

Comparison of Turnberries T3 and Armstrong Hall option C

	Turnberries option T3	Armstrong Hall option C – refurbishment
Cost ex VAT	Estimated £2.4M (Chappell Quantity Surveyors)	Phase I & II £310K - £350K Phase III Option 1 - £795K Phase III Option 2 - £2.8 - £3.5M
Start date	2025 Qtr 4	Within a couple of months of approval
Delivery	2027 Qtr?	Seven months elapsed from start date
Rent	S. Gloucestershire Council as the landlord would control rent (Peppercorn rent proposed ?)	No rent as Armstrong Hall complex owned by the Trustee (Thornbury Town Council)
Impact	Commercial redevelopment of AH complex with loss of both Armstrong and Cossham Halls. See View Architects Drawing date 11th August 2017 for new houses and flat developments. Detrimental impact to residents living around the AH site almost certainly resulting in strong opposition to the redevelopment scheme.	Existing Armstrong Hall complex retained. Overwhelming local residents support for AH.
Endowments	Loss of permanent endowments gifted to the people of Thornbury, in particular Cossham Hall	All permanent endowments retained
Lease	Unconfirmed proposal for a 50-year lease with S. Glos Council	The site gifted in perpetuity to the people of Thornbury so no lease required from Thornbury Town Council. However, a new CIO formed to take over operation of the site would need a minimum 50-year lease
Funding	Sale of AH complex £1M to £1.5M, Sale of Miss Saise’s cottage £100K, Reserves 120K (Changing room fund) – Major funding of approximately £1M still to be found. One has to question the figure of £1M to £1.5M as this figure includes the value of the buildings which are of course worthless to a property developer who will only want the bare earth site.	Donor funding already secured to re-open AH. Phase III to be decided after a few years of operation. Prospects for more funding are encouraging.
Business Plan	No evidence of the 5-part business plan submitted from Group T – To be checked	Comprehensive Business Plan conforming to Trust specification, including income and costs dated Nov 2023

Costings	Comprehensive costings detailed in a feasibility estimate from Chappel & Co [1]	Costings based upon various surveys over a period of 2017 to 2020. See Group C Business plan.
Building plans	View Architects commissioned by the Trust/TTC to produce new theatre complex at Turnberries Leisure Centre. See drawings dated 13th June 2024 [1]	Group C used existing but unmodified drawings from 2017 public consultation
Management structure	The T3 proposal proposes to use their existing management structure to run the enterprise even though they have no previous experience of running a theatre. It is believed that they intend to employ a Theatre Manager who will run the operation. The Armstrong Hall Trust have in principle agreed to convert to a CIO but have provided absolutely no details of its structure. Unless the CIO is the more democratic <u>Association model</u> (as opposed to the Foundation Model), the existing Turnberries management team and the Trustees of the new CIO will have total control of all management decisions. The users of the new theatre will only have, at best, an advisory capacity and not a management role unlike the Group C proposal for an all-inclusive and democratic management structure. In many ways the T3 proposal is similar to the existing AH management structure where the users of Armstrong Hall were powerless to influence the decision to close the facility.	Group C are proposing an Association model CIO which will have two or more trustees, a management team and a wider so-called voting membership who can vote at an AGM and appoint and remove any non-permanent Trustees. This is a very democratic structure where all stake-holders have a say in how the new enterprise is run.
Points	Points for Business Plan for compliancy with Trust specification 81 points.	84 points
Group Hire	Costs unknown.	Group hire based on historic rates
Venues	One theatre with retractable seating maximum 288 seats	Armstrong Hall – 300 seats Cossham Hall – 120 seats (20 on balcony)
Loss of availability	A further delay of three to four years minimum can be expected on top of the four-and-half years experienced to date.	Six months only if Phase III option 2 implemented
Suitability	No suitable venue for smaller groups. Only the main theatre available.	Both larger (300) and smaller (120) groups catered for. Concurrent performances possible
Community opinion	Any solution based upon Turnberries is least favoured option historically with much local opposition to this plan.	2017 public consultation and a Parish poll (94%) have shown their preference for a solution based upon Armstrong Hall.

Conflict of Interest	The Armstrong Hall Charitable Trust exists only for the promotion and operation of Armstrong Hall as defined in their governing document. Their persistent promotion of Turnberries as an alternative venue in co-operation with S. Gloucestershire Council appears to be a clear conflict of interest. [2]	No conflict of interest if Armstrong Hall retained, however individual members of the Trust can potentially be held personally liable for losses incurred.
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Notes

- 1) The Turnberries group were unfairly afforded professional assistance commissioned by the Town Council to produce drawings (View Architects) and professional estimates (Chappell Quantity Surveyors). The client's name on Chappell Feasibility Estimate is **Thornbury Town Council**. The View Architect's plans don't specifically state the client's name but the project title is **Armstrong Hall, Turnberries Solution** which rather points to the Town Council/AH Trust having commissioned (and paid for?) this work. Group C were never offered this professional assistance. Group T were also repeatedly given extra time way after two deadlines to submit a Business Plan to the Trust had passed.
- 2) The Trust have unsuccessfully been trying to realise a new Theatre complex on the Turnberries site since at least 2017 without success. Architectural drawings, planning permission and invoices dated August 2017 clearly indicate a concerted effort by the Trust to promote Turnberries. This was to the detriment of Armstrong Hall which they planned to sell to finance the Turnberries operation. In September 2017 the chairman of the Trust wrote to S. Glos. Council asking if the Trust could buy the Freehold of Turnberries "to protect their investment".

RHR v.7 – 19th July 2024