

PAILTON PARISH COUNCIL

NARRATIVE TO PROVIDE AN EXPLANATION OF ERRORS LAST YEAR AND OVERVIEW OF THE FOUNDATION OF THE COUNCIL'S INCOME AND SPENDING

ERRORS FROM LAST YEAR

- The balance brought forward has been restated to correct the typo in the AGAR. This has changed the figure from £227,446 as shown in the 2023 AGAR to the correct amount of £227,466.
- Last year we did not allow the full period of the electors' public rights to inspect the accounts, instead of the full 30 days we allowed 24 working days. This year the period for electors' rights runs from 3rd June to 12th July

OVERVIEW FOR 2023/24

In 2019 Pailton Parish Council, with significant community engagement and support from our principal authority (Rugby Borough Council), secured a loan of £525,000 from the Public Works Loan Board (PWLB) to purchase the White Lion, a 17th Century Listed Inn in the centre of our village, that had been closed for 14 years and neglected by its brewery owner. It was designated by RBC as a Community Asset, preventing the owner from selling the site and its historic buildings for development. The Parish Council intended to use the balance of the loan to start work on the restoration of the pub and make loan repayments during the development and construction phases. In tandem with this, an application was made to the National Lottery Heritage Fund (NLHF) for a £1.5m+ grant to fully restore and redevelop the White Lion and make it a real community hub with a range of facilities for community and commercial use. Covid delayed plans but at the end of 2021, NLHF agreed in principle to accept our request for a grant and in 2022, the Parish Council received consent from NLHF to start the development work, which entailed work by project managers, architects, business planners, traffic and environmental assessments and work on uncovering more detail on the history of this building. A key part of this development work was obtaining planning and listed building consents - which were granted in March 2024. A very detailed bid was submitted to the NLHF for just over £2m - as costs had risen with inflation.

Amount and timing of the three grants received this year from the National Lottery Heritage Fund are shown below. In the previous year the PC had received a first development grant from the NLHF of £32,500 and earlier a £17,500 grant from the Architectural Heritage Fund.

Grants are shown below:

November 2023 - £15,300 and £28,180

December 2023 - £7250.59

Details of the expenditure are shown overleaf.

Spending on Development Costs in 2023/24 are shown below:

Development costs

Greenwood Project Managers	£17,292
BFF - architects.	£52,427
Alison Berwick - professional fund raiser	£6,450
DCA - business planners	£17,520
Kendrick Hobbs	£960
Anthony Collins - CIC	£6,000
Focus QS	£5,808
Katharine Andrews (curator)	£6,781
Crestwood Environmental	£3,180
Caneparo	£2,400
Arden Fire Safety	£6,000
A Meredith - Evaluation	£1,900
Sundries - Heritage Trust, Plunkett, Radon Surveys, Oral History	£933
EON Standing Charge for the White Lion	£3,591
Loan repayment to Public Works Loan Board	£24,937
	£156,179