,000	NOTTS. COUNTY COUNCIL GRANT					4,000	0	0
		SUBSCRIPTIONS							
	1,553	Local Authorities		1,990	0	0			
	45	Others		55	17	1			
							2,045	17	1
	221	BANK INTEREST					485	8	0
	<u>£5,819</u>						<u>£6,531</u>	<u>5</u>	<u>1</u>

AT 31st MARCH, 1970

£	DEBTORS	£	s.	d.	£	s.	d.
6	Commissioners of Inland Revenue	15	5	2			
175	Others						
	Notts. County Council	2,000	0	0			
					2,015	5	2
	CASH AT BANK						
740	Current Account	1,652	8	10			
8,285	Deposit Account	8,769	4	0			
60	Trustee Savings Bank	61	1	6			
					10,482	14	4
<u>£9,266</u>		<u>£12,497</u>	<u>19</u>	<u>6</u>			

AUDITOR'S REPORT: I have examined the accounts of the Trust for the year ended 31st March, 1970. I have obtained all the information and explanations which I consider necessary for my audit, and in my opinion proper books of account have been kept by the Trust. I have examined the Balance Sheet and Revenue Account which are in agreement with the books of account. In my opinion the Balance Sheet gives a true and fair view of the whole of the affairs of the Trust at 31st March, 1970 and the Revenue Account gives a true and fair view of the surplus for the accounting period ended on that date.

COUNTY HALL,
WEST BRIDGFORD.
Au. 1707/S/W. 24.8.1970

W. H. LAKE, F.I.A.C.T.A.
Honorary Auditor

CONTRIBUTIONS HAVE BEEN MADE TO THE TRUST BY THE
FOLLOWING:

Nottinghamshire County Council	Kirkby-in-Ashfield
	Mansfield Woodhouse
BOROUGH COUNCILS	Sutton-in-Ashfield
East Retford	Warsop
Mansfield	West Bridgford
Newark	
URBAN DISTRICT COUNCILS	RURAL DISTRICT COUNCILS
Arnold	Basford
Beeston & Stapleford	Bingham
Carlton	East Retford
Eastwood	Newark
Hucknall	Southwell
	Worksop

DONATIONS CONTRIBUTIONS
HAVE ALSO BEEN RECEIVED FROM:

Benoy, Gordon & Partners	Jackson, Mrs. E. M.
Buchanan, Sir Charles, Bart. D.L., J.P.	<u>Machin, Councillor W. V.</u>
Brind, Brigadier J. L.	North Notts. Gravel Co. Ltd.
Cartledge, Mr. D. R.	Pennant, Rev. P. V. R. & Mrs. E. M.
Chambers, Mr. E. J.	Poole, Mrs. C. J.
Clark, Dr. M.	Radford, Mr. P. V.
Courtaulds, Ltd.	Rayness, Lady R.
Cupitt, Mrs. E.	Rowe, Mrs. E. H.
Dudding, Mr. J. W.	Royle & Whitehorn
Dunkerley, Mr. N. W.	Shrimpton, Mrs. D. M.
Eberlin & Partners, R. H.	Skills Motor Coaches Ltd.
Farr, Mr. & Mrs. B. H.	Skirving, Mr. A.
Fenwick, Miss A. D.	Smith, Mrs. V. M.
George, Mrs. J. S. B.	Swift, Mr. T. W.
Gray, Miss E. M.	Tadman, Mr. J. A.
Hadfield, Miss E.	Walton, Miss M.
Hallam, Vic Ltd.	Waring, Mr. N. M.
Hanmer, Lady F.	White, Finch & Rider, Messrs.
Home Brewery Ltd.	Williamson, Miss D.
Howitt, Cecil & Partners	

NOTTINGHAMSHIRE BUILDING PRESERVATION TRUST LTD.

I,
(BLOCK LETTERS)
of (address).....
HEREBY COVENANT WITH THE NOTTINGHAMSHIRE BUILDING PRESERVATION TRUST LTD., NOTTINGHAM, that for a period of seven years from the date hereof, or until my death (whichever shall be the shorter period) I will pay annually to the said Trust on theday of..... in each year such a sum as will, after the deduction of income tax, leave in the hands of the Trust the nett sum of *£..... such sum to be paid from my general fund of taxed income, and be applied to the general purposes fund of the Building Preservation Trust Ltd.

IN WITNESS whereof I have hereunto set my hand and seal this day
of.....
*Signed, Sealed and
Delivered by the said.....*

In the presence of
(Signature).....
Address.....
Occupation.....

This form is so drafted that the payment by the subscriber remains constant regardless of any change in the rate of income tax.
Note—The date chosen for the annual payment must be later than the date on which you sign this Deed.

*This amount should agree with the amount entered on the Banker's Order if this method of payment is used.

BANKER'S ORDER

†To.....Bank.....Branch
Please pay now, and on the same date in each succeeding year the sum of
.....pounds,.....shillings, and.....pence
to the National Westminster Bank Ltd., Nottingham, for the credit of the Nottinghamshire Building Preservation Trust Ltd.

2d.

Signature.....

Stamp

Address.....

Date.....

†Please insert the name and branch of your own Bankers

NOTTINGHAMSHIRE BUILDING PRESERVATION TRUST LTD.

The Trust exists to help save local buildings of historic or architectural interest from demolition or decay. It works by way of grants to encourage owners to keep buildings in good repair and if necessary will purchase buildings and restore them to a useful life.

The Trust invites subscriptions from those who wish to associate themselves with this work and to attend meetings and receive reports on the activities of the Trust. The Trust is a registered Charity and can benefit from Deeds of Covenants made in its favour.

To the Secretary, Nottinghamshire Building Preservation Trust, Shire Hall, High Pavement, Nottingham, NG1 1HR.

I wish to become an associate member (minimum annual sub £1:1:0) of the Trust and *enclose my first annual subscription of £.....

*have completed the Bankers Order/Covenant form overleaf.

NAME
(BLOCK LETTERS)

ADDRESS
.....

Signed.....

**Delete as appropriate*

The Registered Office of the Trust is at :

SHIRE HALL, HIGH PAVEMENT

NOTTINGHAM, NG1 1HR

Telephone: Nottingham 53681