

Nottinghamshire Building Preservation Trust Limited

FIFTH ANNUAL REPORT 1971-72

Published by:

NOTTINGHAMSHIRE BUILDING PRESERVATION TRUST LIMITED
SHIRE HALL,
HIGH PavEMENT,
NOTTINGHAM,
NG1 1HR.

TEL. NOTTM. 53681.



WINDLES SQUARE, CALVERTON

Stockingers Cottages purchased by the Trust for renovation.

OFFICERS

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Honorary Legal Adviser: MR. A. R. DAVIS, D.L.

Honorary Technical Advisers:

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

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MR. D. N. DURANT F.S.A.SCOT.

THE DOWAGER VISCOUNTESS GALWAY

COUNCILLOR M. T. HILDYARD, M.B.E., M.C., D.L., J.P.

COUNCILLOR M. W. HORROCKS

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PROFESSOR G. B. DIX., B.A., DIP.T.P.,

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

} Members of
Technical
Panel

NOTTINGHAMSHIRE BUILDING PRESERVATION TRUST LIMITED

ANNUAL REPORT

The increasing interest in conservation and preservation is reflected in the increase in the work of the Trust during the year. The Department of the Environment, recording visits to Britain's Ancient Monuments and Historic Buildings in Government care, said that its visitors exceeded fourteen million for the first time in 1971. With increased leisure and resources we can expect that there will be more and more people who want to see, at first hand, our heritage of old buildings; the work of the Building Preservation Trust therefore can contribute towards the new leisure interests which are becoming an important part of tourism and recreation. Indeed, it has been said that the leisure time activity that is increasing, only second in momentum to sailing, is archaeology. To keep pace with this momentum the Trust has been able to hold two Spring Meetings within one year, the first, held on 6th May, 1971, was addressed by Mr. Tom Hart, who had recently completed a survey for the Civic Trust concerning the means of financing the preservation of old buildings; the other Spring Meeting was held on 23rd March, 1972, when Colonel J. D. Stewart, O.B.E., M.C., T.D., Deputy Director of the National Trust for Scotland, spoke about their Little Houses Improvement Scheme. These two meetings were related in that Mr. Hart had recommended to us, as a way forward for the work of the Trust, the revolving fund scheme operated by the National Trust for Scotland, who had a success story in purchasing old properties, renovating them, and then reselling them. This policy as outlined in greater detail by Col. Stewart, has now been adopted by the Trust, who have made their first purchases during the year under review, although two of the buildings will not be resold, but will, we hope, have a new life after renovation. The purchases have been:

The Bede House Chapel, Newark--which we think can be used as an information centre, and will be part of an environmental improvement scheme in Barnby Gate;

Windles Square (Stockingers' Cottages), Calverton--which will be renovated and will continue to be occupied by tenants; and

The Grey House, Carlton-on-Trent--which is the subject of a scheme of renovation, following which the house will be sold.

The Trust is pursuing this policy of revolving fund operation and have been glad to receive support for this way of moving forward from the County

Council, who have offered loan money for the purchase and renovation of buildings, and by the Southwell Rural District Council, who have also offered a loan, free of interest. Other properties are being considered for purchase, and the Trust hopes that this scheme will break even or, perhaps, even show a modest profit.

The previous operations of the Trust have been concerned with grant aid, and this aspect of the work has increased during the year as will be seen from the list of buildings assisted, which follows:

Park Farmhouse, Blyth
The Manor Bole
The Villa, High Street, Carlton-in-Lindrick
Post Office Row, Coddington
D. H. Lawrence House (28 Garden Road), Eastwood
Hall Farm, Farnsfield
Gonalston Hermitage
Marnham Hall, High Marnham
Holme Pierrepont Hall
Church Cottages, Langar
Potterdyke House, Lombard Street, Newark
North Leverton Windmill
Church House, Chapel Gate, Retford
32 Easthorpe, Southwell
Miss Turner's House, South Clifton
Hall Farm House, South Scarle
1 Soar Lane, Sutton Bonington
Hall Croft, Upton
Manor Farm (Old Hall Farm), Warsop
Manor Farm, Wellow
Hodssock Priory Gatehouse, Worksop
33 Park Street, Worksop
29 & 29a Potter Street, Worksop

23.

The Trust has also carried out Feasibility Studies on certain properties, and the visits by Technical Advisers in connection with grant aid, or in order to report on possible alterations to Listed Buildings, or in Conservation Areas, has again increased, totalling two hundred and nine during the year under review. This represents a considerable amount of work for the Trust, largely undertaken by its Honorary advisers, Mr. H. A. Johnson, in the

north of the County, and Dr. N. Summers, in the centre and south of the County. We are most grateful to them for the considerable assistance that they have given.

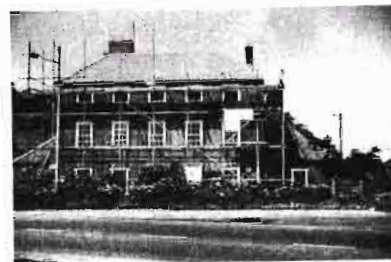
The vernacular survey, undertaken by students of the University of Nottingham, is now largely completed, and it is hoped that the Trust will be able to use the results of this most comprehensive survey of buildings in its future work.

We have been most anxious to publicise the work of the Trust, and in connection with this, following the Civic Trust Conference on Action in Conservation, the Trust decided to purchase, jointly with the County Council, the film "A Future for the Past". This film has already been widely used in the County and it is hoped that we shall have the opportunity of showing it in other areas during the coming year. Although not made in Nottinghamshire, the film stresses almost precisely the points for which the Trust is working and, shown in conjunction with slides of work done in this County, tells a most convincing story.

Mr. Philip Crowe, F.R.I.B.A., who was an Architect on the staff of the Planning Department, produced a book on the houses and settlements of the Sherwood Forest area and this has been published jointly by the County Planning Department and the Trust. The book, entitled "At Home in Sherwood", has received some good reviews, and is well illustrated with the author's own sketches of houses and villages in the Sherwood Forest Area. We are most grateful to Mr. Crowe, and regret that he has now left Nottinghamshire to work as an Architect in private practice.

In order to show our members something of the work that has been accomplished, a coach tour was arranged in September, 1971, when a day was spent visiting houses that had been, or were to be, restored with some assistance from the Trust.

We were fortunate in that The Reverend the Lord Sandford, D.S.C., the Department of the Environment Parliamentary Under Secretary of State with Special Responsibility for Historic Buildings, accepted an invitation to come and talk to members of the Trust's Council and other amenity organisations in Nottinghamshire, on 5th November, 1971. We were able to show him something of the work of the Trust on the following day when he visited Southwell and Newark. At that meeting Lord Sandford expressed considerable interest in the work that was being done, and indicated his support for the Newark Town Scheme that was at that time being suggested by the Planning Department.



Before and after—schemes of renovation supported by the Trust at Gateford Farmhouse, Worksop, and cottages at Bothamsall

In an endeavour to show to Local Authorities, Architects, Surveyors, and Solicitors, some aspects of the Trust's work, a meeting was held in Nottingham at the Co-operative Education Centre, on 25th November, when the films "Streets Ahead" and "A Future for the Past" were shown, together with slides of Nottinghamshire buildings, which were presented by Mr. Lowe. This meeting was supported by exhibitions from the City and County Planning Departments, and was very well attended.

A. E. LESTER, *Chairman*

GORDON BOYLIN, *Secretary*

**NOTTINGHAMSHIRE BUILDING
INCOME AND EXPENDITURE ACCOUNT**

1970/71	EXPENDITURE	£	p	£	p
3,123	GRANTS			8,492	50
406	SURVEY EXPENSES				
6	Survey of Villages			112	00
	Feasibility Studies			156	51
	BOOKLET—"Sherwood"				
	Printing Cost			643	80
	Payment to Nottingham County Council -50% of sales			87	35
	PROPERTY EXPENSES				
	Purchase of Property			280	00
	Travelling Expenses			62	83
	Legal Search Fees, etc				
	Maintenance of Property				
	Repairs			86	40
	Rates			28	27
	Commission on Rent Collection			2	68
	MANAGEMENT EXPENSES				
	Nottinghamshire Rural Community Council Administration				
750	Contribution			1,100	00
25	Exhibition Expenses				
13	Publicity Meetings and Committee Expenses			222	23
45	Printing and Stationery			138	26
	Purchase of film			50	00
19	Postage and Telephones			97	46
	Books and Equipment			10	03
4	General Office expenses			20	77
					1,638 75
1,419	Surplus for year				
<u>£5,810</u>				<u>£11,591-09</u>	

BALANCE SHEET AS

1970-71	LIABILITIES	£	p	£	p
12,498	ACCUMULATED FUND				
1,419	Balance at 1st April, 1971			13,917	09
	Less: Excess of Expenditure over Income			3,018	69
					10,898 40
	Sundry Creditors				103 87
<u>£13,917</u>				<u>£11,002 27</u>	

**PRESERVATION TRUST LIMITED
FOR THE YEAR ENDED 31st MARCH, 1972**

1970/71	INCOME	£	p	£	p
4,000	NOTTINGHAMSHIRE COUNTY COUNCIL GRANT			7,500	00
1,282	SUBSCRIPTIONS				
62	Local Authorities			2,459	00
	Other			221	37
	BOOKLET—"Sherwood"				
	Nottinghamshire County Council Contributions towards				
	Printing Costs			300	00
	Sales			174	70
	RENT				
	Windles Square, Calverton				474 70
					53 67
466	BANK INTEREST				352 02
	Miscellaneous Income				11 64
	Excess of Expenditure over Income				3,018 69
<u>£5,810</u>				<u>£11,591-09</u>	

AT 31st MARCH, 1972

1970-71	ASSETS	£	p	£	p
	PROPERTY				
	1-11 Windles Square, Calverton, Grey House, Carlton-on-Trent, Bede House Chapel, Newark				8,000 00
	SUNDRY DEBTORS				
17	Commissioners Inland Revenue			35	00
	Nottinghamshire County Council			300	00
	Other			30	11
					365 11
	CASH AT BANK				
4,298	Current Account			587	71
9,234	Deposit Account			1,983	78
62	Trustee Savings Bank			64	77
					2,636 26
306	CASH IN HAND				90
<u>£13,917</u>				<u>£11,002 27</u>	

NOTES: There are contingent liabilities totalling £9,720 in respect of 19 grants offered but not taken up at 31st March, 1972, and £2,000 in respect of the purchase of a property. Stocks of the Sherwood Booklet (not included in the Balance Sheet) are 1,559 copies.

AUDITOR'S REPORT: I have examined the accounts of the Trust for the year ended 31st March, 1972. 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 affairs of the Trust at 31st March, 1972 and the Revenue Account gives a true and fair view of the excess of Expenditure over Income for the accounting period ended on that date.

COUNTY HALL,
WEST BRIDGEFORD, NOTTINGHAM.
Au. 1707/Sy/11

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	Kirkby-in-Ashfield
Carlton	Sutton-in-Ashfield
Eastwood	Warsop
Hucknall	West Bridgford

RURAL DISTRICT COUNCILS

Basford	Newark
Bingham	Southwell
East Retford	Worksop

DONATIONS/CONTRIBUTIONS HAVE ALSO BEEN RECEIVED FROM:

Adcock, Mrs. C.	Miller, Rev. & Mrs. P. T.
Allen, Mrs. P. R.	Morton, Mr. A. R.
Appleton, Mr. D. T.	Ncale, Mr. C. J.
Bennett, County Councillor A.	Newark Archaeological & Local History Society
Benoy, Gordon & Partners	
Brind, Brigadier J. L.	Newark Civic Trust
Brackenbury, Mr. R. G. J.	Noble, Mrs. H.
Bunny Parish Council	North Notts. Gravel Co. Ltd.
Calverton Preservation Society	Peake, Mr. D. J.
Cartlidge, Mr. D. R.	Pennant, Rev. & Mrs. P. V. R.
Chambers, Mr. E. J.	Pritchard, Mrs. S.
Cheshire, Mrs. E. M.	Pykett, Mr. W. G. E.
Cheshire, Mr. J. W.	Radford, Mr. P. V.
Daybell, Miss S.	Raynes, Lady Rozelle
Design Associates	Royle, Mr. E. V.
Dudding, Mr. J. W., F.R.I.B.A., V.P.I.L.A., F.I.L.A., F.S.A.SCOT	Short, Mr. R., DIP.ARCH(NOTTM), DIP.T.P.(NOTTM),A.R.I.B.A.
Dunkerley, Mr. N. W.	Shrimpton, Mrs. D. M.
Durant, Mrs. D.	Small, Sir Frank, C.B.E., D.L., J.P.
Durant, Mr. D. N.	Smith, Mrs. V. M.
Eberlin & Partners	Stanley, Mr. H. R.
Ellis, Mr. R. J.	Stedman, Sir George and Lady
Elton, The Rt. Hon. R.	Stennett, Mr. N. H.
Fenwick, Miss A. D.	Tadman, Mr. J., F.R.I.B.A.
Gray, Miss E. M.	Tate, Professor Brian
Hadfield, Miss E.	Trowell Women's Institute
Home Brewery Co. Ltd.	Turner, Mr. J.
Hopkin & Sons	Turton, Mr. T. L.
Howitt, Cecil & Partners	Walton, Miss M.
Jackson, Mrs. A. H. M.	Waring, Mr. N. M.
Knight-Jones, Mr. D.	White, Finch and Rider
Lester, County Councillor A. E., J.P.	Worksop Manor Estates
Marshall, Mr. A. J. R., A.R.I.B.A.	Yates, Mr. J. F.
Martin, Mr. K. E.	

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 Covenant 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 £1.05) 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 net 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