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Charitable Funds Committee

Wednesday, 27th November, 2024
6.00 pm at Turton Tower

AGENDA

1. **Welcome and Apologies**
2. **Minutes from the Last Meeting**
Charitable Trust Meeting Minutes 31st July 2024 **2 - 5**
3. **Officers Report**
November 2024 Turton Tower Officers Report **6 - 7**
4. **Budget**
5. **Gatehouse Lodge Update**
Including:
 1. Approval to obtain Barriser's opinion with regards to the right of access to the Gatehouse Lodge.
 2. Subject to the Barristers opinion permission to call a meeting with the management company representing the Sidings to discuss an Easement and next steps.
6. **The Stables**
Update re: Buttress Work

Heritage Lottery Fund Process and Timelines
7. **Any Other Business**
8. **Next Meeting Dates**

Date Published: 19th November 2024
Denise Park, Chief Executive

Agenda Item 2

Blackburn with Darwen Borough Council

Charitable Funds Committee - Turton Tower

Wednesday 31st July 2024

6pm - 7pm at Turton Tower

No	ITEM	Action
	<p>Attendees: Cllr Matthew Jackson (Chair), Cllr Jean Rigby (Vice Chair), Cllr David Smith, Cllr Anthony Shaw, Cllr Liz Johnson, John Brunt (FoTT)</p> <p>Officers: Claire Ramwell, Rebecca Johnson, Joanne Byrne (Notes)</p>	
1.	<p>Welcome and Apologies - Martin Eden, Cllr Salim Sadat</p> <p>MJ welcomed everyone to the meeting.</p> <p>MJ thanked Cllr Damian Talbot for his years of service as Chair of the Charitable Funds Committee and suggested buying Damian a gift.</p>	MJ MJ
2.	<p>Minutes of the last meeting 24-01-24 and Matters Arising</p> <p>The minutes of the last meeting were proposed by Cllr Jean Rigby and seconded by Cllr Anthony Shaw.</p> <p>Declarations of Interest – J Byrne to ask Phil Llewellyn for a Declarations of Interest Form. J Byrne to email form to Cllr Jean Rigby, JR to complete/sign off.</p>	MJ JB/JR
3.	<p>Turton Tower Overview</p> <p>MJ provided a brief overview of Turton Tower to Cllr Liz Johnson and reported that the Tower used to be owned and run by LCC before it was transferred to BwD and set up as the Turton Tower Charitable Trust. The Charitable Funds Committee was established to form ideas and recommendations for actions.</p>	MJ
4.	<p>Gatehouse Lodge</p> <p>MJ reported the Committee made a decision to dispose of the Lodge and use receipts of sale to match fund for heritage funds for development of the stables.</p> <p>The Lodge was put on the market in 2023, 4 offers were received which were all valid and a sale was agreed</p> <p>The Committee had previously agreed to purchase a small piece of land from North Turton Parish Council to complete the curtilage of the Lodge; this will be completed concurrently with the completion of the sale of the Lodge.</p>	CR

	<p>Access to the Lodge – there is currently no legal right of way which is a key issue and holding things up. The buyer has confirmed they do not want to proceed without a legally defined right of way therefore an approach needs to be looked at.</p> <p>There are 2 options:</p> <ol style="list-style-type: none"> 1. Prescriptive Easement - The Council register a prescribed right. 2. Agreed Easement - The Council enter into a Deed of Easement with the Sidings but ensure there are no restrictions placed upon use. <p>Both options were thoroughly discussed. The Committee agreed for MJ to have further discussions with the Council’s Legal team to explore the ‘burden of proof’ regarding the access.</p> <p>MJ also asked that, if required CR to get an independent surveyor assessment to support Legal to take things forward. The committee agreed with this action.</p> <p>J Brunt advised to ask our Legal contact to look at what the Lawyers did for the Sidings e.g. did they make any provision for public rights of way at that time that may be useful to the situation now.</p> <p>To keep things moving MJ reported he would like a sub-group to be put together for the Lodge with 3 Committee members. Anthony Shaw/Liz Johnson/Matthew Jackson agreed to be involved in these meetings.</p>	
5.	<p>Carved Bench Proposal</p> <p>JR reported she came across a wood carver who advertises his work on facebook. JR reported she would like to buy a carved bench and showed MJ the area where the bench will be located. Cost is £1,500. JR is hoping she can acquire more funds for future benches. MJ and the committee agreed the bench will be a great addition. J Brunt mentioned FoTT will also make a contribution to the bench - JR to give JB a proposal.</p> <p>RJ to have a conversation with the Gardeners to ask whether the bench should be placed in Position 1 or Position 2 if Position 1 is declined.</p>	<p>JR</p> <p>JR</p> <p>RJ</p>
6.	<p>The Stables</p> <p>Buttress carried out a pricing survey about 9/10 years ago. We have asked Buttress to do another site survey and received a quote back for £2,500. The group agreed to get this moved forward. MJ to send quote to CR/RJ to engage Buttress for this updated piece of work, paid from the Charitable funds reserves.</p> <p>A deadline of the end of August has been given to clear the internal stables area, RJ confirmed things are moving forward and being emptied.</p>	<p>MJ</p> <p>MJ</p>
7.	<p>Friends of Turton Tower</p> <p>JB reported to the committee the current position with regard to the future of FoTT and the</p>	<p>JB</p>

	<p>upcoming EGM.</p> <p>He shared that the FoTT has seen a large decline in membership and activities; there are currently 69 members including 13 life members – this is not sustainable. With many of the previously arranged outings and activities no longer taking place.</p> <p>JB also reflected that the original purpose of the FoTT was to try to support the Tower financially, but with the changes to the Council’s approach and future discussions about the Stables this is no longer a key requirement</p> <p>JB advised the Committee that the FoTT are currently committed to spending c£10,000 on restoration of the window and that they currently support both the Tower Garden Group and Collections Group with a small annual contribution. Going forward residual funds from FoTT should be used to continue to support the Tower Graden group and to create sustainability through the Stables project.</p> <p>RJ confirmed that Life Members would continue to gain free entry to the Tower and suggested that going forward the website information could be included in theTurton Tower website – RJ to discuss this with BwD colleagues.</p> <p>JB reported that the Stables would be cleared by the end of August as agreed and that the container in the grounds was no longer a requirement. FoTT will look to offer their marquees to local organisations e.g. charity dog show in Chapel Town</p> <p>JR thanked JB for his honesty and all the work he has done for FoTT to support the Tower. MJ also extended his thanks and said it has been a pleasant experience. JB reported that any formal decision on the future of the FoTT would be announced in the coming weeks.</p> <p>JB is happy to fund the kitchen garden even though they fund themselves. MJ advised the money would be earmarked for the Stables.</p>	<p>RJ</p> <p>JB</p>
<p>8.</p>	<p>Any Other Business</p> <p>Heating System – to look at upgrading the system. Gwen Kinloch has provided some information to MJ, if anyone has any questions MJ will email the group. Historic England has a contact that can come on site to show us what we can and can’t do and issue a report.</p> <p>Year-end position is unchanged - balance in reserves is £74,000.</p> <p>Car Parking to be on the agenda for the next meeting on 4th September ’24.</p>	<p>ALL</p>
<p>7.</p>	<p>Next Meeting Dates - MJ and the group agreed the dates below, these were agreed in the Year Planner for 24/25:</p> <p>4th September 2024 27th November 2024 12 March 2025</p>	<p>MJ</p>

Turton Tower Officers Report November 27th 2024

VISITS

The tower shut to the public on Sunday 27th although the shop is open for weekends until Christmas. It will then shut until March.

We will reopen the ground floor decorated for Christmas for the weekends of 7/8 and 14/15 December. These are free of charge.

Re-open on Thursday 27th March 2025

WEDDINGS

The wedding bookings have been growing with 6 delivered in 2024 and a further 12 booked for 2025. We are still getting enquiries but will reach a point where we are at capacity for the year.

We have trained a casual member of staff to support which has allowed us to increase the number we are able to accommodate without affecting the main visitor experience.

SCHOOLS

We have had a busy year and are developing the Tudor sessions with food This is now our most popular session.

Victorian Christmas is full for 3 days 9/10/11 December. This is the first time we have been at capacity since pre-covid.

THE FOOTBALL YEARS

This initial project has come to an end and we have developed a strong narrative around JC Kays and Turton Towers role in the development of the FA including a short film for schools (see link below).

In 2025 we are developing a programme around the football including some redevelopment of the 'priests' room back into the smoke room. We are in discussions with Blackburn Rovers about a football trail in the borough as well as British Textile Bieniale about telling the story. This will hopefully raise awareness and develop new audiences.

https://youtu.be/Yh_TCAqkW2k

TEAROOM

The tender for the tea room is on the chest. David Bellis has had the tender for 5 years so it has had to be advertised for renewal. We hope to finish the process by the end of December so that there is some stability moving forward.

THE FRIENDS OF TURTON TOWER

FoTT held their final meeting on 1st November and are now in the process of closing the accounts down. There is around £45,000 which will be transferred to the trust. They have requested that this is spent on 'outdoor' provisions including support for the gardening groups. The gardening group will present their reports to Trustee meetings annually.

There is a small group who wish to continue to do fundraising activities. We have agreed to honour life memberships with free entry to the Tower.