

## Henfield Parish Council Agenda Item 10

**Request for Agreement to proceed with exploratory work re the potential creation of a Lease from Horsham District Council to Henfield Parish Council for the Tanyard Barn and to facilitate the funding of a restoration and extension project.**

### **Background**

The Tanyard Barn is a historic building thought to have been added to the field between 1860 and 1874 after the Tanyard closed in 1844.

Originally it was a larger building (photographs courtesy of Alan Barwick) as seen in this first photograph.

*Picture 1*



But sadly, the original barn fell into disrepair and in 1994 as seen in this second photograph and the BP Guild, including our very own Dick Nye, demolished the northern section and used some of the materials to repair the smaller barn whose footprint remains today (see picture 3).

The remaining section of the barn is now used as somewhat leaky storage by Henfield Parish Council and the structure is becoming increasingly dilapidated, see picture 4.



Picture 2



Picture 3







*Picture 4*

### **Ownership & Survey**

The Tanyard Barn is part of the Tanyard Field which is owned and administered by Horsham District Council and is managed as part of the Commons Joint Committee formed from Horsham and Henfield Councillors.

Horsham District Council commissioned MSA Chartered Building Surveyors to conduct a survey of the barn and a report was produced on 30/8/022. This highlighted weaknesses in the roof, walls and some of the timbers although the building as a whole is sound.

In my role as Joint Chairman of Commons Committee I asked HDC if they could commission a piece of work by the same building surveyors to provide a cost estimate to make good the structure and on 19/5/2023 we received their report with a costing of £42,870 + VAT. Our next challenge is to consider how we might fund a restoration of the barn if this were to be our plan for its future.

### **Rural England Prosperity Fund (REPF)**

This fund is part of the Governments levelling up agenda with an investment in domestic priorities of £2.6bn by 3/2025. One of its objectives is linked building pride in place and encouraging growth in rural economies. Horsham District Council are administering its share of the fund on behalf of the Government and individual grants of up to £75,000 are available with a minimum contribution of 25% being required from local communities. The question we have been asking is whether the restoration of the Tanyard barn would qualify for such a grant.

## **Tanyard Barn and Henfield Sheddors Partnership**

In considering how to approach this we have been working with the Economic Development team at Horsham to create a business case which would be a strong contender for the allocation of some of this fund. To achieve the best results, we have explored partnering with a local community organisation and the best fit has been found to be the Henfield Sheddors who are:

- Looking to establish a new “forever home”
- Are now a well-established valuable asset in our community
- Delivering the dual benefits of positive mental health for those working in the Shed alongside a recycling and repair ethos rather than a dispose and replace mentality.

The combination of restoring the existing barn with a view to extending it sympathetically as a restoration project would provide a strong business case for REPF funding.

### **Structuring the Proposal**

As Horsham cannot allocate grant funding to themselves it is proposed that Henfield Parish Council seek a 99 Year Lease of the Tanyard Barn (including the footprint for the extended barn) in favour of Henfield Parish Council as we would be able to apply for a grant.

The funding request would then be in two phases

**Phase 1 would be a funding application by Henfield Parish Council for the restoration of the Tanyard Barn**, completing the works outlined in the surveyor’s report. We would add to this the costs associated with getting electricity and wastewater into the barn. These costs are being explored by Horsham on our behalf and we would recommend proceeding with Council providing its 25% contribution from its Community Buildings Reserves. In principle we would like this funding to be committed and drawn down by September 2024.

**Phase 2 would be a funding application by the Henfield Sheddors for the construction of the extension and the fitting out of their workshops.** Work on the design and a planning application is being undertaken by a local architect working with the Sheddors who also have a healthy level of funds already in place to support their plans to move from their current location. Henfield Parish Council would provide a sub-lease to the Henfield Sheddors with the term still to be negotiated although we expect this to be for at least 25 years in term. In principle we would like this funding to be committed and drawn down by 31/3/2025.

### **Creating a Community Asset**

Our proposals would restore and extend the Tanyard Barn to create a fully usable community building with water, power and wastewater service in site. The Tanyard Barn facility would incorporate

- a forever home and workshops for the Henfield Sheddors
- an accessible workshop for our Parish Council Works Officers
- watertight storage for Parish Council assets
- Watertight storage a single site storage facility for the Henfield Conservation Group

In a location close to the centre of the village where the public can still reach it fairly easily with some improvements to the footpaths and signage needed.

### **Request**

At this stage the support and agreement of Parish Councillors and the Clerk is requested to continue with this work and an indication that you have an appetite to support a request for the

Parish Council to take on a Lease, apply for an REPF grant and work in partnership with the Henfield Shedders to support their tenancy in the Tanyard Barn. These proposals will also be discussed with the Henfield Commons Joint Committee in June. An initial expression of interest has been submitted to meet the fund deadlines and to align with The Henfield Shed submission. Thank you, Malcolm Eastwood