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NOTTINGHAMSHIRE BUILDING
PRESERVATION TRUST LTD.

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Brewster Cottage, Scrooby

(Photograph: Dr. N. Summers)

FIRST ANNUAL REPORT 1967-1968

The registered office of the Trust is at:
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OFFICERS

Chairman: COUNTY COUNCILLOR A. E. LESTER, J.P.
Honorary Legal Adviser: MR. A. R. DAVIS, D.L.
Honorary Technical Advisers: MR. H. A. JOHNSON, F.R.I.B.A.
DR. N. SUMMERS, A.A.DIPL., F.R.I.B.A., A.I.L.A.
Secretary/Treasurer: MR. G. BOYLIN, J.P.
Honorary Auditor: MR. W. H. LAKE, F.I.M.T.A.

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DR. N. SUMMERS, A.A.DIPL., F.R.I.B.A., A.I.L.A.
MR. K. S. S. TRAIN, A.R.C.S., F.S.A.

ANNUAL REPORT

The idea of a Building Preservation Trust was first conceived by the County Planning Officer, Mr. H. J. Lowe, at a meeting of the Nottinghamshire Branch of the Council for the Preservation of Rural England during 1965. At this meeting, when the Branch was considering, amongst other things, the sad loss of many of Nottinghamshire's fine buildings and its heritage of past architecture of historic interest, Mr. Lowe suggested that the answer might be found in the formation of a Trust, to which Local Authorities, amenity societies, and individuals could contribute, and through which buildings of importance from the historical and architectural point of view might be saved, either by outright purchase and renovation, or by way of grant or loan to the owner in order for him to carry out the necessary works which otherwise might be beyond his means.

The Trust was not designed to replace the existing grants by Local Authorities in order to render buildings habitable, but to restore them in a fitting manner. The idea was that the Trust would try to contribute towards the extra costs incurred in the use of traditional materials in bringing a building back into use. This idea was acclaimed by the C.P.R.E. and it was noted that in one or two other counties similar schemes were being considered.

The progress which has been achieved in bringing the Trust into being is also largely due to the initiative of the Planning Officer and the foresight of the Nottinghamshire County Council, under whose auspices a meeting was held on 25th July, 1966, to discuss with both Local Authorities and amenity societies the proposals to form the Trust. It was agreed that if the County Council were to give a grant of £4,000 for the first and subsequent years of the Trust's existence, the other twenty County District Councils in the county would make grants, based on rateable values, totalling £2,000 and that when the Trust had been formally set up, other individuals and industry should be invited to contribute. It was generally recognised that with the continuing pressures upon land for new development and redevelopment it would become increasingly difficult to preserve the traditional character of towns and villages as time went on. Because of this increased rate of development with buildings possessing very little distinction of design, it was felt to be even more important that the Trust should try to give a new lease of life to some of the older buildings, of interest in the County, irrespective of size and occupation. It is to the credit of the Local Authorities and the County Council that such a scheme has now been brought into existence and we here indicate the progress so far made.

The Trust was incorporated on 9th February, 1967, and registered as a Limited Liability Company. The formation meeting was held at County Hall on March 17th, 1967 when Local Authorities and amenity societies were represented. A Policy/Grants Committee was formed and laid down a list of terms under which it was prepared to make grants from the Trust's income of £6,000 in its first year. These grant aid conditions are set out as an appendix to this Annual Report.

Apart from the administrative work involved in procedure so far, the Trust has not been idle. Two representatives acting as Honorary Technical Advisers, and with Mr. H. J. Lowe, form a Technical Panel to which particular questions about the merit of any building or complex of buildings might be put. Most of the initial work of the Trust has been based upon the extremely adequate reports and surveys by these Honorary Technical Advisers, Mr. H. A. Johnson and Dr. N. Summers, who have so willingly spent time and effort on behalf of the Trust.

We show below a list of buildings upon which the Honorary Technical Advisers have reported and made recommendations to the Council:—

Basford Rural District

The Cottages, Kingston-on-Soar
143 Main Street, Sutton Bonington
The White House, Main Street, Costock

East Retford Rural District

Brewster's Cottage, Scrooby
Clayworth Manor
Manor Farm, South Wheatley
Old Grammar School, Tuxford, Front Boundary Wall
Ivy House, Station Road, Walkeringham
West Drayton School

Newark Rural District

Dovecot, Beeches Farm, South Scarle
Farnsfield Hall

Southwell Rural District

Garden Temple, Norwood Park, Southwell
Grey House, Carlton-on-Trent
Hall Farm, Kirton
The Old Hall, Lowdham
Farnsfield Hall

Worksop Rural District

Bawtry Hall (South Lodge)
Bognor Farmhouse, Main Street, Styrrup
Blyth Village and Cottages
Osberton Hall

Beeston & Stapleford Urban District

Bramcote Hills

Mansfield Woodhouse Urban District

Debdale Hall

GRANTS POLICY

As well as the very detailed work which the Technical Advisers have presented to the Committee, (now the Finance and Grants Sub-Committee of the Council) the Committee have put to the Council other details of ways in which the Trust's work may go forward. There is in operation an "Early Warning" system by which the County Council and its Area Planning Officers give notice to the Trust of proposals which might be likely to affect a 'listed' building. When such 'early warning' is received, the Trust seeks reports on the buildings and makes recommendations to the Planning Authority or to the Ministry of Housing and Local Government accordingly. Arrangements have been agreed with the County Surveyor whereby certain Highways Depots can be used for the storage of materials received from the demolition of old buildings. It is hoped in this way to create a 'bank' of materials of an appropriate age and style to use in the renovation of other buildings which we are able to save. A beginning has been made in the important task of surveying buildings of importance within the County. A Pilot Survey, using record cards initially designed by the Manchester University has been commenced and these, together with photographic records will, we hope eventually, create an informed basis for a policy of preservation. It is hoped that as well as conducting the Survey through students of the University under Dr. Summers, an opportunity here may be found for Local History Societies to contribute to the work of the Trust by undertaking surveys in their particular areas. The first part of the Survey, conducted by Dr. Summers, is for the Southwell area and it is found that here, as well as in many other of our towns and villages, the Trust can co-operate with the Planning Authority in the suggestion of conservation areas which may be preserved under the new Civic Amenities Act.

Although the Trust has not made many grants it is felt that it has a great deal to show for the first year's work which has been undertaken. It has already recruited considerable voluntary assistance and has set the pattern for the way in which the work may go forward.

There are procedures through which 'listed' buildings deserving of the help of the Trust can be investigated and appropriate action taken. There are buildings, however, which are not on any statutory list, or to which there is more threat by decay than by demolition, and the Trust is anxious to have it known that it is willing to investigate the possibility of restoring any old building of historic or architectural merit.

The Trust has been registered as a Charity with the Charity Commissioners and has also received approval from the Commissioners of Inland Revenue for repayment of Tax under Deeds of Covenant. It is now open for us to seek financial support from individuals and interested organisations. We hope that this report will give an opportunity for such support to be forthcoming.

A. E. LESTER, *Chairman.*
GORDON BOYLIN, *Secretary.*

- (i) **Preservation Grants/Loans.** Grants and/or loans made by the Trust will only be made towards the cost of restoring buildings of historic or architectural interest and will only be made in order to stimulate an owner to keep property in good and suitable repair. The Trust will consider buildings on the statutory lists issued by the Ministry of Housing and Local Government or other suitable buildings which may not as yet be included on these lists, but the fact that a building is included on the list does not necessarily mean that it will be given grant.
- (ii) Grants normally cover only a proportion of the expenditure and the owner is expected to make a substantial contribution.
- (iii) Grants are normally made only for buildings which are in use or which will be used after repair. Grants are made initially as interest free loans which must be repaid (in full, or in part) if the building is sold by the recipient of grant within five years.
- (iv) Grants cannot be made for modernisation or improvements, although local authorities are empowered to make "improvement grants".
- (v) When grant is made it is on the understanding that all necessary repairs to the structure will be carried out—otherwise there would be the risk that expenditure on one part, e.g. roof, would be rendered nugatory by decay in other parts of the building.
- (vi) Grants cannot be made for work which has already been carried out.
- (vii) In making a grant the Trust will negotiate with the owner reasonable public access to the building restored, although it is appreciated that particularly for smaller buildings such access would be, perhaps limited to students of architecture or others who could see the restored building by appointment.
- (viii) Repair work towards which grant is made must be carried out to the satisfaction of the Trust.
- (ix) The owner of a building which is grant aided must give two months notice to the Trust at any time within the period during which the grant is repayable (see (iii) above) of any intention to carry out work which would affect the character of the building.

**NOTTINGHAMSHIRE BUILDING
(INCORPORATED)**

REVENUE ACCOUNT FOR THE PERIOD 9th

EXPENDITURE

| | £ | s. | d. | £ | s. | d. |
|---|-----|----|----|-------|----|----|
| NOTTINGHAMSHIRE RURAL COMMUNITY COUNCIL | | | | | | |
| Administration Charge | 650 | 0 | 0 | | | |
| Postages | 6 | 13 | 2 | | | |
| | | | | 656 | 13 | 2 |
| Legal Fees (Incorporation) | | | | 9 | 14 | 0 |
| Bronze Name Plate | | | | 4 | 10 | 0 |
| Printing and Stationery | | | | 21 | 10 | 8 |
| Travelling expenses (surveys) | | | | 9 | 10 | 5 |
| Meetings and Committee expenses | | | | 2 | 1 | 3 |
| Bank Charges | | | | 1 | 0 | 0 |
| | | | | 704 | 19 | 6 |
| SURPLUS for the period | | | | 5,523 | 18 | 0 |
| | | | | 6,228 | 17 | 6 |

BALANCE SHEET as

LIABILITIES

| | £ | s. | d. |
|--------------------------|-------|----|----|
| ACCUMULATED FUND | 5,523 | 18 | 0 |
| SUNDRY CREDITORS | 6 | 13 | 2 |
| | | | |
| | 5,530 | 11 | 2 |

**PRESERVATION TRUST LIMITED
9th FEBRUARY 1967)**

FEBRUARY 1967 TO 31st MARCH 1968

INCOME

| | £ | s. | d. | £ | s. | d. |
|--|-------|----|----|-------|----|----|
| Nottinghamshire County Council Grant | | | | 4,000 | 0 | 0 |
| SUBSCRIPTIONS | | | | | | |
| Local Authorities | 2,000 | 0 | 0 | | | |
| Other | 161 | 15 | 0 | | | |
| | | | | 2,161 | 15 | 0 |
| BANK INTEREST | | | | 67 | 2 | 6 |
| | | | | 6,228 | 17 | 6 |

at 31st MARCH, 1968

ASSETS

| | £ | s. | d. | £ | s. | d. |
|------------------------------|-------|----|----|-------|----|----|
| SUNDRY DEBTORS | | | | 72 | 0 | 0 |
| CASH | | | | | | |
| Current Account | 334 | 13 | 8 | | | |
| Deposit Account | 5,065 | 14 | 6 | | | |
| Trustee Savings Bank | 58 | 3 | 0 | | | |
| | | | | 5,458 | 11 | 2 |
| | | | | 5,530 | 11 | 2 |

Note—There are contingent liabilities totalling £1,550 in respect of grants offered but not taken up at 31st March, 1968.

AUDITORS REPORT

I have audited the accounts of the Trust for the period 9th February 1967 to 31st March 1968. I have obtained all the information and explanations which I consider necessary for my audit, and in my opinion proper books of accounts have been kept by the Company. 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 state of the company's affairs at 31st March 1968, 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 6th June 1968

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

Contributions have been made to the Trust by the following:

Nottinghamshire County Council

Borough Councils

East Retford
Mansfield
Newark
Worksop

Urban District Councils

Arnold
Beeston & Stapleford
Carlton
Eastwood
Hucknall
Kirkby-in-Ashfield
Mansfield Woodhouse
Sutton-in-Ashfield
Warsop
West Bridgford

Rural District Councils

Basford
Bingham
East Retford
Newark
Southwell
Worksop

**Donations/Contributions have also
been received from—**

Courtaulds Limited
Vic Hallam Limited
The Home Brewery Company
Limited
The North Notts. Gravel
Company Limited
Skills Motor Coaches Limited