

Leicester
City Council

**WARDS AFFECTED:
NORTH BRAUNSTONE WARD**

CABINET

29 JANUARY 2001

BRAUNSTONE HALL

Report of the Director of Environment and Development

1. Purpose of Report

To advise Members of the discussions which have taken place between the Council and Braunstone Community Association (BCA) in respect of Braunstone Hall, together with the adjoining stable block and walled garden (see attached plan)

2. Summary

The report sets out initial proposals for the refurbishment of the Hall and how the Council can work with the Association and support the development of this scheme as part of the physical regeneration initiatives being proposed under New Deal.

3. Recommendations

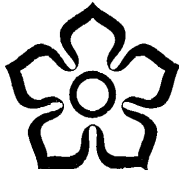
Members are asked to note this report.

4. Finance, Legal and Other Implications

None relating to this report, however, the finance and legal implications of the proposal are set out in the report headed "Braunstone Hall", which appears on the B Agenda of this Cabinet Meeting.

5. Report Author:

Lynn Cave
Head of Property Assets



Leicester
City Council

**WARDS AFFECTED:
NORTH BRAUNSTONE WARD**

CABINET LEADERS BRIEFING 22 JANUARY 2001

29 JANUARY 2001

BRAUNSTONE HALL

Report of the Director of Environment and Development

SUPPORTING INFORMATION

1. Report

As Members may recall, Braunstone Hall was acquired by the City Council from the County Council at Unitary Status. Subsequently the opportunity for New Deal funding arose and having regard to the potential opportunities for the future use of the building as part of New Deal it was retained in anticipation of a successful bid.

Following the success of the bid, discussions have taken place with Braunstone Community Association (BCA), regarding the future of the Hall, adjoining stable block and walled garden.

These initial proposals for the refurbishment of both the buildings and the walled garden, are clearly imaginative and would secure the long term future of this building and provide a wide range of facilities to serve the local community.

BCA have recently undertaken a planning for real consultation exercise, as part of which they sought the community's views on the future use of the hall. Following this they have now produced a document setting out the land and property strategy, which was presented to the Board on the 15th January. For information I have attached an extract from the report setting out the proposals for the Hall and surrounding area. (A copy of the full document has been placed in the Members' Area for information.)

In order to progress these proposals, they now wish to apply to GOEM for approval to New Deal Funding to undertake a feasibility study and draw up a Business Plan. As part of the application for funding they are required to have an "in principle" approval from the Council as owners of the property to the disposal. Should members agree to move forward on this basis, following negotiations the detailed terms will come back to Cabinet for further consideration.

FINANCIAL, LEGAL AND OTHER IMPLICATIONS

1. Financial Implications

None relating to this report.

2. Legal Implications

None relating to this report.

3. Other Implications

| OTHER IMPLICATIONS | YES/NO | Paragraph Within report | References |
|-------------------------------|--------|----------------------------|------------|
| Equal Opportunities | No | | |
| Policy | No | | |
| Sustainable and Environmental | No | | |
| Crime and Disorder | No | | |
| Human Rights Act | No | | |

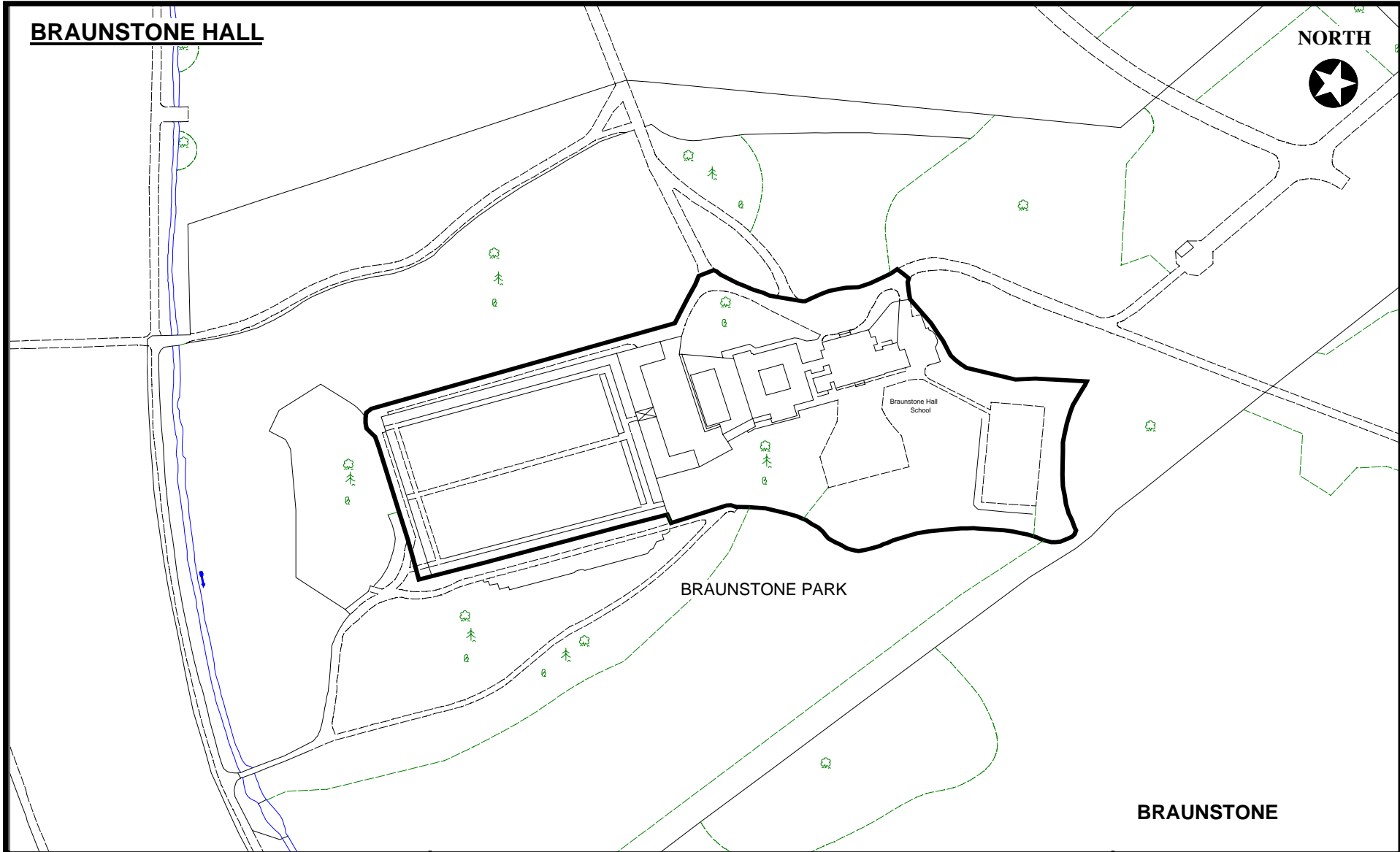
4. Consultations

Legal Services.
Financial Services.

5. Report Author

Lynn Cave
Head of Property Assets.
Extn. 5000

Peter Webster
Director of Environment and Development



BASED UPON THE ORDNANCE SURVEY MAP WITH
 THE SANCTION OF THE CONTROLLER OF H.M.STATIONARY
 OFFICE. CROWN COPYRIGHT RESERVED. LICENCE No.LA078417

DRAWN BYLT..... PLAN NoCtee 11.....
 CHECKED BY... LMC..... DATE17/01/2001.....

NOT TO SCALE

PETER WEBSTER, DIRECTOR
 ENVIRONMENT & DEVELOPMENT
 LEICESTER CITY COUNCIL

Braunstone Hall, The Stable Block and Walled Garden

Braunstone Hall, a Grade II listed building dating from the 18th century as indicated on Plan A in the appendix is rightly regarded as the “jewel in the crown” in Braunstone and yet has regrettably been allowed to deteriorate since it ceased to be occupied as a school in 1996. It is however, capable of being restored to its former condition as part of a mixed community and commercial project for the benefit of local people.

As part of the Planning For Real exercise, Braunstone Hall and Park probably generated the most interest with many varied ideas coming forward. These included business units, IT and other training facilities, a media centre, registry office, crèche, café/restaurant/bar, residential, community facilities, conference centre and others. It is evident therefore that there is considerable scope for progressing the Hall as a mixed community and commercial project with the further possibility for the provision of separate residential accommodation linked to its possible use as a venue for small conferences and seminars.

Currently, we are endeavouring to negotiate the transfer of the Hall, stable block and walled garden to the Braunstone Community Association. This is not proving to be an easy exercise as the Council have raised a number of issues which effectively represent obstacles to the proposed transfer. However, it is hoped that this will change as and when the Council fully understands and embraces the culture of New Deal and the need to empower the Braunstone community with the responsibility for its own future.

Once the assessment of the Planning For Real exercise is fully and finally complete it will be possible to determine the future of the Hall in terms of the uses and format of the project generally. In order to progress matters and secure the appropriate funding it will be necessary to produce a project appraisal and business plan. The business plan in particular will need to demonstrate the long term viability of the project, not just for funding purposes but also to indicate the level of likely income to the BCA derived from the letting of the business space within the Hall.

It would also be intended to pursue Heritage Lottery funding in the light of the Hall’s status as a Grade II listed building as part of the overall financing of the project, with a reasonable expectation that this may be forthcoming. There is also the possibility of the Hall attracting European funding.

In order to progress this project it will be necessary to appoint consultants experienced in dealing with similar complex projects involving listed buildings with particular reference to any submission for Heritage Lottery money.

Recommendation

Subject to securing an in principal agreement from Leicester City Council to the acquisition of the Hall, it is recommended that a brief is prepared for the purposes of securing consultancy services to undertake a full project appraisal and business plan for Braunstone Hall. This would be required in order to secure GOEM approval to the required funding together with Heritage Lottery and any other financial assistance as may be available.

Subject to the appointment of suitable consultants, work by them could commence in early summer Spring 2001 with the intention of securing the appropriate funding by the end of that year. Allowing for obtaining planning approval work could commence at the hall in summer 2002 with completion approximately eighteen months later.