



STROUD DISTRICT COUNCIL

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COMMUNITY SERVICES AND LICENSING COMMITTEE

MEMBER REPORT

NAME OF ORGANISATION/BODY	Kingshill House Creative Arts Centre (Kingshill House Limited)
DATE OF LAST MEETING ATTENDED	21 st February 2025

BRIEF REPORT

Introduction

I met with members of the Kingshill House Creative Arts Centre Board on Friday 21st February 2025. This was a special meeting and not a regular Board meeting. Present at that meeting (in addition to myself) were Chris Creswick (Chair of Trustees), Joe Dymond (Manager), and Emily Somerville (Treasurer).

The aim of the meeting was to catch-up on the progress on:

1. Lease signing with SDC
2. Current FY24/25 outturn
3. Budget for FY25/26

Lease

The lease with SDC is still pending but discussions are coming to a close. Completion has been delayed due to inconsistency in the property boundary between the lease documents and the Land Registry. This is due to a historic anomaly that it is hoped can be readily resolved. Kingshill House sought assurance from SDC that permission for planned events would not be unreasonably withheld, thus enabling them to plan for a wide range of events at the House. The final action prior to lease signing is a photo-survey of the condition of the House at handover. This is anticipated to happen soon.

FY24/25

At the meeting the Treasurer presented the current budget. This year costs have been reduced as far as practicable. The trust gratefully acknowledged the support received from SDC during the current FY. At the time of the meeting there was still five weeks to run to the close of the current FY and Kingshill House were estimating that the year would end with either a small loss or break even. The difference was due to uncertainty over attendance levels at the remaining events of the year. Nevertheless, this outcome continues the work of recovery from the large deficit situation three years ago.

FY25/26

Kingshill House presented their aspirations for the new FY. Financially the aim is to achieve a position to enable the Trust to rebuild reserves to £40k (approximately 3 months operating budget). To accomplish this there is a new plan and resource for marketing a diverse offering of events, exhibitions and courses. Key challenges to this are the increased National Insurance costs and the costs of the additional marketing support, plus the condition of the building and the availability of all rooms and grounds for planned events. However, it is expected that the additional marketing costs will be more than compensated for by new business. Also, it is hoped that the current maintenance and repair work will be completed successfully and return the whole of the House to a usable condition as early as possible in the new FY. There is also a plan to seek grant funding, something that has not been a feature of recent years. There will be a need for further support from SDC during FY25/26 and there will be a request for SDC not to recharge the insurance costs (of approximately £3.5k) out of SDC's support.

Next steps

The Chair of the Board will produce an end of FY report to share with Trustees and SDC. When available there will be a request to meet with SDC to discuss the forthcoming year's plan. I will meet again with Kingshill House Board early in the new FY.

REPORT SUBMITTED BY	Cllr Ian Hamilton
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DATE	05/03/2025
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