

## Briefing Paper re Bannockburn House Trust & City Deal

### Summary

BHT is approaching Leader's new Community Led Local Development Fund for support in preparation for a major community led economic initiative in south Stirling. The project will include the creation of seven jobs, 64 employability placements pa, a significant contribution towards carbon reduction and c.£200k equivalent in social impact each year. CLLD funds would be used to develop UK Treasury Green Book Outline and Final Business Cases for the project.

### Background

[Bannockburn House](#) is a **community owned** "A" listed, late seventeenth century mansion set in a 30-acre estate. The communities which the Trust represents have a series of challenges which local people have addressed through a wide range of community led initiatives. The Trust has a local, skilled and connected leadership.

Bannockburn House Trust is planning a fifteen-year staged programme to develop and repair existing assets to maximise visitor and community benefit from the site. As the first stage in this plan, the Trust aims to redevelop the Victorian outbuildings known as the Chauffeur's Cottage, Stables, and walled gardens to open income streams and maximise usage.



The proposal is to convert the cottage and stables into offices, a bistro, workspace hire, toilets and events space. This will give an opportunity to create jobs, volunteering and training opportunities. Full planning and listed building consent have been obtained alongside QS costings which were revised in 2021. A revised Planning Application has been submitted to reflect the need for more toilets and external terrace space identified during the Covid-19 period. Cleansing this application and building warrant is expected during September 2022.

Bannockburn House Trust will

- Deliver £2 186 250 social impact over 10 years
- Create a sustainable, community owned and controlled enterprise
- 7.7 full-time-equivalent jobs
- Conserve and develop a national historic treasure

The plans outlined here are set within a wider strategy:

**Vision:** *Bannockburn House and Estate offers a vehicle for the sustainable development of Bannockburn and the Eastern Stirling villages.*

**Aims:**

- Delivery of Conservation, heritage and tourism
- Delivery of Economic Development
- Delivery of Community Development

We have assessed our offer against:

- The Forth Valley and Loch Lomond and the Trossachs tourism context
- Both Food and Gardens Tourism contexts
- Piloting & market testing initiatives
- The broader policy context
- Community engagement and consultation.

The commercial product offer includes:

- **Employability:** offering a structured delivery of employability opportunities linked to the City Deal Programme
- **Bistro:** a seasonally adjusted baseline visitor case; children's parties; funeral teas, guided tour related custom and event related custom
- **Glamping/Bothies:** offering both Pod and "Jacobite Camping" tourist accommodation
- **Events:** Easter, spring/summer, doors open days, apple & potato days, Scotland's Gardens, Halloween, Christmas and Burn week events
- **Tours:** general House tours, specific themed tours, garden tours and paranormal nights
- **Gardens:** production of vegetables, salads/herbs, soft and orchard fruits to be supplied both to the public and the Chauffeur's Cottage café
- **Crafts & Merchandise:** added value garden products, wood turned items textile-based items as well as photographic based items.

Our **Social Impact** includes:

- **Volunteering:** supporting 150+volunteers give 10000+ hours pa in a variety of settings
- **Employability:** working both in partnership and through our own activities to offer 64 trainee placements pa
- **Children and Young People:** delivering projects to 1000+ local school children pa, 400+ children and families through environmental and social history-based activities and a range of other specialist group support activities.
- Our **environmental impact** will deliver our part in a fair transition to climate action by saving 276 tCO<sub>2</sub>e Carbon tonnage during the project and, a consequent 460 tCO<sub>2</sub>e lifetime savings via food production and education.

## City Deal

Stirling Council, in partnership with Clackmannanshire Council and the University of Stirling, has secured an investment of £90.2m, from both the Scottish and UK Governments, in the form of a City Region Deal (CRD). This deal covering the wider Stirling and Clackmannanshire region is structured

to provide investment in Innovation, Digital, Culture, Heritage and Tourism, Active Travel and Connectivity over the next 10 to 15 years. BHT has been in discussion with Stirling Council (Economic Development) for 3-4 years regarding inclusion in the Heritage & Tourism strand of City Deal. **BHT's project is one of three which Stirling Council have noted as their priorities.**

The CD process has been long and somewhat complicated. Stirling Council have submitted the 2<sup>nd</sup> iteration of the Programme Level Outline Business Case for Heritage & Tourism. It should gain approval by the end of September 2022. The Programme Level OBC will provide the required regional strategic framework for the Culture Heritage & Tourism Projects, including clarity surrounding the benefits that they are seeking to achieve. At that point, BHT can submit its business case. The "business case" must be in the form of a UK Treasury Green Book Case, which has two elements: an outline business case (OBC) and a final business case (FBC).

The process to be undertaken would include:

- Preparation and submission of the OBC
- Commentary by local City Deal partners
- Consultation/review with UK and Scottish Government departments
- Edit and resubmission
- Additional Consultation/review with UK and Scottish Government departments
- Agreement in principle (or otherwise)
- Preparation of the Final Business Case (primarily procurement)
- Consultation/review with UK and Scottish Government departments
- Agreement to proceed.

c.£20k + VAT is a likely fee.

**Payment phasing can be negotiated but is likely to look like the following:**

- 20% following inception meeting and agreed project plan
- 25% on agreed submission of Outline Business Case to City Deal
- 15% on completion of negotiations on Outline Business Case
- 25% on submission of Final Business Case to City Deal
- 15% on completion of negotiations on Final Business Case.

#### **Timeline**

- Green Book Consultancy Funding identification: August 2022
- Procurement: September 2022
- OBC Draft: October - December 2022
- OBC reviews/consultations/amendments: January – May 2023
- FBC: May – July 2023.

Please complete our ITT response template, and submit by **midday on Monday 22<sup>nd</sup> August to:**

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