



THE FUTURE OF NORTHWOOD HOUSE & PARK

CONSULTATION DOCUMENT

MARCH 2011

NORTHWOOD HOUSE CHARITABLE TRUST
WARD AVENUE, COWES, ISLE OF WIGHT PO31 8AX

The Future of Northwood House and Park

Consultation Paper

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1. Introduction

The Charity Commission has advised the Trustees that a new fully regulating Scheme for Northwood House Charitable Trust is required, and has recommended wide consultation. It is their view that the current Scheme is not suitable.

The first stage in creating a new regulating Scheme for the Charitable Trust is to consult stakeholders, which is the purpose of this document. We ask for your attention and that you make a considered response, either as a group or as an individual. Once collated and considered your views will be taken into account in the preparation of a new Scheme/structure on which the Trustees will work closely with the Charity Commission to put in place the way to take this Charitable Trust into the future on a sound footing. The Charity Commission has seen this paper and has commented that it covers the detail of the matters which have been discussed with it in a fair and open way and they hope that there will be positive feedback.

The Trustees believe that a primary purpose of the Trust is to preserve the integrity of the Grade II* listed building in its parkland setting. Priority areas are the façade of the House, the fine principal rooms and the Pleasure Gardens, including its special collection of trees. A plan of Northwood House and Park, showing the approximate extent of land owned by Northwood House Charitable Trust and referred to in this paper, can be found on page 5 of this document.

Our aim is to identify and take steps necessary to provide a realistic future for both Northwood House and its Park, making every effort in a modern context to comply with its intended use when gifted by the Ward family in 1929 and recognising that the Isle of Wight Council has decided to relinquish any interest in the future of the property and parkland.

Thank you for taking the time to read and consider the points raised in this document. An 'FAQs' section is also attached to assist you. Your views are very important to us and we look forward to receiving them. The situation requires that we move with care and without delay.

In the first instance this consultation document will be distributed to the local organisations mentioned in Annex 1. Any other organisation or individual is welcome to request a copy, and it can also be accessed via our website, www.northwoodhouse.org/consultation. Individual responses will be welcome.

How to respond:

- Extensive submissions (no longer than 1000 words) should be returned to the Trustees at Northwood House Charitable Trust, Ward Avenue, Cowes, Isle of Wight, PO31 8AZ **by 12.00 noon on 30 April 2011**. Submissions should be typed on A4 paper and delivered in hardcopy (a digital version should also be sent to trustees@northwoodhouse.org with the word 'CONSULTATION' in the subject line).
- For those who would prefer to reply to this consultation exercise more succinctly, a survey questionnaire is attached and is also available online. We ask that this too be returned to reach the Trustees **by 12.00 noon on 30 April 2011**, either using the online version or by post or email as above.

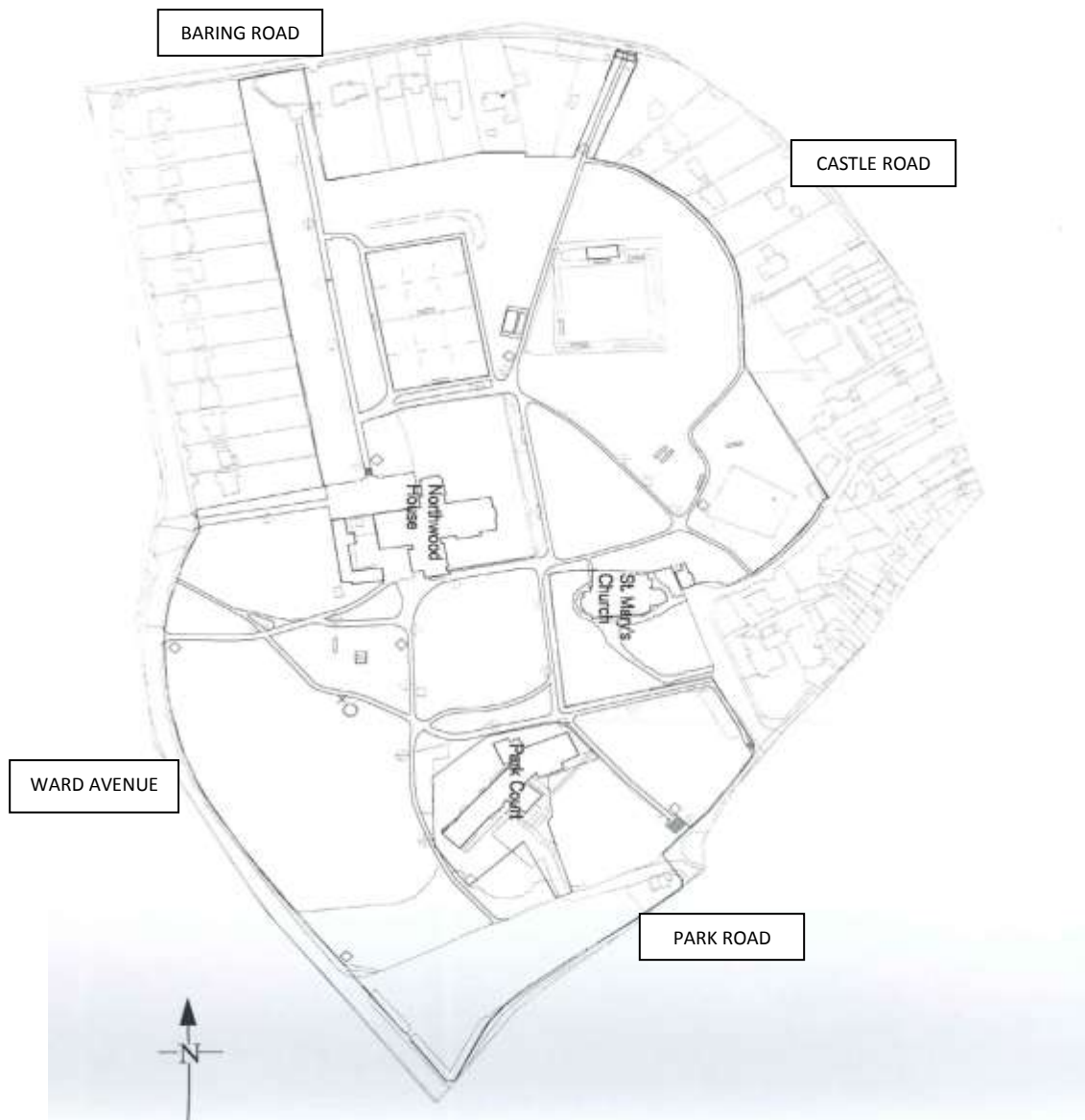
Management Summary

In very brief summary the Trustees recommend the following:

1. **apply their vision (see s.4);**
2. **through an enabling development, save the house and park;**
3. **to do this form a charitable trust company;**
4. **breathe life into the house with outside assistance;**
5. **seek working capital;**
6. **include a few small other areas in the enabling development;**
7. **in the first instance opt for a mixed development;**
8. **develop a business for the fine principal rooms;**
9. **if (7) is not feasible, consider alternative options;**
10. **work with English Heritage;**
11. **provide for the future of the Park;**
12. **improve the Park over time;**
13. **facilitate bowls.**

These recommendations are explained in more detail in s.11.

Plan of Northwood House and Park showing approximate extent of land owned by Northwood House Charitable Trust referred to in this paper.



2. Where we are now

The Trust is responsible for the whole estate, which comprises the House, other buildings and outbuildings and the Park. Since the handover from the Isle of Wight Council on 30 September 2010 (when little accurate information was available) the Trustees have identified a number of priorities:

- to gain knowledge of outgoings;
- to generate income;
- to stop water ingress into the fabric of the building;
- to renovate the fine public rooms and get them back into use for a range of events; and
- to ensure that the park remains a safe and attractive place.

In the five months since the handover a great deal has been achieved. The contribution made by local volunteers has been an enormous boost to progressing improvements both to the fabric of the house, especially the fine public areas, and to the Park. The Trustees have sought professional advice as appropriate and tradesmen have been employed when necessary, mainly to make the building watertight and to ensure that the Park benefits from professional grass maintenance. Expenditure continues to be very closely controlled.

The Isle of Wight Council withdrew completely from the house on 30 September 2010 and has formally declared that:

- it no longer wishes to be Custodian Trustee;
- it does not wish to nominate a Management Trustee; and
- it relinquishes any beneficiary rights that it has to occupy the house under the Charity's original governing documents.

The Charity Commission have agreed that, as the Scheme and the structure of the Trust need reworking, it is sensible to change the Custodian Trustee when that work is done. We hope to complete this exercise by the summer of 2011.

Many will be aware that there have been tensions between the Trustees and the Isle of Wight Council and that unresolved issues remain. The Trustees do not consider it appropriate to deal with these in this paper, which is intended to look forward as opposed to looking back. The Trustees are hopeful that resolution of all issues between them and the Isle of Wight Council can be achieved.

Village Green

Very recently a Cowes resident has suggested that the Park should be registered as a Village Green. We do not know whether any application has been made, but we have been given informal legal advice from outside our number that an application would fail and waste time and money. Village Green status is different from the charitable protection the Park now enjoys, and the two are not compatible.

3. Relevant issues

For the assistance of those interested in making submissions the following topics are believed by the Trustees to be of particular relevance:

- the future structure of the Trust;
- the use of Northwood House itself (including its outbuildings and ancillary facilities);
- the use and funding of the Pleasure Grounds (generally known as Northwood Park);
- the question whether there are areas which could be utilised for an enabling development to save the House and Park.

It should be noted that it is not the purpose of this paper to consider issues relating to car parking and Trustees will not consider submissions on this subject as part of this exercise.

4. Vision

The Trustees have unanimously settled on a Vision of which they believe the public should be aware.

The Trustees believe that the primary purpose of the Trust should be:

1. to preserve and restore the facade of the House;
2. to preserve, improve if possible and make available for public enjoyment the Pleasure Grounds;
3. to preserve and make available for public use (on payment of appropriate fees) the principal reception rooms in the House which should have adequate service rooms and facilities.

Subsidiary to the three items above is to preserve, wherever feasible within available resources, the other elements of the estate.

The Trustees also believe that the House and Park should exist to serve the interests of the people of Cowes and its immediate surrounding area (including the parishes of Gurnard and Northwood) and visitors thereto. The Trustees do not believe that the charitable purpose should extend to all residents of or visitors to the Isle of Wight as this is unnecessarily wide although those with a particular interest in the House and Park or a wish to enjoy their facilities are included in the purpose by means of the reference to visitors to Cowes.

It will be noted that the Vision does not deal with the substantial areas of the House which are not in public use at the moment, some of which have not been in use for a substantial period of time. Many of these parts are semi- or completely derelict as a result of the neglect of the House over many years.

The House has been on the English Heritage 'at risk' register since 1998, and estimates to put it in tip-top condition are in the order of £3.5 million. The Trustees consider that raising these sorts of sums is unlikely to be achievable and that restoration and preservation will thus realistically have to be on a more economic basis.

Fortunately, the interiors of the fine principal rooms remain in reasonable condition and it is these rooms which are responsible for the Grade II* status. The Trustees believe the more restrictive Vision should be achievable and it is the means to do this which is the subject of this Consultation.

5. The House

The areas of the interior which the Trustees believe are of prime importance are the Rotunda, the Egyptian Lobby, the Ballroom, Dining and Drawing Rooms, the Tudor Rose Bar and the Morning Room. The service areas for these rooms, if they are to be operated as an event centre and wedding venue, comprise the access corridors, kitchens and preparation areas, toilets (including a new disabled toilet which the Trustees plan to create – **sponsors needed, please!**) and necessary office space.

The Library (or Marriage Room) is in the south wing of the House in the area previously used by the Registrar of Births, Marriages and Deaths. The Trustees do not consider it feasible to retain this room for public use because of its location away from the other principal rooms, although they consider its decoration and accoutrements must be preserved, not least by reason of the Grade II* listed status of the House. A number of offices in excellent decorative condition are situated on the ground floor in this wing but some parts of the upper floors of the wing are derelict to a dangerous degree.

It is thus the view of the Trustees that significant areas of the House are available for other uses. These areas include:

- all of the upper floors;
- the entire south wing;
- the entire rear area including the old caretaker's flat (except where needed as service areas);
- the large and dry cellars; and
- the barn and the Community Hall.

The Community Hall

The Community Hall deserves special mention. The building was renovated with public monies approximately 25 years ago and it is in relatively good condition. Unfortunately the Trustees have discovered that its use and the fees generated are not enough to cover its running costs, and putting charges up is not feasible. The Isle of Wight Council and Cowes Town Council are not interested in subsidising it. There are a number of alternative venues in Cowes and local people have simply not given enough support to the Community Hall. The upper floor is unused and the Barn which adjoins it (which is listed) is in a very serious state of disrepair.

Some excellent ideas exist in the community that this area should be developed, for example, as a café to provide a focal point and bring more people into the Park. These sorts of ideas require that other questions be wrestled with; for example:

- might it be better to replicate the facilities that the Hall provides now and could provide in the future in the main House, as a means of breathing life into it?
- if grants could be obtained should they be concentrated on the main House?

If redevelopment of the unused parts of the House for any purpose is to take place, it is the preliminary view of the Trustees that this will have to include the Community Hall area. Of course, matters raised in the Consultation may cause the Trustees to revisit this preliminary opinion, and the views of the current users of the Hall are invited on issues such as how to maximise use of the Hall in its current condition, how best to replicate the facilities etc. In any event, it is envisaged that a substantial period of time will pass before anything happens to enable all views to be taken into account.

6. Bringing the House back to life

The Trustees have obtained a feasibility report from Knight Frank (KF) as to the future of the House and Park. Those wishing to make submissions may inspect this document by arrangement with the Trustees and it may be possible to provide digital copies at a modest charge. It is quite a long document. The following features appear salient to the Trustees:

- there is a substantial deficit between the open market value of the House (£2m) and the estimated restoration costs (in the region of £3.5m);
- KF consider that the options facing the Trustees are:
 - do nothing *not an option, say KF*
 - seek grant funding and with it refurbish/manage the House and Park *unlikely to be a feasible option in the Trustees' view in any reasonable timescale, having regard to the current state of public finances*
 - retain ownership of the Estate and seek interest for leasehold opportunity on the open market *in the Trustees' view the only realistic course open to them*
 - seek permission from the Charity Commission to dispose of the House and Park *the Trustees do not favour this course*
 - approach other Charities to establish whether they would work with the Trustees *it is unlikely that, for example, the National Trust would be interested without a sizeable endowment, which the Trust does not have*
- KF do not favour any one solution for leasehold opportunity but they mention the following:
 - in relation to use as an hotel:
 - the House is small for use for this purpose;
 - the number of rooms with a quality outlook is limited;
 - any redevelopment for this purpose is likely to require substantial additional building;

- the return to the Trust will not be large if the hotelier/developer is to get any return on their capital and it will likely be very long term (a turnover rent after recovery of development costs);
- although an hotel would be open to the public (at a cost), enjoyment of the fine principal rooms would be necessarily limited;
- it is assumed that the Community Hall would be lost;
- the benefit of this use is that the House would have a single function and that terms requiring its restoration would be included as part of any sale;
- in relation to use as a care home:
 - interest has been expressed;
 - the return to the Trust is unknown;
 - it is assumed that public use of the fine principal rooms would be lost as would the Community Hall;
- in relation to use as offices or other use:
 - the return to the Trust is unknown;
 - it is assumed that public use of the fine principal rooms would be lost;
 - the Community Hall might be lost;
- in relation to a mixed development (this is mentioned with some favour. KF state that mixed developments of listed buildings have been successful in the past):
 - the fine principal rooms would be retained for public use through a business operated by the Trust or in ‘partnership’ with it;
 - the balance of the House would be redeveloped as offices and/or residential flats let on long lease.

It is the view of the Trustees that any enabling development of parts of the House is likely to require some minor alterations both for necessary independent access and for parking and a suitable ‘breathing space’ between the Park and the House. Alteration to a minor extent to the current boundaries between the House and the Park may therefore be required (for example, on the south side by the old Registrar’s entrance). The gardens and lawns within the curtilage of the House are included in references to “the House” in this paper.

It is also the view of the Trustees that the car parking outside the Community Hall is unlikely to be sufficient if a redevelopment of the unused or insufficiently used areas of the House takes place. Erection of garages/parking ports and an access way may be necessary, for example in the vicinity of the west wall of the Community Hall. This area is little used by the public and includes a large compost heap.

It is emphasised that the Trustees do not favour any diminution in the real amenity value provided to local people by the Park and that is not their intent.

The Trustees also believe that any redevelopment would be unlikely to achieve a significant return to the Trust unless they are in a position (with or without 'partners') to take proposals forward to, as a minimum, an outline planning stage. This would involve outlay which the Trustees do not currently have, but borrowing might be feasible and research into this is taking place.

7. Other areas where an enabling development might be possible

The Charity Commission have advised the Trustees to consider the entire estate to establish whether there are any areas which might be deemed not to be essential to preserving the integrity of the House and Park. Three areas are mentioned below:

The public toilets

The Trustees do not envisage re-opening the public toilets at the very edge of the estate on Park Road (where until demolition in 1939 there was a fine Nash Lodge with an arch across what is now the lower car park entrance). The toilets were built to accord with the Council's requirements and the Trustees have determined that their provision does not form any important part of the Trust's purpose. They have been offered to both the Isle of Wight Council and Cowes Town Council for use as public toilets (at nominal rents) but neither is interested in taking them on. It is the view of the Trustees that this area of land is surplus to their requirements and it could be sold to raise monies for the primary purpose of the Trust as set out in the vision statement. However the Trustees would not wish to see any inappropriate development of this small area of land and would favour a new lodge to replace that demolished in 1939.

Church Lodge

This is an important John Nash listed building needing substantial renovation works. It belongs to the Trust but was let on a protected tenancy by the Isle of Wight Council's predecessor, and as a result the current tenant is entitled to lifetime protection. If this property should become vacant the Trustees do not believe they could afford to restore it. Its disposal in these circumstances is thus a matter on which the Trustees would like views in the Consultation.

Park Court

It should be noted that the Trustees are in negotiation with Medina Housing Association concerning the boundaries to Park Court and access to it.

Other than as mentioned above the Trustees have not identified any land surplus to their requirements and as a matter of policy they do not envisage generally parting with Trust land other than on leasehold terms, although exceptions to this may be necessary. Under Charity Law any disposal must meet strict statutory provisions.

8. The Park

The Trustees consider this a central purpose of the Trust and a vital amenity for the people of Cowes.

The Trustees do not consider that the manner in which the Park has been allowed to deteriorate into what is essentially a municipal park has followed its original design, nor do they consider that this should be its future. A report on the Park was carried out by the Scott Wilson partnership in 2004 and is available for inspection by appointment with the Trustees; it may be possible to provide digital copies for a modest charge.

Matters which the Trustees mention at this stage to those wishing to make submissions are as follows:

- the Pleasure Grounds were originally intended as an arboretum and many fine specimens of trees are in the Park. Maintenance work is sorely needed to many trees, along with a replacement planting plan;
- some of the facilities have been poorly sited: for example, the toilets in the park, the tennis courts and the children's playground;
- the Trustees may be prepared to let the children's playground area on suitable terms to Cowes Town Council if they will take over the provision of this service;
- much open ground in view from Ward Avenue is under-utilised;
- the Bowling Green has been let by the Trustees to the Bowls Club at a nominal rent. This is a facility the Trustees have been anxious to encourage within their limited means;
- the lighting of the paths in the Park is expensive, but while they can afford it the Trustees intend to continue at least part of this lighting facility;
- the network of tarmac pathways may be thought to be unsuitable for an arboretum and contributes to the 'municipal' feel of the Park. It is unlikely that the trustees will be able to afford the upkeep of the whole network in the longer term; gravel or bark chippings may be more suitable in some areas, although health and safety will have to be considered; there are some areas of the Park where new paths are needed to avoid undue wear of the grass.
- the litter and dog bins are unsightly but constitute a necessary service. Replacement dual bins which are less unsightly is an obvious improvement (**sponsors please**); the Trustees are pleased that Cowes Town Council has announced that it will meet the cost of servicing the bins for the next 12 months and it is hoped that it will be recognised that long term this should be a public expense.

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- the Trustees are unlikely to follow the Isle of Wight Council's example in filling flower-beds with bedding plants; herbaceous borders have been suggested (**yet again sponsors please**).

It is the intent of the Trustees to attempt to maintain the Park to an acceptable standard and they wish in the long term to improve it. At the moment funds are extremely tight and expenditure on the Park has necessarily been limited.

9. Funding

At this time the Trustees have two principal sources of funds available to them:

- the car parks on Park Road and in the Rotunda area;
- letting income from the House and Community Hall.

The last full set of accounts for the Trust are available on the Charity Commission website (http://www.charity-commission.gov.uk/FAQS/Requests_for_information/188.aspx) and our current budget and management accounts since the handover from the Isle of Wight Council are attached as Annex 2. Work is underway to produce accounts for the 18 months to 30.9.10 when the Isle of Wight Council ceased to have any role in the House and Park, but it should be noted that the Trustees have had no part in the compilation or preparation of these accounts. As soon as these are finalised they will be published on the Charity Commission website.

The Trustees would emphasise the following:

1. the amount spent on administration is tiny as nearly everything has been done by volunteers without charge. This cannot continue;
2. at present, budgeted expenditure exceeds budgeted income and actuals have been disappointing in some areas
3. a great deal of voluntary work has been done in the House and Park since the Trustees took over management of the estate, {the Trustees would like formally to record their appreciation of this};
4. relatively fixed costs – i.e. heat and light, maintenance and insurance – make up the vast majority of the Trust's expenses;
5. income from the car park is currently insufficient due to the economic climate.

The Isle of Wight Council effectively closed the fine principal rooms in the House in the last year of its management. The Trustees have put in place as a temporary expedient the following:

- an exclusive catering arrangement with All About Catering, who are highly experienced in event catering for functions large and small;
- redecoration where needed of the fine principal rooms and corridors by volunteers;
- installation of heating to enable these rooms to be used in the winter;
- an upgraded hot kitchen to accord with necessary health and safety requirements;
- new food preparation areas;

- a new disabled toilet will be available in due course, along with refurbishment of the existing toilet facilities (**sponsors please**);
- some rooms have been licensed for use as offices on short-term licences.

Functions are being booked, and it is slowly coming to be understood by the public that the House is open for business for weddings and civil partnership ceremonies as well as for Events despite the fact that the Registrar's offices are no longer situated there. The marriage licence has been retained and the Registrars are happy to conduct ceremonies in the House. Apart from weddings some large functions have already been held in the House (for example, the Minghella company 60th anniversary celebrations and the recent excellent sell-out jazz concert organised by the Friends of Northwood House & Park) and more are coming up.

It should, however, be understood that all of this is a temporary expedient to enable the House to 'live' pending the outcome of this consultation exercise and final decisions on the way forward.

Donations to the charity are very much needed at this time. The Trustees would welcome any suggestions as to means of fundraising. For example, it is hoped that those who value the House and Park might consider leaving the Trust legacies in their Wills so that future generations can enjoy its facilities.

It should be noted that grant funding is currently not available to the Trust because a sustainable business plan for the future use of the House and Park is required and it is not possible to put one in place until this consultation exercise is completed.

A precept to support the provision of the Park has been mentioned in the past but it is the Trustees' view that the political will to bring this about does not exist at present.

10. Structure

The Trustees have held useful talks with the Charity Commission, who have made a number of recommendations as follows:

1. the current structure of the Trust is not fit for the purpose if serious steps are to be taken to save the House and/or an enabling development is to be considered;
2. with Charity Commission encouragement the Isle of Wight Council have agreed to remain as custodian trustee until the end of the consultation exercise and a new scheme coming into being, but going forward they do not wish to have even the titular responsibility of being a custodian trustee. The Official Custodian for Charities could perform this function;
3. if an attempt to 'save' the House is to be made, a Trust Company should be set up to hold the freehold title to the House and its immediate environs and any other areas deemed to be suitable for an enabling development. The Trust Company should have the same objects as the charity;
4. such a company is a far better vehicle to move a planning scenario forward, deal with developer 'partners' and let different parts of the House on long lease;
5. directors with commercial and property skill and acumen but who share the vision of the trustees will be needed;
6. a Trust Company could simply replace the whole current scheme whereby the Isle of Wight Council act as custodian trustee and there are management trustees. If a Trust Company replaced the current scheme its Directors would be a substitute for the current trustees. *The Trustees do not favour such a simple solution;*
7. a more complex structure would be to separate the House and its environs (including any other areas suitable for an enabling development) and have title to those areas vested in a Trust Company and the rest (essentially the Park/Pleasure Gardens) vested in a Trust with a custodian trustee and management trustees and a scheme much as exists currently. *This is the structure the Trustees are minded to favour, subject to better ideas coming forward in the consultation;*
8. to avoid ambiguity, the purpose of the Trust should be redefined so that it is clear that the Pleasure Grounds and House exist for the benefit of the people of Cowes (in which description we include Gurnard and Northwood) and visitors to Cowes;
9. it should be understood that there is essentially no legal difference between an incorporated Trust Company with directors and an unincorporated Trust with a scheme and trustees, other than that the former is a better vehicle for the enabling development plans mentioned in this paper;
10. *the more complex structure might work in the long term.* If the enabling development could 'save' the House and provide sufficient funds for its restoration, it might be possible in the long term for the car park income to go principally

- towards the Park and its facilities (the Trustees do not consider that this would be feasible in the short/medium term until the position of the House is sorted out);
11. if the complex structure was adopted, the member of the Trust Company could be the unincorporated trust;
 12. a nomination system similar to that under the current scheme could be put in place for management trustees, but a replacement for the Isle of Wight Council as a nominating body will be needed and suggestions are sought;
 13. all organisations which currently act as nominators under the current scheme should make it a priority to answer this consultation exercise and set out why they consider their nomination role should continue (if indeed they do). It is important that nominating bodies play a real role in the local community;
 14. other organisations wishing to be considered for a nomination role are asked to set out their reasons for wishing to be considered for this role.
 15. following Charity Commission recommendation a trading company limited by guarantee has already had to be set up as the Trustees are not permitted by the current scheme to engage in any permanent trade. In due course this will be the vehicle which trades the business activities in the House and all available profits will be gifted to the Trust. This 'trading' company should not be confused with the Trust Company mentioned above.

11. Recommendations

Subject to better ideas coming forward during the consultation exercise (which the Trustees will consider with care, although they are not obliged to follow the views of those who provide submissions), **the current view favoured by the Trustees is as follows:**

1. **apply the vision statement as set out in s.4 on page 7;**
2. **seek through an enabling development the funds to 'save' the House and provide for the long-term future of the Park;**
3. **form a charitable trust company and place in its registered title the House and those parts of the rest of the land owned by Northwood House Charitable Trust which are not central to the vision statement and which are currently recognised as being capable of being or facilitating an enabling development;**
4. **seek developer expertise to find means of breathing life into the unused parts of the house;**
5. **seek working capital to achieve the long-term goals of the Trust;**
6. **recognise that the use made of the Community Hall by the people of Cowes has not been sufficient and consider including it and the barn, other outbuildings and small areas of land near the House in the enabling development;**
7. **opt in the first instance for an enabling development involving a mixed development of the House allowing the fine principal rooms (the Rotunda, the Drawing Room, the Dining Room, the Ballroom, the Morning Room, the Tudor Rose Bar and the Egyptian Corner) to be retained for community use as a wedding/civil ceremony and events centre and a venue for meetings, seminars, concerts, training events etc.;**
8. **as part of the mixed development concept develop the function/wedding business to the point where it can become self-sufficient and meet the overheads of the principal rooms in the House and contribute to the restoration of the exterior façade;**
9. **if the mixed development idea should fail to attract interest, seek an alternative user of the House as identified by the Knight Frank report (e.g. boutique hotel, nursing home etc) which could involve if pursued a cessation of the business mentioned at (8) above;**
10. **work with English Heritage and others to find economical means of repairing and restoring the House to a satisfactory standard whereby its fine Georgian facade is restored and preserved as well as the interiors of the fine principal rooms, and the unused, derelict or semi-derelict parts of the House are brought back to life;**
11. **provide for the future of the Park by forming an unincorporated charitable trust with a new scheme operated by management trustees in which:**

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- a. the Official Custodian of Charities holds the registered title of the 'pleasure grounds' as severed from that mentioned at (3) above;
 - b. the new charitable trust is the member of the Trust Company mentioned at (3) above so as to provide for necessary governance/linkage;
 - c. there is a new nomination system for the management trustees;
12. maintain and over time improve the Park by:
- a. attempting to reduce the 'municipal park' feel and to enhance its original 'arboretum' feel;
 - b. improving the aesthetic look of the toilet block in the Park;
 - c. relocating the tennis courts and children's play area to other more open locations within the Park;
13. Facilitate bowls in the Park (*the Trustees have entered into a short term lease with the current bowls club and consider a longer term lease should in due course be offered*).

12. Contact us

Any serious contributor to this consultation exercise is welcome to discuss matters with one or more of the Trustees. The Trustees are as follows:

Name	Nominating body
Ann Thwaites (Chair)	Cowes Town Council
Margaret Ankers	co-opted
Janet Allan	the Friends of Northwood House & Park
David Christie	co-opted
Virginia Gledhill	co-opted
Elizabeth Mackenzie	Cowes Community Partnership

The Trustees can be contacted at trustees@northwoodhouse.org, either as a Board or individually (**please ensure that the word 'CONSULTATION' appears in the subject line**). Contact can also be made via the office telephone (01983 293642). If the office is not staffed, a message left on the answerphone will be followed up.

If any individual wishing to make a submission would like to read the two major documents referred to in the text, they can be accessed via the website at www.northwoodhouse.org/reports. The documents are:

- the Knight Frank report;
- the Scott Wilson report.

Annex 1

Isle of Wight Council	Cowes Amateur Winemakers' Society
Cowes Town Council	Cowes Short-mat Bowling Society
Gurnard Parish Council	Cowes Medina Bowls Club
Northwood Parish Council	Cowes Operatic and Dramatic Society
The Friends of Northwood House & Park	British Legion
Cowes Community Partnership	Cowes Carnival Committee
Isle of Wight Chamber of Commerce	Isle of Wight Society
Cowes Harbour Commission	Cowes Heritage Group
Isle of Wight Gardens Trust	Cowes Women's Institute
West Wight Landscape Partnership	Gurnard Women's Institute
The National Trust	Northwood Women's Institute
English Heritage	Northwood Community Partnership
The Isle of Wight History Society	Northwood Parish Church
Rotary Club of Cowes	Gurnard Parish Church
Cowes Business Association	St Mary's Church
Cowes Waterfront Trust	Holy Trinity Church
Cowes Golf Club	St Joseph's Catholic Church
Cowes Combined Clubs Ltd	Governing body of Gurnard Primary School
The Royal Yacht Squadron	Governing body of Northwood Primary School
Royal London Yacht Club	Governing body of Somerton Primary School
Royal Corinthian Yacht Club	Governing body of Solent Middle School
Island Sailing Club	Governing body of Love Lane Primary School
Cowes Corinthian Yacht Club	Governing body of Cowes Primary School
Gurnard Sailing Club	Governing body of Cowes High School
	Cowes Sea Scouts
	Gurnard Guides
	Northwood Scouts
	Gurnard Scouts
	Army Cadets
	And others

Annex 2

NORTHWOOD HOUSE & GROUNDS					
FINANCIAL PROJECTIONS					
OCTOBER 2010 - SEPTEMBER 2011					
	OCT - DEC	JAN - MAR	APR - JUN	JUL - SEPT	TOTAL FOR YEAR
£	£	£	£	£	£
INCOME RECEIPTS					
PREMISES INCOME - ROOM HIRE AND RENT	945	6,825	3,000	3,000	13,770
CATERING	0	600	2,300	3,300	6,200
COMMUNITY HALL LETTINGS	1,190	1,136	1,500	1,500	5,326
MAIN CAR PARK	7,000	31,976	30,000	30,000	98,976
COWES WEEK CAR PARK	0	0	0	7,000	7,000
CHURCH LODGE RENT	503	766	750	750	2,769
DONATIONS	793	85	0	0	878
MISCELLANEOUS INCOME	670	1	0	0	671
TOTAL INCOME RECEIPTS	11,101	41,389	37,550	45,550	135,590
DIRECT COSTS OF INCOME					
MAIN CAR PARK MANAGEMENT CHARGES	0	(13,822)	(11,700)	(11,700)	(37,222)
COWES WEEK CAR PARK MANAGEMENT CHARGES	(1,232)	0	0	(1,000)	(2,232)
TOTAL DIRECT COSTS OF INCOME	(1,232)	(13,822)	(11,700)	(12,700)	(39,454)
NET INCOME RECEIPTS	9,869	27,567	25,850	32,850	96,136
EXPENDITURE PAID					
ESTABLISHMENT					
UTILITIES	(3,183)	(3,323)	(8,303)	(7,603)	(22,412)
MAINTENANCE	(5,414)	(13,075)	(8,500)	(7,250)	(34,239)
SECURITY AND INSURANCE	(1,656)	(3,164)	(27,850)	(4,650)	(37,320)
ADMINISTRATION					
ADMINISTRATIVE ASSISTANCE	0	0	(1,200)	(1,200)	(2,400)
COMMUNICATIONS	(465)	(245)	(480)	(480)	(1,670)
OFFICE EQUIPMENT AND OTHER ADMINISTRATION COSTS	(794)	(104)	(1,120)	(120)	(2,138)
MARKETING					
ADVERTISING	0	(673)	(300)	(300)	(1,273)
FEASIBILITY STUDY - COST PLUS GRANT	0	(4,050)	3,881	0	(169)
LEGAL AND FINANCIAL					
LICENCES	0	(76)	0	0	(76)
ACCOUNTANCY AND AUDIT	(705)	(576)	0	0	(1,281)
PROPOSED CAPITAL COSTS - RENOVATIONS	0	0	(10,000)	(10,000)	(20,000)
TOTAL EXPENDITURE FOR YEAR	(12,217)	(25,286)	(53,872)	(31,603)	(122,978)
PROJECTED NET CASH SURPLUS/(DEFICIT)	(2,348)	2,281	(28,022)	1,247	(26,842)
CUMULATIVE RESULT	(2,348)	(67)	(28,089)	(26,842)	

Annex 3

FAQs

These set out some of the questions you may have and our answers as best as we are able to give them at this preliminary stage.

What is a ‘custodian trustee’?	A custodian trustee is simply the repository for title documents; it has no other role
Why do the Trustees not favour the ‘simple solution’ of directly replacing the current Trustees with Trust Company directors?	They consider a Trust Company is required for the enabling development and a separate Scheme should provide for the future of the Park so that when (if) work to the House is completed the Trust Company can take a back seat
What is a Trust Company?	It is a charitable company set up because the charity proposes to engage in charitable purposes with some commercial risk. It will have a Memorandum and Articles of Association approved by the Charity Commission. It will be a company limited by guarantee. Ss 36 and 37 of the Charities Act 1993 will continue to apply to any land transaction. This company will not trade in a business but it will take a role in the enabling development.
What does the structure of the trading company limited by guarantee look like?	It is currently a stand-alone company owned by the unincorporated Trust and answerable to it. All available profits are gifted to the Trust. This is a common means adopted to enable unincorporated charities to trade.
Who is the Official Custodian for Charities?	He is appointed by the Charity Commission and holds the registered title of land owned by many charities.
What is an ‘enabling development’?	A development which utilises assets already owned in an attempt to achieve a charitable purpose.
Why does Isle of Wight Council (‘IWC’) not want to play any role in the future of the House and Park?	After having charge of the House and Park since 1929 it is believed it now considers the costs connected with restoration are beyond its means and it is divesting itself of similar assets all over the Island.
Why did IWC continue to have any role in operation of the House and Park after the 2002 Scheme?	Essentially because it held the purse strings and the management trustees found themselves operating a ‘stranglehold’ trust where they had little power to do anything.

Why have the Trustees limited their vision as at 4?	Because they consider they must take a realistic approach and aim for what with goodwill and luck may be achievable. To take a purely idealistic role would lead to nothing being achieved.
What does 'seeking interest for leasehold opportunity' mean?	Approaching developers who would be prepared to provide the capital to make payments to the Trust and carry out conversion works to create flats and/or offices etc and restore the facade in return for a long lease granted by the Trust Company.
What is a 'mixed development'?	A development where the House has a number of uses: e.g. a business operated in the fine principal rooms, perhaps some offices, perhaps some flats in the House and cottages/flats in the Community Hall/Barn.
What does 'curtilage' mean?	Enclosed land around a House or Building
Why does the word 'partnership' appear in inverted commas?	Because the Trustees do not envisage any formal partnership as that term is recognised in law nor do they contemplate a joint venture – they do envisage having to work with others to achieve the enabling development but without the legal responsibility as exists in a partnership or joint venture
What is 'outline planning stage'?	It means permission in principle for the development - however all of the detail is still left for a future detailed planning application
Who was John Nash?	Architect 1752 – 1835 responsible for much Regency architecture who did many commissions for the Prince Regent (later George IV) and who also did private commissions such as in the environs of Northwood House.
What is an arboretum?	A collection of trees
Who are All About Catering?	A highly experienced event catering business run on the Island by David Rogers
Why is it necessary to redefine the charitable purpose?	Because the Charity Commission have advised that there are ambiguities in the wide definition in the 2002 Scheme and the Trustees believe a new definition should apply the original Deed of Gift in a modern context.
What is the power of a nominating body?	Just that – it has the power to nominate a trustee who should then conduct the duties of a trustee for the term of the office in an entirely independent

	<p>fashion without being answerable to the nominating body. In other words the nominated trustee is not a delegate but must act independently in accordance with the fiduciary duties of the post.</p>
<p>Does the nominated Trustee have to be a member of the nominating body?</p>	<p>No. They can be but they do not have to be a member of the nominating body.</p>
<p>What are Advisers, and who appoints them?</p>	<p>They are volunteers with specific skill sets who are providing assistance to the Trustees on a consistent and reasonably long-term basis in the commercial, legal and finance areas.</p>
<p>What skill sets are currently not available to the Trustees?</p>	<p>Project management of an enabling development.</p>