

**Part I**

Electoral Division affected:  
Lytham

**Lytham Hall Renovation - County Council Grant**

Contact for further information:

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**Executive Summary**

The purpose of this report is to set out a proposal for a grant of £300,000 for the renovation of Lytham Hall, Fylde, in conjunction with £1.7m of investment from the Heritage Lottery Fund, which will support the viability of the Hall as a Visitor Attraction and the development of an income stream to support future sustainability.

**Recommendation**

The Leader of the County Council is recommended to approve in principle:

- (i) a capital grant of £300,000 from the County Council's Economic Development Capital Budget in support of the renovation of Lytham Hall, subject to Heritage Trust for the North West entering into a Grant Funding Agreement with the County Council;
- (ii) that any capital grant be made on the basis that Lytham Hall will become self-sustaining and that no further grants from the County Council will be sought for future restoration or revenue activity; and
- (iii) that the detailed implementation of the above decision(s) be delegated to the Director of Economic Development, in conjunction with the Director of Financial Resources.

This decision should be implemented immediately for the purposes of Standing Order 34(3), as any delay could adversely affect the execution of the County Council's responsibilities. The Heritage Lottery Fund will be considering its grant to Lytham Hall on 25<sup>th</sup> July and has requested that the County Council provide confirmation of in principle grant support.

## Background and Advice

The Lytham Hall project, promoted by the Lytham Town Trust (LTT) and delivered by the Heritage Trust for the North West (HTNW), will deliver the restoration of a Grade 1 Listed property, of which there are only two in Lancashire, that has the potential to be developed as a key asset for the Fylde Coast Visitor Economy and enhance the local environment.

Phase 1 of the Lytham Hall project is projected to cost £2.4m, mainly funded through a grant from the Heritage Lottery Fund (£1.7m), subject to reconfirmation, and contributions from a range of other interested parties including Fylde Borough Council (the balance of the £300k already committed). It is proposed that the County Council make a £300,000 contribution to the overall funding package. The County Council's grant will facilitate the Heritage Lottery Fund's reconfirmation of its £1.7m grant.

The full Phase 1 funding package is as follows;

Heritage Lottery Fund	£1,724,328
<i>Fylde Borough Council (balance of £300,000 already committed)</i>	£51,614
<i>Lytham Town Trust</i>	£100,000
<i>Pilgrim Trust</i>	£25,000
<i>Country House Foundation</i>	£67,200
<i>Friends of Lytham Hall</i>	£40,000
<i>Lytham Hall Appeal (balance of appeal funds)</i>	£9,850 £25,073
<i>Other Donations</i>	
<i>Other Grants applications (underwritten by LTT)</i>	£2,081
<i>Non Cash Contributions</i>	£37,829
<i>Volunteer Contribution</i>	£50,000
<i>Lancashire County Council (if approved)</i>	£300,000
<b>Total</b>	<b>£2,432,975</b>

The HTNW has a successful track record of delivering significant heritage projects and the proposed programme of major projects will bring substantial heritage benefits for Lancashire. Since 2000 the HTNW has drawn down £3.3m of grant funding to support activity in Lancashire.

The Lytham Hall project has also been revised and split into two phases. Phase 1, for which support is currently being sought, will complete the renovation of the gardens, make the building watertight and weatherproof and focus on the ground flood areas including an expansion of catering facilities , e.g. the Tea Room, in

response to existing demand. Phase 2 will renovate the top floor of the Hall with an intention to rent out as office space. County Council investment is not required for Phase 2.

### **Grant for the renovation of Lytham Hall**

The restoration and development of Lytham Hall is a key activity for the HTNW in the short to medium term. The hall is a Grade 1 Listed property that has the potential to be developed as a key asset for the Lytham visitor economy and also be used for conferences. The success of the 2012 Open Golf Championship has shown that there are increased economic benefits that can be gained from investment in Visitor Economy infrastructure in the area.

The Lytham Hall project is proposed to be funded through a Heritage Lottery grant (£1.7m). The level of funding has already been agreed by the Heritage Lottery Fund but due to changes in the financial make-up of the project, related to project size and relative match funding levels, it will need to be reconfirmed. This will be considered at the Heritage Lottery Board of Trustees meeting on 25<sup>th</sup> July 2016. The Heritage Lottery has indicated that this reconfirmation is subject to the County Council agreeing to bridge a funding gap of £300,000.

### **Consultations**

N/A

### **Implications:**

This item has the following implications, as indicated:

### **Risk management**

The income generation elements of the Lytham Hall have developed since the initial proposal and will be enhanced under the project thereby supporting its longer term sustainability.

The new project proposal is more focused on those areas that will help the Hall to become self-sustaining, as well as plan for future developments related to the top floor (outside the remit of this proposal).

### **Legal**

The grant will be subject to the entering into a Grant Funding Agreement in a form and substance satisfactory to the County Council. The County Council's Legal Services will provide advice and support in relation to the drafting of the Grant Funding Agreement.

### **Financial**

The £300,000 grant will be met from the Economic Development Capital Budget. In order to minimise risk to the County Council, the HTNW will have to enter into a Grant Funding Agreement with the County Council.

**List of Background Papers**

Paper	Date	Contact/Tel
Lytham Hall Restoration Plan for Heritage Lottery	May 2016	Sean McGrath/01772 531053

Reason for inclusion in Part II, if appropriate

N/A