

HOLEHIRD TRUST JOINT COMMITTEE

Minutes of a Meeting of the Holehird Trust Joint Committee held on Tuesday, 14 June 2022 at 10.00 am at

PRESENT:

Mr J Bland
Mr W Clark

Mr P Dew (Acting Chair)

Officers in Attendance:-

Mr D Rawle	-	Senior Estates Surveyor
Mr D Routledge	-	Finance Officer - Children's Services Finance
Mr D Hamilton	-	Democratic Services Officer
Mrs J Dixon	-	Savills Representative
Mr M Towers	-	Savills Representative
Ms E Clements	-	Cumbria Community Foundation

PART 1 – ITEMS CONSIDERED IN THE PRESENCE OF THE PUBLIC AND PRESS

17 APOLOGIES FOR ABSENCE

Apologies were received from Mrs B Gray and Mr A Connell.

As the Chair was unable to attend the meeting, Mr P Dew was elected as Chair for this meeting only.

18 DISCLOSURES OF INTEREST

There were no declarations made on this occasion.

19 EXCLUSION OF PRESS AND PUBLIC

RESOLVED that, the Committee exclude the press and public during consideration of Item 8 on the Agenda (Property Matters).

20 MINUTES OF PREVIOUS MEETING

RESOLVED that, the minutes of the previous meeting of the Holehird Trust Joint Committee held on 3 March 2022 were agreed as an accurate and complete record.

21 CUMBRIA COMMUNITY FOUNDATION AGREEMENT

Members considered a report from the Director of Finance (s151 Officer) which sought to determine the amounts to be made available for distribution on grants and fees for the 2022-23 financial year.

The Finance Officer explained that at the meeting held on 8 July 2021 it was decided to add the 2020-21 under allocated amount of grants and fees of £5,992 to the amount originally made available for distribution in 2021-22 of £50,000. Therefore the amount made available for distribution in 2021-22 was £ 55,992. In the 2021-22 financial year £ 52,766 was approved for distribution on grants with a further £ 5,277 (10% of grants) on fees, a total of £ 58,043.

Members were asked to note the small overallocation in the 2021/22 financial year and agreed to reduce this from the £ 50,000 amount to be distributed in the 2022/23 financial year leaving £ 47,949.

The Finance Officer also asked members to consider whether any of the COIF (Charities Official Investment Fund) investments needed to be sold to finance future expenditure. The Savills representatives explained that a significant sum would need to be made available in the near future to cover surveying costs as well as the cost of professional services. The Finance Officer agreed that COIF Investments would need to be sold at some stage it was at the Committee's discretion as to when to permit the sale. A discussion took place on the topic and the Finance Officer suggested that a sale of investments worth £50,000 would cover grants for the year and should be considered the minimum amount to realise to cover statutory requirements. Trustees agreed in principle that £50,000 worth of COIF investments be sold if necessary to cover future costs.

RESOLVED that,

- 1) members **AGREED** to reduce the over allocation from the £ 50,000 amount to be distributed in the 2022/23 financial year leaving £ 47,949 for distribution on grants
- 2) members **AGREED in principle** to realising £50,000 worth of investments in COIF (Charities Official Investment Fund) if necessary to finance future expenditure.

22 GRANT APPLICATIONS

Members considered the recommendations of the Senior Grants & Donor Services Officer from Cumbria Community Foundation.

RESOLVED that, the Trustees approve the following grants:-

23561 Youth Presence
Youth Worker

Requested - £9,000.00

AGREED - £2,000.00

Priority – Children & Young People

Charitable objectives - to provide activities and facilities to beneficiaries.

23583 1st Stavelly Brownies

Adventurous overnight trip to Waddow

Requested - £800.00

AGREED - £800.00

Priority – Children & Young People

Charitable objectives - to provide activities and facilities to beneficiaries.

23594 Windermere Rowing Club

Purchase of a Explorer 21 Trainer Single Scull

Requested - £1,500.00

AGREED - £1,000.00

Priority – all age groups

Charitable objectives - to provide activities and facilities to beneficiaries.

23642 North Lancashire & South Cumbria Motor Neurone Disease Association

Motor Neurone Support Group Costs

Requested - £911.00

AGREED - £911.00

Priority – People with a disability

Charitable objectives - to provide activities and facilities to beneficiaries

23 DATE AND TIME OF NEXT MEETING

The next meeting of the Holehird Trust Joint Committee is due to take place on 20 September 2022 in County Offices, Kendal.

24 PROPERTY MATTERS

Representatives from Savills land agents attended the meeting and presented a report on activity in relation to individual properties owned by the Trust.

On the topic of the re-letting of Holehird Mansion and Stable Cottage Trustees heard that those who had previously submitted a tender to advise that, either their offer was not acceptable, or that more information was required in order to consider their tender further. Savills land agents had not received any further information from those parties.

In addition the Trustees heard that an interested party had viewed the exterior of the property and had requested a full viewing. The interested party was a successful bar and restaurant operator and was considering its suitability as a boutique hotel. They had instructed the land agent that their preference would be to

take a five-year lease at a market rent, with an option to purchase. The Savills representatives explained that they were arranging a viewing with this operator and would obtain further information.

Discussion then moved to the potential sale of the Holehird Mansion and Stables Cottage. Trustees were reminded that on the Teams call on 11 May, a discussion took place regarding the future of the properties, particularly taking into account the ongoing running costs and that no suitable tenants had been found to date. The Trustee instructed the land agent to place the property on the market in its current condition offering a long-term lease or with freehold title. The benefit of offering the property subject to a long-term lease is that the Trust would retain a degree of control of the site, and it was confirmed that this was the Committee's preferred option.

The Savills representatives explained that the recommendation from their Manchester team was that if the property was to be placed on the market offering a long-term lease, it should be marketed as follows:

- Include both Holehird Mansion and Stables Cottage, as most potential enquirers will require Stables Cottage for staff accommodation.
- Advertise the Property on a long-term lease of 250 years.
- Invite offers in excess of £1.75 million.

A discussion took place regarding whether it would be necessary to seek cabinet approval for the sale of the property and whether the asset value would mean it would be in contravention of Section 24 arrangements. It was **AGREED** that the Senior Estates Surveyor would investigate what would be required for the Holehird Mansion and Stables Cottage to be listed for sale.

An in-depth discussion took place after which Trustees recommended that Cabinet **AGREE in principle** to the listing of Holehird Mansion and Stables Cottage and the front lawn, inviting offers of over £1.75m for a long-term lease of the properties for 250 years.

Trustees gave their support to the property agent going ahead with the sale if given Cabinet approval but also stated that if an opportunity to let the property arose then that should be given equal attention.

On the topic of Leonard Cheshire (LC) dilapidations to the Holehird Mansion property, the Savills representatives explained that a formal detailed response from Eversheds Sutherland LLP, the solicitor acting on behalf of LC had been received. This letter explained that their intention was to consider 'without prejudice settlement discussions.'

Members agreed that this was a positive and encouraging development as previously LC had not been willing to engage. The total amount of building works outlined in the terminal schedule for Mansion House, Stables Cottage and 2 North Lodge, amounted to £1,201,723.49 plus VAT. This was served on LC on 9 March 2022 and the work comprises roofing repairs, window replacement, builders, joinery

and plaster work, electrical, plumbing and decoration.

The meeting ended at 11:00 am