

Appley Tower Project Overview January 2021

Summary

The Appley Tower project slowed in 2020 amidst the Covid 19 outbreak. An AHF Project Development Grant application was submitted December 2020 to part fund the final development phase (stage 4 - see Development Plan Summary). The aim remains to restore the Tower, re-establish access to the top of the tower and develop a sustainable community/commercial use model.

To coincide with the AHF bid we have invited a community group to come forward with their proposed use of the tower. It is hoped that it will be possible to incorporate this proposal into the restoration phase (stage 5).

After a series of community consultations a provisional future use model has been established to include a combination of community and commercial use and public access to the tower. The restoration phase is to be divided into two stages, with stage 2 delayed until stage 1 has been successfully delivered.

Restoration - Stage 1

- Essential tower repairs (£223,800) to include the reinstatement of access to the top of the tower.
- Renovations to the first floor to allow public access and provide a venue for community events for half of the year, and the provision of self-catering accommodation for the other periods.
- Establish 10 beach huts as an enabling development – important for ongoing sustainability.
- Minor 'cosmetic' improvements the tower's curtilage.

Stage 2

- Renovation of the ground floor space – possibly the creation of a coffee shop


Key Next Steps - December 2020

Q4 2020/21 - AHF decision to part fund the Final Development stage (£7,870) – see Development Plan Summary Stage 4. If unsuccessful an alternative course of funding will be required.

2020/21 - IWC and Ryde Town Council (£40,000) to be approached to consider match funding the reconstruction phase – see Final Development Stage Funding Model

Q4 2020/21 seek IWC permission to extend preferred status or ownership of the tower to be passed to Ryde Town Council, subject to a commitment to provide future match funding

Appley Tower - Development Plan Summary

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Stage	Research and Development	Feasibility Study	Second Round of Community Consultations	Final Development Stage	Restoration	Re-Opening
Status	Complete	Complete	Complete	Awaiting AHF grant application decision		
						
Timings		Feb 2020	Feb to December 2020	Feb 2020 – June 2021	Q4 2021-22 (Jan to March 2022)	Summer 2022
Description	Various community events and consultations Review of Desk Top Surveys and Reports	-Structural Survey to identify the current and future essential repairs and their cost. -Community consultations -Review and develop a sustainable future use model where annual property repairs can be funded from activity. - Identify future funding sources	Review of Feasibility Study	-Final round of community consultations -Update Feasibility Study -Prepare detailed drawings to planning application standard. -Planning permission submitted – beach huts. - Operating / financial model confirmed. -HLF bid development	- Tower restoration work -Internal changes to first and mezzanine floor to allow public and commercial use, and access to the roof - Creation of beach huts	-Tower restoration work completed. - Access to the roof re-established - Community and commercial uses commence
Funding		Coastal Revival Fund grant £12,690	Bid submitted to AHF Dec 2020. Total cost £15,740, match (£7,870) to be provided by Natural Enterprise	HLF grant application		
Comments		Tower Restoration Costs - £223,800. Ground Floor - coffee shop - £139,680 First Floor - public access / holiday accommodation -£34,800 Beach Huts (10) cost - £45,000 Total Identified Spend £443,280	Grant application decision expected Q4 2020/21. If unsuccessful an alternative source of funding will be required.	31 st Jan 2021 Natural Enterprise's IWC preferred status period ends	Restoration Costs - £223,800. Ground Floor (external work) - £5,000 First Floor public access/ community and commercial use - £35,000 Beach Huts (10) - £45,000 Total Spend £308,800	

Break Even Operating Model Summary - Income Target £11,500

Annual Fixed Costs		Revenue	Income	Operating Costs	Margin
Property repairs	£3,000	Self Catering	£ 5,520	£3,276	£2,244
Premise costs - insurance, utilities etc.	£5,500	Beach Huts	£7,500	£500	£7,000
Misc. to inc contingency	£3,000	Public Access and			
		Community Use	£2,500	£250	£2,250
		Fundraising	£1,000	£250	£750
Total Annual Fixed Costs	£11,500	Total			£12,244

*Assumptions:**Fixed Costs*

Property repairs *assumes the tower is in a good state of repair*

Income

Self-Catering *6 months - £200/night - 23 weekends @ 60% occupancy.*

Beach Huts *£750 per annum per beach hut*

Public Access *6 months of the year - 500 visits to the top of the tower @ £3/visit and 5 exhibitions @ £200 each*

Fundraising *At least 1 beach event*

Surpluses – if achieved to be re-invested or used to further Natural Enterprise's Charitable Objects in recognition of Natural Enterprise's contribution to the restoration of the tower.