

## SAVE THE WHITE LION PROJECT

Our project is to Save the white Lion Inn, the last remaining pub in our village. **Contact details - Tina Simpson - 07703 963775 Kristian Shaw - 07804 398219**

**OUR CURRENT PROGRAMME DATES-** these are dependent on no major disruption to works.

<b>January - March 2023</b>	Business planner procurement
<b>February -April 2023</b>	Evaluation consultant procurement
<b>February -April 2023</b>	RIBA 2 (Royal Institute of British Architects)- production of concept designs
<b>May 2023-</b>	National Lottery Heritage Fund Mid Stage Review, we must pass to progress
<b>June – September 2023</b>	RIBA 3- Further work on concept designs
<b>September 2023- January 2024</b>	Planning Permissions and listed building consent
<b>October 2023 -</b>	Submit bid for stage 2 delivery funds, outcome in 6months.
<b>February 2024</b>	Fundraising completed
<b>June 2024</b>	Permission to start form from NLHF
<b>June – September 2024</b>	2024 - RIBA 4- the technical design to producing tender documents
<b>October- November 2024</b>	Procure principal contractor
<b>December 2024</b>	Work on site begins.
<b>Project open 2025</b>	

## HISTORY OF THE PROJECT

- The White Lion Inn closed in **2014**, having been at the centre of our community for over 300 years. The village shop closed in **2008**.
- The White Lion was a coaching inn, and parts date back to 1600's and 1700's, it is a Grade II listed building.
- The Parish Council (PC) set up a working Group to investigate saving the White Lion. On **12th August 2019** a meeting was held for the whole community, to discuss the PC buying the building as a community asset, with a Public Works Loan Board Loan (PWLB), where we were given a mandate by the villagers to look at the viability of restoring the White Lion into a working pub that will become a community hub.
- The PC took on a PWLB loan to save the pub as a community asset rather than developers buying it.
- We posted a questionnaire to all houses to ask what people would like to be included in the project, the most popular choices were all included.
- We took measures to combat water ingress in the building, by making it watertight and letting air circulate.
- The PC applied to National Lottery Heritage (NLHF) for funding. The application involved many volunteer hours to complete. We were supported in this by the Architectural Heritage Fund, and we needed to appoint an architect, business consultants and quantity surveyor. We worked together and were grateful to have our application accepted and NLHF agreed in principle to give us funding.
- The strategic plan is for a community hub, with a pub, restaurant, community shop, post office, deli, enterprise units, gardens front and back, with space for craft and local produce markets , letting rooms on first floor and letting suite on second floor.
- The community hub is to be for the whole community, including, families, children, local groups, elderly people. We will aim for good accessibility within the constraints of the building, and reduced environmental impact where possible, looking at sustainable heating systems, PV panels, electric vehicle charging points.
- The project will offer local jobs and local volunteering opportunities. In the past the White Lion had a history of providing jobs for local young adults.

## FUNDING FOR THE PROJECT

**1)Public Works Loan Board (PWLB)-Loan** Pailton Parish Council (PPC) took out a PWLB loan of **£525,000**. This money is a loan and is being paid back **over 35 years at a rate of 3.1%**. **£283,000** was spent on purchasing the building. The remainder of the PWLB loan is being used as matched funding of **£17,500**, for surveys etc (before the NLHF grant was awarded) and to pay the mortgage repayments of **£12,486.26** every 6 months.

**2)National Lottery Heritage Fund (NLHF)- Grant** - This money does not have to be paid back. NLHF have a certain pathway to follow with all their projects, they have supported us all the way through, with regular progress meetings with Jeremy Fenn from NLHF and David Fairbanks the consultant they matched us with. we are very grateful for their support and guidance. The NLHF Grant is in 2 stages-

**Development Stage** – stage 1 planning, ensuring the project is viable, we are here at present.

**Delivery stage** – stage2 work on site – see timetable above.

**We have received the first half of the Development stage grant and will claim another 40% in April; the delivery stage grant is dependent on a successful application to NLHF in October 2023.**

**NLHF development grant - £70,450**

NLHF grant – development stage	£70,450
Matched funding from PWLB loan	£17,500
Architectural Heritage Fund Grant	£7,500

## NLHF DEVELOPMENT STAGE COSTS

**This table shows the figures NLHF gave us.**

Professional fees – design team Project Manager, business planner etc	£65,450	
Opening up works/surveys	£20,000	
Capacity building - CIC	£5,000	
Contingency	£5,000	

**NB-** IF NLHF find the project does not prove to be viable, then we will ask the Parish Council to take soundings from the whole community for a plan B- this will probably necessitate selling the building and surrounding land. **NB** – No Precept money has been used for this project.

## NLHF DELIVERY STAGE of the project

**NB** – Cost figures will be adjusted in the delivery application to allow for findings in development stage, such as inflation, cost of materials etc.

In our original NLHF application, costs were considered by NLHF to be.	<b>£1,752,050</b>
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## FUNDING

Potential NLHF Grant, this is not guaranteed, until a successful stage 2 application		<b>£1,095,550</b>
PWLB potential matched funding		<b>£222,500</b>
<b>Lutterworth Area community Fund</b>	<b>Applied for £175,000</b>	<b>£25,000 IF we can make up shortfall</b>
<b>Community Ownership Fund</b>	<b>Intend to apply for £250,000</b>	
<b>Architectural Heritage fund</b>	<b>Intend to apply for £70,000</b>	
<b>We will also seek other funding, with advice from our fund raiser.</b>		

## WHERE WE ARE NOW

- We are currently in NLHF development stage of the project.
- We have already procured –

**Project Manager:** Nicola Dyer from Greenwood Projects at a cost of **£19,893**

**Architect:** Aidan Ridyard from Burrell Foley Fischer and Design team at a cost of **£39,390**

**Quantity Surveyor:** Andrew Thomas from Focus Consultants at a cost of **£4,840**

- We are currently procuring Business planners.
- All appointments are advertised on the PC website.
- All have break clauses for delivery stage. (We are only committed to their fees for the development stage).
- These consultants, the design team, will work with us on a strategic plan and business plan.
- We are still in the stage of proving viability of the project.
- No decisions have yet been made on how the project and all the individual businesses will be run. This will be looked at further down the line after the business planners are on board.
- At present a PC working group is leading on the project, they report to the PC at every PC monthly meeting.
- A Community Interest Company (CIC) has been set up with the intention that this will take over the delivery of the construction project (once approved) and then the managing of the 'business' part of the enterprise on completion. Parish Councils cannot apply for certain funding streams e.g., Community Ownership Fund, but CIC's can. The PC will be represented on the CIC.
- The PC, working group and CIC have had an initial meeting with a solicitor about governance of the project.
- The PC will always own the building and all PWLB loan and NLHF funds will lie with the PC,
- PC-Tony Gillias (chair) Tina Simpson (Vice) Kristian Shaw, David Towner, Leona Bendall (clerk)
- PC working group-Tina Simpson (chair) Kristian Shaw (vice) Jesse Lund, Andrew Simpson, Tony Grimshaw
- CIC- Tina Simpson (PC representative), Oliver Lord, Andrew Simpson. Kristian Shaw (PC representative), and Tony Grimshaw will join as finance. More members will be needed for the **delivery stage** of the project from the wider community with skill sets that complement the project.
- We have appointed a professional fundraiser to help us. Her name is **Alison Berwick**, and her costs of **£2,450** are met from funds- we have raised from fundraising events such as Quiz's, garden parties etc.

## COMMUNICATION

- Regular updates on the project can be found in Round the Revel, on the White Lion Facebook page, in PC minutes on PC website and at monthly PC meetings.
- Numerous flyers have been delivered to all house in the village giving updates, throughout the project.
- 21st May 2021 a webinar with the architect open to all, a recording was posted on the website and shown at the village Hall for those without computer access.
- The Architects strategic plans were available to look at, at the garden party fundraiser.
- Before we finalise our strategic and business plans, there will be a **village meeting with architect and project manager who will present to the whole community. WEDNESDAY 24<sup>th</sup> MAY 7pm at the Village Hall.**

## LOCAL FUNDRAISING- Details on a flyer through your doors soon

- We run a monthly pub quiz at the Village Hall, which we intend to transfer to the pub once it opens. The quiz has proved very popular.
- We have an annual garden party, with good food and wine.
- We have a pub games night.
- **NEW** -We intend to have an afternoon tea event this year.
- We would like to have a beer fest event if we can find a suitable venue.
- We intend to get a 200 club up and running as soon as possible.

We are extremely grateful to all those people who attend our events to help us raise money for our wonderful community project. If you haven't tried one yet do come along and join in.

## HOW CAN YOU HELP?

This is a COMMUNITY PROJECT for the WHOLE COMMUNITY Please get involved, there are many ways you can help;

- Volunteer to help deliver flyers around the village.
- Volunteer to be a guest quiz master at one of our quizzes.
- Volunteer to help set up, clear away or serve food and drink at our events.
- Come along to any of our events to help us fund raise.
- Contact us with any suggestions, ideas you have.
- Attend village meeting, mid-May date TBC to see architects plans and find out more about the project.

**This is your opportunity to find out more about the project. Put the date in your diary now, book your babysitters, if you want to hear more about the project, to ask questions about the project, etc. please come along to the Meeting, the architect and project manager will be presenting.**

**WEDNESDAY 24<sup>th</sup> MAY at the village Hall – 7pm start.**

### APPENDIX

#### Summary of the approved purposes of the project from our NLHF bid.

- To show a visible acknowledgement of NLHF, on site and on-line
- To plan to acknowledge NLHF and thank lottery players.
- To take measures to be inclusive, remove barriers to access, reach new and diverse audiences.
- To appoint a consultant team, including Project Manager and design team
- To undertake survey work, including conditions survey, site investigations, ecology and other surveys and opening up works
- To work towards a development of application proposals, design, costs, and plans to RIBA 3, including securing planning permission and listed building consent.
- To pilot test activities and events to inform development of activities statement.
- To work on training and capacity building of Community Interest Company to improve governance capabilities in readiness for operating the new business.
- To carry out fundraising to support delivery stage application.
- To consult and engage with local and wider communities to develop the project.
- The development of development appraisal and a business plan to demonstrate long term sustainability, including measures to reduce negative environmental impact.
- To evaluate the development phase in line with NLHF guidelines, provide an evaluation report at development stage completion and establish a baseline for delivery stage evaluation.
- The development of all documents required to produce a delivery stage application to include.
  - Development appraisal
  - Project management structure
  - Activity statement
  - Briefs and job descriptions
  - Design specifications
  - Management and maintenance plan
  - Business plan and all others listed in the application guidance.