

**EXECUTIVE SUMMARY : LONG TERM ARRANGEMENTS AT ELING TIDE MILL**






**Summary of Purpose and Recommendations:**

This report summarises the current position at Eling Tide Mill and presents a framework for the considering longer term arrangements.

**Cost to Council:** Existing budget of £116,000 for works to the mill and sailing club structures. Additional funding is to be sought for completion of the early phases of working. There may be other implications in the longer term, both capital and revenue but these will arise through future investigations

**Within existing budget?** Yes.

**Contribution to Corporate Plan (Minor/Moderate/Major/Neutral):**

	+		-		+		-
	Moderate			<b>Priorities</b>			
	Moderate			Clean Streets and Public Space	Moderate		
	Major			Crime and Disorder		Neutral	
	Moderate			Housing		Neutral	
	Major			Managing our Finances	Moderate		

**Comments on Impacts on Corporate Objectives and Priorities:**

The Eling Tide Mill and Sailing Club building is a 2\* listed structure. As such it makes an important contribution to the social and environmental heritage of Eling and beyond. Current operation of the two elements of the building is undertaken in partnership with Eling Tide Mill Trust and Eling Sailing Club respectively. There are other interests in the Eling Quay area and this wider location is a significant public space and attraction.



## **LONG TERM ARRANGEMENTS AT ELING TIDE MILL**

### **1. BACKGROUND**

- 1.1 The Council owns the Eling Tide Mill / Eling Sailing Club building and yard; the causeway; land at the quay and part of the tidal river below the Mill. The Mill building is a Grade 2\* Listed structure and is an important part of the District's heritage.
- 1.2 The need for capital investment at Eling Tide Mill and Sailing Club has been recognised as a result of a consultant's report. A budget was allocated as part of the Expenditure Plan process.
- 1.3 This report addresses two aspects. Firstly proceeding with capital works and secondly arrangements for considering the longer term management of the Council's ownership at Eling.

### **2. ELING TIDE MILL: WORKS**

- 2.1 A joint working group between the Trustees and the Council has been steering the work. The works undertaken to date include works to the waterwheel, storm and sluice gates, as well as the replacement of all the road-side windows and doors.
- 2.2 There is one aspect of work yet to be commissioned and that is the replacement of the sea gates. These gates are a major construction and estimates suggest they will need additional funding. There will be a need to seek that funding to enable this element to take place at the earliest practicable opportunity.
- 2.3 Given the nature of the building there are other works which will be required in the future. However they can be part of the considerations under the next section.

### **3. FUTURE OPERATION OF THE MILL**

- 3.1 In recent times, there has been a period of closure at the Mill but it is now in operation. There has been a great deal of officer support given to the Trustees and the Mill Manager. This has helped to achieve operational improvements, the benefits of which are already being felt
- 3.2 The capital issues gave rise to a number of questions in terms of the operation of the Mill and part of that was the role and nature of the Trust. The Trustees have openly discussed their role and the expectations that are placed upon them. There are now clearer responsibilities and more active participation within the Trust. This has also led to a willingness within the Trust and the Council, to consider whether there are other ways in which the Mill might be operated in future. There is indeed merit in widening the brief to consider the most effective use of the Council's ownership interests.

- 3.3 To take that forward we be consulting a number of agencies and interests. This would include Eling Tide Mill Trust, Eling Sailing Club and Totton and Eling Town Council, given the latter's operation of the Heritage Centre. In combination with this, there is likely to be value in seeking input and indeed potential partnerships with organisations which have experience of public access to heritage buildings / locations.
- 3.4 To bring this about, it is suggested that a project management arrangement is established, led by the Portfolio Holder for Leisure. Its purpose would be to, in co-operation with key stakeholders, investigate and make recommendations on securing the most effective long term future for the Council' ownership at Eling, with the intention to benefit the Eling Quay area as a whole in heritage, leisure and recreational terms.
- 3.5 Given the complexity of the scheme, it is likely that there may be more than one working group but that the overall arrangement should:
- (a) Maintain the direct working links with Eling Tide Mill Trust.
  - (b) Directly engage Totton and Eling Town Council.
  - (c) Engage in negotiations with prospective partners for future operation.
  - (d) Oversee the continued building works.
- 3.6 There is also an issue regarding the chairmanship of the Trust. The Trust Company's Articles of Association have provided that the Chairman of New Forest District Council must be Chairman of the Trust. This has meant lack of continuity in the office of Chairman, to the disadvantage of the person holding the office also to the Trust. It is therefore recommended that the Chairman of the Trust be appointed by the Leisure Portfolio Holder in future. The Trust's Articles of Association have been amended to provide that their Chairman shall be the person appointed by the District Council.

#### **4. FINANCIAL IMPLICATIONS**

- 4.1 All the initial works can be funded to the Sailing Club and Mill parts of the building within budget. The one exception are the sea gates. A Council contribution will remain in the programme but further funding is to be sought to enable their replacement.

#### **5. ENVIRONMENTAL IMPLICATIONS**

- 5.1 The building is a 2\* listed property. There are fewer than 10% of all listed properties in this category nationally. It has a special place in the heritage of the District and is the only working tide mill in production in the U.K. Its proper stewardship is important to the environmental quality of Eling and indeed beyond.

## **6. CRIME AND DISORDER IMPLICATIONS**

- 6.1 There are no particular implications arising from this report. In the most general of terms, a building that is well managed and in active use is much less of a target for anti social behaviour.

## **7. CONSULTATION**

- 7.1 The Trust has been involved in the developments to date. Initial discussions have also started with prospective partner agencies.

## **8. PORTFOLIO HOLDERS COMMENTS**

- 8.1 The Portfolio Holder support the recommendations

## **9. RECOMMENDATION**

- 9.1 It is recommended that:
- (a) Arrangements be made to secure external funding to replace the sea gates.
  - (b) A project management structure be put in place to investigate and make recommendations on securing the most effective long term future for the Eling Tide Mill, with the intention to benefit the Eling Quay area as a whole in heritage, leisure and recreational terms.
  - (c) The project management structure be determined by the Portfolio Holder for Leisure.
  - (d) The Chairman of the Eling Tide Mill Trust Company be appointed by the Leisure Portfolio Holder and that he be authorised at his discretion to withdraw such appointment at any time.

### **For Further Information Contact:**

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### **Background Papers:**

Consultants report