

# Nottinghamshire Building Preservation Trust Limited

FOURTH ANNUAL REPORT 1970-1971

*Published by :*

NOTTINGHAMSHIRE BUILDING PRESERVATION TRUST LIMITED  
SHIRE HALL,  
HIGH PAVEMENT  
NOTTINGHAM,  
NG1 1HR.  
TEL. NOTTM. 53681.



*Photograph by courtesy of Notts Planning Department*

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M.L.A., A.R.I.B.A., M.T.P.I.

} Members of  
Technical  
Panel

# NOTTINGHAMSHIRE BUILDING PRESERVATION TRUST LIMITED

## ANNUAL REPORT

The Trust's work in the saving of worthwhile buildings from dereliction or demolition has the support of notable allies, firstly the national organisations and other amenity bodies who are interested in our work and give their support from time to time. We have been glad that the involvement of the Trust, by way of reports and encouragement, has been of interest to the Civic Trust and the Society for the Protection of Ancient Buildings and has brought support from the Historic Buildings Council to Nottinghamshire for the first time, and two grants in respect of buildings in which we have been interested have now been offered by the H.B.C. for Wilson Street, Newark, and Holme Pierrepont Hall.

The Trust has also endeavoured to interest national bodies in other important buildings in the county, Gateford Farmhouse; Worksop Priory Gatehouse; Manor House, Warsop; Winkburn Hall, and Royston Manor, Clayworth.

Another ally is the Department of the Environment, whose scheme of improvement grants, statutory and discretionary, administered through the local authorities, can do so much to bring into good condition buildings that are of historic or architectural value.

At the end of the preceding year the Trust had shown a film "Streets Ahead" made by the then Ministry of Housing and Local Government concerning the application of improvement grants. Some local authorities in Nottinghamshire operate their improvement grants well, others are not quite so constructive in the use of the powers conferred on them, but we would stress that the Government are anxious that improvement grants should be given wherever possible, and they have made it clear in the film, and in their recently issued book "New Life for Old Buildings" (H.M.S.O. 50p), that any soundly constructed property is redeemable given the goodwill of all parties. Government grants to local authorities to administer these schemes cover 75% of the costs involved, so it is in the ratepayers' interest that local authorities should make the best possible use of the improvement grant procedure.

The Trust's Finance and Grants Committee and the Council have met regularly to discuss grant applications and reports prepared by the Honorary Technical Advisers, and we list below the projects on which grants/loans were made or offered during the financial year 1970/71:

12-16 Bothamsall

Windles Square, Calverton

Grove Farm, Epperstone

Manor House, Gonalston  
 Prospect House, Gringley-on-the-Hill  
 The Grange, Langford  
 The Old Vicarage, Misterton  
 Grove Farmhouse, Misterton  
 21 Castlegate and 2/12 Boar Lane, Newark  
 23 Millgate, Newark  
 Burdell's Shop Front, Newark  
 12-13 Market Place, Newark  
 Newark Civic Trust (Exhibition)  
 Wilson Street, Newark  
 Dovecote, Normanton-on-Soar  
 Tower Cottage, Newstead Abbey  
 Stockingers' Shops, Ruddington  
 Hall Farm House, South Scarle  
 15 Nottingham Road, Southwell  
 143 Main Street, Sutton Bonington  
 The Hollies, Main Street, Sutton Bonington  
 Church Site Farmhouse, Thorpe-in-the-Glebe  
 Manor House, Warsop  
 Gateford Farmhouse, Worksop  
 Worksop Priory Gatehouse.

In addition to the regular meetings of the Committees, the Honorary Technical Advisers have met frequently, and have advised on 'listed' building applications and Conservation Area proposals referred to us by the Planning Department, as well as reporting on all grant aid applications. Visits made by them in the county have numbered more than ninety, and each has involved at least one site investigation with a full report being submitted.

Some of the problems mentioned in our last report about finding owners for derelict, but potentially good, buildings are still with us, but we have made progress and some buildings of which we had almost despaired are now to be renovated and restored.

We have again found it useful to spend money in commissioning feasibility studies which give a report on the structural condition and the potential of buildings whose future might be in doubt, and in most cases where such studies have been carried out they have been, or will be, the subject of action.

The policy of the Trust during its first few years of existence has been to make grants to owners in order to encourage them to restore properties and this continues as our main activity, but more recently it has been seen that in some cases where important buildings are concerned it will only be possible to save them if the Trust takes a direct interest and acquires the building by

lease or by purchase. These procedures have been, or are likely to be, applied in some cases, notably the Bede House Chapel, Newark; The Barn, Main Street, Keyworth; Windles Square, Calverton; Winthorpe Almshouses; Rempstone Cottages. Whilst some of these buildings will be retained by the Trust, the Council have felt that in some cases the Trust should operate a revolving fund and acquire properties for restoration, later selling them in order to recoup their outlay. In order to carry out this procedure the Trust will need more capital and, therefore, we have tried to give considerably more publicity to our work during the year by virtue of exhibitions and membership brochures.

It is hoped that during the coming year the publicity and membership drive will culminate in the promotion of a number of well attended, and influential, meetings throughout the county.

The Trust has continued its work of survey, and the Vernacular Survey, carried out by students of the University of Nottingham, is now almost complete. This will make a useful record, supplementing the list of buildings of architectural and historic interest.

Apart from showing slides and pictures of buildings in which the Trust has been interested, at meetings for members, the Technical Advisers have undertaken some lectures on the work of the Trust to amenity groups, and now that a more complete photographic record is in being, this activity will probably increase.

The County Council and County District Councils still provide most of the necessary finance for the work of the Trust and we are grateful for this support which is given without any "strings"—we are still a strongly independent, voluntary and charitable body, but we do need more support from individuals, organisations, industry, commerce, and the professions. This is worthwhile work, and in the interests of the whole county—please support it.

A. E. LESTER, *Chairman*

GORDON BOYLIN, *Secretary*

**NOTTINGHAMSHIRE BUILDING**

**INCOME AND EXPENDITURE ACCOUNT**

1969-70		EXPENDITURE		
£		£	p	£ p
1,579	GRANTS .. .. .			3,123-10
389	SURVEY EXPENSES			
492	Survey of villages .. .. .	406	68	
	Feasibility studies .. .. .		5-80	
				412-48
	MANAGEMENT EXPENSES			
750	Notts. Rural Community Council Admin. Contribution ..	750	00	
	Exhibition Expenses .. .. .		25-00	
15	Meetings and Committee Expenses .. .. .		12-69	
54	Printing and Stationery .. .. .		44-56	
20	Postages and Telephone .. .. .		19-01	
—	General Office Expenses .. .. .		4-62	
				855-88
3,299				4,391-46
3,232	SURPLUS FOR THE YEAR .. .. .			1,419-12
<u>6,531</u>				<u>5,810-58</u>

**BALANCE SHEET AS**

£	LIABILITIES	£	p	£	p
9,266	ACCUMULATED FUND				
3,232	Balance at 1st April, 1970 .. .. .	12,497	97		
	Add: Surplus for year .. .. .		1,419-12		
				13,917-09	
<u>£12,498</u>				<u>£13,917-09</u>	

NOTES: There are contingent liabilities totalling £9,487-50 in respect of 17 grants offered but not taken up at 31st March, 1971. The Trust is also committed in principle to grants towards a further 8 schemes although the amounts involved have not yet been determined. Cash in Hand £305-90 was banked on 2nd April, 1971.

**PRESERVATION TRUST LIMITED**

**FOR THE YEAR ENDED 31st MARCH, 1971**

1969-70		INCOME		
£		£	p	£ p
4,000	NOTTS. COUNTY COUNCIL GRANT .. .. .			4,000-00
1,990	SUBSCRIPTIONS			
56	Local Authorities .. .. .	1,282	00	
	Other .. .. .		62-33	
485	BANK INTEREST .. .. .			1,344-33
				466-25
<u>£6,531</u>				<u>£5,810-58</u>

**AT 31st MARCH, 1971**

£	ASSETS	£	p	£	p
15	DEBTORS				
2,000	Commissioners of Inland Revenue .. .. .				16-73
	Nottinghamshire County Council .. .. .				—
1,653	CASH AT BANK				
8,769	Current Account .. .. .	4,297	93		
61	Deposit Account .. .. .		9,233-93		
	Trustee Savings Bank .. .. .		62-60		
				13,594-46	
—	CASH IN HAND .. .. .				305-90
<u>£12,498</u>				<u>£13,917-09</u>	

AUDITOR'S REPORT: I have examined the accounts of the Trust for the year ended 31st March, 1971. 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, 1971, 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, NOTTINGHAM.  
Au. 1707/Sy. 16.8.1971

A. GRUNDY, F.C.A.  
Honorary Auditor

**CONTRIBUTIONS HAVE BEEN MADE TO THE TRUST BY THE  
FOLLOWING:**

**NOTTINGHAMSHIRE COUNTY  
COUNCIL**

**BOROUGH COUNCILS**

East Retford	Newark
Mansfield	Worksop

**URBAN DISTRICT COUNCILS**

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

**RURAL DISTRICT COUNCILS**

Basford	Newark
Bingham	Southwell
East Retford	Worksop

**DONATIONS/CONTRIBUTIONS  
HAVE ALSO BEEN RECEIVED FROM:**

Appleton, Mr. D. T.	Howitt, Cecil & Partners
Benoy, Gordon & Partners	Jackson, Mrs. A. H. M.
Beresford, Mrs. Y.	Newark Civic Trust
Bourne, Mr. P. R.	North Notts. Gravel Co. Ltd.
Brind, Brigadier J. L.	Pennant, Revd. P. V. R. & Mrs.
Burrows, Mr. M. E.	Poole, Mrs. C. J.
Cartledge, Mr. D. R.	Radford, Mr. P. V.
Chambers, Mr. E. J.	Raynes, Lady Rozelle
Cheshire, Mrs. E. M.	Royle & Whitehorn
Cheshire, Mr. J. V.	Shrimpton, Mrs. D.
Dudding, Mr. J. W.	Short, Mr. R.
Dunkerley, Mr. N. W.	Skirving, Mr. A.
Eberlin & Partners	Smith, Mrs. V. M.
Fenwick, Miss A. D.	Stennett, Mr. N. H.
George, Mrs. J. S. B.	Tadman, Mr. J. A.
Gray, Miss E. M.	Waring, Mr. N. M.
Hadfield, Miss E.	White, Finch & Rider
Hanmer, Lady F.	Williamson, Miss D.
Home Brewery Co. Ltd.	Worksop Manor Estates Ltd.
Hopkin & Sons	

**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.

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

I wish to become an associate member (minimal annual sub £1.05) 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

**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 the ..... day 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, ..... pence to the National Westminster Bank Ltd., Nottingham, for the credit of the Nottinghamshire Building Preservation Trust Ltd.

Signature .....

Address .....

Date .....

†Please insert the name and branch of your own Bankers

*The Registered Office of the Trust is at :*

**SHIRE HALL, HIGH PAVEMENT**

**NOTTINGHAM, NG1 1HR**

**Telephone: Nottingham 53681**