

BTT – AGM Notes regarding 11 High Baxter Street.

Part 1.

Report on work and activities carried out on the property since start of year.

1. Viability studies supported by AHF
Legal work including local searches/environment report and actions.
Architectural options study (3 options)
Condition Report existing building
Structural Engineering report
Red Book Valuation
Quantity Surveyors budget report (3 options)
(note AHF change of direction on grants for future work)
2. Research and investigations carried out
Measured survey
Removal of recent plaster board
3. Site visits, stakeholders including education and LA.
Members, interested folk including architects, public etc.
LAuthority – councillors and officers including conservation officer
4. Architectural designs including sustainability targets leading to submitting a Listed Building Consent application.
Tender process carried out
5. Proposed programme, budget and method of managing the project.

5.1 Draft programme.

LBC submission – December

Fund raising Jan- Mar

Detail drawings and specification Jan- Feb

Agree initial work packages Feb-Mar

Begin process of tendering for work packages Mar – May

Site work commences April – May 2020.

5.2 Budget

We are setting ourselves a budget including risk and contingency of £300k. At this level we would be seeing a small deficit on expected sale values if valuation from agents this year carry forward to next year.

It is a challenging site and position however we hope to maximise the houses potential and only a relatively small upwards movement would see a potential surplus.

5.3 Method of procurement/management

We have a considerable skill set on the Board and we will fully utilise these to help manage and deliver the project. We are told that we will potentially obtain more competitive work package quotations by using direct trades rather than using a main contractor, we will manage this process inhouse. We will also control the supply/suppliers and budgets. We have considerable goodwill in town from previous projects and we will drive hard bargains.

Part 2.

Funding the main capital works.

We have discussed with the Architectural Heritage Fund funding requirements for the works and they have indicated they would be prepared to consider loans to cover the majority of the works if required. As with other Bank lending this is quite costly.

We have also carried some an informal soft testing with the Board of the Trust of the idea that members could provide some form of loans for the work.

We have taken advise from Greene&Greene Solicitors on this idea of approaching members to ascertain whether they would be prepared to provide unsecured loans to fund the development on the basis that these would be repaid as and when the property is sold and an interest rate rolled up.

We are advised from a regulatory point of view this will be constitute a financial promotion and we will need to comply with all regularity and legal requirements. As a first step we will be writing to members saying we are trying to raise money but before we do this members who are interested will be required to sign high net worth or sophisticated investor certificate once this is done we are able to issue the financial promotion offer.

The reason the FS Act stipulates these actions as they would consider our offer not suitable for 'ordinary investment' such as building society, bank or investments made through your IFA. This is all to do with risk and the need to protect us all from unregulated investment offers.

We rather hope that the track record of the Trust over the past 40 years will demonstrate how we can manage this risk.

We are putting together our offer which will include interest rate to be paid, minimum investment, repayment process and dealing with over-subscription. Paul Tatum a partner at accountants Whiting and Partners will manage this process supported by G&G for legal aspects.

I have offered to explain to individual members any details that require clarification of the offer and the project with regular updates. Happy to meet up at your at time and day that suits after the letter arrives. Hopefully all will be clear.