

## **Appendix 4**

Minute Extract from Council Cabinet 18 October 2005

### **149/05 St Helen's House**

The Council Cabinet considered a report on St Helen's House. The report gave details of the feasibility study carried out by St Helen's House Trust, Derby into the viability of them acquiring, refurbishing and running St Helen's House, and made recommendations based on the feasibility study.

#### **Options Considered**

To give St Helen's House Trust Derby a further period of exclusivity to enable them to develop a detailed business plan for the acquisition, refurbishment and management of St Helen's House.

#### **Decisions**

1. To not grant the Trust a further period of exclusivity at this stage but to authorise the Director of Corporate Services to market the site for disposal.
2. To consider any bids received, together with that of the Trust, in due course.

#### **Reasons**

The feasibility study and subsequent developments did not demonstrate sufficiently the viability of the project in that:

- a substantial element of funding for the refurbishment seemed dependent upon contributions from the Council either as a significant initial sum or on an on-going grant basis.

The options considered in the report to be viable depend upon significant disposals to provide enabling funding. The two major proposed funding bodies, English Heritage and Heritage Lottery Fund, strongly preferred the site and its uses to remain in the public domain as opposed to part or the whole of the site being in private residential ownership. This cast doubt on the likelihood of achieving funding from the two major sources.