



Project Viability Report

Wath Hall

May 2018

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Rainbow Enterprise Management

1 Background	
Name of Organisation	Wath Hall Ltd
No./Name of Building	Wath Town Hall
Building address	Church Street Wath Upon Dearne Rotherham
Postcode	S63 7RE
Heritage significance	<p>Wath Hall is designated on the National Heritage list for England as a grade II listed building and, alongside the grade I listed Norman parish church of All Saints', it is at the historic heart of the Wath Upon Dearne conservation area.</p> <p>The core building is a Georgian mansion, which can be traced back to its construction in the 1770s, set in a fully accessible public park, the former private pleasure grounds of the Hall.</p> <p>Description</p> <ul style="list-style-type: none"> • A very good example of a white-stuccoed Georgian mansion, rectangular double-depth plan of two storeys with cellars • Externally, with a symmetrical five-bay front, to the north side, central three bays breaking forward. Plinth with ground floor of band-rusticated stucco. Central, single storey, painted stone porch with Ionic columns (repeated in entrance hall internally). Flanking bays have unequal twenty-pane sash windows with five sash windows to the first floor all with projecting cills and consoled cornices. Plain ashlar frieze cornice with later stone parapet with stylised motif in recessed panels. Rear (north) elevation of four bays, central two breaking forward with single storey canted bays to either side with pierced balustrades. • Internally, fine entrance hall with Ionic columns and cantilevered stone staircase with cast-iron balustrade. Curved niche at stair landing with ornate ceiling to stairs. Heavily moulded ceiling with opening for large stained glass dome rooflight and Art Deco style wall

panelling behind later plasterboard lining to first floor former Council Chamber, now subdivided.

Changes and evidence

- the present building is located over part of the remains of a 14th century manor house, evidence for which remains extant in numerous blocked openings in the cellar walls of the existing building as well as historical maps dating from the early 18th century
- the original building was orientated to the north, with ancillary accommodation, both attached and remote, to the south. The original approach was from the north east.
- alterations by the new owner in c.1842 added a two-storey wing of servants' accommodation, as seen on photographs, even up to 1957, as well as the present south entrance porch but also a larger, central bay to the north giving onto the pleasure gardens
- prior to 1892, the central bay to the north was removed and canted bay windows added to the ground floor on the north elevation, with no direct access to the gardens. The stone parapet was also added and it is likely that the roof was altered from the typical hipped arrangement, to an inverted hipped roof – half of which remains extant today
- the first floor Council Chamber was created in 1926 by the removal of internal walls and consequential works to strengthen the roof and add a large stained glass domed roof light (c.3.4m in diameter). The Council Chamber was decorated with Art Deco style panelling to the walls and moulded ceiling, creating an extremely impressive public space
- 1962 saw the demolition of the Victorian servants' quarters from the east end of the Hall, to be replaced by a single storey brick extension which has a negative impact on the architectural significance of the main hall. It was also at this time that the Council Chamber was subdivided into a number of smaller offices and the original chimneys were removed from the Hall

Historical Associations

- the 14th century manor house belonged to the Fleming family
- the manor house passed to the Wentworth Fitzwilliams (of nearby Wentworth Woodhouse) before being

	<p>acquired by William Kaye who built the present building</p> <ul style="list-style-type: none"> • the building was sold in c.1842 and tenanted by various people including <ul style="list-style-type: none"> ○ James Turton, one of Sheffield’s most important industrialists who helped run the Sheaf Works, the first integrated steelworks in Europe ○ Captain William Armitage Earnshaw (a notorious convicted fraudster who was declared bankrupt in 1879) • in 1892, Wath Hall was purchased by Wath Council as the Town Hall • passed to Rotherham Borough Council in 1974 when the Urban District Council was absorbed by them <p>Social and Community Value</p> <ul style="list-style-type: none"> • historically, the building and its grounds have been the focal point of public life of the town’s social, political and civic life for well over a hundred years • the grounds of the Hall continue to be an important public resource
How your organisation is involved	Wath Hall Ltd (WHL) was formed by local residents concerned for the future of the Hall as an asset for the community of Wath and was registered as a charity.
Activities already carried out (if any)	<p>WHL has occupied the Hall under restrictive lease/license terms since 2015, as a responsible custodian. In that time it has been able to undertake substantial research into its history, building fabric and market and community potential. WHL undertook a significant clearance of the property, some essential repairs to prevent further dilapidation and much needed redecoration. It has held a number of activities to promote community engagement with the project, including through social media, coffee mornings, exhibitions and events.</p> <p>Some funds have been raised through grants, donations and sponsorship to enable essential repairs and the engagement of professional advisers to progress project plans.</p>
Why the building is at risk, why now is the time to tackle it.	<p>The building became surplus to Council Requirements in 2011 and has been redundant since. Dilapidations would have been more substantial in that time without the intervention of WHL.</p> <p>There is significant local competition in the nearby established development sites for corporate office accommodation, which was the previous use of the Hall, so a future use of that sort is unlikely to be attractive.</p>

	<p>Demand for the nearby college building proved to be predominantly for residential conversion and such might be the pressure, if the Hall is put to the market, though this would conflict with planning and local neighbourhood policies. It would also present risk to the surrounding land by development, which would adversely affect the context of the listed building as well as the community amenity value of the site.</p> <p>WHL have developed a sustainable plan for the future use of the building, which is registered as an Asset of Community Value. This would place it at the centre of a cultural quarter developing co-operative relationships with other venues in the area to provide a valuable and attractive culture based offering of events and facilities, building on the previous diaries of those functions. The proposal would incorporate restoration of the former “Council Chamber” as a function room or “Salon” for educational and cultural purposes with its art deco period details. Also the re-establishment of the Georgian/Victorian facades, where these have been damaged by later modifications. Other rooms in the ground floor of the Georgian building would be restored with some period detail where appropriate and re-ordered closer to the 1920s layout, to be used as a Local Heritage Centre. It would also protect its setting by control of the wooded and grassed areas that surround it. The 1960s office area adjoining the mansion would be adapted and set up as a community and creative industries centre deriving income from lettings and hire to small businesses and community organisations with links to cultural activity. This would generate income to sustain the heritage uses in the Georgian mansion.</p>
Ownership	
Owner	Rotherham Metropolitan Borough Council
Ownership background/future prospects	<p>RMBC have previously indicated their interest in making a Community Asset Transfer to WHL. However they issued an open call for expressions of interest which might make it vulnerable to private sale or inappropriate redevelopment against the interests of the community. The result of this exercise was confirmed in September 2018 and RMBC announced an intention to sell the Hall to WHL. WHL has formed a Community Benefit Society, Wath Hall Preservation Society Limited, (WHPS) to issue community shares to raise funds and achieve an early purchase of the freehold of the property so that it can pursue the restoration with greater confidence. The extent of</p>

	property offered by RMBC includes the Town Green to the north, thus securing the landscape context of the Hall as well. WHPS will enter into a lease with WHL to operate the building after acquisition
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2 Condition of building	
Brief summary of condition	The building is in a safe condition generally but with need for urgent repair of the electrical system, central heating and some flat roof leaks. Considerable works are required to restore period detail and realise the potential of the building.
Any emergency repairs needed	There are a couple of areas where the roofs are vulnerable to leakage which can result in water ingress and associated damage. These are localised and not severe, the most serious roof leaks having been repaired by WHL. Localised repairs are likely to be needed in the near future. Shortcomings in the electrical system are not affecting current use but will require attention before significant occupation can be considered. The central heating boiler is not in working order and will require replacement meanwhile local electric heating is being employed when needed.
Costs of emergency repairs	The estimated cost of local roof repairs is £2k. A further £39k has been estimated for electrical and heating system restoration.

3 Situation & Planning Context	
Describe the situation of the building	<p>Wath Upon Dearne is a small town located in the Metropolitan Borough of Rotherham in South Yorkshire. The 2011 Census highlights that 11,816 residents live in the Wath ward from 5,014 households. 64.8% of homes within the ward are owner occupied, 24.5% are social housing and 10.7% are privately rented.</p> <p>Wath is home to a number of historical points of interest such as its pottery production both at Newhill and the world famous Rockingham Pottery in Swinton. Until the mid-19th Century the ward was also home to a racecourse of regional importance. It is also near to the major heritage sites of Wentworth Woodhouse, Conisbrough Castle and Elsecar Heritage Centre, as well as the RSPB reserve at Old Moor.</p> <p>Wath has a strong industrial background both in coal mining and the railway industry. It is also home to a significant number of listed buildings and the central area of the town is designated as a conservation area.</p>

	<p>Today the Town is centred around Montgomery Square where the main shops and services are located which is a short walking distance from Wath Hall.</p> <p>The ward has some excellent community facilities offering services and entertainment opportunities to residents of the ward. Community events are important in the ward with the annual May Day Music Festival, Wath Gala and Christmas Lights. The town still hosts a weekly market in Montgomery Square, which has the bus station and library adjacent.</p> <p>A number of the event venues are located just off Montgomery Square around Wath Hall, which sits attractively sited with a wooded area to the south and the town green to the north, with the Anglican parish and Methodist churches nearby and the Montgomery Community Hall adjacent, with a small car park serving them all and the town centre.</p> <p>The CEO of Wentworth Woodhouse Preservation Trust has been consulted and supports the WHL proposal which she hopes would form part of an area wide consortium of heritage tourism assets, led by Wentworth and Elsecar Heritage Centre to promote a significant cultural and heritage tourism offering.</p> <p>The main church hall of the Methodist church has recently been offered for sale, so may be at risk of loss as a community facility. The former college building next to Montgomery Hall is understood to have been sold with a view to a residential conversion from previous educational use.</p> <p>This emphasises the importance of retaining and enhancing the provision of community facilities in the area, as highlighted in the Town Plan.</p>
<p>What uses are permitted by planning regulation</p>	<p>The established use of the building is as offices. See Appendix A for local planning context in detail.</p> <p>Sheffield City Region Growth Plan Concentrates on economic development of higher added value business which will require a better standard of community life to attract and retain appropriately qualified staff.</p> <p>Rotherham Together Partnership (RTP) – A new perspective 2025 RTP proposes need for a wider range of culture and leisure activities, realising the potential of existing assets.</p> <p>Rotherham Local Plan Seeks to conserve and enhance historic assets and to develop and sustain Wath as a viable self-sufficient settlement with potential for economic growth. This would include development of the creative and digital economy and the</p>

	<p>growth of heritage tourism.</p> <p>Wath Town Plan Prioritises the retention and development of community assets, including Wath Hall specifically.</p> <p>Wath Conservation Area – Draft Policy SP44 Protects the heritage value and character of the Hall and its surroundings, including the trees. There is no current conservation area management plan specifically for this area.</p>
<p>Opinion of appropriate heritage body or local authority on building re-use</p>	<p>Preliminary consultation has taken place with the following organisations regarding the Trust’s proposals for the building</p> <p>RMBC Conservation Officer – Matthew Peck Historic England – Giles Proctor</p> <p>Both consultees warmly welcomed the proposed, informed, approach to repair and conservation of the building and were fully supportive of the WHL vision to rescue the building in a sustainable way, utilising the existing 1960s extension to generate income for the long term management and maintenance of the heritage asset, for public benefit.</p> <p>Their shared priorities were to focus resources on essential repairs to the historic fabric of the Hall to achieve a sound building envelope, whilst recognising the desire to remove later, harmful, additions to both the external and internal fabric of the building, as well as reintroducing lost features such as the glass dome to the Council Chamber and the chimneys, to enhance its architectural and historic significance.</p> <p>They were also supportive of the need to make some alterations for the purposes of equal access, fire safety regulations and means of escape, where the reinstatement of the Council Chamber as a large, and historically significant, single first floor space which could accommodate in excess of 150 people will require some appropriately designed, high quality, modern interventions.</p> <p>They both look forward to working with the Charity, and their professional consultant team, to realise their ambitions for this building and the local community.</p>

4 Options for use	
Option 1	
Use	The potential use is likely to comprise a mixed solution where the commercial potential of parts of the building are used to

underpin the revenue costs of the heritage and community uses. This is expected to create a robust and sustainable enterprise which is both adaptable and relevant to the mission of the Charity and the needs of the community.

The historic part of the building is at the centre of this. The proposal would seek to establish the format and detail of the building as closely as possible to its condition at the 1920s alterations. This would include the original Georgian features of the building as amended by Victorian re-ordering of rooms and additions of the neo-classical entrance portico, roof parapet and bay windows. In particular the potential of the former Council Chamber in the first floor as a “salon”, a venue for cultural, arts, educational and social functions, with restored art deco period features in the plasterwork and the roof light, is recognised and, with other spaces servicing that room, should provide a venue for recitals, heritage events, lectures, meetings, exhibitions etc complementary to other provision elsewhere in the area. A co-operation with Montgomery Hall would be able to offer the Council Chamber as a unique location for wedding ceremonies, with reception facilities being provided by the Hall nearby.

WHL may choose to operate this venue itself or franchise the operation to a commercial or community business under license.

The ground floor areas provide a spectacular reception area which the first floor venue can easily share with the balance of the historic building. The ground floor spaces will be re-ordered to more closely follow the original room sizes and proportions, with appropriate period detail. This would then be put to use as a heritage centre presented as a series of display areas displaying historical information and artefacts of local history. Some space is likely to be devoted to providing local history research and archive facilities. The proposed licensee to operate these areas would be the Local History Group who have been involved in the project from the outset and who are represented on the board of Trustees of WHL. There are heritage assets including evidence of medieval buildings in the cellars in the hall, which might be opened up for access and additional display possibilities.

The 1960s parts of the building, comprising the single storey range of offices adjacent to the Georgian building would house two primary types of use. Individual rooms would be let under license to commercial users. Considerable interest has been shown in rooms for studio space by creative industries and small businesses in transition from home working to commercial growth would be offered basic serviced office accommodation in a centre which can support them with

	<p>facilities and networking opportunities with similar entrepreneurs. Creative and cultural businesses would be the prime target of this centre to generate a community of ideas sharing and co-operation. The reception area would provide a small coffee lounge and there would also be toilet and kitchen facilities shared between them.</p> <p>One of the larger rooms would be made available for sessional hire, for meetings, training, social or activity events and this would be aimed in the main part at local community organisations, again targeting creatives and education. Workers Educational Association has already expressed great interest in developing courses to run at the Hall. Further ideas for use of this space have come from the Community Engagement Programme.</p> <p>Adjoining the reception area is a consultation suite comprising 3 small rooms designed for 1 to 1 interviews. There is interest from Sheffield Credit Union and Rotherham Citizens Advice Bureau in hiring these rooms on sessional terms for delivering local outreach services on a regular basis. Opportunities will exist to develop further use of this for similar accessible services eg for health, finance, Council services, Jobcentre, careers, yet to be explored in detail.</p> <p>The income potential of this part of the building will be essential to the generation of income to sustain the future management of the heritage assets.</p>
Works necessary	<p>The external elevations will be improved by rationalisation of the fenestration to the primary elevations and the reinstatement of the chimney stacks. This will restore the Georgian symmetry and remove modern features which detract from its appearance. Inclusion of a lift and other alterations will be required to provide disabled access to the first floor and a number of internal partitions, added when it was converted to offices, will need to be removed. Removal of the suspended ceiling and reinstatement of the former circular stained glass roof light will create a unique ambience of the former Council Chamber in its 1920s role.</p> <p>Similar alterations in the ground floor will restore the former room sizes and proportions with period detail reflecting use prior to the end of the 19th Century</p> <p>An alternative means of escape route from the first floor will be required, as will fire compartmentation of the stairway. The design of these will be such as to ensure minimum negative impact on the heritage value of the building.</p> <p>The building requires a new central heating boiler and some works to the electrical system.</p> <p>Works to the accommodation in the 1960s building will</p>

	<p>comprise investment in future operation and a business/community centre generating essential revenues for the building as a whole to become sustainable.</p> <p>Drawings illustrating the proposals are included in the Appendix</p>										
<p>Cost</p>	<p>A cost plan for the proposed development has been prepared by IWSA Ltd, Quantity Surveyors, based on plans and specifications prepared by Walker Cunnington, Conservation Architects.</p> <p>Indicative costs are summarised as follows</p> <table data-bbox="517 663 1356 1008"> <tr> <td>Works to external fabric of original building</td> <td style="text-align: right;">£343,405</td> </tr> <tr> <td>Internal works in original building</td> <td style="text-align: right;">£658,285</td> </tr> <tr> <td>Works to external fabric of the 1960s building</td> <td style="text-align: right;">£316,500</td> </tr> <tr> <td>Internal works to 1960s building</td> <td style="text-align: right;">£420,129</td> </tr> <tr> <td style="text-align: right;">Total</td> <td style="text-align: right;">£1,738,319</td> </tr> </table> <p>This excludes contingency, fees, and finance costs. VAT is excluded as it is assumed to be recoverable.</p>	Works to external fabric of original building	£343,405	Internal works in original building	£658,285	Works to external fabric of the 1960s building	£316,500	Internal works to 1960s building	£420,129	Total	£1,738,319
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	<p>During 2017 a programme of consultation including events, discussions, exhibitions and coffee mornings was held to discuss the proposed uses and assess demand. Social media has been used to promote the project and seek feedback from the public. The various uses are assessed separately.</p> <p>The Local History Group has been active and enthusiastic for many years and is confident that a Local History Centre would be well used and supported. A case study visit was held to Gainsborough who have comparable facilities in a much less desirable venue and run it with much success. There is no local competitor in Wath, but the group has previously created a heritage trail of Wath Town Heritage sites, for which the Hall could be a focus.</p> <p>There are two significant event venues nearby, namely the Montgomery Hall and the Parish Church. Montgomery provides a varied programme of events and activities in quite a large hall. Its smaller rooms are also well used for meetings etc. The Parish Church hosts other cultural events such as concerts and exhibitions alongside its primary function as a place of worship. The Council Chamber in Wath Hall is conceived as a venue for social and cultural use complementary to these two facilities, being smaller sized than</p>										

	<p>their principle spaces and seeking to attract a rather different type of event than Montgomery in an historic ambience. The Trinity Methodist Church opposite is thought unlikely to remain available as a venue as it has recently been marketed for sale There is a small serviced office development in the town which is believed to be struggling for occupancy, but this is a high end business whereas the Wath Hall proposal will offer more economic accommodation and also seek to promote it to cultural and digital businesses alongside the opportunity to use The Council Chamber as an event venue for displays, exhibitions etc. Agents' advice has been taken on the likely letting values for short term business units. There is nothing of this sort locally, and specific interest from artists/photography studios was received during the consultation period, some of whom would have occupied immediately if that had been possible.</p> <p>A number of enquiries were also received for community use including specific proposals from Workers Educational Association and a dance school, suggesting a significant unmet demand for sessional hires. In this central and accessible location there are a few rooms in Montgomery Hall and the Trinity Centre, but these appear to be well booked up. Research has been done into the cost and availability of such spaces, reported in the Appendix. In addition the consultation suite has aroused interest with positive proposals from both the Sheffield Credit Union and Citizens' Advice, who would both welcome an opportunity to have a visiting presence in the Town. South Yorkshire Police have also been interested in establishing a local operational presence in the Hall</p>
Option 2	
Use	<p>The existing Planning permission covers a single use office, as per its last use. Other potential uses would require a new planning consent, which, given the existing policies in place regarding the conservation area, community buildings etc are likely to exclude residential or retail use. A realistic alternative to the mixed use of Option 1 is likely therefore to be limited to its existing office use consent.</p> <p>In order to deliver this, given the restrictions imposed by the Grade 2 listing and other constraints, a form of development would be predictable. The existing room configurations would be largely retained in the original building as upgrading to more modern open plan layouts would not be practicable. In the 1960s extension the removal of the counter areas would create some enhancement of accommodation, but the spaces would largely be unchanged. The major improvements possible would be the upgrading of floor and wall finishes, lighting and the addition of blinds, IT infrastructure and effective heating.</p> <p>The end use would be a single, or maybe dual use office building with limited parking and a liability for maintenance of outside public</p>

	spaces.
Works necessary	Replacement of heating boiler, essential repairs, making good to finishes, upgrading IT infrastructure, blinds, flooring, toilets and kitchen facilities. Minor re-ordering of room layouts in the 1960s building
Cost	£160,000 as estimated by IWSA Ltd, Quantity Surveyors,
Pros and Cons	<p>The use would fit with the existing planning use but would not provide any enhancement of the heritage value either externally or internally. The relocation of the central heating boiler could remove the eyesore flue from the west elevation, but restoration of Georgian fenestration patterns would conflict with the proposed office uses internally.</p> <p>Likewise the removal of internal partitions, and suspended ceiling which would be needed to restore period detail would not be appropriate for a modern office use.</p> <p>Opportunities to enhance the heritage value of the building by restoration and the presentation of the building to public access would therefore be lost.</p> <p>Other possible heritage restorations might be possible, including the rebuilding of the chimneys though there would be no commercial gain in these so have been excluded from the development budget. The provision of disabled access to the first floor has also been excluded as “unreasonable” under DDA, given the expense and loss of space involved. This will also limit the commercial potential of the property.</p> <p>Even when it was in use by Rotherham MBC prior to 2011, the property did not provide an attractive facility with significant commercial potential</p> <p>It would struggle to compete with more modern purpose built facilities in the newly developed employment site in nearby Manvers, because of the dated room layouts, poor disabled access and shortage of parking spaces.</p> <p>The costs of bring the building back into use of £160k do not suggest any commercial viability as, when added to current value, £135k as prepared by Burgess Commercial, the total of £295k exceeds the likely market value of the completed proposal of 250k, even before finance costs and developer profit. There would therefore need to be some added funding to underpin such a proposal, although this is significantly less than required for Option 1 above.</p> <p>The Option would be considered if the alternative was felt not to offer value for money in terms of the restoration and enhancement of heritage value and the creation of better public access and amenity.</p>
Economic development outcomes and outputs of the preferred option	
Floor space and usage	<p>The gross internal area, including circulation and ancillary accommodation to be brought back into use would be around 800 sq m</p> <p>This would contain a mixed use of</p>

	<ul style="list-style-type: none"> • Events and social venue “The Council Chamber” • Local History and Heritage Centre • Creative and Digital business units • Community rooms and consultation suite
Economic outcomes	<p>The development of a cultural quarter in Wath and the increasing level of community activities will help to develop a sense of place which is more likely to attract the owners and staff of higher added value businesses. The proposal will provide added facilities for growth in local employment in creative and digital businesses in line with the regional and local strategic plans. No displacement of jobs is anticipated save where sole traders are moving on from home working, when the centre might be a stepping stone to their businesses moving on again to larger accommodation in due course.</p> <p>The events venue is expected to generate its own activity based on the cultural quarter partnership across the Town, creating a broader marketing and development strategy, alongside the offering of Wentworth Woodhouse and Elsecar Heritage Centre. The social and catering opportunities in the venue will be different from that offered elsewhere locally and generally associated with the cultural events programme. Some preliminary discussions have been held with possible venue operators already running local food businesses.</p>
Employment	<p>A mutually beneficial partnership has been operating with Mears Training whereby their trainees have been engaged in maintenance and improvement works in the Hall as part of their construction training programmes. JC+ have been interested in this and it is hoped that this can be extended through the development phase and to support the centre in future maintenance.</p> <p>Estimates of employment through the construction phase would be around 70 fte jobs. On completion and full occupation of the building the number of jobs created would be expected to be around 50fte.</p>
Volunteers	<p>The heritage centre would be expected to engage around 20 volunteers in its management and operation.</p> <p>An uncertain number of volunteers would be expected to be engaged in the “Council Chamber” cultural events programmes.</p>

5 Conservation deficit calculation

Outline cost of repairs and adaptation	<p>As referenced in Section 4, the costs of repair and development have been calculated by Quantity Surveyors based on plans and specifications provided by a Conservation Architect</p> <p>Total £1,768,319 plus contingency, fees, VAT and finance costs</p>
Market Values	<p>Valuation report commissioned from Burgess Commercial dated April 2018. Value as current condition given as £135k.</p>

	Value on completion of proposed renovation, conservation and restoration scheme given as £250k.
Calculation of the conservation deficit	<p>The full conservation deficit calculation is included in the appendix. It has been based on the valuations provided by Burgess Commercial and the construction cost estimates from IWSA Ltd. An additional allowance for equipment purchase to support the bringing into use of the Council Chamber and the heritage centre has also been included.</p> <p>On this basis the conservation deficit is calculated as £2.44m</p>

6 Conclusion

Preferred choice	<p>Option 1 of mixed uses is the preferred option, meeting many of the expressed desires of the community, offering the best chance of a sustainable outcome for the long term and matching the aspirations of the local plans and consultees.</p> <p>A number of possible sources of development and capital finance have been identified to contribute to the enterprise and the varied nature of the proposal offers access to a number of these, in addition to HLF. There will also be opportunities to access revenue grants for development of many of the community features of the proposal.</p>
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Cost breakdown and funders

Element of project:	Cost £	Funder: grant scheme	Target grant request £
Project development	£100k	HLF Development Grant AHF Project Development Grant Pilgrim Trust Sylvia Waddilove Foundation Headley Trust Stephen Clark 1957 Charitable Trust Cleary Fund Community Shares Booster. Power 2 Change (secured)	£30k £20k £20k £10k £15k £4k £1k £10k
Capital works (Including cost of acquisition of the property freehold)	£2600k	HLF Heritage Enterprise Country Houses Foundation Garfield Weston Historic England Veolia Environmental Trust Community Shares Booster. Power 2 Change Share Issue	£2200k £150k £100k £50k £50k £100k £120k

How project fits funders' criteria

Funder	<p>AHF Project Development Grant Protection of historic buildings with statutory protection and at risk,</p>
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	<p>where they can have a significant social impact, particularly in disadvantaged areas</p> <p>Pilgrim Trust Preservation and Repairs to Historic Buildings. A stage 2 application was made for development funds and was well received, but the resource was held back in favour of the AHF grant.</p> <p>Sylvia Waddilove Foundation The preservation of buildings of architectural or historical significance, used for the visual or performing arts.</p> <p>Headley Trust Conservation of built heritage</p> <p>Stephen Clark 1957 Charitable Trust The preservation embellishment maintenance improvements or development of any monuments, churches or other buildings.</p> <p>Cleary Fund Conservation of Georgian Architecture</p> <p>HLF Heritage Enterprise Heritage Enterprise can help communities repair derelict historic places, giving them productive new uses. Initial contact with HLF has been positive based on the proposals developed to date.</p> <p>Country Houses Foundation Advance the preservation, for the public benefit, of buildings of sufficient historic or architectural significance or importance to merit preservation together with their gardens and grounds</p> <p>Garfield Weston Conserve and interpret our nation’s heritage for future generations, ensuring it is accessible and available to all</p> <p>Historic England The repair and conservation of listed buildings, scheduled monuments and registered parks and gardens.</p> <p>Veolia Environmental Trust Community buildings that make a real difference to people’s lives or the environment.</p> <p>Community Shares Booster. Power 2 Change Innovative use of community shares to raise capital for social action programmes</p>

7 Action plan	
Immediate actions	WHPS has been formed and is preparing to launch a Community Share Offer on 24 April 2019, based on draft heads of terms for the sale agreed with RMBC
Strategy for achieving preferred use	<p>WHPL proposes to acquire the freehold of the property, such that it can, with greater certainty seek to secure the funds necessary to develop the property as planned, for the benefit of the community.</p> <p>Capital will be raised through a Community Share issue from local people supportive of the project and social venture capital</p>

	<p>investors and philanthropists.</p> <p>The raising of purchase funds and completion of the purchase is expected to be complete by mid-2019. After this a small programme of repair and minor improvement works will bring the building back into use, managed by WHL under a lease from WHPS.</p> <p>Further resources will be sought for the development stage, which will commence immediately on completion of the purchase. This will include further research in archaeology and market opportunities, development of audiences and plans for interpretation and community engagement. Governance and marketing/PR training and capacity building in the delivery bodies will also be included.</p> <p>Consultants will be retained to finalise design, secure planning permission, consolidate the cost plan, detail business planning and prosecute applications for capital funding. This development stage is expected to last about 12 months, during which time the use of the property for some of the commercial and community uses can be commenced.</p> <p>On completion of the development stage the capital works programme would be expected to last around 12 months to substantial completion. The securing of operating agreements with hirers, licensees and tenants would then be finalised.</p> <p>Phasing of future development works, according to the availability of capital finance may need to be considered</p>
Strategy for other circumstances	<p>RMBC may prefer to continue with the previously considered option of developing the property through a community asset transfer. WHL will remain open to this, likely to be on the basis of a 25 year lease on peppercorn rent terms, with RMBC retaining freehold.</p> <p>In this case RMBC would be invited to enter into a short term lease with WHL to operate the building during a 12 month development phase, as part of the process of market testing hire plans, maintaining and developing community engagement and undertaking low level conservation and improvement works as funds permit. At the end of this period the capital funding would be secured and a long term lease granted.</p>

8 Appendices

Appendix A - Planning context

The LEP Sheffield City Region Growth Plan centres around the development of a strong local economy based on the reinvention of itself following decline of traditional manufacturing, steel and coal industries. It notes the strong cultural heritage of the Region and an attractive tourism offer. Its expectation to attract new investments in higher productivity and higher skilled occupations will restructure the economy towards higher added value knowledge and data led businesses, as well as a significant visitor economy. The value of a strong cultural offering in attracting the

people needed to start, establish, grow and run these higher added value businesses suggests a role for the Wath cultural quarter.

Rotherham Together Partnership (RTP) – A new perspective 2025

RTP is a cross sector forum established in 2015 with 28 members representing RMBC, other public bodies, voluntary community and faith sectors local businesses and universities. Its first plan was published in 2016/17 and includes as a key strategy developing Rotherham as “A place to be proud of”. This in detail includes making more of current assets to provide a wider range of cultural and leisure activities and mentions specifically the treasures of Clifton Park and Wentworth Woodhouse.

Rotherham Local Plan

Core strategy 2013-2028

This strategy sets out what development is needed to provide jobs, homes and support for an aging population. It seeks to make provision for leisure and community facilities alongside a forecast growth in professional and technical employment, but encouraging hi-tech businesses, including specifically creative and digital industries.

Highlighted in its **issues** is a need to ensure heritage assets are appropriately conserved and enhanced and that the distinctive character of its settlements is reinforced.

Its **vision** is that Rotherham will provide a high quality of life where its natural and historic assets are conserved and enhanced.

Its **objectives** will include creating secure and sustainable communities which are largely self-sufficient in local services. Principle employment sites will be complimented by local and rural employment opportunities. It will protect and enhance distinctive historical features. Design of new development will contribute to and enhance the distinctive townscape and character of heritage features.

Its **spatial strategy** identifies Wath as one of the Principle Settlements for growth, whilst seeking to ensure they are wherever possible self-contained. It suggests an additional housing provision of 1300 dwellings and 16 Ha of employment land developed over the plan period. It recognises the role of Wath in serving a hinterland of the wider Dearne Valley and providing a higher order of local services. It notes the considerable availability of previously developed land which should allow growth without the need for any release of Green Belt.

Support for a developing economy is listed as including targeting creative and digital industries, encouraging small and start-up businesses and supporting innovative and flexible schemes which diversify employment opportunities. This includes improving the image and perception of Rotherham. It seeks to protect existing employment sites and a move towards less reliance on traditional forms of industry. It seeks to target the visitor economy by enhancing the borough’s heritage and building on strengths such as its festivals and proximity to other tourism assets, which should include Wentworth Woodhouse, Conisbrough Castle and Elsecar Heritage Centre.

Wath Ward Plan 2018

This plan focuses on a number of issues established through community consultation, including the provision of **Community Facilities** and Activities. It has as its top priority the “continued use and development of Community facilities”. Also it seeks to promote more use of Wath Town Centre for community use. This is consistent with the proposed development of Wath Hall as a community centre and part of a cultural quarter.

Wath Hall Ltd and the Wath Hall building are listed as strong community assets expected to contribute to delivery of the Plan. There is commitment to continued engagement with Wath Hall Ltd by local councillors and the RMBC Neighbourhood Partnerships Team

Wath Conservation Area – Draft Policy SP44

This policy is expected to be adopted in the near future. A specific Wath CA appraisal has yet to be undertaken.

“developments are required to ensure the preservation or enhancement of the special character or appearance of Rotherham’s Conservation Areas and their settings”

There is a presumption that Wath Hall, as a listed building, will be preserved and demolition or significant alteration not allowed unless it is in a structurally unsound state or no suitable alternative use for the building is possible. There is also provision for safeguarding the street scene, vistas, spaces and landscapes, which should apply to the surrounding grounds of the Hall.

Trees not already covered by a Tree Preservation Order shall be protected by the provision of a notice period for works to the trees which would allow the Council to establish a TPO if necessary.

Appendix B – Consultees

Rotherham MBC

Conservation Officer – Matthew Peck

Jonathan Marriott - Estates Manager – Estates Team

Robert Gandy Assistant Planning Officer - Planning Policy Team

Richard Nettleton - Contracts and Technical Officer, Community Safety and Street Scene - Regeneration and Environment Services

Neil Archer - Grounds Maintenance and Street Cleansing Operational Manager - Regeneration And Environmental Services

Rory Hague -Estates Surveyor - Estates Team - Regeneration & Environment

Chris Heczko - Tree Service Manager - Leisure, Tourism and Green Spaces

Paul Woodcock - Assistant Director - Planning, Regeneration and Transport

Damien Wilson – Strategic Director

Mandy Curtis – Waste Collection

Cllr Ian Jones

Cllr Alan Atkin

Cllr Jayne Elliott

Cllr Simon Evans

Cllr Eve Rose-Keenan

Polly Hamilton, - Assistant Director Culture, Sport and Tourism

Letters of support received from

Workers Educational Association – prospective hirer

Tracey Guest – TLG Accountancy Services Ltd - prospective licensee

Citizens Advice Rotherham – prospective licensee/hirer

Mrs Barbara Lord on behalf of the Parish Church Council at Wath All Saints church

Rotherham JobCentre Plus – Partnering organisation

Joyce Maleham - Resident
Charlotte Foster – Plunkett Foundation – Community Advisor
Peter Olding – Wath St Joseph’s Art group –
Lynda Bailey - Resident
Morrison / Mears Learning –
John Watson - Resident
Sheffield Credit Union – prospective hirer
Wath Community History Group
Wath Comprehensive School – DoE Award Co-ordinator
Martyn Sanders – Local Resident

Others

Historic England – Giles Proctor
Jackie Hallewell, General Manager, Sheffield Credit Union Ltd
Sarah McLeod – Wentworth Woodhouse Preservation Trust
Chris Griffin, Advice Services Director - Citizens Advice Rotherham
Charlotte Foster – Locality
John Healey MP
Georgina Nayler – Director, The Pilgrim Trust
The Co-operative Community Team
Earl Fitzwilliam Charitable Trust
Karen Cheney – Birmingham City Council -Stirchley Baths
Heritage Trust Network
Victoria Nowell - Workplace and Policy Advisor at Cabinet Office, DCMS
Heritage Lottery Fund
Coalfields Regeneration Trust
Gainsborough Heritage Association
Wath-upon -Dearne Community Partnership
Sheffield City Region LEP
Maurice Dobson Museum & Heritage Centre
Dearne Valley Business Centre
St Joseph’s School
Wath Comprehensive School
SY Police – Chief Constable

Professional Advisers

Walker Cunnington – Conservation Architects
IWSA Ltd – Quantity Surveyors
Paul Burgess FRICS -Burgess Commercial Ltd – Valuation and lettings
Chris Foulstone - Impelling Solutions Ltd – ICT systems
Enritch Design Ltd – initial design
Ruth Parkin - The Accounting and Bookkeeping Company Limited
Rachel Lewis
Assured Fire and Security
Selwyn Trees
Bancroft Heating
Russell Cutts – Structural Engineer

Appendix C

Wath-upon-Dearne: Public rooms for rent

Research by Rachel Lewis

Introduction:

This scoping exercise aimed to see what type of rentable space there was available in Wath, in particular with a view to the arts community. I have added the art groups running in Wath and have considered access.

The rooms available fall into communal spaces and offices.

The buildings offering room rental are:

Wath Library: Run by RMBC

1 large communal room first floor with lift access: £8.50 per hour.

This room can be hired out for exhibitions but has ongoing use weekly for a toddler group and the history group.

1 small office for 2 people on ground floor: £4.25 per hour

Access is limited to daytime due to the opening hours of the facility.

Montgomery Hall: Run by Wath Upon Dearne Community Partnership (Charity)

Approx 6 offices. These are fully rented out on an annual basis. Second floor no lift.

Small meeting room downstairs with disabled access £15.00 per hour

Medium sized meeting room on first floor. No lift £15.00 per hour

Large hall with a bar, stage and seating used for dances, discos, fitness groups, dog training, pantomimes, gigs etc

An unstructured art group takes place in the foyer once a week.

This building has long opening hours as they employ a centre manager to cover evening events.

Trinity Hall: Run by the Methodist church

3 offices on second floor: Annual rent £2-4k One large office vacant

Board room on second floor: £14.00 per hour

Large communal room on first floor: Currently used for yoga and young children's music group. These activities are fitted around the use of the room for the congregation. £25 per hour

Cafe area on ground floor: Rented out regularly to an art group once a week: Can be rented in the evening for £10 per hour

The annex: comprises a large communal room, toilets and a small room. This is rented out to a local group for disabled adults each day.

Saint James' rooms: Run by All Saints Church

Large communal room with adjacent kitchen: Rented out for children's parties. Used by the church for toddler group (weekly), church coffee mornings and Mother's union activities.

Price to hire per hour £15 for profit making organisations. £10 for charities

Saint Joseph's rooms: Run by Saint Joseph's church

Large communal room: Rented out regularly for one art group once a week. Otherwise used for church activities.

Price to hire: £not known

Salvation Army room: Run by Salvation Army

Large communal room with small adjacent kitchen. All ground floor. Used for church activities. Not routinely hired out to the community.

Summary

There are no studios for hire.

The offices are only available on long term leases.

There are several communal rooms available but there are restrictions on access due to physical constraints and times of access.

Prices to hire a communal room are consistent at £15 per hour.

All the facilities have free parking close by.

Conclusions

Wath Hall could offer creative spaces with short term rent with no negative impact on the local rental market.

Wath Hall could provide a range of communal spaces all on the ground floor.

Wath Hall can work with the other people renting out space to promote their facilities to groups looking for a space.

Wath Hall could provide a space for artists to work, share, exhibit and sell their work.

Appendix D – Market Research – Offices

name	location	rent	Sq ft	Rate £/sqft
Taylor's Court	ParkGate	928 pcm	1237	9
South Grove	Rotherham	3159 pcm	31446	11
Bennet House	Rotherham	4792 pcm	6832	8.4
Corporation Street	Rotherham Centre	4167 pcm	8411	6
Minneymoore Hill	Conisbrough	130 per person pcm		
Portland House	Rotherham	2268 pcm	4536	6
Junction 1	Bramley			12.50
Fullerton Court	Rotherham			10
Callflex	Dearne Valley			7.50
Rawmarsh Road	Rotherham			5-7.5
Fitzwilliam Road	Eastwood	120 per person pcm		
Coronation Road	Wath	180 per person pcm		
Warwick Road	Maltby	400 per person pcm		
Fairfield Park	Dearne Valley	149 per person pcm		
Sheffield Road	Rotherham	199 per person pcm		
Pioneer Close	Dearne Valley			10
Canklow Meadows	Rotherham			5
Fieldsend	Goldthorpe			7.5
Wellgate Old Hall	Rotherham	12000pcm	1799	6.7
Old Town Hall	Rotherham			7.5
Sheffield Road	Rotherham			5
Silicon House	Manvers	2250 pcm	3000	9
Middle Lane	Clifton	433 pcm	899	6
Sorby House	Rotherham	792 pcm	995	9

Information taken from various websites, including

- Rightmove
- Prime Location
- FlexiOffices
- Burgess Commercial
- Zoopla

Appendix E – Conservation deficit

HLF Conservation Deficit				
Wath Hall				
Capital	Value	Totals	sub-total checks	notes
Starting Value	135,000			As valuation report by Burgess Commercial
Conservation - External		343,405		Cost Plan by IWSA Ltd, QS
Conservation - Internal		658,285		
External work to 1960s building		316,500		
Internal work to 1960s building		420,129		
Equipment		30,000		Allowance for loose furniture and equipment
Finance				
sub-total			1,768,319	
Fees @15%		265,248		
Contingency @10%		203,357		
Inflation @5% of capital		88,416		
Sub-total (capital costs)			2,325,339	
Developer's return @10% (of capital costs, fees contingency and inflation)		232,534		
Total Capital Cost		2,557,873		
Final Value of property (after completion of works)	250,000			As valuation report by Burgess Commercial
Increase in value	115,000			
Conservation Deficit		2,442,873		
HLF grant request @90%		2,198,586		
Applicant contribution		244,287		
Additional finance needed				
Purchase		135,000		
Development Costs		2,557,873		
less HLF grant		2,198,586		
Total		494,287		

Appendix F – Historic Chronology of Occupation

There is evidence of early occupation of the site from the 15th century, believed to have been a manor house.

The substantial part of the Hall was believed to be constructed in the **1770s** comprising a two storey rectangular mansion facing north with single storey service accommodation attached to the east and west. It would probably have had a simple pitched and hipped roof

By around **1850** the attached building to the west had been removed and that to the east reconfigured. An entrance portico had been added to the south elevation and some form of extension built to the north, which had now become the rear of the property.

By **1892**, when it was acquired by the Town Council, the north side extension had been removed and two bay windows added, together with a roof parapet around a new roof format, probably in part flat and in part an inverted hip.

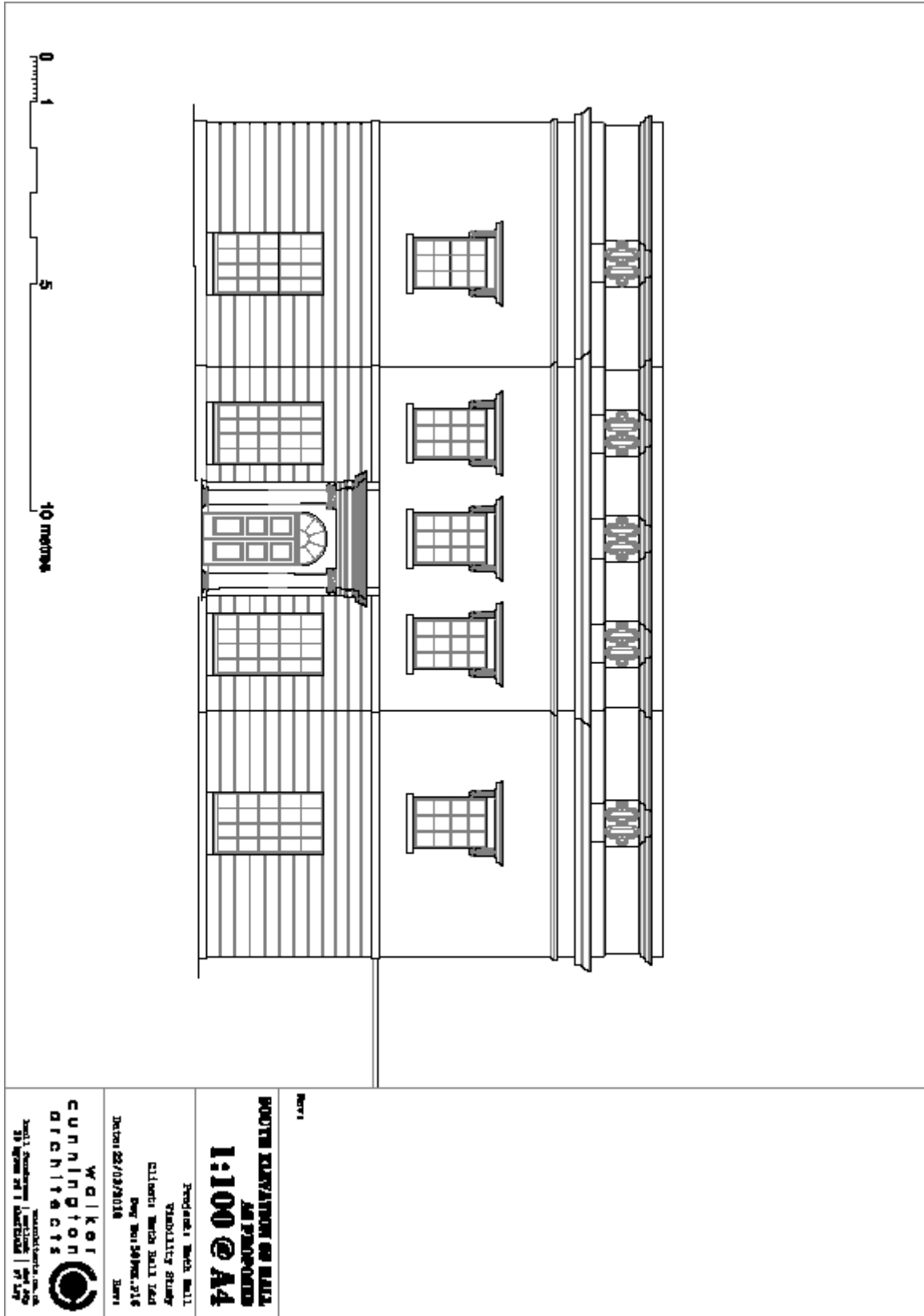
In the **1920s** the alterations to form the Council Chamber were undertaken, with internal walls reconfigured, the introduction of a circular glazed skylight in the flat roof and much internal art deco detailing. It is the building in this condition that the proposed restoration project is seeking to emulate.

Major changes to the building were undertaken in the **1960s**, when the Council Chamber was divided up with partition walls, suspended ceilings introduced and much of the period detail hidden behind linings and ceilings. The chimney stacks were probably removed at this time and the cottages on the east side replaced with the office extension in place today. The additional windows in the west elevation were added and the boiler cabinet and steel flue installed at the west end.

Note:

The above is based on research to date, both in physical review of the building and archive research. It might be modified or become more detail as the proposals for the project are more researched and developed.

Appendix G - Plans

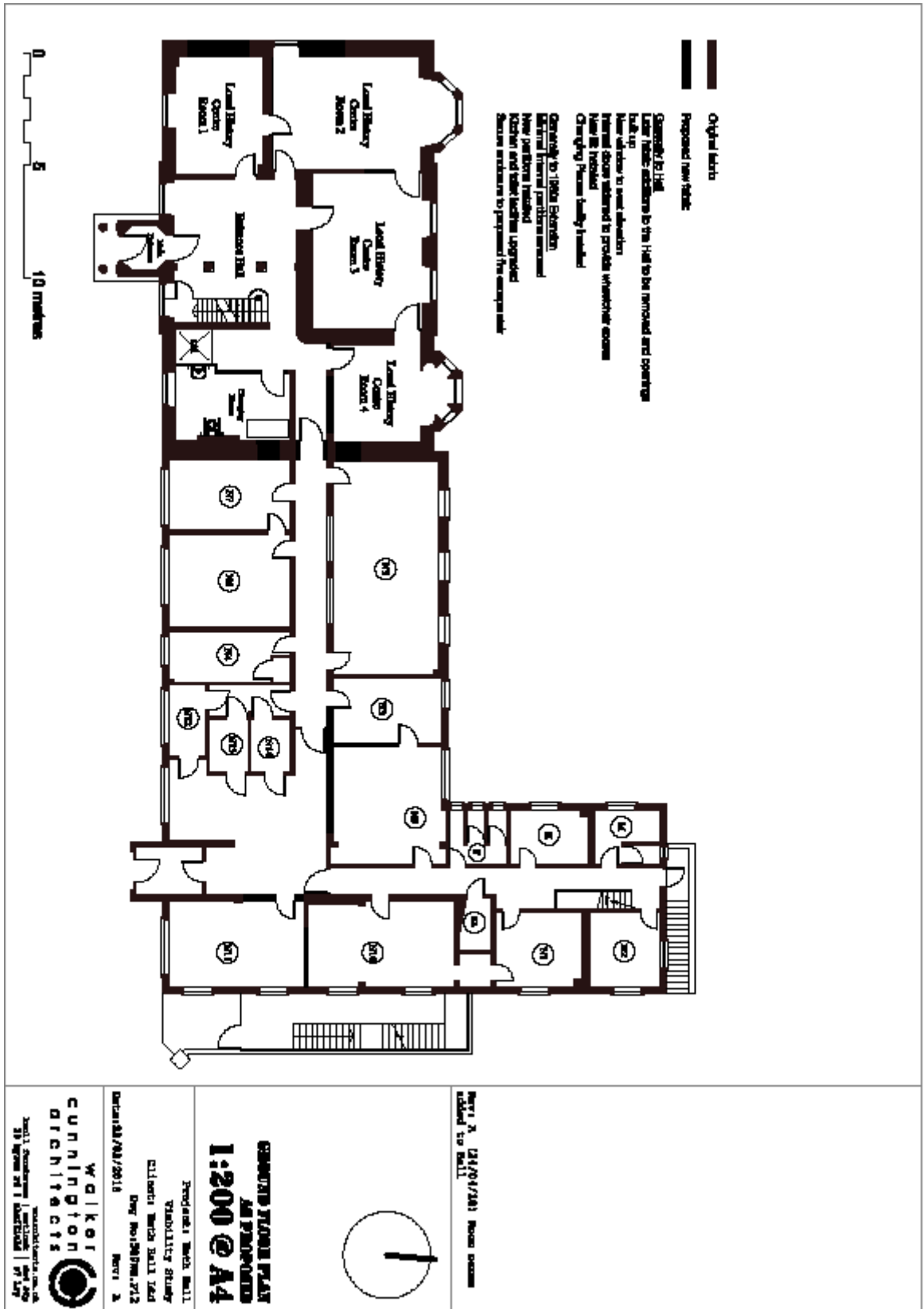


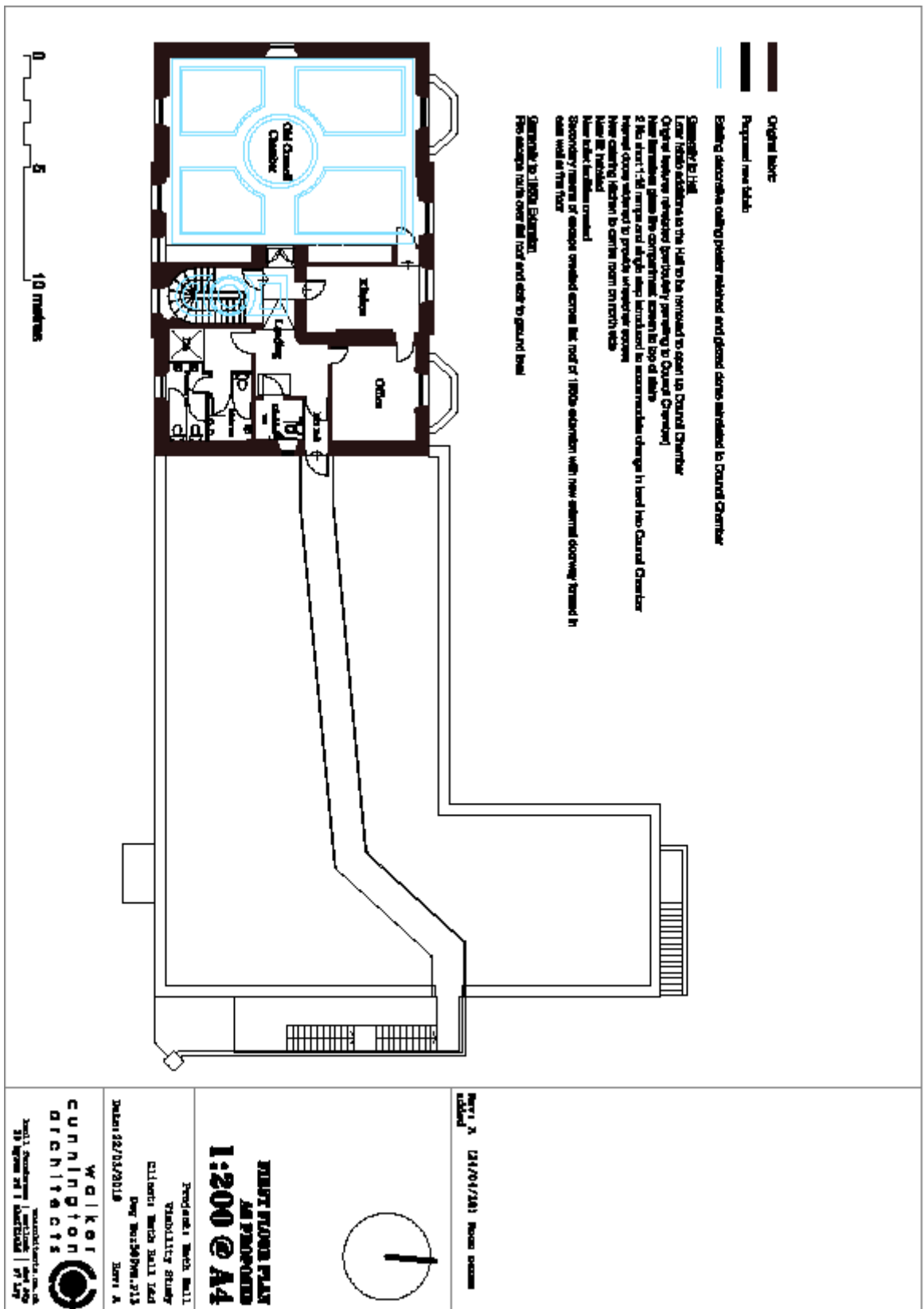
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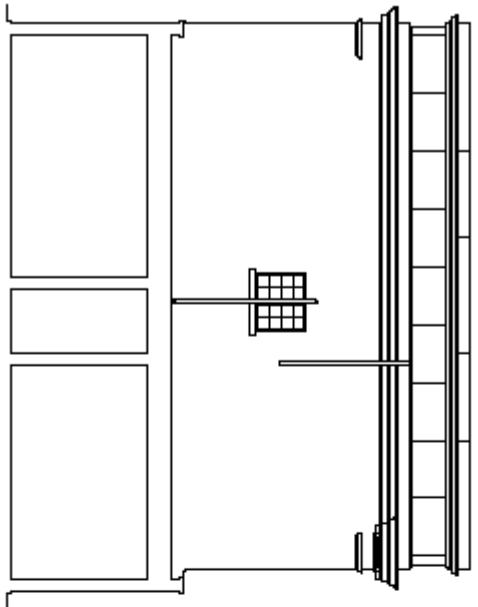
PROPOSED BY
WALKER CUNNINGHAM ARCHITECTS

Proposed 1 Storey Hall
 Viability Study
 Clarendon Street Hall, 7-11
 City 801 540000.216
 Date: 22/03/2018

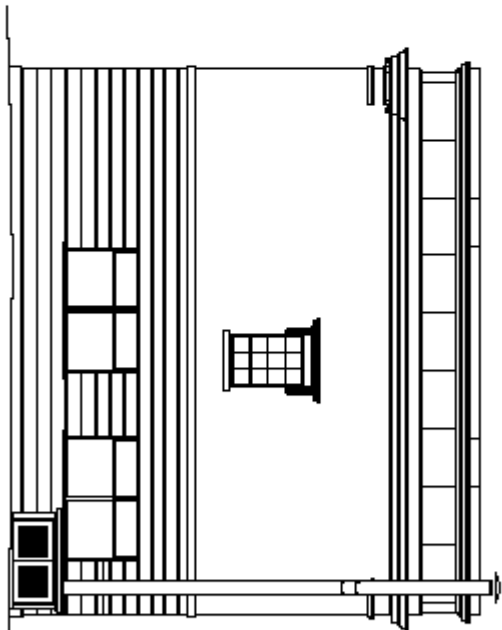
WALKER CUNNINGHAM ARCHITECTS
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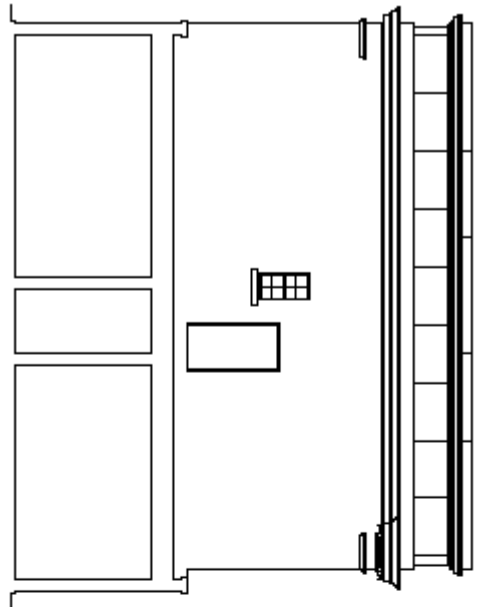




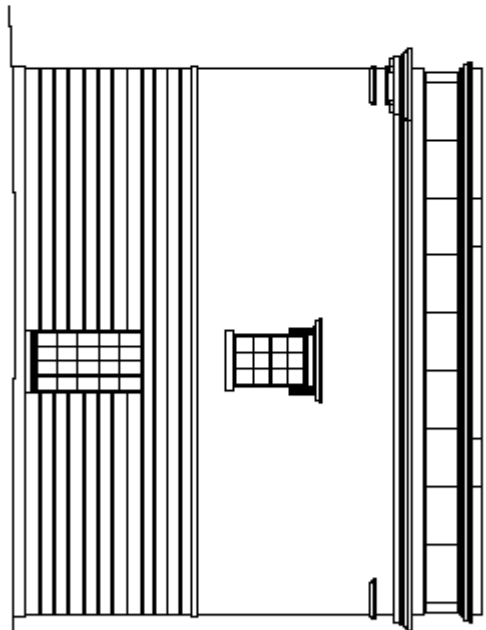
East Elevation - Existing



West Elevation - Existing



East Elevation - Proposed



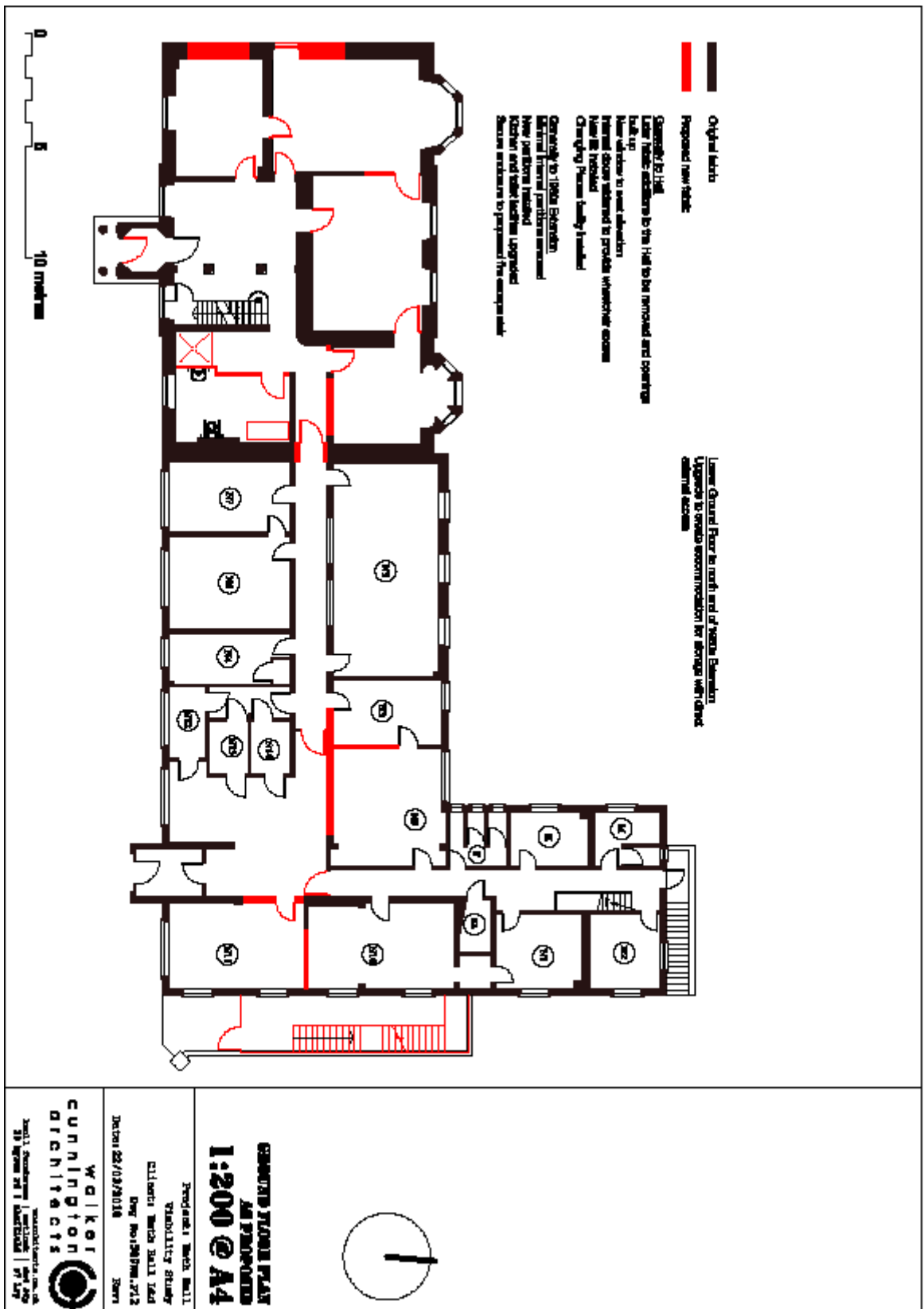
West Elevation - Proposed

**EAST & WEST ELEVATIONS
EXISTING AND PROPOSED
1:125 @ A4**

Proponent: South Hill
 Viability Study
 Client: South Hill Ltd
 Day: 19/03/2018
 Date: 19/03/2018

**Walter
 Cunnington
 architects**

Walter Cunnington Architects
 2011, Dundas Street West, 4th Floor
 Toronto, Ontario M5G 1S1
 Tel: 416-593-1111 | Fax: 416-593-1112



**CONCEPT STAGE PLAN
 AS PROVIDED
 1:200 @ A4**

Prepared: North Wall
 Viability Study
 Client: North Wall Ltd
 Day: Monday, 7th
 Date: 02/03/2018
 Time: 2pm

**Walker
 Cunningham
 Architects**

Walker Cunningham Architects
 29 Upper St | London | W1U 7AF

