

Annual Report April 1st 2011 - March
31st 2012

Stroud Preservation Trust is a

building preservation trust set up to
preserve buildings of particular
historical,
architectural and constructional
interest,
in and around Stroud, for the benefit
of the local community and the Nation.



Founded in 1982

This year, 2012, Stroud Preservation Trust (SPT) is 30 years old and the Annual General Meeting will be held amongst an exhibition celebrating that fact.

This exhibition has had us scouring through the files, looking at old newsletters, photographs of projects, maps and feasibility studies. It has been a fascinating experience, going back over old ground – well known ground to Nigel Paterson and Anne Mackintosh, both founder members, both still trustees, but even they have been surprised at the memories and additional projects found in the archives.

During its first 8 years – 1982 to 1990 - SPT took on 3 major building projects; 32-34 High Street (the Medieval Hall), Moonflower and Withy's Yard and complex, cottages at the Cainscross Toll House - and we saved the Brunel Goods Shed. With guidance, support and expertise from architect Richard Feilden of Feilden Clegg Associates the first three buildings 'turned round' in true Revolving Preservation Trust style creating from almost derelict structures 3 offices, 8 shops, 4 flats and 3 houses to sell. These were all important catalysts in Stroud High Street & in Cainscross.

The 90's saw the buying of Arundel Mill House and cottages bringing 7 more dwellings into use. In close collaboration with Stroud Valleys Project the mill pond & sluice gates were restored.

And moving through the decade and into the new century SPT was busy with many buildings – 10 feasibility studies done on different buildings, support and advice for 5 other properties and in 2001 a major renovation of the Anti Slavery Arch, Paganhill, an iconic building.

What keeps a Trust like this going? Over the 30 years Stroud and the valleys have gone from a very low cost and run down, and in places almost ruinous, area to prosperous and full of well renovated buildings. There is still a lot of work to be done – buildings that have recalcitrant owners, buildings that were repaired and are now in need of more repair. But buying and revolving projects is more difficult now because of the extraordinary rise in property prices – to buy and turn round a property takes funds; funds are harder to raise; end users are needed; ten year business plans are requested; bureaucracy around public funding has increased; feasibility studies are an essential; and the Goods Shed lease will never bring capital into the bank balance of SPT.



Projects through the year:- The Goods Shed – a long SPT saga finally come to fruition

All through the 90's and the next 10 years the Goods Shed stood empty – countless projects and ideas coming to nothing. The Goods Shed has demanded extraordinary patience on behalf of the Trustees but, finally, in this last financial year it has taken off. Stroud Valleys Artspace took up a five year lease on the building. Dozens of events have brought hundreds of new audiences to the building. There is full running water, toilets, three phase power and lights. Floors have

been replaced, all the windows are renewed and re painted; gutters are cleaned; bollards show the parking spaces and there's a bar with a temporary licence!

Nine months of negotiating water, power and internal electrics finally came to a halt and Stroud Valleys Artspace could start paying us rent and refunds were negotiated from the power companies because of delays. Well done to the power team for the Goods Shed – only someone who has done that work can know how long service installation can take and how much can go wrong in the process!

The building is off the English Heritage Buildings at Risk register and a heritage study was written for English Heritage in the summer.

The Goods Shed epitomises many of the aspects that a Preservation Trust has to work through and has to attend to – time is needed for buildings to transform, sometimes decades; time is needed to negotiate with owners; challenges are needed for planning processes. Other partners involved in a building means that negotiations all take longer and cost more; costs are continuously rising, bureaucracy changes. All of the above affect a Preservation Trust and keep it on its toes!

Selling of the leases

The proposal to sell our leases came from a strategy meeting in July 2010 when we were looking at the assets of SPT. Several leases were sold – Withey's Yard, one of the Toll Houses, and three leases from the Arundel Mill properties. This money has stabilised our finances and the remaining leases will be bundled and sold on if individual buyers do not want them. In this

uncertain financial time SPT does not want to be linked into the complexity of long term (999) leases.

English Heritage Angel Awards and others

Emma Stuart decided that SPT should be entered for these Heritage Awards and we submitted our application in August to the industrial buildings category citing as our unique perspective our 3 decade constancy with the Goods Shed. We were thrilled to be short listed to the last 16 out of 200 entries, to be on the Culture Show, to be featured in the Sunday Telegraph and to be invited to an awards event in October at the Palace Theatre, London. Four trustees went to the event and although we did not win our category, we were so delighted to be short listed that we all felt we had won anyway!



This gave us a great boost – it feels good to have our work recognised and Emma wrote off for another award in the New Year – this time to the Railway Heritage Awards. We have had two lots of judging and we are waiting to hear the outset.

Trustees

Thank you to all the Trustees. We all grow older and our lives become more complex and involve more and more work and family. Sometimes it is hard for us to be at meetings but the 8 trustees all put in their time and work

hard to make the projects happen. We are looking for more trustees. We want new energy to take up new projects and move on from the long term focus on the Goods Shed. There is no lack of potential projects but each one will take time and patience to make happen – join us if you want a building adventure in the Stroud Valleys!

Funders in 2011 – 12

The Brunel Goods Shed electrical installation, toilets, bollards, floors and windows project was made possible in September 2011 by a donation of £30,000 from Gloucestershire Environmental Trust with landfill tax contributions donated by Cory Environmental. Generous grants were received from The Railway Heritage Trust and from Stroud Town Council.

Our thanks to the funders for all projects over the past 30 years **including:-**

English Heritage
Stroud District Council
Local Heritage Initiative
Stroud Town Council
Gloucestershire County Council
Pilgrim Trust
Garfield Weston Trust
Manifold Trust
Esme Fairburn Trust
Langtree Trust
Forte Trust
Gloucestershire Environmental Trust
JSF Pollitzer Trust
Saintbury Trust
Headley Foundation
Railway Heritage Trust
Architectural Heritage Fund
Association of Preservation Trusts
Manpower Services Commission
Period Cottage Improvement Society
HBC Restoration grants

And for many smaller trust fund donations as well as personal donations.

Trustees

Camilla Hale Co Chair
Tim Harrison
Steve Hurrell
Anne Mackintosh Treasurer
Nigel Paterson
Rachel Russell
Emma Stuart Co Chair
Richard Wood

Bankers

CAF Bank
Barclays Bank

Solicitors

Hugh Read of Read & Co

Auditors

Simon Fisher of
Shiner Mitchell Fisher & Co Ltd

Financial information

Income £56,085
Expenditure £44,428

Breakdown of income

Membership/donations £285
Investment income £69
Grants £40,452
Rents £2,100

Breakdown of Expenditure

Administration £1,029
Brunel Goods Shed £45,499

Fund Balances

General Fund £78,082
Restricted Fund £6,815

The accounts are available on request

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