

The position as it stands:

1. Pannier market building approved for open plan building set in plaza style area, next to a carpark, with one end of building enclosed with wooden walls for fur/feather auction. Not fully weatherproof or secure.
2. The market runs as a private enterprise with no long time secure plan in place.
3. Querk situation- privately owned but community asset.
4. Demolition of remaining shed brought forward – was expected another year.
5. Debbie working on transition:
Marquee bought by her and erected by her team – Chris help.
KWH providing 10 market stalls (Chris help with stall covers x10)
Portacabin store – table tops
Week by week use of building

Where we want to be:

1. To have a building fit for purpose in all weathers, fully enclosed with versatile/lockable doors thus ensuring the building is suitable as a facility for a range of community and business uses.
2. To have plans in place for the long term security of the space as a community market and auction site to support the local economy and small businesses which enables future proofing for resilience and local sustainability.

What we have done:

- Working group has developed a 'wish list' portfolio (walls/roller shutters/toilet/feature wall).
- Meeting with Kingswood Homes to nail down the position of what they will/will not provide and discuss potential costs very rough top of head estimate £70k.
Also we have to get planning permission.

Paul Jones advise:

- we get external consultant/architect – design specs, oversee tender of 3 quotes
- spelled out position in writing future management/ownership

- Engaged with local architect (Ian Horswell, AGI Architecture, free consultation). Estimates for total build suggested at £250-300k BUT this is without seeing design specs and presumed planning costs for a commercial building (poss £6k).
- Engaged with WDBC planners who initially suggest this may be a planning amendment – fee £234, half for parish council.

- Engaged with DCT for advice and support. – see emails / explain diff revenue/capital funding. List full aspects to consider –
 - architect/surveyors/consultations/quotes/building control costs.
 Explained need for project manager feasibility work to successfully gain funding.
 DCT will help funding applications.
 Led to BBB business focus group meeting 10/6/21 and their report (circulated).

- Joined NABMA (Nat Assoc Brit Markets) for advice/guidance on navigating thru the transition period. – Lots of advice and support via website (for DK, for HTC steer).

- Sent out a ‘funding quest’ letters for Capital (£150k) and Revenue (£30k) to a raft of funding orgs & responses:
 - UK Community Renewal Fund (not eligible, large district projects only, revenue, led to convos with WDBC and DCC below) **deadline was imminent

 - Convos DCC economic officer (Jacob Coburn) suggest go thru WDBC. Book a further chat when UKCRF decision is known (august). Capital fund poss later date.

 - Convos WDBC economic officer (Chris Brook) – can’t tack on 6 projects already described to UKCRF. ***extra time frame window led to last min convo with Sarah Gibson (head of PLMK) and her joining BBB meeting – she will include some form of a market feasibility study wrapped up with group of development/feasibility studies for Naturally Active Devon, area wide project.
 Now await Govt decision. Unsure how this will actually translate for our project.

 - Lottery Partnership Fund – capital £150k – Awaiting answer, told couple weeks. Prep needed to develop answer portfolio.

 - DR company – help search both Cap/Rev and PM. Suggest UKCRF and will talk to new project – Resonance (this was a no from them)

 - DCC Grant Finder searches (business funding DK may find useful).

 - LEP Heart of the SW (grant find searches not successful - private/public realm).
 Available for advice on short term contracts and freelance pm sites.

 - MP Mel Stride & DCC J McInnes expressed support.

****NEW to send**

Arts Council Cultural Development Fund – send EOI deadline 23/7/21

What we need to address:

1. Identify risks and understand mitigation measures we need to take....

- If we can't source funding.
- If the management remains private enterprise.

2. Possibility HTC – Public Works Loan?? if all else fails.

(eg 5p a week x 2000 houses x 25yrs = £130,00). Any limits to % raise?

3. How to source a project manager with experience to see the successful completion of our enhancements 'wish list'. – How where to recruit?

4. Local help with writing Lottery grants

5. Long term security for market future – HTC role. Suggest 99 yr lease and contract a market manager.