

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 has been another active year for the Stroud Preservation Trust, with a brighter future in sight for the Brunel Goods Shed, concern about several historic buildings and the whole Cheapside area, the development of our new website and a book launch.

Brunel Goods Shed



The Trust has been custodian of the Goods Shed for over a quarter of a century since signing a 40 year lease for the building with British Rail in 1985. In 2011, we signed a 5 year sublease with Stroud Valleys Artspace. By July 2013, we established that SVA would like to have a longer lease with a view to taking over the building on a long term basis. Trustees agreed to aim for the assignment of the lease to SVA by the end of the current sublease for the following reasons:

a) As a building preservation trust we aim to pass buildings on to new owners and users as soon as possible. The Goods Shed has taken up a large amount of time and money over the decades. At last there was a chance for it to have a future.

b) SVA have demonstrated commitment to Stroud, run a very successful organisation and have proved their ability to fundraise and renovate buildings.

Firstly, we dealt with a rent review for the Goods Shed during the summer of 2013. Tough negotiating by our Treasurer, Anne Mackintosh, with advice from other

trustees, meant that the rent only increased to £1,260 +VAT, rather than doubled, as first proposed by Network Rail. This rent now stands for 5 years until 29th September 2018.

After this, Camilla Hale, Chair, and Anne Mackintosh continued negotiations with SVA and Network Rail. We took our own legal advice and in March sought a valuation report from Andrew Watton to demonstrate to the Charity Commission that we had exercised due diligence and were not disposing of an asset. His report concluded that it would be acceptable to assign the head lease to SVA at nil premium so long as SVA met all legal and professional costs.

In preparation for the handover, trustees:

- made a list of documents to hand over to a new leaseholder.
- wrote a maintenance plan for the building
- ensured a digital archive of photographs of the Goods Shed was made,
- collated a file of press cuttings and other information.

So, this was another year where much time was spent on the Goods Shed. It has been excellent to see the Goods Shed playing a part in Stroud life as a venue. We are looking forward to seeing SVA make the building flourish.

Buildings at risk in and around Stroud

During 2013/14, trustees were made aware of various buildings at risk in the Stroud area (The Old Convent, Beeches Green, Stroud (Grade II), Greycroft, a Grade II listed timber cruck cottage, Frampton-on-Severn, Wallbridge Warehouse (Grade II)) and have contacted owners ourselves and also informed Stroud District Council where appropriate. Three SPT trustees met with Stroud District Council's Conservation Officers on 19th March 2014 for an update on their work.

We visited the Daniels site in August after a request for advice from Stroud against Supermarket Saturation (SASS) and wrote a letter to SASS regarding the historic character of the site.

We wrote to the leaseholder of the Medieval Hall, High Street (SPT's first project) about the need for window repairs. He reported problems with drinking in the garden area.

Other work:

- The final part of the Heritage Lottery Funding that covered most of the costs of our 30th anniversary exhibition was used with the publication of SPT's book, "Stroud, A Town Changed by Community Action". Launched at Mills Cafe on 20th January 2014, 150 copies were sold at the Farmers' Market and we reprinted a further 200 copies.
- As a continuation of our 30th anniversary celebrations we arranged plaques for all our projects (soon to be fixed). The exhibition itself was redisplayed at the SWAPT AGM (see below) and at the Museum in the Park during local history month.
- Hosted the South West Association of Preservation Trust (SWAPT) annual general meeting at the Goods Shed, April. In November, Camilla Hale attended the national UK Association of Preservation Trusts conference in Leeds.
- Launched a new website (www.stroudpreservationtrust.org.uk) on July 14th 2013. The site was designed by Paul Welch of welchpix working with trustees and used the research, writing and graphic design work that went into our 30th Anniversary exhibition last year. The new SPT e-mail

accessed via the website is used often with over 50 enquiries made in the first year. We also developed a new logo (see masthead above).

- Supported Stroudwater Textile Trust's project to convert Longford's Mill into a museum. Trustees visited the site in October 2012 and have given advice as well as a donation of £2000 towards the cost of a feasibility study.
- A discussion at a Stroud Preservation Trust meeting about the future of the Grade II listed Wallbridge Warehouse by the canal, east of Hill Paul, prompted trustee, Hugh Barton, along with three colleagues, to write an Opportunities Report on the whole Cheapside area, published in January 2014. Work began towards Stroud Town Council leading a Neighbourhood Development Plan for 2014/15.
- We were touched and pleased to be left a legacy for the first time. The gift of £2,000 came from a longstanding member. We used it to support Stroudwater Textiles Trust Longford's Mill project.



SPT visit to Longford's Mill, October 2013

Trustees 2013 – 2014

Hugh Barton
Camilla Hale Chair
Tim Harrison
Steve Hurrell
Anne Mackintosh Treasurer
Rachel Russell Company Secretary
Richard Wood

Trust income

SPT has an increased regular rental income from Stroud Valleys Artspace, the Brunel Goods Shed tenant. Along with small ground rents from our remaining lease holders, membership fees and donations this has put SPT on slightly more secure footing than in previous years.

Funders in 2013 – 14

We received the final payment of the grant for The Goods Shed renovation from Gloucestershire Environmental Trust with landfill tax contributions donated by Cory Environmental.

Bankers

CAF Bank

Solicitors

Hugh Read of Phoenix Legal Group,
Stonehouse

Auditors

Simon Fisher
Shiner Mitchell Fisher & Co Ltd

Financial information

Income £8,798
Expenditure £5,055

Funds

General Fund £85,398

The accounts are available on request

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