

TOWN COUNCIL OFFICES (1-3 CHURCH LANE)

With the Town Council's proposed relocation to the BBI, their present offices can be used to help generate revenue for the long term sustainability of the six buildings included in the project.

The proposal is to return these buildings to three individual town houses, and to reinstate their original internal plans. These could then develop a mix of uses to maximise income.

The key issue to address is the future use of 1 Church Lane which contains the Painted Room on the first floor and the oak panelled room on the ground floor. The Painted Room is difficult and expensive to run as a visitor attraction in its own right. An alternative option would be a Vivat Trust type holiday let operated from No 1 Church Lane, which would still give access on specific days for tours of the Painted Room, but would provide a net income to the town.

This option and the alternative, showing simply the current arrangement being retained, are outlined below:

The Heritage Option:

This option retains Number 1 Church Lane as a heritage asset that is open to the public with the possibility of using the ground floor panelled room for small functions and meetings and employing guides to provide public access to the Painted Room,

Whilst this would provide public access, the number of visitors will be small, it will cost more than it makes, and so will require subsidy from the other Ledbury Places buildings.

This in turn will have a significant impact on the long term sustainability unless the Town Council are able to commit to maintaining their funding of access at least at the current level. The drawings show how the buildings could be converted and a new kitchenette and WC provided in Number 1 to service functions and meetings.

The Residential Option:

The second option uses Number 1 Church Lane as a holiday let, run and managed by the Vivat Trust or

a similar organisation.

The Vivat Trust is a long established building preservation trust which saves nationally important historic buildings and gives them a new sustainable use combining holiday letting with public access.

This option would not only be self-funding, but would also provide income to help support the other Ledbury Places buildings.

The Vivat Trust specialises in combining high class holiday lets with public access to important heritage buildings. For those interested in the Vivat Trust's work go to www.vivat-trust.org.

'These buildings need ongoing investment in the future. How can we ensure this investment continues?'



SUMMARY

The thoughts and opinions of the local community are of key importance to Ledbury Places so please share any thoughts or observations you have about any of the proposals.

The local people involved in Ledbury Places feel that they have made a strong proposal, and it is important that the community support the project having carefully considered the options presented.

Without your contribution to the debate - and community support for the proposals that are eventually put forward - funding for Ledbury Places is unlikely to be forthcoming and the future of these six buildings will remain uncertain.

To share your thoughts on these proposals, please log on to the Ledbury Places website at www.ledburyplaces.org or alternatively pass your comments to Ledbury Town Council who will ensure they are recorded and taken on board.

'This is a community led project for the future benefit of the people of Ledbury and the surrounding area.....'