

Council Objectives

- A sustainable solution for Louise House
- Bring the property back into use
- Sympathetic use given proximity to the library and the new pool buildings
- No capital or revenue burden to Council
- Tender process to consider offers – best consideration

Indicative timetable and process

- Stakeholder engagement sessions
- Expressions of interest (approx 7 weeks to prepare)
- Invitation to tender & tender period (approx 7 weeks to prepare)
- Receipt & evaluation of bids
- Clarification, interviews and presentation of proposals
- Officer recommendations – appropriate approvals sought
- Legal work

Indicative timetable and process



Strategy & Approach

- Requirements at Expression of interest stage
 - Details of Organisation
 - Outline of proposed use
 - Confirmation that a business plan and funding strategy will be prepared
 - Details of funding already in place
- Tender stage
 - Full details of proposed use of the building
 - Plans and specification of alterations required to the building (subject to necessary consents)
 - Comprehensive business plan with costings for capital and revenue requirements
 - Arrangements for funding the initial capital investment

Strategy & Approach – cont'd

- Enter into an agreement for lease
 - Term of 3 years
 - Secure funding for refurbishment in accordance with proposals
 - Obtain all statutory consents
 - Implement business plan for new use
- Grant of new 125 year lease upon
 - Practical completion of agreed works
 - Payment of premium

Suggested team and resources

- Business plan expert
- Facilitator to access funding
- Building Surveyor – condition of building, structure, foundations, drains etc
- Structure Engineer – if required
- Quantity Surveyor – to estimate value of the works required
- Architect – to advice on alterations / function and compliance
- Agent – rental values and income projections
- Lawyer – Legal documentation, title issues and searches.
- Town Planning & Listed Building advisor

Suggested team and resources



Contact e-mail address:

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Contact us

