



**Hinckley & Bosworth
Borough Council**

Forward timetable of consultation and decision making

Executive 19 July 2023

Wards affected: Groby

Bradgate Stables Options Appraisal – budget increase request

Report of Director (Community Services)

1. Purpose of report

- 1.1 To inform the Executive of the requirement for an increased budget to allow for the commissioning of an Options Appraisal for Bradgate Stables.

2. Recommendation

The Executive:

- 2.1 Approve the request for an additional expenditure budget of £27,750 and an income budget of £22,200 for the Options Appraisal for Bradgate Stables.
- 2.2 Note that the additional £27,750 expenditure budget, 80% will be funded via additional grant from Historic England leaving a net additional cost of £5,550 to the Council.

3. Background to the report

- 3.1 Bradgate Stables is located within Groby Ward and lies to the north of the A50 between Bradgate Hill and Markfield. The Stables were built in 1856 for the 7th Earl of Stamford, Master of the Quorn Hunt 1856-63. It is a grade II* listed building placing it within the top 6% of most historically and architecturally important buildings in the country.
- 3.2 The Stables are in disuse and are not occupied. The Stables are in a considerable state of disrepair and continue to be identified by Historic England as being “at risk”. The site and surrounding land were acquired by the current owners Hanson Quarry Products Europe Ltd in 2004. There have

been years of inaction by Hanson to address the condition of the Stables voluntarily and works are urgently required for their preservation.

- 3.3 Following the service of an Urgent Works Notice by the Council Hanson have committed to undertaking works urgently necessary for the preservation of the Stables. Implementation of planned works is to be closely monitored by Officers. Council agreed a budget of £300,000 for the costs of undertaking the works in default using our own contractors should they not be completed voluntarily. The Council have accepted a grant from Historic England of 80% of the costs of the works, and an application for all costs to be recovered from Hanson can be made should the works ever have to be undertaken in default.

4. An Options Appraisal for Bradgate Stables

- 4.1 Alongside seeking to preserve Bradgate Stables in the immediate term there is an agreed need to determine the longer-term future of the site via the completion of an Options Appraisal. The Appraisal is to be an independent study of all practicable uses and development opportunities of Bradgate Stables which could be acceptable to key stakeholders, with it determining if there is a sustainable long-term solution for Bradgate Stables and ultimately the possibility of the removal of the building from the Historic England At Risk register.
- 4.2 A budget of £40,000 based on estimated costs was secured for completion of an Options Appraisal during the FY 2023/24 with the Council leading on the commission of the Appraisal. The Council have accepted further financial support from Historic England via a grant for 80% of the costs of the Appraisal leaving a net cost of £8,000 to the Council.
- 4.3 An Invitation to Quote document seeking the services of a suitably qualified and experienced professional team to undertake an Options Appraisal of Bradgate Stables has been circulated to specialist consultants within the field with submissions closing on 26 May 2023. A small number of high-quality submissions were received which has demonstrated that the market rate for an objective Appraisal of the required quality and scope considerably exceeds the £40,000 budget.
- 4.4 A phased approach to the Appraisal has been proposed with costs being more definitive for services in phase 1, which consists of a high-level approach to determine the strengths and weaknesses and viability of various options for long-term uses of the Stables. Dependent on the outputs on this phase and liaison with key stakeholders, including Hanson, one or more of the options would be developed in more detail and considered as the optimum viable use for the stables as phase 2. There is the possibility that phase 2 of the work may be taken on by others depending on the use, with the Council possibly not needing to provide financial support towards this.
- 4.5 It is requested that to ensure the Options Appraisal can be commissioned at a reflection of the market rate for specialist input that the existing £40,000 budget be increased to £67,750. Such a budget would allow for the

appointment of a specialist consultant to complete phase 1 of the Appraisal to a very high standard, and then allow for the remaining budget to contribute towards the delivery of phase 2 once it has been determined if this phase is required, and if so its form and extent. Given their investment to date and continued support at the time of writing this report Historic England have confirmed in writing they can offer to the Council a top-up grant to cover an estimated budget cost of £67,750, so with a grant at 80% this would equate to £54,200 leaving a net cost of £13,550 to the Council, this being an increase of £5,550 from the existing agreed budget for the Appraisal and the increase for which approval of the Executive is sought.

5. Exemptions in accordance with the Access to Information procedure rules

5.1 The report is to be taken in open session.

6. Financial implications [CS]

6.1 The cost of the options appraisal is increasing from the current budget of £40,000 to £67,750. Of the additional £27,750, 80% will be funded via additional grant from Historic England leaving a net additional cost of £5,550 to the Council.

6.2 Supplementary estimates will need to be approved for the additional £27,750 costs and £22,200 grant funding.

7. Legal implications [MR]

7.1 None

8. Corporate Plan implications

8.1 Places – creating clean and attractive places to live and work (using our enforcement powers to preserve the historic environment). Prosperity – supporting regeneration

9. Consultation

9.1 None.

10. Risk implications

10.1 It is the council's policy to proactively identify and manage significant risks which may prevent delivery of business objectives.

10.2 It is not possible to eliminate or manage all risks all of the time and risks will remain which have not been identified. However, it is the officer's opinion based on the information available, that the significant risks associated with this decision / project have been identified, assessed and that controls are in place to manage them effectively.

10.3 The following significant risks associated with this report / decisions were identified from this assessment:

Management of significant (Net Red) risks		
Risk description	Mitigating actions	Owner
None		

11. Knowing your community – equality and rural implications

11.1 The planning service takes account of equality and rural issues as part of all the decisions taken.

12. Climate implications

12.1 Any proposed works and longer-term repairs to Bradgate Stables are likely to require the specification of natural, sustainable and traditional materials in accordance with the significance of the building.

13. Corporate implications

13.1 By submitting this report, the report author has taken the following into account:

- Community safety implications - none directly as a result of this report
- Environmental implications – any implementation of a long-term solution for the building will have a positive impact upon the historic environment
- ICT implications- none directly as a result of this report
- Asset management implications - none directly as a result of this report
- Procurement implications – none directly as a result of this report
- Human resources implications - none directly as a result of this report
- Planning implications – none directly as a result of this report
- Data protection implications - none directly as a result of this report
- Voluntary sector - none directly as a result of this report

Background papers: Bradgate Stables Options Appraisal – Invitation to Quote document

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