



FEASIBILITY REPORT



ST MARY'S CHURCH – OPTIONS APPRAISAL
FOR
THE CATHOLIC DIOCESE OF PORTSMOUTH
& RYDE HERITAGE ACTION ZONE

REV A – OCTOBER 2022

694707

177 KIRKDALE SYDENHAM LONDON SE26 4QH 020 8659 3250
www.thomasford.co.uk

I Contents

I.1 Introduction by Thomas Ford & Partners

I.2 Feasibility Report by Colliers International

Including Appendices

I Introduction

- I.1 This feasibility study was commissioned as part of a Heritage Action Zone initiative to examine the potential of the Saint Mary's site which occupies an important location, and a considerable area, on Ryde High Street. The church, and its attendant buildings, are also the largest in scale, and the most distinctive of the buildings in this part of the High Street and are highly significant from a townscape perspective.
- I.2 Although the buildings are situated within the Heritage Action Zone, it is important to note that all the land and buildings fall within the ownership of the Roman Catholic Diocese of Portsmouth, and that the continuance of worship and mission on the site is the priority of the Diocese and the Parish of Saint Mary's.
- I.3 We have included below a diagram showing the arrangement of buildings on the site. In the table overleaf we have included a selection of photographs of the key elements of the buildings for orientation.

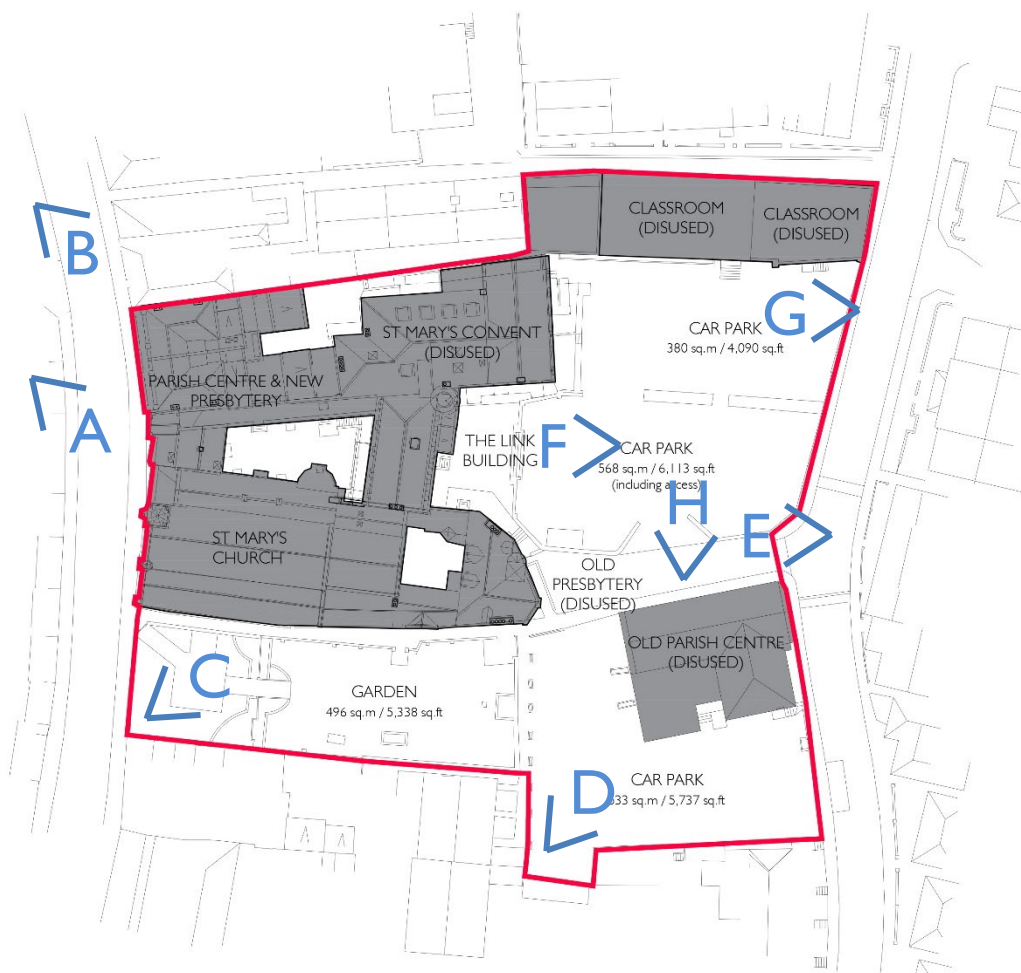


Figure 01 – Site Plan showing locations of following photographs

A



St Mary's Church

B



55 High Street & Presbytery (at first floor level)

C



St Mary's Church Garden

D



Parish Centre

E



Old Presbytery

F



The Link Building

G



The Old Convent

H



Classrooms



2 Design Team

Core Design Team

2.1 The design team consisted of:

- Lead Consultants & Conservation Architects – Thomas Ford & Partners
- Property Consultants - Colliers International
- Quantity Surveyor – IKS Consulting

3 Project Background

3.1 When the Convent and school were closed the parish of St Mary's was left with a very significant group of buildings, the sheer volume of which has presented a major challenge for the Parish, and for successive parish priests, ever since. The floor area was well in excess of anything that the Parish was able to use and, inevitably, lack of use led to lack of income which led to lack of maintenance and creeping dilapidation. A familiar vicious circle of deterioration. As the buildings became more dilapidated, so the maintenance deficit increased.

3.2 It is not that the parish has been inactive and the Parish has, over the years, spent considerable sums to maintain the use of some sections of the buildings, notably those at 55 High Street which now house the Parish Centre on the ground floor and the Presbytery on the upper floors. This was a pragmatic response to consolidate uses in a form and location that it was hoped would be easier to use and to maintain with restricted funds. However, this consolidation meant the final abandonment of the original Parish Centre and Presbytery which had become too dilapidated to adequately provide these functions.

- 3.3 Most old Convent buildings have been disused for many years and the ongoing deterioration eventually meant that the large ground floor hall, which was at one time an important asset for the parish, eventually had to be taken out of use due to leaking roofs and consequential rot.
- 3.4 Through all of this, St Mary's Church, which is the heart of the Parish, and of the site - both functionally and architecturally – was maintained externally, with a major overhaul of the roofs and gutters in recent years, although the fine interior still requires restoration.
- 3.5 After so many years of fighting a gradually losing battle to maintain this large collection of buildings it is no surprise that, at the start of the HAZ feasibility study, the Parish did not have a vision for the future, and the basic requirement was simply to provide the ancillary accommodation that currently exists in the Church Centre and Presbytery. Because of this, the initial development proposals were progressed as a broad examination of what could be achieved on the site in practical architectural and commercial terms.
- 3.6 As these ideas developed and were shared with the Parish, so the Parish was better able to visualise what could be achieved, and to better understand its own requirements in terms of what was needed for the work of the church in the future. It also clarified for the Parish what it did not want, whether that was in terms of the use of certain areas of the site specifically, or of types of use.
- 3.7 The result of this process has been the emergence of a clear vision for the Parish's future use of the site and its various buildings – a very successful outcome for the HAZ study and for the Parish.

4 Design Brief

- 4.1 The Parish's vision can be summarised as follows:

Spaces for Parish Use

a) *55 High Street (Ground Floor)*

The ground floor of the building would provide a High Street presence for the church and provide parish facilities - much as it does at present. The Parish's use of this prominent building would also preclude any unacceptable use of the premises.

b) *Convent*

The ground floor of the old convent building behind 55 High Street. This provides the Parish with a large hall space which will be an important community facility and revenue generator.

c) *Link Building*

Two upper floors would be converted to form a new Presbytery. This location has a sound architectural and practical connection with the church and with the other areas that will remain in church use.

d) *Crypt*

The crypt space beneath the east end of the church is an integral part of the church itself and potentially lends itself to a range of uses associated with the work of the church.

e) *Car Park*

The car park behind the church and convent building is an important asset for the Parish's use of the site and also one that could, with relatively little investment, be very quickly put into use as an income generator. Parking space would, in due course, be increased by the demolition of the old classroom block.

Spaces Not Required for Parish Use

f) *55 High Street (Upper Floors)*

The spaces presently occupied by the Presbytery, on the upper floors facing the High Street, would be rented out, by the Parish, as flats.

g) *Convent Building and Link Building*

Other than the spaces noted in items 2 and 3, the Parish does not have a use for these buildings, but would nevertheless wish to retain ownership. Ideally, these spaces would be developed with a commercial partner, based on long leases with the church retaining the freehold interest. Both the upper floors and the basements could be converted into apartments. The basements might also function as workshops or studios, subject to the right type of use.

h) *Land and Buildings South of the Church*

Everything to the south of the church, including the garden, car park, and old Parish Centre could be sold to benefit the Parish and to fund the refurbishment of the retained buildings.

5 Next Steps

5.1 The next logical step would be to develop a scheme based on the Parish's brief so that the refurbishment costs of the retained buildings could be set against likely capital income, in order to establish the difference between the two.

5.2 However, the building surveys demonstrated that extensive work needs to be done to the building envelopes in order to deal with the effects of dry rot, long-term basement damp issues, defective roofs and rainwater goods, and the reinstatement of missing windows etc. Any new use will be subject to current Building Regulations which will mean the need for significant upgrades to achieve compliance, particularly in terms of part L (thermal performance, insulation, heating, and ventilation). Compliance with fire regulations is likely to mean additional fire escape stairs since the building has little in the way of viable staircases. In addition to the costs of internally remodelling and refurbishing the buildings to create new uses, complete re-servicing will be required.

5.3 Even based on Collier's assessment of extensive commercial redevelopment of the site, the conservation deficit is very substantial. The Parish's bold vision for the site means retaining and reusing more of the site for its own purposes so that far less floorspace would be available for commercial use than was envisaged in Collier's study. The inevitable consequence of this is that the conservation deficit will increase proportionately.

5.4 There is no doubt that a significant capital injection will be required to enable such a scheme to become viable. The church will also need to look very carefully how such a significant stock of buildings would be managed once the work was completed. The completed buildings and uses would need it to be self-financing in the future to avoid a cycle of history repeating itself. In all cases, but particularly if grant aid is being sought, a robust business plan for future revenue generation and building maintenance is fundamental.

Feasibility Study for former Convent School alongside St Mary's Church, Ryde

FINAL REPORT
SEPTEMBER 2022

PREPARED FOR THOMAS FORD &
PARTNERS, THE CATHOLIC DIOCESE OF
PORTSMOUTH AND RYDE HERITAGE
ACTION ZONE



COLLIERS INTERNATIONAL PROPERTY CONSULTANTS LIMITED

Trading Name: Colliers International

Colliers International Property Advisers UK LLP.

Limited Liability Partnership registered in England and Wales no.
OC385143

Registered office:

50 George St

London W1U 7DY

Tel: +44 20 7935 4499

www.colliers.com/uk

david.geddes@colliers.com

Tel: +44 020 7344 6582

Version Control	
Filename/Document ID	St Mary's Ryde Feasibility Study FINAL 010822.docx
Last Saved	02 September 2022
Owner	David Geddes

TABLE OF CONTENTS

1	Executive Summary	5
2	Introduction	7
3	Physical Context	8
3.1	Location	8
3.2	The Site	10
3.3	Listing	20
3.4	Previous Consented Scheme	20
4	Market Context	21
4.1	Socio-Demographic	21
4.2	Tourists	24
4.3	Visitor Accommodation	24
4.4	Community Facilities	25
4.5	Function / Event Venues	30
4.6	Residential	32
4.7	Medical Practices	34
4.8	Artisan Businesses	35
4.9	Work Space	36
4.10	Ryde Town Hall	37
4.11	Vectis Hall	38
5	Delivery Context	39
5.1	Planning	39
5.2	VAT	39
5.3	Funding	40
6	Options	44
6.1	Options for Amending the Buildings	44
6.2	Options for Use of the Buildings	45
7	Concept 1: Old Convent Business & Events Centre	49
7.1	Concept	49
7.2	Variations	50
7.3	Governance	53
7.4	Revenue	53
7.5	Funding	54
8	Concept 2: Residential	56
8.1	Concept	56
8.2	Governance	56
8.3	Revenue	56
9	Viability	59



9.1	Gross Development Cost	59
9.2	Gross Development Value	60
9.3	Net Development Value	61
10	Conclusions	62
10.1	Overview	62
10.2	Refurbishment vs New Build	62
10.3	New Parish Centre	62
10.4	Development Options	63
10.5	Next Steps	64

APPENDICES (SEPARATE DOCUMENT)

1	Heritage List Entry	
2	Condition Survey by Thomas Ford & Partners	
3	Case Studies	
3.1	Staveley Mill Yard, Cumbria	
3.2	Tobacco Factory, Bristol	
3.3	The Station, Richmond	
4	Site Plans and Indicative Plans for options by Thomas Ford & Partners	
5	Cost Estimates by IKS	
6	Consultation Survey Results	
7	Plans of 2008 Scheme	

1 EXECUTIVE SUMMARY

This report assesses options for what might be done with the former Convent School and other buildings that are alongside St Mary's Roman Catholic Church in Ryde. They are vacant and in poor condition.

The buildings are large in size, occupying about 2,300 m². That, for perspective, is similar in size to a medium sized supermarket.

The former Presbytery and Convent buildings are attached to the church and are listed grade II*. The rest of the complex is not listed. Most of it has heritage significance, nevertheless. Former classrooms built in the 1960s do not have substantial heritage significance.

It is the aspiration for part of the space to be used for a new parish centre that can provide improved services for the congregation and for other members of the community and also a new residence for the parish priest. The pastoral centre at St Peter's Church in Winchester, which is a new building of c.300 m² adjoining the church, is a model for what this could be like. There are various options for where it might be. They include 55 High Street, where it is currently, and the former Convent Building.

There are two broad options for how the rest of the site could be used, as residential or "workspace". The workspace could be a small business centre, with a mixture of offices, studio and workshops, perhaps orientated to artisans. It could also include an events centre. A mixture of workspace and residential is also possible.

Thomas Ford and Partners produced indicative plans with three options, the first being largely residential and the other two being largely workspace.

IKS estimated that the cost of constructing them would be c.£7 million+ for the workspace options and c.£8 million+ for the residential options, at 2022 prices and net of VAT. Workspace would cost less because less intervention in the buildings would be needed.

There would be other development costs and, if the development was done on a commercial basis, the developer would need to make a profit.

Figure 1 has an indicative development appraisal for each of the three options. It suggests that there is likely to be a substantial conservation deficit. This means that it is not possible to develop the buildings while making a financial surplus and it is likely that a financial subsidy, in the form of a grant, would be needed to make the development possible.

This in turn means that the buildings are unlikely to have much, if any, value. Any price that would be obtained if they were put on the market is likely to result from someone making an offer without being fully aware of the financial implications. A risk, when that happens, is that the new owner is unable to find a way of developing the buildings in a viable way and, as a result, they remain vacant and continue to deteriorate.



Figure 1: Indicative Development Appraisal

	OPTION A Residential	OPTION B Workspace	OPTION C Workspace
Gross Area (m ²):	2,345	2,282	2,190
GROSS DEVELOPMENT VALUE:	£5,827k	£3,308k	£3,427k
GROSS DEVELOPMENT COSTS			
Construction:	£8,247k	£7,066k	£7,177k
Other:	£825k	£707k	£718k
Developer Profit:	£1,814k	£1,554k	£1,579k
Total:	£10,887k	£9,327k	£9,474k
NET DEVELOPMENT VALUE:			
Excluding Developer Profit	(£3,245k)	(£4,465k)	(£4,468k)
Including Developer Profit	(£5,059k)	(£6,019k)	(£6,047k)

A consultation exercise was undertaken, mainly taking the form of an on-line survey that was publicised by the Heritage Action Zone. The publicity included coverage in local press.

Over 100 people responded.

Respondents were largely split on whether they favoured a residential-orientated scheme or a workspace-orientated scheme. There was also strong support for community-centre type of activity. People who live close to the church, older people and females were, on the whole, a little more in favour of community activities and residential; younger people and males tended to favour workspace more.

About 40 respondents said that they might be interested in renting workspace or community centre type of facilities if they were created. This included some serious expressions of interest, including for a dental surgery.

18 respondents said that they would definitely be interested in being involved in a social enterprise to restore the buildings to new use and a further 37 said they might be.

The island has a Community Led Housing Officer, funded by Isle of Wight Council, who is tasked with facilitating community-orientated housing on the island. He expressed strong interest in being involved.

It seems that the optimal way forward is to explore, with the assistance of the Community Led Housing Officer, and people who have expressed serious interest in being involved, how a social enterprise might be established and work in partnership with the church to obtain grants and develop the site.

2 INTRODUCTION

The aim of this study is to help stakeholders agree the optimum viable approach to the use of buildings that surround St Mary's Church¹ comprising the former Convent, Convent School, Old Presbytery and former parish centre. Most of the complex is vacant and is in poor condition. Restoring it to viable use is a priority for the Ryde Heritage Action Zone.

The Diocese intends St Mary's to continue to be a major parish church. It requires facilities for the parish and a parish hall that serve both internal and external stakeholders. The brief requires retention of parking and a revenue stream that can support ongoing maintenance and management of the site.

The task, in this context, is to explore options for what could be done. The optimum viable use of a site like this is a balance of three considerations:

Physical Context. This is factors such as the size and nature of spaces, the nature of the location, and opportunities and constraints created by the heritage. They determine what uses are theoretically possible. These factors are summarised in Section 3.

Market Context. This is factors such as whether there is likely to be enough demand, and what the competition is. They determine whether there is likely to be enough demand for any uses that could theoretically be accommodated. These are summarised in Section 4.

Delivery Context. This is factors such as where capital and revenue funding could come from, who could make it happen, how it would be operated, etc. Considerations related to this are summarised in Section 5.

There are always two dimensions to options involving heritage assets:

- Options for amending and adding to spaces, in a manner sensitive to the heritage, including making them accessible and complying with building regulations. This includes, in this instance, options for changing existing assets and constructing new buildings. This is considered in Section 6.1.
- Options for how spaces can be used, individually and in combination. This is much determined by factors such as the size and layout of spaces. This is considered in Section 6.2.

Section 7 and Section 8 outline two "strategic" concepts for the site that have most potential. Thomas Ford and Partners produced indicative plans for three options based on this after the first version of this report was produced,. IKS cost consultants estimated the cost. An indicative appraisal of the financial outcomes for each of the three options is in Section 9.

Section 10 has conclusions.

There is a separate report containing Attached Appendices (Appendices 2-5). A consultation exercise was undertaken after the first phase of the study. The results are in a separate report.

¹ Correctly called the parish church of The Sorrowful Heart of Mary

3 PHYSICAL CONTEXT

3.1 LOCATION

Figure 2 shows the location of St Mary's on a GOAD map, which covers the commercial area of the town centre. Ryde's town centre is linear in form, stretching uphill for about 1km southwards from Ryde Esplanade and the pier. St Mary's Church is near the southern end.

While it has medieval origins, Ryde was largely developed in the early and mid-18th Century as an up market resort. Development was stimulated by opening of the pier in 1814, which greatly facilitated access. It later benefited from proximity to the royal court at Osborne House.

St Thomas's Square is the heart of the town centre, although somewhat blighted by the vacant Town Hall. Union Street, which leads straight from there to the sea, was laid out in 1780 to connect the villages of Upper Ryde and Lower Ryde, is wide and straight. Most of its buildings were originally houses, with shop units created at ground later, giving it a distinctive character. It appears to be the strongest section of the town centre in commercial terms currently, with a mix of food and beverage, retail and services.

The High Street, extending north of St Thomas's Square, originates from the medieval settlement of Upper Ryde and is narrower and curves.

The section immediately south of St Thomas's Square is where the largest retail units are and where most of the national multiples in the town centre are located. The Co-op supermarket is a main anchor. This area has been especially affected by the woes of national retailers.

St Mary's is the dominating landmark of the southern part of the High Street. The shop units facing it and to its south are small, lending themselves to independent retailers. There are a few interesting shops in the vicinity including cycle and skate shops, bookshop, music instrument shop and craft shop. There is a "village" ambience in the section of the High Street from St Mary's Church to Green Street. The HAZ proposes streetscape improvements between this area and the pedestrianised section of the High Street.

There is no public parking (other than on the street) in immediate proximity. Green Street (37 spaces) is about 3 minute walk away, Victoria Street (43 spaces) is about 6 minutes. The Co-op (324 spaces) and Garfield Road (40 spaces) are about 8 minute walk from the complex.

The three-screen Commodore Cinema, with bingo and amusements, is a short distance away. That could help attract customers to any food and beverage offer at St Mary's.

Figure 2: Ryde Town Centre



3.2 THE SITE

The address of the property is St Mary's RC Church, 55 High Street, Ryde, Isle Of Wight, PO33 2RE.

It is 0.18 ha in size. It comprises a grade II listed church, presbytery² and associated convent and school buildings. The church and convent are separated by an internal courtyard and a single storey cloister and porch.

Figure 3: Site Layout³



The history of the site is outlined in a Statement of Significance produced by The Architectural History Practice Ltd in September 2021.

The church was designed by the well-known Catholic architect, J. A. Hansom, and was paid for by the Countess of Clare, a wealthy Catholic convert. It opened in 1846.

The Statement of Significance says that the church is of high architectural, artistic, historic and communal significance. This is reflected in recent

² Residence of the priest

³ Thomas Ford and Partners are the source of all plans unless otherwise indicated.

upgrading to a grade II* listing. The listing is in Appendix **Error! Reference source not found.**

Evidence has recently been uncovered of the original colourful decorative scheme which could look spectacular if reinstated.

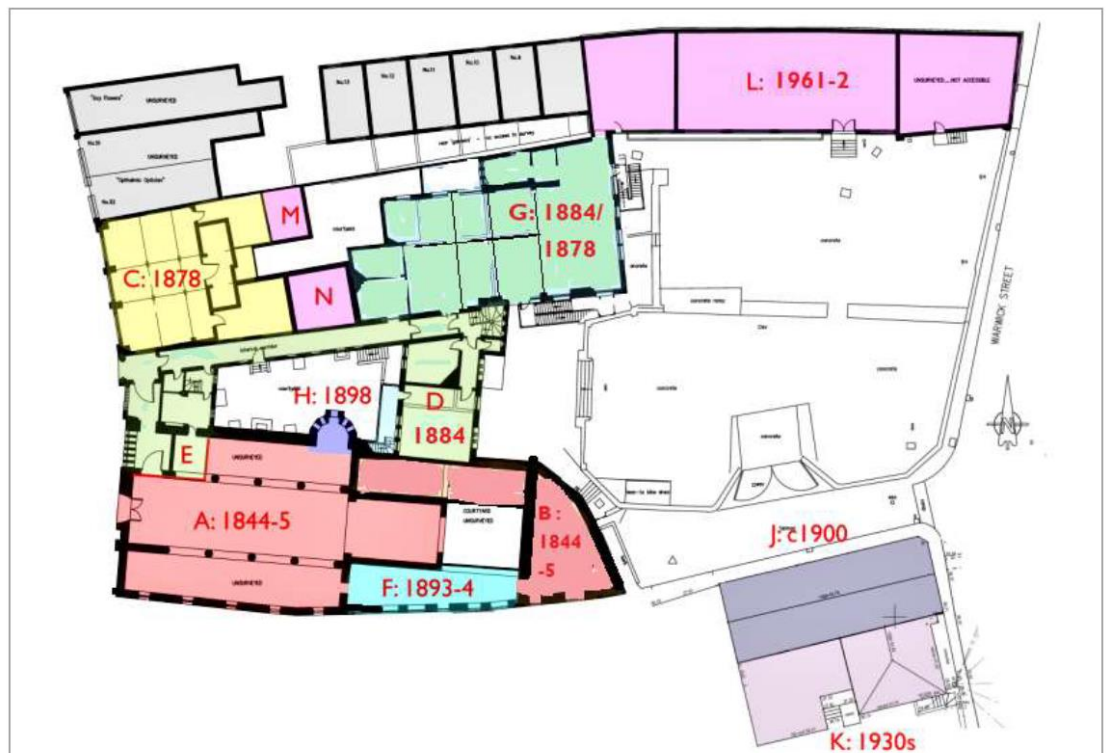
A neighbouring property, 55 High Street, was later acquired for conversion to a convent and school.

The west side is directly on the High Street pavement. To the south of the church is St Mary's Passage, a pedestrian alley connecting High Street to Warwick Street to the east. It separates the site from St Mary's Gardens, a green space that is part of the property.

The former school yard is to the rear. It is elevated and contained behind an original stone boundary wall separating it from Warwick Street. An alley called Warwick Place forms the northern boundary. It has small two-storey cottages. The site slopes substantially from east to west. The street level on the High Street translates to the first floor of the former school buildings to the rear. Three sections of the rear are currently used for parking: south (c.18 spaces); middle (c.15 spaces) and north (c.18 spaces). There are about 50 spaces in total. There is probably potential to create more parking by combining and rationalising the middle and north sections.

Figure 4 summarises the construction dates of different sections of the site. Figure 5 to Figure 9 show the current layout.

Figure 4: Layout of the Site



Source: Statement of Significance, AHP, adapted from Drury McPherson

Figure 5: Basement Level

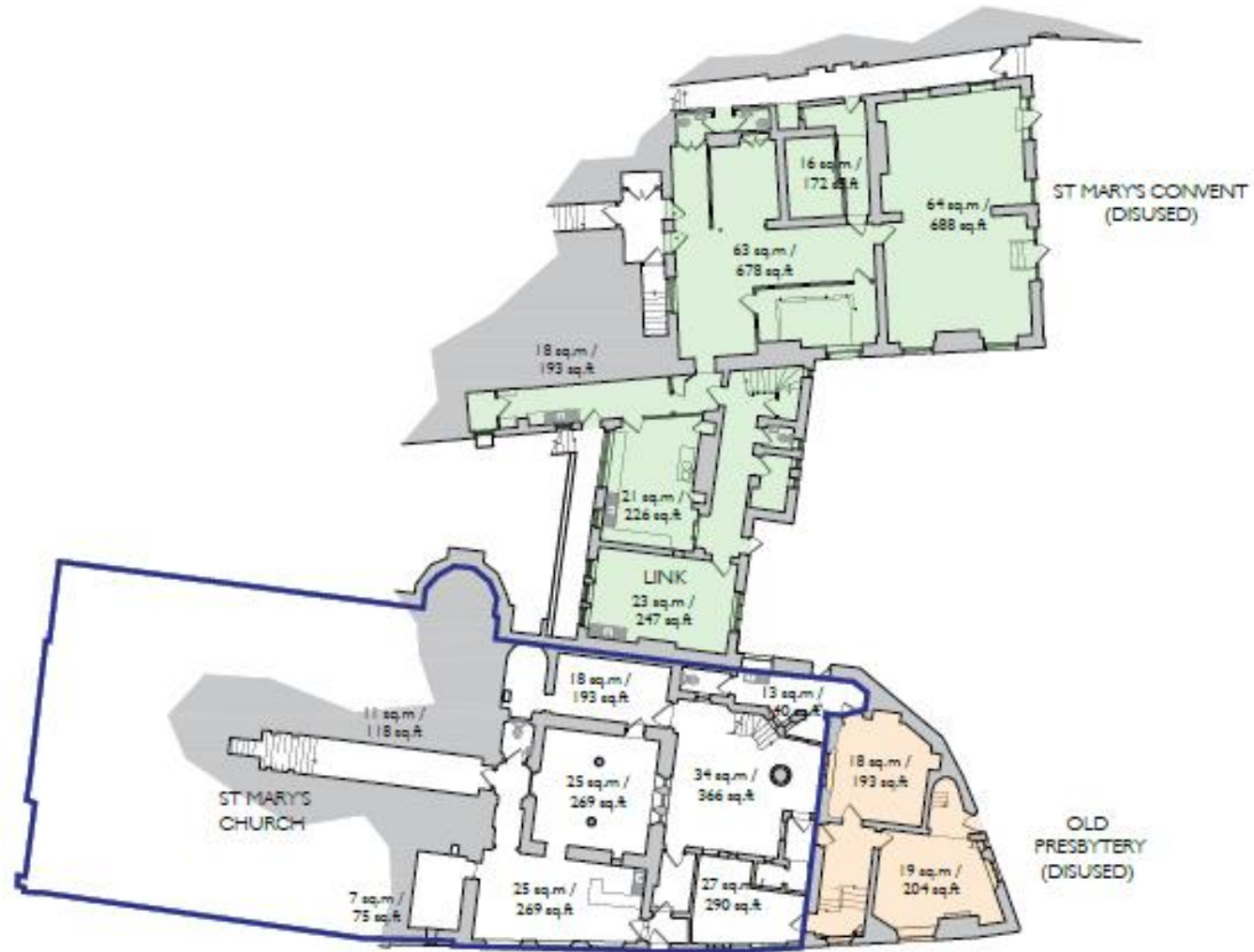


Figure 6: Ground Floor

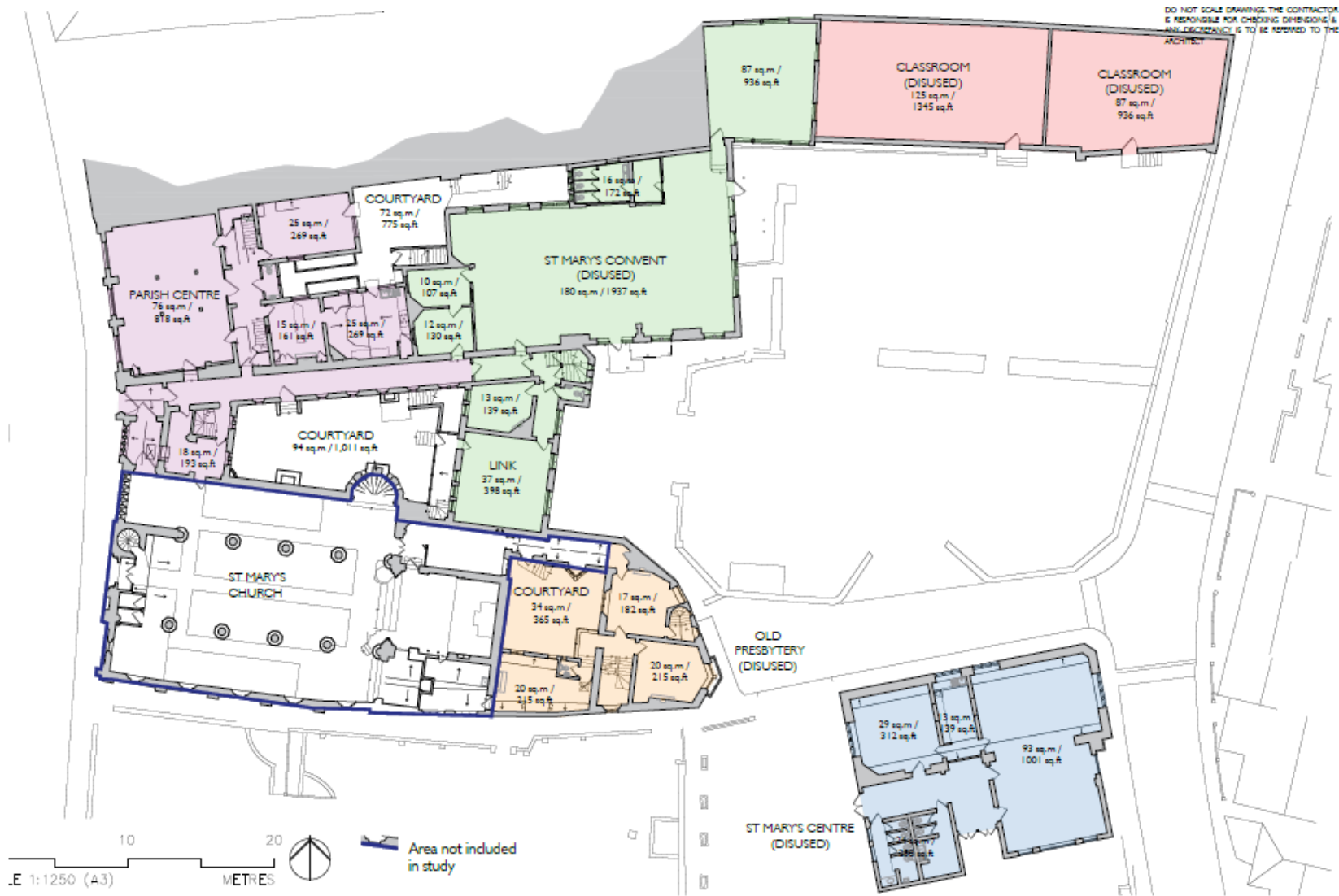


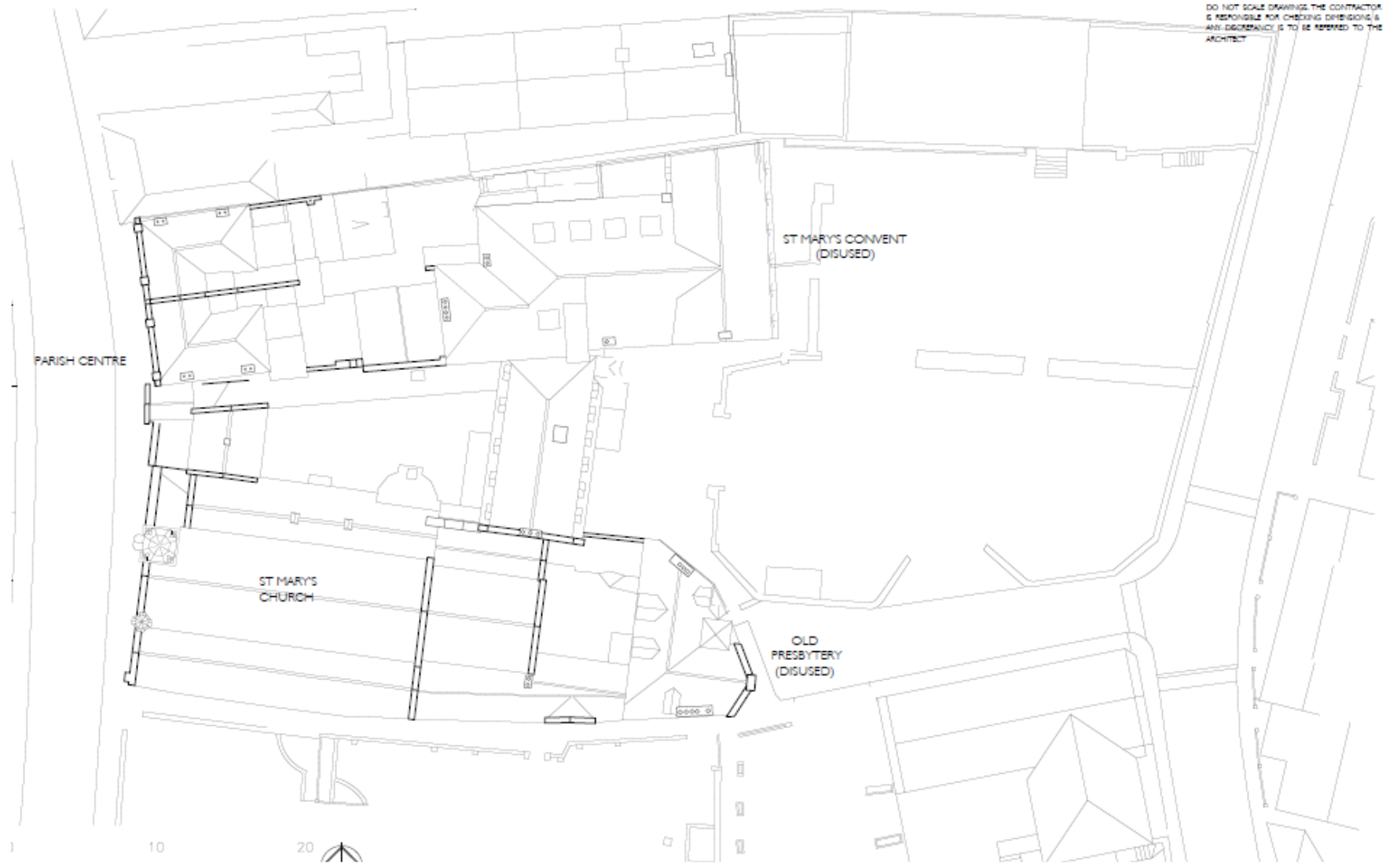
Figure 7: First Floor



Figure 8: Second Floor



Figure 9: Roof Plan



3.2.1 THE CRYPT (A) AND OLD PRESBYTERY (B)

This study does not consider options for the church itself, other than the crypt which was, until recently, used as a café and shop.

The crypt has two spaces of 25 m² and three smaller spaces. The larger rooms should be able to accommodate up to about 25 in theatre-style seating.

The Old Presbytery has two rooms on each of four floors, each of c.19 m². There is an additional room of c.20 m² at ground. The rooms have about 172 m² in total, equivalent to two sizeable apartments. Three of the rooms, at first and second floors, have ensuite bedrooms. There are two stairs, one a tight spiral stair.

The Statement of Significance rates it as moderate-to-high architectural and historical significance and moderate communal significance, but it is included in the grade II* listing.

3.2.2 PARISH CENTRE - 55 HIGH STREET (C, M & N)

This was built in 1878. It originally had two houses over ground floor shops with a club house for the Ryde Conservative Association at the back (now incorporated into G). It was acquired for the convent in 1883, with the cloister built to connect it to the church.

The Statement of Significance rates it as having moderate architectural and historical, and low to moderate communal significance

Figure 10: 55 High Street



The ground floor windows on the High Street were infilled with stonework and three sash windows in the early 20th Century.

The former shops form a space of 76 m² that currently forms a parish hall. That is a reasonable size. It should be able to accommodate about 80 seated in theatre style or about 60 sat at tables.

The two upper floors over the shops appear to have been converted to an apartment, forming the current presbytery, in 2010. It is about 1,500 m² (excluding stairs) with a kitchen and four rooms on the first floor and three bedrooms (two ensuite) and a bathroom on the second floor.

Behind the shops at ground floor are a room of 25 m² that is the parish office and connected rooms of 15 m² and 25 m² that are used for a kitchen. There are doors from them to a small courtyard area.

3.2.3 CONVENT SCHOOL (G)

The former Conservative Club has, at ground floor, a large open hall that is currently 180 m² and could potentially be up to about 228 m² if smaller rooms that are created with partition walls were incorporated into it. That should be able to accommodate about 200 in theatre style and 150 in banquet style. It has enough space to accommodate, for example, a wedding reception for over 100. It has a high ceiling and good window light. It has access to the rear via and iron stair. There are additional rooms of 13 m² and 37 m² in the former Convent, a building that links the Convent School to the church. It is part of the grade II* listing. The Convent School is not listed.

Figure 11: Interior of Main Room, Convent Ground Floor



The first floor and second floors have the same footprint but are subdivided into rooms that are smaller but sizeable in most cases.

The lower ground floor is divided into two sizeable spaces of about 64 m² each. It has a substantial rear door to the rear, visible in the left photograph of Figure 12, that could be an accessible main entrance to the building.

Figure 12: Rear and South Side of the Convent School



The Statement of Significance rates the former Convent School as having moderate architectural and historical significance, and low to moderate communal significance.

3.2.4 CLASSROOMS

The classroom block, built in the 1960s, has big rooms and windows that, it appears, might quite easily convert to workshops / studios, and also convert to apartments with character. The condition of the buildings is not known, however, and rebuilding may be more practical.

Figure 13: Classrooms



3.2.5 ST MARY'S CENTRE

This was formerly the parish primary school, built in the early 20th Century. It was used for the parish hall and office until its condition deteriorated.

It has two main rooms. The largest is 93 m². That should be able to accommodate up to about 100 people in theatre style. The second is 29 m², which is a good size for an activity room or office.

A later extension contains toilets. It is unattractive and uses space in a sub-optimal way.

The Statement of Significance rates it as low-to-moderate architectural and historical significance and moderate communal significance.

Figure 14: St Mary's Centre



3.3 LISTING

Historic England recently confirmed upgrade for the church, old presbytery and the former Convent "link" building from grade II to grade II*. It decided that the remaining buildings should not be listed.

3.4 PREVIOUS CONSENTED SCHEME

Planning consent was obtained in 2008 for a residential development⁴ on the site. Consent was extended in 2011⁵. Plans are attached at Appendix **Error! Reference source not found..**

It involved demolition of the Convent School (Building G) and Classrooms (L).

Building D (see Figure 4), the former Convent, was to be retained.

The demolished buildings were replaced with a new building 25m deep, 16m wide and 13m high, similar in footprint and volume to the building it was to replace. It had an additional storey, however, with 16 apartments over five floors. 3 apartments were created in the retained 1880's former convent. There were fifteen 1-bed and four 2-bed units in total. They were all relatively small, aimed at providing affordable accommodation.

The internal link to the convent was blocked, as was access to the Countess of Clare's Chapel (a fine chapel forming part of the main body of the church).

The scheme had a terrace of 8 town houses in the former school yard, set 4.5m behind the curtilage wall to Warwick Street, and within 1.2m of Warwick Place and 3m of St Mary's Passage. The terrace was 32m long and 11m deep. 5 of the units were two storey; two in the middle were three storey, incorporating garages. There were two 2-bed units, five 3-bed units and one 4-bed unit.

⁴ P/00609/09 - LBC/00863/K

⁵ P/01183/11 - LBC/00863/L



While the Diocese advanced this scheme, the parish opposed it, especially on the grounds of loss of parking for the congregation which, it was felt, would probably result in closure of the church.

4 MARKET CONTEXT

4.1 SOCIO-DEMOGRAPHIC

This section has information on the nature of the population of Ryde and IoW. Data is from StorePointGeo. It is based on the 2011 Census, uplifted to the current year.

Ryde is a town of modest size. About 26,400 people live in 12,300 households. It is relatively accessible to everyone who lives on IoW, although less so than Newport, which is the main commercial centre. 156,000 people live on the island. The age profile of Ryde is similar to the national average. The island as a whole has a bias to the elderly.

Figure 15: Age Profile

	Ryde		IoW		GB
	No	%	No	%	%
0-14	4,479	17%	23,808	15%	18%
15-29	4,705	18%	24,418	16%	18%
30-44	5,051	19%	25,904	17%	19%
45-59	5,301	20%	32,209	21%	20%
60-74	4,465	17%	32,175	21%	16%
75+	2,404	9%	17,997	11%	9%
<i>Total</i>	<i>26,405</i>	<i>100%</i>	<i>156,511</i>	<i>100%</i>	<i>100%</i>

A substantial proportion of Ryde's population does not own a car.

Figure 16: Car Ownership

	Ryde		IoW		GB
	No	%	No	%	%
No car	3,677	30%	16,320	23%	27%
1 car or van	5,565	45%	33,334	46%	42%
2 car or van	2,439	20%	16,847	23%	24%
3 or more cars or vans	635	5%	5,463	8%	7%
<i>Total</i>	<i>12,316</i>	<i>100%</i>	<i>71,964</i>	<i>100%</i>	<i>100%</i>

The town's heritage as a resort aimed at the upper end of the market is reflected in the nature of the housing stock, with predominance of detached and (especially) semi-detached houses. Many have been divided into flats.

Figure 17: House Type

	Ryde		IoW		GB
	No	%	No	%	GB
Detached	2,918	24%	24,507	34%	23%
Semi-detached	4,064	33%	20,493	29%	30%
Flat	3,751	30%	15,074	21%	24%
Terrace	1,579	13%	11,455	16%	24%
Total	12,312	100%	71,646	100%	100%

The proportion of people renting is similar to the national average, but they are more likely to rent from private landlords than to rent subsidised housing.

Figure 18: Housing Tenure

	Ryde		IoW		GB
	No	%	No	%	%
Owned	7,673	61%	50,107	69%	63%
Private rented	3,093	25%	12,873	18%	17%
Social rented	1,368	11%	7,621	10%	18%
Other	353	3%	2,397	3%	2%
Total	12,487	100%	72,998	100%	100%

The proportion of economically inactive is slightly higher than nationally.

Figure 19: Economic Activity

	Ryde		IoW		GB
	No	%	No	%	%
Economically active	12,852	67%	73,332	65%	70%
Economically inactive	6,315	33%	39,404	35%	30%
Total	19,167	100%	112,736	100%	100%

A lower proportion of residents of both Ryde and IoW is classified as being in the AB social grade (higher & intermediate managerial, administrative, professional occupations) than the national average. A significantly higher proportion of the population are classified as DE (Semi-skilled & unskilled manual occupations, unemployed and lowest grade occupations) and C2 (skilled manual occupations) groups compared to the national average. The C1 (supervisory, clerical & junior managerial, administrative, professional occupations) is second largest in terms of numbers after DE.

Figure 20: Social Grade

	Ryde		IoW		GB
	No	%	No	%	%
AB	4,385	17%	29,674	19%	23%
C1	7,542	29%	46,386	30%	31%
C2	6,453	24%	38,621	25%	21%
DE	8,026	30%	41,832	27%	25%
Total	26,406	100%	156,513	100%	100%

Figure 21 shows the occupations from highest to lowest.

**Figure 21: Occupations (Census)**

	Ryde		IoW		GB
	No	%	No	%	%
Students	1,712	13%	9,057	12%	16%
Skilled trades occupations	1,679	13%	10,365	14%	10%
Professional occupations	1,594	12%	9,893	13%	15%
Caring, leisure & other services	1,546	12%	8,166	11%	8%
Elementary occupations	1,415	11%	7,817	10%	9%
Managers, directors & senior officials	1,234	9%	7,899	10%	9%
Associate professional & technical	1,158	9%	7,258	9%	11%
Administrative and secretarial	1,108	8%	6,503	8%	10%
Sales and customer service occupations	1,081	8%	5,858	8%	7%
Process, plant and machine operatives	748	6%	3,924	5%	6%
Total	13,275	100%	76,740	100%	100%

Most of the population of both Ryde and the island is white.

Figure 22: Ethnicity

	Ryde		IoW		GB
	No	%	No	%	%
White	25,523	96%	152,442	97%	87%
Mixed	470	2%	1,917	1%	2%
Indian	83	0%	503	0%	2%
Asian Other	143	1%	752	0%	1%
Chinese	45	0%	261	0%	1%
Black	51	0%	213	0%	3%
Other Ethnic Group	16	0%	153	0%	1%
African	19	0%	114	0%	2%
Caribbean	22	0%	72	0%	1%
Bangladeshi	46	0%	135	0%	1%
Arab	8	0%	57	0%	0%
Other Black	10	0%	26	0%	0%
Pakistani	20	0%	80	0%	2%
Total	26,456	100%	156,725	100%	103%

StorePointGeo provides a useful matrix of households based on income and life stage.

Income is in five groups from 1 (most affluent) to 5 (least affluent). They are the columns in Figure 23. The life stages are PreFamily, Families, Empty Nesters, and Retired/Seniors. They are the rows in Figure 23.

Figure 23: Life stage – Lifestyle Matrix for Ryde households

Lifestage	Household Income Group										Total	
	1		2		3		4		5		No	%
	% of Whole		% of Whole		% of Whole		% of Whole		% of Whole			
No	Pop	No	Pop	No	Pop	No	Pop	No	Pop	No	Pop	
PreFamily	17	0%	17	0%	109	1%	641	5%	682	6%	1,466	12%
Families	43	0%	54	0%	298	2%	1,415	11%	1,683	14%	3,493	28%
Empty Nesters	158	1%	73	1%	357	3%	1,661	13%	1,418	12%	3,667	30%
Retired, Seniors	168	1%	1,210	10%	1,662	13%	316	3%	334	3%	3,690	30%
Total	386	3%	1,354	11%	2,426	20%	4,032	33%	4,117	33%	12,316	100%

Source: StorePointGeo, values uplifted to current year, based on 2011 Census

Figure 24: Life stage – Lifestyle Matrix for IoW households

Lifestage	Household Income Group										Total	
	1		2		3		4		5		No	%
	% of Whole		% of Whole		% of Whole		% of Whole		% of Whole			
No	Pop	No	Pop	No	Pop	No	Pop	No	Pop	No	Pop	
PreFamily	280	0%	268	0%	988	1%	3,165	4%	2,481	3%	7,182	10%
Families	242	0%	776	1%	2,957	4%	8,187	11%	6,638	9%	18,799	26%
Empty Nesters	552	1%	1,113	2%	3,624	5%	9,149	13%	5,963	8%	20,402	28%
Retired, Seniors	768	1%	9,351	13%	10,355	14%	2,988	4%	2,119	3%	25,581	36%
Total	1,842	3%	11,509	16%	17,925	25%	23,488	33%	17,201	24%	71,964	100%

4.2 TOURISTS

IoW remains a substantial holiday destination, especially for UK residents. Figure 25 shows the estimated average staying visitors from UK (average for 2017-2019) and from abroad (2019) immediately prior to the pandemic.

Figure 25: Visits to IoW involving at least one night stay

	Isle of Wight				Total
	Visiting Friends /		Business	Other	
	Leisure	Relatives			
Domestic	608,000	162,000	28,000		817,000
International	26,000	18,000	1,000	4,000	49,000

Source: Great Britain Tourism Survey and International Passenger Survey

The island, and Ryde especially, also attracts a significant number of day visits, especially from Portsmouth via the Hovercraft and Wightlink catamarans.

4.3 VISITOR ACCOMMODATION

There are almost 300 rooms in 11 hotels in and around Ryde. Most is independent and in a traditional style. The Travelodge provides budget accommodation near to St Mary's.

Figure 26: Hotels in and close to Ryde

Name	Rooms	CoStar Hotel Class
1 Royal Esplanade Hotel	70	Upscale
2 Lakeside Park Hotel & Spa	44	Upper Upscale
3 Travelodge Ryde Isle Of Wight	41	Economy
4 Yelf's Hotel	40	Upper Midscale
5 Dorset Hotel (Old English Hotels)	23	Upper Midscale
6 Ryde Castle Isle Of Wight	18	Economy
7 Abington Guest Lodge	18	Upper Midscale
8 The Crown	13	Upper Midscale
9 Seahaven House	12	Upper Midscale
10 Appley Manor Hotel	12	Upper Midscale
11 The Fishbourne	5	Upper Upscale
Total:	296	

Figure 27 shows that there is a large amount of self-catering accommodation for tourists in and around the town.

Figure 27: Holiday accommodation listed under Ryde

300+ places to stay on AirBnB in Ryde
39 places on Visit Isle of Wight
21 cottages within 3 miles on Sykes Holiday Cottages
286 places on hometogo.com
175 places on HolidayLettings

Figure 28 show over 60 properties advertised on Booking.com

4.4 COMMUNITY FACILITIES

4.4.1 ASPIRE RYDE

Aspire Ryde is a community centre occupying the grade II listed former Holy Trinity Church. The spire is Ryde's main landmark. It closed for worship in 2014, although it has not been deconsecrated. It is now run as an events and community centre by a charity called Aspire Ryde. They acquired the freehold in 2019 and have obtained planning permission for improvements.

The charity aims to assist underprivileged members of the community, especially those with mental health conditions, experiencing social isolation and difficulties from living in poverty. Its mission has a religious dimension.

Spaces available for hire are: Community Hall; Main Church; Undercroft; Café; Commercial kitchen; Small Meeting Room; Band Rehearsal Space & Recording Studio. The charge for hiring each is £13 per hour, other than the church, which is charged at £26 per hour.

Figure 28: Properties advertised on Bookings.com

B&B	HOUSE
1 Abingdon Lodge Hotel	27 10 Tollgate Cottages
2 Grantham House	28 17 Tollgate Cottages
HOMESTAY	29 18 Tollgate Cottages
3 Double Room Close To The Beach	30 20 Bellevue Road
HOTELS	31 23 Tollgate Cottages
4 The Marine	32 24 Tollgate Cottages
5 The Seaview Hotel And Restaurant	33 Anchor Down Cottage
PUB WITH ROOMS	34 Barfield Lodge
6 The Boathouse	35 Buddleia Cottage
SELF CATERING HOLIDAY RESORT	36 Coastguard Cottage
7 Seaview Holidays - Salterns Village	37 Drake Cottage
APARTMENTS	38 East Street Beach House
8 Abingdon Lodge & Suite	39 Far Horizons
9 46 Castle Street	40 Gothic Cottage
10 Belvedere Apartment	41 Holiday House
11 Calshot Apartment	42 Hunters
12 Crofton House Garden Apartment	43 Kia Rosa
13 Crofton House, Ryde Centre Apartment	44 Little Beach
14 Dreytop	45 Little Dover Cottage
15 Belvedere Street	46 Little Ryde, Player Street
16 Flat 1	47 Lobster Pot, 66 Salterns Beach
17 Hamilton's Studio, Ryde	48 No 29
18 Ivy Cottage	49 Number Ten
19 Period 1 Bed GF Apartment	50 Oyster Catchers
20 Ryde Beach Garden Apartment	51 Red House
21 Serene in Ryde	52 Rose Cottage
22 St Margarets - 2 bed	53 Seldon Avenue
23 St Margarets - Penthouse	54 Siesta
24 Star Apartment	55 St Georges Villa
25 Wight On The Beach	56 Sugar Beach, 57 Salterns Village
26 WightHoliday	57 The Auction House
	58 The Hideaway, 65 Salterns Beach
	59 The Retreat
	60 The Seashells
	61 Thin End
	62 Zephyr Cottage, Seaview

Organisations / activities renting the space include: Citizens' Advice Bureau, Southern Housing and Local Area Coordinator Drop In Information Point, a Community Choir, After-School Singing and Drama, Yoga, Pole Fit, Kung Fu, Dance Classes, National Autistic Society. c.£19,000 was generated from room hire in 2018 and 2019.

The charity itself runs the following activities, using volunteers:

- Pure Ground – A low cost café.



- Kingdom Play – large 3 level play area for over 5's and a ball pit for under 5's.
- Men (and Women) in Sheds, including cycle workshop.
- Aspire to Sew, free use of sewing machines and equipment plus instruction.
- A free food stand that distributes food from supermarkets at its sell by date.
- Young at Heart – over 70's lunches and Tea Dance.
- Parent and Toddler Groups, including Home Schooling.
- Growing Great Things – gardening group.
- Social Enterprise Hub – free PC use and employability training.
- RePaint – provides unused paint for community projects.
- A scheme for repairing and distributing used bicycles.
- A wood workshop making items like bird boxes.
- Over 70s lunch club and tea dances.

The charity opened Aspire Ryde Community Hub (ARCH) on the High Street in 2019. It has a focus on recycling and upcycling. It also offers space for craftspeople to sell their work

Their annual report has an unusual level of detail. Figure 29 shows their income in 2019 (i.e. pre-Pandemic) and 2018.

Their 2019 income of £233,000 was almost double that of 2018.

£137,000 (59%) was from grants from many sources, including £35,000 from Ryde Town Council.

Figure 29: Aspire Ryde Income 2019 and 2018

	Analysis of income	Unrestricted funds	Restricted income funds	Total funds	Prior year	
Donations and legacies:	Donations and gifts	23,988	-	23,988	22,163	
	Gift Aid	886	-	886	842	
	Honorarium	-	-	-	-	
Grants:						
Unrestricted	Grants Unrestricted			-	3,000	
	Vegetarian Society	1,950		1,950		
	Freeman League of helping hands	250		250		
	South Western Railway	5,700		5,700		
	National Lottery Community Fund	9,999		9,999		
	IWCC Build-a-bike scheme	7,000		7,000		
	SSE			-	4,000	
	Kew Garden Project Fund			-	5,620	
	Peoples Health Project - Garden		1,964	1,964	25,922	
	Ryde TC – Festival of the Mind Grant			-	500	
Restricted	Skills Café (Southern Housing)			-	4,884	
	Iron Workers Foundation		9,940	9,940		
	Henry Smith Foundation		10,000	10,000		
	Zurich Community Trust		2,000	2,000		
	Clothworkers Grant		9,600	9,600		
	National Heritage		10,000	10,000		
	RTC Social Media Grant		1,000	1,000		
	Architectural Heritage Fund	7,000		7,000		
	Unrestricted Grants	1,140		1,140		
	Ryde Town Council	15,000	20,000	35,000		
	Total	72,913	64,504	137,417	66,931	
	Charitable activities:	Primary Activities - Catering Functions	100		100	2,314
		Primary Activities & Core Projects			-	
		Band Rehearsal Hire	5,643		5,643	2,365
Aspire Higher		10,710		10,710		
Café Income		6,897		6,897	6,899	
Minibus Income		2,239		2,239	2,626	
Music Project				-	1,285	
Softplay		5,080		5,080		
Shop		6,868		6,868		
Paint Store Project Sales		3,334		3,334	1,248	
Sew/Craft Project Income		158		158	170	
Primary Activities – Hope House				-		
Primary Activities – Hope House Income		11,947		11,947	2,540	
Primary Activities – Hope House Rent Top Up		1,284		1,284	105	
Primary Activities – Men in Sheds Projects				-		
Primary Activities – Bike Project Sales		6,581		6,581	3,883	
Primary Activities – Woodwork Project Income		1,260		1,260	2,241	
Primary Activities – Social / Companion Groups				-		
Treasure Box Playgroup		343		343	370	
Young at Heart		2,969		2,969	3,267	
Earned Income		Primary Activities – Standard Earned Income				
		Primary Activities – Garden Contracts	746		746	1,369
		Primary Activities – PO Box – Monthly Hire Charge	94		94	396
	Primary Activities – Room Hire	18,666		18,666	19,659	
	Primary Activities – Storage Income			-	1,085	
	Total	84,919	-	84,919	51,823	
Fundraising	General Fundraising					
	Project Fundraising – Events (Pop up Restaurant, Festivals etc)	8,230		8,230	5,968	
	Christmas Lunch Facebook fundraiser	1,841		1,841	305	
	Project fundraising – Raffles etc			-	233	
	The Big Sleep Out 2018 (Split proceeds)			-	1,511	
	Total	10,071	-	10,071	8,017	
Other income	Standard Other Income			-		
	Commission received from gallery sales	55		55	220	
	Interest Charged – Debtors			-	190	
	Other Income	350		350		
	Total	405	-	405	410	
TOTAL INCOME	168,308	64,504	232,812	127,180		

The organisation employs a chief executive and a small staff. About 100 volunteers assist. Figure 30 shows expenditure in 2019 and 2018.

Figure 30: Aspire Ryde Expenditure 2019 and 2018

Analysis of expenditure		Unrestricted funds	Restricted Funds	Total funds	Prior year
				£	£
	Fundraising Expenditure	10,678		10,678	3,879
Expenditure on raising funds:	Total fundraising expenses	10,678	-	10,678	3,168
Expenditure on charitable activities	Grant Funding Expenditure				
	HWICF Football Cage/Coaching Expenditure			-	3,000
	Kew Gardens Project Expenditure			-	5,620
	Peoples Health Project – Core Project Costs			-	23,867
	Ryde TC – Festival of the Mind Grant			-	500
	Ryde TC – Food for Free			-	430
	Skills Café (SH)			-	4,884
	National heritage grant		9,450	9,450	
	Social Media grant		1,165	1,165	
	School for Social Entrepreneurs Expenditure	77		77	
	Other Grant Expenditure	298		298	
Primary Activities	Catering Costs	956		956	1,782
	Primary Activities Core Costs				
	Band Rehearsal			-	590
	Café Purchases	1,757		1,757	1,064
	Catering Function Expenditure	54		54	774
	Mileage for YAH, Food Store Project	1,193		1,193	1,401
	Paint Store Project Expenditure	38		38	20
	Shop Expenditure	697		697	
	Men In Sheds Costs				
	Bike Project Expenditure	480		480	209
	Woodwork Project Expenditure	673		673	476
	Hope House				
	Hope House Expenditure – Project Admin Costs	2,767		2,767	5,204
	Hope House Expenditure – Rental/House	7,697		7,697	670
	Primary Activity Costs				
	Sewing Club Expenditure	95		95	127
	Treasure Box Toddlers				10
	Young at Heart	1,872		1,872	1,109
	Primary Cost – Charitable Support to other projects/Individuals	4,283		4,283	688
	Shared Events – Split Proceeds	375		375	1,360
	Payments	188		188	54
	Aspire Garden Contracts	188		188	
	Less Discounts Taken			-	
	Total expenditure on charitable activities	23,501	10,615	34,116	53,839
Support Costs					
	Advertising	53		53	8
	Books and Publications	-		-	72
General Office/Admin	Computer Software and Internet	903		903	477
	General Office Costs – Stationery, Printing and Postage	1,257		1,257	986
	General Office Costs – Telephone/Mobile	747		747	361
	Insurance	2,862		2,862	2,593
	Office equipment expensed under £500	7		7	896
	Office machine maintenance			-	448
	Card and Processing fees	409		409	
Minibus	Total minibus Expenditure (fuel, insurance and servicing)	2,467		2,467	2,296
	Building Planning/Architects	7,734		7,734	1,337
Premises Expenditure	Premises Building/Catering Equipment	2,009		2,009	3,205
	Premises Cleaning	351		351	629
	Premises – Repairs and Renewals	935	9,600	10,535	2,393
	Utilities – Electricity/Gas	4,031		4,031	14,980
	Utilities – Water Rates	185		185	221
Staffing Support	Total Staffing Costs	37,031	43,904	80,935	49,376
	Professional and Legal Fees	18,014		18,014	4,485
	Volunteer Costs	1,132		1,132	471
	General Support Expenses (travel, bad debt, training etc)	5,486		5,486	2,403
Other Expenditure	Reconciliation Differences	-		-	615
	Depreciation	5,714		5,714	3,772
	Total Support Cost Expenditure	91,053	53,504	144,557	92,025
	Total Expenditure	125,231	64,119	189,350	149,032

4.4.2 BINSTEAD COMMUNITY CENTRE

A modern, basic hall alongside a recreational ground on the north west side of Ryde. Run by the Binstead Community Association. Appears to have capacity of up to 150, but not actively marketed.

4.4.3 HAVENSTREET COMMUNITY CENTRE

A former school in a village 2 miles from Ryde. It has a large and small hall, with capacity of up to 60. A large variety of activities take place there.

4.4.4 SEAGROVE PAVILION

This is a pavilion built in 2013 that replaced football club changing rooms, toilets and guide hut at Seagrove Recreation Ground, on the outskirts of Ryde. A pétanque terrain and car park were added afterwards. It is run by the Seagrove Pavilion Trust. It has a club room that can accommodate up to 60 in theatre style, 40 at tables, in addition to changing rooms and a small kitchen. Several clubs are based there including Brownies, Guides, Bridge, Bowling, Men's Shed, Pilates, Photographers, Petanque and Carpet Bowls, Art Workshop, Football Club, Fun Choir and Seniors Social Club. Their return to the Charity Commission shows annual income ranging between c.£9,000 and £12,000 per annum.

4.5 FUNCTION / EVENT VENUES

Weddings will be the main source of revenue for function venues on the island. 23 venues on the island are authorised to have civil wedding ceremonies, in addition to the registry office, a relatively large number for a local authority. Figure 31 shows them. Marriages can also take place in churches and other religious places. There were 670 marriages in IoW in 2018.

The magazine Hitched does an annual survey of couples who had got married. The last of a series of 14 was done in 2019. 2,800 couples were surveyed. It found that the average cost of getting married was just under £32,000. This had risen by over 50% since 2014. The main items of expenditure were:

1. Venue hire – £5,406
2. Honeymoon – £4,645
3. Food – £3,887
4. Engagement ring – £2,419
5. Drinks – £1,587

The rise in expenditure seems to be partly the result of social media. 42% of those surveyed said they felt under pressure to have an "Insta wedding", with 30% of couples saying they spent more to make it happen.

Figure 31: Approved wedding venues on the Isle of Wight

Venue	Location	Type	Distance (min)	Max. Capacity
The Royal Esplanade	Ryde	Hotel	2	Coach House Room (100)
Lakeside Park Hotel & Spa	Wootton Bridge	Hotel	13	Oyster Room (60); Kingfisher Suite (Seated: 120, Evening: 150)
The Wight	Sandown	B&B	17	N/A
Queen Victoria's Church (St. Mildred's)	East Cowes	Church	18	N/A
Albert Cottage Hotel	East Cowes	Hotel	19	200
Osborne House	East Cowes	Historic House	20	The Duchess of Kent Suite (Ceremony: 30, Drinks: 70, Dining: 30); The Belvedere Terrace (Ceremony: 50); The Beach (Ceremony: 60+100, Drinks: 250, Dining: 150); The Walled Garden (Ceremony: 100, Drinks: 100); The Victoria Hall (Ceremony: 120, Reception: 100, Drinks: 150); The Durbar Room (Ceremony: 80, Dining: 80); The Durbar Lawn (Reception: 2500)
YMCA Winchester House	Shanklin	Hostel	21	Luccombe (80); The Chapel (100); Bonchurch (12); Veranda Lounge (16)
The Lakes Rookley	Rookley	Self-Catering	22	N/A
Bargeman's Rest	Newport	Pub	22	100
Quay Arts	Newport	Arts Centre	22	Café (120); Seminar Room (55); Terrace (90); Green Room (20); Anthony Minghella Theatre (150)
The Hambrough	Ventnor	Restaurant with Rooms	30	36
The Royal Hotel	Ventnor	Hotel	31	The Appuldurcombe Room (Ceremony: 120, Breakfast: 150); The Albert Room (40)
Cowes Yacht Haven	Cowes	Marina	33	Covered terrace (Reception: 150); Main room (120-400)
Northwood House	Cowes	Historic House	33	The Ballroom (Seated:120, Standing: 200+, Licence: 140); The Dining Room (Seated: 60, Standing: 80+, Licence: 60); The Drawing Room (Seated: 60, Standing: 80+, Licence: 60); The Morning Room (Seated: 12, Standing: 80, Licence: 10); The Library (Seated: 40, Standing: 60+, Licence: 40); The Rotunda (Seated: 50, Standing: 75+, Licence: 40); The House Bar (Standing: 50-80+); The Stables (Seated: 60, Licence: 60); + combinations
New Holmwood Hotel	West Cowes	Hotel	33	Restaurant (74); Admirals Cup Suite (Breakfast: 90, Reception: 120)
Ventnor Botanic Garden	St Lawrence	Botanic Garden	33	Echium Terrace (80); Garden (400)
Enchanted Manor	Niton	Guest House	35	16
Sir Max Aitken Museum	Cowes	Museum	36	80
East Afton Farmhouse	Freshwater	Self-Catering	38	Events barn: 70 sit-down; New barn: 170 sit-down, 200 standing
The Apple Farm	Freshwater	Wedding Venue	39	Dining Room (Reception: 60, Evening: 120); Marquee (200)
The George Hotel	Yarmouth	Hotel	41	22
Weston Manor	Totland Bay	B&B	45	N/A

Source: Visit Isle of Wight - <https://www.visitisleofwight.co.uk/explore/weddings-and-celebrations/venues-with-wedding-licences/?p=1>

The couples surveyed reported having an average of 82 day guests and 103 evening guests. Barns and farms were the most popular venue, accounting for 28% of venues. Country houses and estates came in second place, overtaking hotels for the first time in the survey's history. The average age was 32 for brides and 34 for grooms.

Many types of venue market themselves for weddings, as Figure 31 illustrates.

Those, like hotels, that have a day to catering offer normally do the catering themselves. They typically charge on a per guest basis, including a package of food and beverage.

Those that do not have a day to day food and beverage offer normally use outside caterers. This is because the cost of employing kitchen staff permanently to prepare food for large events that take place infrequently is too high. The normal pricing model is a venue hire charge with catering charged separately. The venue takes a commission on the food and beverage. Sometimes the venue will run the bar itself.

4.6 RESIDENTIAL

Figure 32 shows the average price for residential properties in Ryde in 2021.

Figure 32: Average sales price for residential property in Ryde over 2021

	Detached	Semi-detached	Terraced	Flats	Any property
Average Price Paid	£380,654	£244,147	£200,676	£136,939	£277,138
Sales	168	113	54	68	403
Current Average Value	£390,910	£235,272	£208,571	£148,113	£262,653
Avg. £ per sq ft. □	£240	£212	£231	£206	
Avg. £ per sq m. □	£2,582	£2,281	£2,486	£2,217	

Source: Zoopla

Apartments are likely to form the main part of any residential development at St Mary's. Figure 34 shows the prices of apartments sold in 2021 in the PO33 2 postcode sector, which covers the heart of the town. The average price was about 11% less than across the whole of Ryde.

Terraced and detached houses are also possibilities for St Mary's. Figure 35 and Figure 36 show sales of them in 2021 in the same postcode sector. Detached houses appear to sell for the highest value per square foot.

Figure 33: PO33 2 Postcode sector

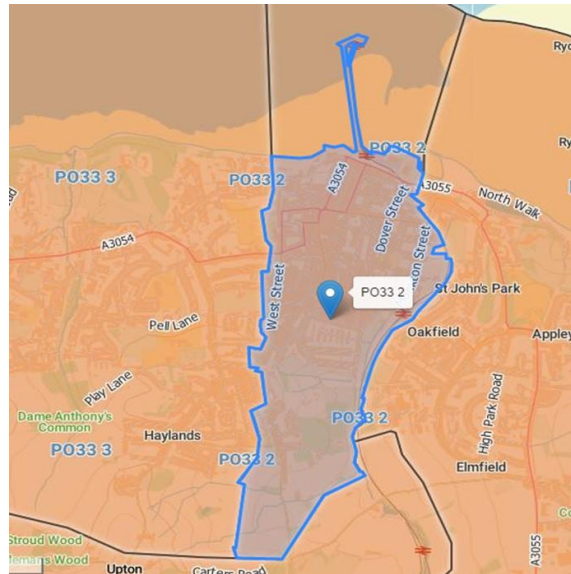


Figure 34: Prices of flats sold in PO33 2 in 2021

Address	Price	Sale Date	Beds
Flat 4, Buckingham Villa, Buckingham Close	£275,000	Jan-21	3
14 Brigstocke Terrace	£175,000	Jan-21	2
11 Brigstocke Terrace	£169,000	Jul-21	2
4a Spencer Road	£165,000	Jun-21	2
Basement Flat, 17 Castle Street	£157,000	May-21	2
Flat 3, St. Margaret Court, 38 George Street	£146,000	Feb-21	2
Flat 2, St. Margaret Court, 38 George Street	£141,500	Feb-21	2
Flat 2, 47 Monkton Street	£135,000	Jun-21	2
Flat 2, Thomas Court 20a, George Street	£135,000	May-21	2
Flat 1, Belvedere Lodge, 6 Belvedere Street	£133,500	Mar-21	2
Flat 20, Solent Court, Esplanade	£130,000	Jul-21	2
20 Brigstocke Terrace	£130,000	Apr-21	1
Flat 4, Clyde House, 35 Dover Street	£129,000	Jan-21	1
92b George Street	£122,500	Mar-21	1
Flat 10, Tennyson House, 11 Union Road	£117,500	Jan-21	1
Flat 4, St. Margaret Court, 38 George Street	£117,500	May-21	1
5, The Maltings, 13 Daniel Street	£117,000	Sep-21	1
1 Bedworth Place	£115,000	Apr-21	1
Flat 2, Crofton House, 105 George Street	£110,000	Mar-21	1
Flat 3, Georgina House, 23 Castle Street	£107,500	May-21	
Flat 5, Eastfield, 33 Dover Street	£103,000	Jul-21	
Flat 2, Gordon Lodge, 8 Belvedere Street	£88,500	May-21	
Flat B, 63 High Street	£75,000	Apr-21	
Flat 3, Montana House, 27 Cross Street	£72,500	May-21	
Average Flats	£131,958		

Figure 35: Prices of terraced houses sold in PO33 2 in 2021

25 Victoria Street	£230,000	Sep-21	3
25 Esplanade	£226,500	Feb-21	2
41 Weeks Road	£217,500	Apr-21	3
19 Bailey Close	£195,000	Jan-21	3
23 Quarry Road	£180,000	Mar-21	3
6 Warwick Street	£178,000	Feb-21	3
46 Union Road	£160,000	Aug-21	2
14 South Street	£153,000	Jul-21	2
27 Belvedere Street	£151,750	Feb-21	3
35 Newport Street	£150,000	Jun-21	2
10 Osborne Road	£145,000	Mar-21	2
17 Well Street	£135,000	Sep-21	3
6 Stainers Close	£130,000	Jun-21	3
6, Shaplunds Mews, 35 Union Road	£125,000	Apr-21	3
43 Hill Street	£122,000	Mar-21	
Average:	£166,583		

Figure 36: Prices of detached houses sold in PO33 2 in 2021

1 Buckingham Road	£860,000	Feb-21	5
4 West Street	£585,000	Mar-21	
11 Bellevue Road	£510,000	Aug-21	3
Flat 1, 19 Nelson Place	£500,000	Mar-21	5
1 Ashy Road	£499,950	Mar-21	4
11b West Street	£487,500	Feb-21	3
27 Melville Street	£450,000	Mar-21	4
2 Woodland View	£290,000	Apr-21	4
99 St. Johns Road	£285,000	Mar-21	3
34 St. Johns Road	£280,000	Jan-21	3
4 Belvedere Street	£240,000	Mar-21	3
2 Sandcroft Avenue	£235,000	Apr-21	4
36 West Street	£195,000	Mar-21	3
Average:	£416,727		

Source: Zoopla

4.7 MEDICAL PRACTICES

It may be an option for buildings to be redeveloped to provide a space for hire to health and medical-related practitioners. Stakeholders have said there is a shortage of provision in the town, although we are not able to verify that. Figure 37 has a list of practices in the town.

Figure 37: Medical practices in Ryde**GP Practice**

Tower House Surgery
 The Esplanade Surgery
 Argyll House Surgery
 St Helen's Surgery

Dentists

Ryde Dental Studio
 Isle of Wight Dental Studio
 Teknikron Ceramics
 Tower House Dental Clinic
 Denbigh House Dental Clinic
 Denture repair, C & K Dental Laboratories
 BUPA Dental Care Ryde
 Smiles of Wight
 James Spence & Colleagues Dental Practice
 {my}dentist, Cross Street, Ryde

Chiropractors

Pragnell Clinic of Spinal Therapy
 Peter Pragnell The Clinic Of Spinal Therapy
 Ryde Chiropractic
 Debbie Fruen Massage Therapist
 Ryde Osteopathic Practice
 The Clinic of Spinal Therapy

Others

Vision Express Opticians at Tesco - Ryde Brading
 Specsavers Opticians and Audiologists - Ryde
 Community Mental Health Team
 Ryde Health And Wellbeing Centre

4.8 ARTISAN BUSINESSES

Figure 38 has a list of artisan businesses on the Isle of Wight. It shows a substantial number of businesses involved in producing food and drink.

A large number of artists work on the Isle of Wight. Isle of Wight Arts website has a listing of them. 10 are based in Ryde.

Areton Barns in Areton is an artisan centre with 3 shops, 13 artisans, events, a pub in a historic village with other attractions.

Dores Hill Farm Emporium is an antiques-orientated centre near Ryde. It has 28 dealers including antiques, collectables, curios, silver, jewellery, china, vinyl and furniture.

Quay Arts in Newport is the leading art gallery and performing arts centre.

Figure 38: Artisan businesses on Isle of Wight

Venue	Location	What is it?
1 The Tomato Stall	Arreton	Tomato producer
2 Isle of Wight Mushrooms	Arreton	Mushroom grower
3 Adgestone Vineyard	Brading	Vineyard
4 Rectory Mansion Emporium	Brading	Antique, vintage, retro
5 Holliers Park and House of Chilli	Branstone	Foodie destination + chilli related produce
6 Isle of Wight Pearl	Brighstone	Pearl shop
7 Calbourne Water Mill	Calbourne	Museum, accommodation, mill produce (oats, etc)
8 Topsy Wight	Cowes	Vodka / vodka liqueurs
9 Godshill Orchards	Godshill	Fruit growers
10 Wild Island	Newchurch	Oils, vinegars, dressings
11 Fruitbowl Jams	Newchurch	Jam producers
12 Café Isola	Newport	Coffee roastery
13 Wight Crystal	Newport	Spring water and water coolers
14 Minghella Ice Cream	Newport	Ice cream makers
15 Isle of Wight Ice Cream Co.	Newport	Ice cream makers
16 Isle of Wight Deer Farm	Newport	Venison
17 Brixton & Badger Creamery	Newport	Cheddar cheese curds
18 Andy Fortune - Wood Turner	Newport	Wood turner
19 Isle of Fudge	Newport / Ryde	Fudge maker
20 Rosemary Vineyard	Ryde	Vineyard
21 Isle of Wight Distillery	Ryde	Gin distillery
22 Goddards Brewery	Ryde	Brewery
23 Grace's Bakery	Ryde	Bakery
24 The Garlic Farm	Sandown	Garlic-based produce, beer, preserves, etc.
25 Isle of Wight Cheese Co.	Sandown	Cheese producers
26 Island Brewery	Shalfleet	Brewery
27 Calbourne Classics	Shalfleet	Cake and dessert
28 Isle of Sweets Wool and Craft Centre	Shanklin	Yarn and knit items
29 Isle of Wight Meat Co.	Shorwell	Sheep / beef
30 Brownrigg's Farm Shop & Butchery	Ventnor	Farm shop
31 Honeybourne Jewellery	Ventnor	Jewellery
32 Briddlesford Farm Dairy	Wootton	Dairy farm, café, tours
33 The Green Barn	Yarmouth	Goat dairy
34 Chessell Pottery Barns	Yarmouth	Pottery and café
35 Grazed Knee Cider		Cider maker
36 Bunbury Bees		Honey makers
37 Wight Salt		Natural sea salt

The Imaginarium in Yarmouth has model making creative events, jewellery workshops, areas for electronics and construction, sound design and robotics.

4.9 WORK SPACE

Figure 39 shows office / studio space currently available in the IoW and rent being asked for.

The only available office space in Ryde appears to be in Fortis House. There appears to be no light industrial space available currently.

Figure 39: Office space currently available in IoW

Office to Let	Location	Space Available sq ft	Asking Rent
Fortis House Ground Floor	Brading Rd, SE of Ryde town	215	N/A
Fortis House First Floor	Brading Rd, SE of Ryde town	285	£25.44
Mill Court P Ground Floor	Furlongs, Newport	1,720	£8.72
Mill Court P First Floor	Furlongs, Newport	1,394	£10.04
Mill Court P Second Floor	Furlongs, Newport	292	£20.55
Mill Court P Second Floor	Furlongs, Newport	1,109	£11.27
Mill Court P Second Floor	Furlongs, Newport	1,301	£9.60
St Cross Business Park P Ground Fl	Monks Brk - Block C, Newport	1,350	£8.50
St Cross Business Park E Ground Fl	The Innovation Centre, Newport	670-8,430	N/A
St Cross Business Park P First Floor	The Innovation Centre, Newport	670-8,430	N/A
Baring Chamber P Ground	Cowes	13-1,251	N/A
Fmr East Cowes Health Clinic E GF	East Cowes	6,066	£4.00
Fmr East Cowes Health Clinic E 1st Floor	East Cowes	176	£4.00
Landguard Manor P First Floor	Shanklin	50-1,388	N/A
7-18 Dudley Rd - P 3rd Floor	Ventnor	147	£19.51

Source: CoStar

4.10 RYDE TOWN HALL

This is a landmark of the heart of the town. It was built in 1831 and extended thereafter. It includes a former fish market on the west side. It has about 1,500 m² of gross internal area, including a theatre with capacity of about 500. It operated as Ryde Theatre, including cinema, from 1990-2010. It is grade II listed. It is in private ownership, having been bought from Isle of Wight Council in 2013. It is empty and in poor condition. Bringing it back to sustainable use is a priority for the Ryde Heritage Action Zone.

HCC Property Services produced a feasibility study for Isle of Wight Council in 2021. It outlined four options, summarised in Figure 40. All include making the hall more flexible by installing retractable seating so that it can accommodate events that require both a flat floor and tiered seating.

The report states that there was expression of interest for ground floor space from Isle of Wight NHS Trust & Hampshire and Isle of Wight Partnership of Clinical Commissioning Groups and One Wight Health Ltd. and also from the Media Centre Project. IoW Council also indicated that it could be possible to relocate the library, allowing the site of the existing library to be redeveloped.

A combination of Flexible Events Venue, NHS facility and Library seems, in our opinion, to have best fit with the circumstances.

Figure 40: Allocation of space in Options (m²)

	Option 1	Option 2	Option 3	Option 4
Flexible Event Space / Theatre	382	180	233	282
Food Hall	113	0	0	0
Creative Studios	305	0	305	0
Café Bar	51	98	164	100
Catering	27	23	27	27
Media Centre / Rehearsal Space	258	0	0	0
NHS Facility	0	305	258	258
Library	0	0	173	164
Microbrewery / Tap Room	0	102	0	0
Offices	0	315	0	0
Residential	0	0	0	309
Total:	1,136	1,023	1,160	1,140

4.11 VECTIS HALL

This grade II* star building, on Melville Street, was the town's first free school. It was a popular dance hall and featured in the film *That Will be the Day*. It is derelict and in poor condition. It was purchased in 2020 by Ryde Town Council which plans to restore it to community use.

5 DELIVERY CONTEXT

5.1 PLANNING

The High Street section of the site is within the development envelope of Ryde.

All of the site, other than the former school yard and 1960's single storey structure, fall within the Ryde Conservation Area. A Conservation Area Appraisal was adopted by Isle of Wight Council in 2011. It highlights the significance of the church and the complex within the townscape.

The site is allocated in the draft local plan as a potential site for residential development with about 20 units.

Ryde High Street was designated a Heritage Action Zone (HAZ) by Historic England in 2019. Historic England is working with Isle of Wight Council and Ryde Town Council plans for improving the High Street and the historic buildings along its length.

5.2 VAT

VAT applies at the standard rate (20%) to all materials and services supplied in the course of approved alterations to listed buildings. It cannot be reclaimed unless the building is operated afterwards as a VAT registered business because the disposal of a listed building after it has been substantially reconstructed is zero rated.

This means that a scheme that creates a business that generates income on which VAT can be charged (e.g. a business centre) is likely to have a financial advantage over one that entails selling the property (e.g. converting to apartments for sale) or generating income on which VAT cannot be added (e.g. converting to apartments for rental) for a listed building.

The removal of the grade II listing from the Convent School buildings (other than the former Convent itself) has, therefore, been very advantageous in improving the potential for converting the existing buildings to residential. It reduces the financial incentive to demolish and rebuild that perhaps underpinned the thinking in 2012.

VAT is likely, however, to be a substantial issue for the part of the complex that is listed.

5.3 FUNDING

This section summarises possible opportunities for grant funding for projects.

5.3.1 UK SHARED PROSPERITY FUND

This will be the successor to EU investment programmes. It is due to be introduced in 2022.

5.3.2 COMMUNITY OWNERSHIP FUND

This fund was announced earlier in 2021. There will be 8 rounds in total. The first round of bids closed in July. The second will close in December.

Projects can include sporting and leisure facilities, cinemas and theatres, music venues, museums, galleries, parks, pubs, post office buildings, shops.

Places that have been “left behind” are prioritised.

£150 million has been allocated to it over four years. Its purpose is to help community groups take ownership of assets and amenities at risk of closure. It applies across the whole of the UK.

The community group must either own the freehold or have a long-term leasehold for at least 25 years (with no break clauses).

They need to demonstrate that:

- There is risk to the asset without community intervention. This might be from closure, sale, neglect and dereliction under current ownership.
- The asset has value to the community.
- The asset will be used and accessed by the community or have had a community use in the recent past. The guidelines say that they “may fund applications relating to assets that are currently derelict, however there will need to be evidence that the asset had a community use within the last 5 years”. Evidence of this needs to be provided.
- There is a plan for long term sustainable management.

It will provide capital grants of up to £250,000 for most projects. This will be up to 50% of total capital costs, matching other funds and resources raised. Applicants need to demonstrate they have raised the other funds. Funds can be used for purchase of the asset.

Applicants can also apply for revenue grants of up to £50,000 (no more than 20% of the capital grant applied for) if they can demonstrate that it will help them complete their project and develop a sustainable operating model.

5.3.3 NATIONAL LOTTERY HERITAGE FUND (NLHF)

The Fund has been the main source of funds for investment in historic buildings for the past c.20 years but has become increasingly more competitive, largely because of reducing lottery ticket sales.

Many towns that have been beneficiaries of funding from programmes like the Town Deal have assumed matching funding from the Fund – they far exceed in total the Fund's entire budget so many of those projects will not achieve funding.

It announced a new strategic framework in January 2019.

Most future grants are now made through National Lottery Grants for Heritage – an open programme for any type of heritage project from £3,000–£5 million. There will be emphasis on projects that assist structures at risk, that result in a “wider range of people” being involved in heritage, are environmentally friendly and “encourage innovation and income diversification”.

Funding decisions up to £5m are decided by committees and senior staff in Scotland, Northern Ireland, Wales and three geographical areas in England – North; Midlands & East; and London & South. About 80% of funding will be provided this way. Awards of more than £5m would be made in two competitions in 2020–21 and 2022–23.

Projects must achieve at least one of nine outcomes, the first being mandatory.

- A wider range of people will be involved in heritage.
- Heritage will be in better condition.
- Heritage will be identified and better explained.
- People will have developed skills.
- People will have learned about heritage, leading to change in ideas and actions.
- People will have greater wellbeing.
- The funded organisation will be more resilient.
- The local area will be a better place to live, work or visit.
- The local economy will be boosted.

NLHF suspended its programme as a result of the pandemic. It has recently resumed grants, announcing modified priorities for 2021-2. It states that, for this period, it will prioritise heritage projects that will:

- Boost the local economy.
- Encourage skills development and job creation.
- Support wellbeing.
- Create better places to live, work and visit.
- Improve the resilience of organisations working in heritage.

National Lottery Heritage Fund - Heritage Enterprise

There is a category of application called “heritage enterprise”. This is for situations where a development involving a heritage asset could be done on a commercial basis except for the fact that, because of the extra cost needed to repair the heritage asset, it is not possible to do it on a purely commercial basis. It is intended, in other words, to cover “conservation deficit” (a negative difference between the gross development cost, including profit for the developer, and the gross development value).

Involvement of the private sector is not mandatory, but it is encouraged.

Applications can either be from a not-for-profit organisation or a partnership between a not-for-profit and a for-profit organisation. In a partnership arrangement, the private sector partner will normally invest a certain amount of capital and receive a rent in return once the project is complete. There are other ways in which the private sector operator might make a commercial return. The return must be reasonable in relation to the risk taken.

It is possible to apply for loans in addition to grants, with provision for overage (i.e. NLHF obtaining financial benefit if the project achieves better financial results than anticipated).

NLHF will provide grants to assist organisations to develop a partnership model. Grants can be for between £250,000 and £5 million. The application process is in two phases.

NLHF can fund, through Heritage Enterprise:

- The purchase of a heritage asset in need of investment.
- Essential conservation work, such as structural repairs to a historic building.
- Repairs and adaptations to bring vacant and derelict buildings and sites back into commercially viable use.
- Fit-out of a building to a basic level (sometimes called 'Category A').

It is giving priority to projects which relate to heritage assets which are both:

- Considered to be 'at risk' (e.g. identified on an 'at risk register').
- Formally designated (e.g. listed or locally listed, scheduled monument, or in conservation area).

5.3.4 NATIONAL LOTTERY COMMUNITY FUND.

This distributes £600m funding per annum to community projects. Most grants are relatively low, but they can be quite substantial.

5.3.5 ARCHITECTURAL HERITAGE FUND (AHF)

AHF provides grants and loans, mostly towards detailed project planning, although they do make some reasonably sizeable grants towards capital projects. Their focus is currently on heritage assets that are part of wider groupings of historic buildings in townscape heritage areas, and especially on areas defined as Heritage Action Zones, as in Ryde.

5.3.6 ARTS COUNCIL ENGLAND (ACE)

ACE also distributes funds from the national lottery. It funds projects related to arts, museums and libraries.

5.3.7 HISTORIC ENGLAND

HE can make grants available for repairs to heritage assets, with priority to those at risk.

5.3.8 LEVELLING UP FUND (LUF)

The LUF is a £4.8 billion programme (2021-2024) expected to comprise three rounds of capital funding.

It is jointly managed by HM Treasury (HMT), the Department for Levelling Up, Housing and Communities (DLUHC) and the Department for Transport (DfT).

Round 1 was in 2021. Applications for Round 2 must be made in June 2022.

Its aim is to “help areas deliver economic success via high value infrastructure projects that engender pride and have a positive tangible impact on people and places”. It is aimed at projects that require up to £20m of capital funding.

It allows ‘package’ type bids (consisting of multiple projects) but the bid must be coherent with clearly aligned component interventions. A bid cannot include more than three projects or multiple unrelated investments.

Local authorities have been grouped into three categories for prioritisation. Isle of Wight is Category 2. It was successful in round 1 with a bid for a East Cowes Marine Hub, so the chances of future success are not high.

5.3.9 OTHER FOUNDATIONS AND TRUSTS

There are many foundations and trusts that provide grants, sizable in some instances. Some providers of large grants are:

- Biffa Awards Community Buildings: £10,000 - £75,000.
- Garfield Weston Regular Grants: Maximum £100,000.
- Garfield Weston, Weston Culture Fund: £100,000 -£2 million.
- Pilgrim Trust Main Grants Fund: Average £20,000.
- Tudor Trust: Minimum £10,000.
- Wolfson Foundation: £50,000 - £500,000.
- Esmée Fairbairn: £100,000 - £2 million.
- National Community Landtrust CIF: £250,000 - £2 million.
- Clore Duffield Foundation: £125k - £2.5m.
- Sainsbury Family Trust Monument Fund: Maximum 20% of project costs.
- Paul Hamlyn Foundation: £20,000 - £400,000.
- Trusthouse Charitable Foundation: Maximum £100,000.
- The Julia and Hans Rausing Trust: Maximum £250,000.

6 OPTIONS

6.1 OPTIONS FOR AMENDING THE BUILDINGS

6.1.1 CRYPT / OLD PRESBYTERY

- The old presbytery might be restored to be a self-contained house. It could be attractive as such, albeit vertical in nature.
- It could be divided so that the top two (or perhaps) three floors form the residence for the parish priest, while the lower floor(s) form offices and, perhaps, meeting room(s). There might be some difficulty in this in creating a door between the residence and the lower section.
- Bathrooms could be put into additional rooms so that it could form a type of guest house or retreat centre. It could have seven rooms with communal facilities at the lowest level.
- The courtyard could be enhanced and refurbished to create an attractive, sheltered space between the crypt and the presbytery. That could include a table where meetings can take place when the weather is nice or tables could be located if the café was resurrected.
- It may be an option to build a roof over the courtyard, incorporating the room on the south side. This could create a room of c.60 m² (i.e. about 80% of the size of the current hall at 55 High Street) with a capacity of c.60 in theatre style. It may be awkward because of level changes and, as it is the only place that scaffolding can be erected to maintain the surrounding buildings, any roof would need to be strong enough to support it.
- The Old Presbytery might, theoretically, be divided into two apartments over four floors each. This would be such an awkward disposition of space, however, that it is unlikely to be a realistic option.

6.1.2 PARISH CENTRE (55 HIGH STREET)

- It may be possible to replace one or more of the windows on the High Street with doors, restoring the original form. That might have the advantage of creating an entrance to the former convent that is more prominent and is demarcated from the church. It would be at the expense of the symmetry of the windows in their current form.
- The structures forming the office and kitchen could be replaced with a single structure that is a more efficient use of space. It could have space, perhaps forming apartments, on the floors above.
- The structures in that area could be demolished and replaced with a more attractive internal courtyard between 55 High Street and the Convent.
- The upper floors of 55 High Street (i.e. the current presbytery) could be converted to two apartments, one on each floor, with more efficient access that takes up less space.

6.1.3 CONVENT SCHOOL

- The building could be demolished and replaced, as per the 2008 scheme. That could create an additional floor. It could have VAT advantages, especially for a residential scheme. It would be poor choice in terms of carbon and heritage impact.
- A stair and lift core could be inserted, with access from a main entrance from the rear car park.
- It should be possible to divide the ground floor and first floor into three relatively large one-bed apartments of about 60 m², or two relatively large two bed apartments of about 90 m² each. Two apartments should be possible on each of lower ground and second floors.

6.1.4 1960S CLASSROOM BLOCK

- Could be refurbished to form workshops or business units.
- Could be demolished and replaced with parking.
- Could be demolished and replaced with town houses on the same footprint. It seems likely, however, that this would be difficult or impossible to achieve because any additional height would have adverse impact on the houses facing on Warwick Place. It could result in loss of car parking.
- Could be demolished to be replaced by town houses on Warwick Street, as per the 2008 scheme. This could be done with better architecture than 2008. It would result in loss of parking.

6.1.5 ST MARY'S CENTRE

- The modern extension containing toilets could be replaced. That would improve the building greatly.
- It could be converted to a house.
- It could be demolished and replaced with a new building – parish centre, houses or workspace. There is no obvious added value in doing so, however, and it would be a poor choice in terms of carbon and heritage impact.

6.2 OPTIONS FOR USE OF THE BUILDINGS

6.2.1 PARISH CENTRE & PRESBYTERY

The parish specified the following requirements:

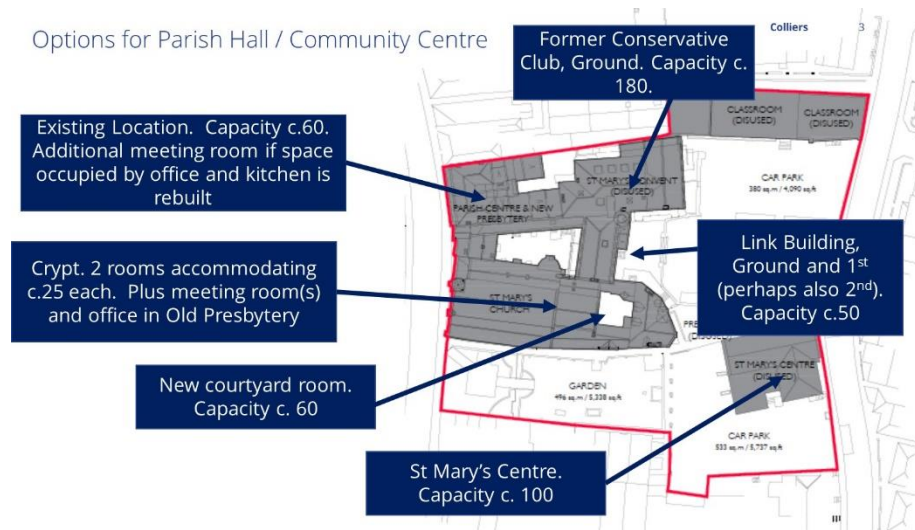
- An apartment or house of reasonable size and good standard to accommodate the parish priest.
- A hall space of reasonable size, with kitchen, where the congregation can meet after Mass and where training and other activities can take place.
- Additional space for meetings and similar activities.
- Office accommodation.

A Pastoral Centre built alongside St Peter's Church in Winchester is considered a model for the type of facility needed for a modern town church to prosper.

Options for this appear to be:

- Option A. A combination of the crypt and the Old Presbytery, with improvements to the courtyard so that it become a hub. The advantage of this would be to concentrate church-related activity into the original church buildings in a manner that, with restoration of the buildings, could be attractive. The main disadvantage is likely to be lack of a hall space that can accommodate large numbers. That might be ameliorated if there was a space nearby that could, perhaps, be set aside for the parish at certain times and / or hired by them when needed. This could be difficulty in providing access for people with impaired mobility.
- A variation of Option A, with the courtyard and room adjoining it roofed over to create a parish hall that can accommodate up to about 60 people. This is likely to be costly, however, and make access for routine maintenance and repair of the existing buildings more challenging.
- Option B. In the former Convent building that forms the east side of the cloister, probably occupying all four floors. One of the floors – the top being perhaps best – could be converted into an apartment for the priest. It would be in modern open-plan style. Another – the first floor being perhaps the best – would be a hall that could accommodate about 50. It would connect to the Countess of Clare’s Chapel. Offices and other meeting rooms would be on the other floors. There would be direct access from the car park.
- Option C. St Mary’s Centre. The later extension which includes the toilets would be removed and replaced with a more attractive and efficient version that could provide unisex toilets and office space.
- Option D. The existing location at 55 High Street, with the space reconfigured and refurbished. The space seems to be of reasonable size and has advantage of access from the High Street and immediate proximity to the Church. It could allow the Old Presbytery to be refurbished to form a guest house / residential retreat, if that concept has appeal to the parish. It would reduce the development potential of the Convent / School buildings, however by removing their access to the High Street.

Figure 41: Options for Parish Hall / Community Centre



Thomas Ford and Partners showed three options in their indicative plans for options for the site (Appendix **Error! Reference source not found.**). Figure 42 shows how the space in the TF&P plans compares to that at the Pastoral Centre at St Peter's in Winchester⁶.

Figure 42: Space in square metres of options shown in TF&P plans compared to space in the Pastoral Centre at St Peter's in Winchester

	St Peter's Winchester Pastoral Centre	Options Considered by TF&P at St Mary's,		
		Option A: St Mary's Centre	Option B: Existing Parish Centre, Variation A	Option C: Existing Parish Centre, Variation B
Halls	101	93	78	78
Meeting Rooms	75	54	28	
Offices	28	18	18	18
Kitchen	19	13	29	25
WCs	24	24	10	25
Total exc Circulation:	247	202	163	146
Circulation	84	31	25	44
Total:	331	233	188	190

6.2.2 RESIDENTIAL

Possibilities seem to be:

- Convert the current presbytery to one apartment per floor.
- Extend that building backwards, over the current parish office and kitchen, to create two additional apartments. This could rationalise the current access to the upper floors and utilise the space better.
- Convert the ground floor of 55 High Street into an apartment.
- Convert the former Convent to "loft-style" apartments. It seems suited to about 2-3 apartments per floor.
- Demolish and rebuild the Convent as apartments, as per the 2008 scheme. That could have the advantage of allowing an additional floor and three small apartments per floor. It would have the important financial benefit that, unlike converting the existing building, the building works would not be subject to VAT. It would be unsatisfactory from a heritage and environmental perspective, however.
- Convert / rebuild the 1960 classrooms to apartments. They appear to be large enough for one apartment per classroom. They would be unusual but, with high ceilings, being dual facing, with large south-facing windows, they could be attractive.
- Demolish the classrooms and creating a terrace of houses along Warwick Street, as the 2008 scheme did.

⁶ There is ample space to extend Options B and C, however.

6.2.3 LARGE EVENTS CENTRE

There are two spaces in the complex which have potential to accommodate large events, including wedding ceremonies and receptions:

- The former Conservative Club on the ground floor of the Convent School. Its potential could be increased if 55 High Street was incorporated into it. There could, for example, be a café-bar there that could serve both day to day customers and functions. The potential could also be enhanced by enabling the cloister to be used by functions.
- The hall of St Mary's Centre. The building would be attractive with restoration and replacement of the current toilet block.

Weddings offer the most potential for income generation from space like that. The two spaces could work in conjunction: people could have the ceremony in one (most likely St Mary's Centre) and reception in the other.

Most weddings take place on Saturdays between May and September. A venue of good quality can cater to 30-50 per year. It could anticipate a surplus of £3-£4,000 per wedding.

They could also accommodate many other types of event and activity.

A negative consideration is that they could compete with the Town Hall (especially for weddings) and Ryde Aspire (for general community activities).

6.2.4 COMMUNITY EVENTS CENTRE

This encompasses a wide range of activities that typically use community halls, including: pilates, judo, dance classes, art classes, weight watchers, sea cadets, scouts etc. Most facilities of this nature are run by volunteers and generate just enough income to break even. The community centres in and around Ryde, summarised in Section 4.4 are like this.

6.2.5 GUEST HOUSE / RESIDENTIAL RETREAT

There might be a case for including bedrooms that can be let or form a residential retreat centre. Most obvious alternatives for that are the Old Presbytery, which might have 7 bedrooms, of the current presbytery, which could have four bedrooms.

6.2.6 WORKSPACE

All of the buildings of the former Convent School, and St Mary's Centre, with exception of the current presbytery, are suitable for workshops, offices or studios. They have large windows and good ceiling height.

6.2.7 HOTEL

The former convent school would convert to an attractive hotel, perhaps of about 50-60 rooms. A hotel like that, however, relies on a combination of business and leisure tourism. There is little business tourism in Ryde, and it would not be in an optimal location for leisure tourism.

7 CONCEPT 1: OLD CONVENT BUSINESS & EVENTS CENTRE

7.1 CONCEPT

The underlying concept is to refurbish the buildings, with minimal intervention, to create a vibrant and distinctive commercial centre and visitor attraction at the south end of the High Street. It would be orientated to businesses that “make and sell”. It could be called an Artisan Village or Creator’s Village. It would be an anchor for an eclectic mix of independent businesses operating in the southern section of the High Street.

Appendix **Error! Reference source not found.** has some examples of places that have some similarity. Figure 43 has the list of tenants at the Mill Yard in Staveley, Cumbria. A similar type of mix would be optimal.

Figure 43: Tenants at the Mill Yard, Staveley

Business	What?
1 Wilf's Café	Café
2 Wheelbase	UK's largest bike store
3 Matthiesen-Rudge Solutions	Business design
4 MEM Associates	Change consultancy
5 Stories to Change	Storytelling CIC
6 Lucy Cooks	Cookery school
7 Hawkshead Brewery	Brewery and Tap Room
8 More Bakery	Bakery
9 Waters and Acland	Handcrafted furniture - designers and makers
10 Aiguille Alpine Equipment	Outdoor clothing and equipment - shop and workshop
11 Inov-8	Athletic wear - global creative hub and HQ
12 Mill Yard Studios	Art studio
13 Friendly Food and Drink	Food shop and workshop
14 Fairground Coffee	Coffee roasters
15 Cooper Engraving	Engraving
16 Westmoreland Office Supplies	Office supplies retailer
17 Bushy Tail	Producer of skin care and aromatherapy products
18 Catering Partnership	Food service equipment supplier
19 Learning Partnerships	Leadership development
20 Pogu	Reflective gear manufacturing
21 Red Pike	Chartered Surveyors
22 Starly's Spice Company	Hand blended spices, café / bistro / deli
23 Blossom Tree Nursery	Day nursery
24 The Body Rehab	Musculoskeletal injury and rehabilitation clinic
25 Trevor Gaskell & Son	Garage
26 Pure Lakes Skin Care	Toiletry and skin care manufacturers
27 SID Design	3D digital modelling, exhibitions, displays, large format printing
28 P B Engineering	Engineering machine shop
29 Fallowfield Projects	Joinery manufacturing

Particular effort would be made to attract a craft brewery, that would also (probably) run the main events room, and a coffee roastery.

There would be four apartments in the two upper floors of 55 High Street that would be let (or perhaps sold if necessary to contribute to funding).

Figure 44 gives an indication of how it could be arranged.

All parish activities would be removed from 55 High Street and the former Convent School. A new parish centre would be created in the former Covent ("link") building. It would have entry from both the High Street and the car park. It would have a main hall accommodating about 50, a smaller hall accommodating about 30, offices, smaller meeting rooms and an apartment for the priest. Access to the Countess of Clare's Chapel would be through the main meeting room.

The Old Presbytery would be converted to a 7-room guest house. It would provide accommodation for people visiting events at the centre and for retreats and other specialist programmes put on by the parish.

The Church would be restored and promoted as an attraction notable for the quality of its art decoration.

The crypt would be a gallery staging exhibitions of work produced at the centre and elsewhere on the island, and selling goods produced locally⁷.

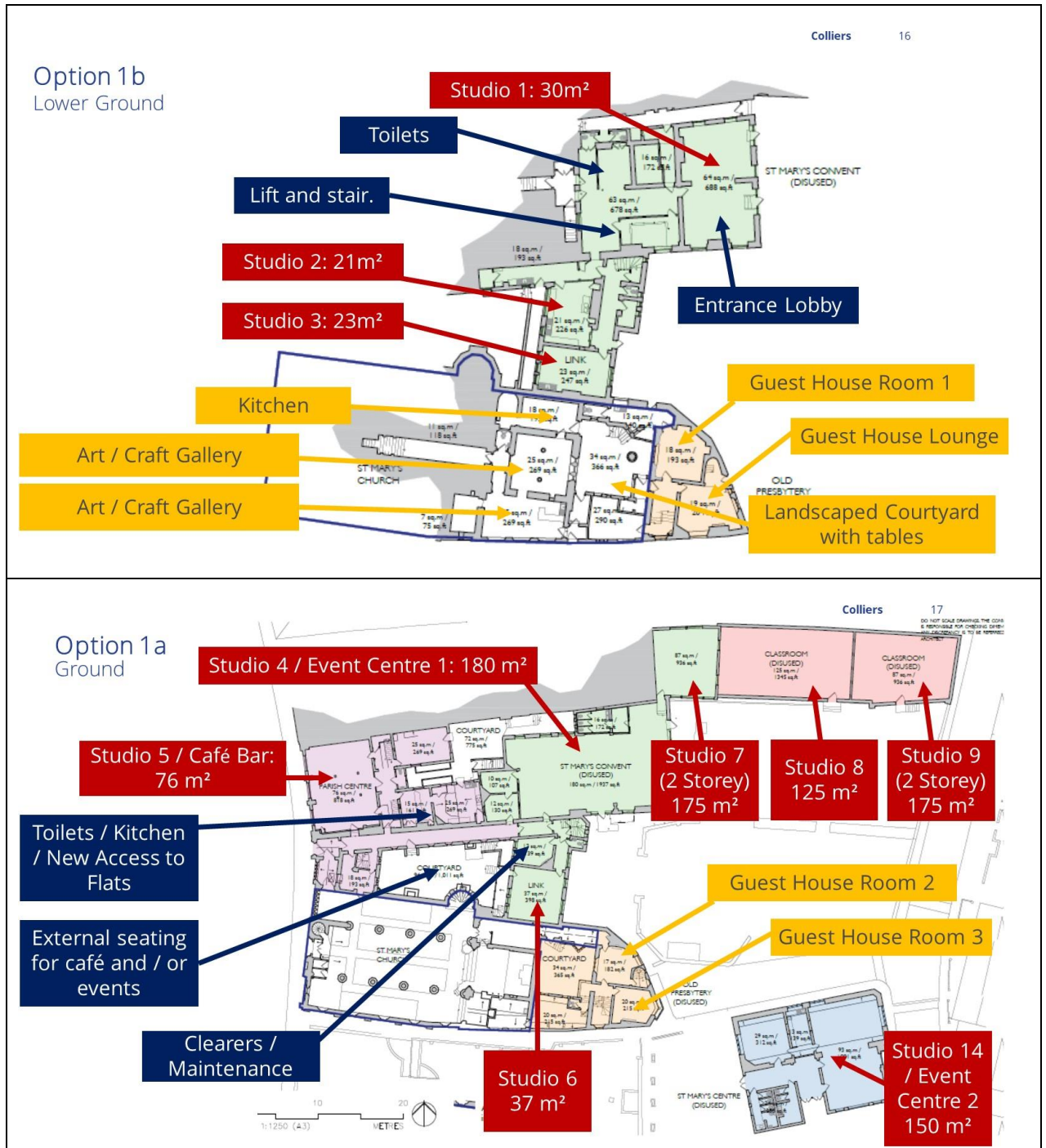
A wide variety of events would take place at the centre. They would include wedding ceremonies and receptions, taking place in the main events centre, artisan markets and exhibitions.

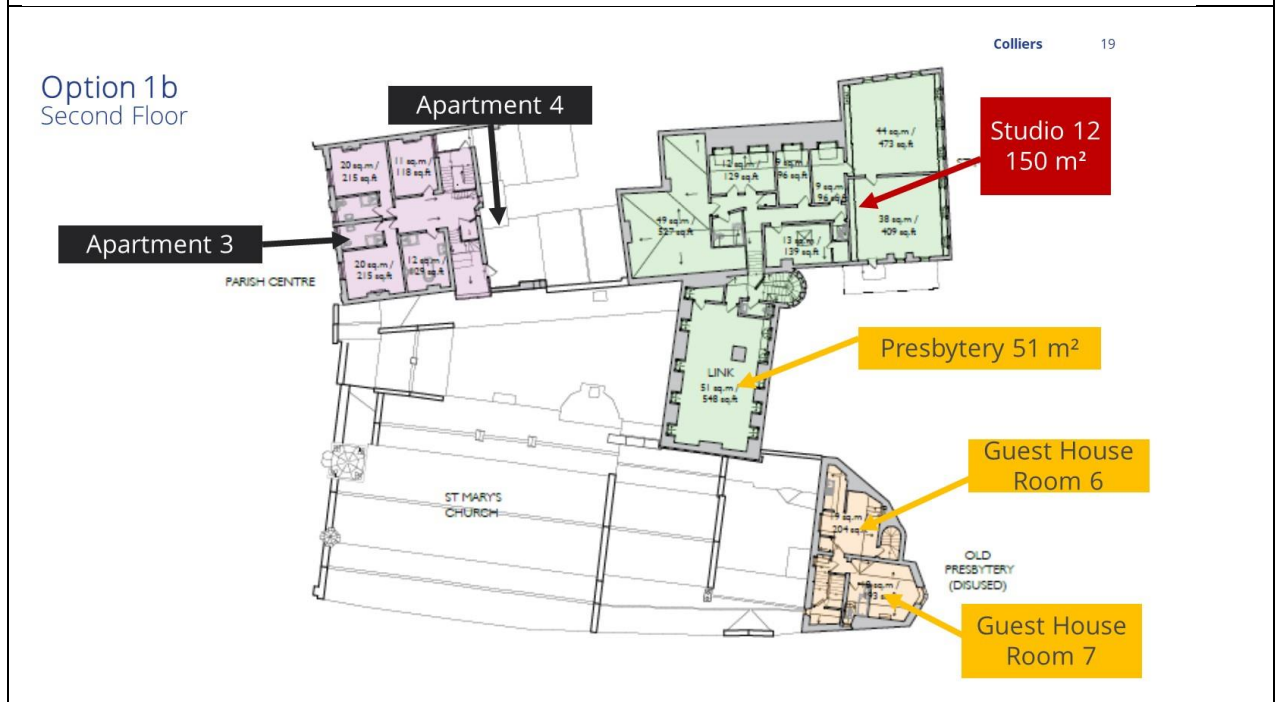
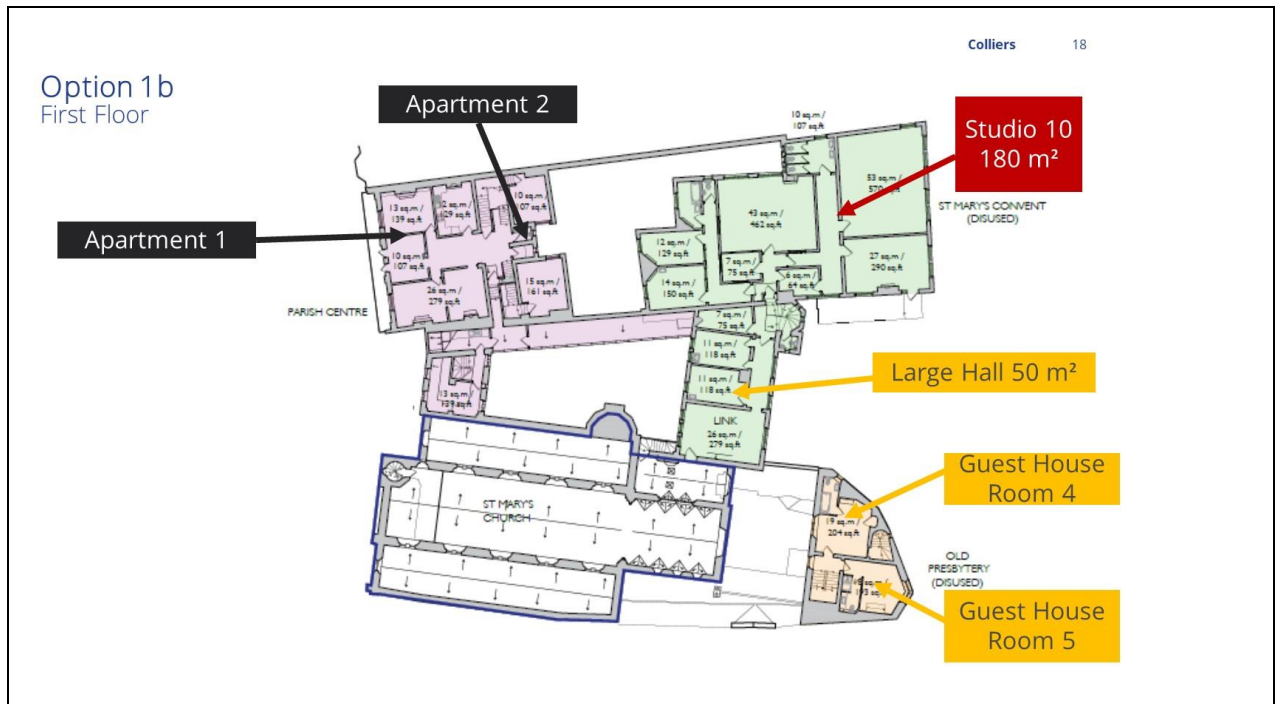
7.2 VARIATIONS

- There are other possibilities for the theme of the centre. There could, for example, be an emphasis on providers of medical and health services, aiming to let to a variety of practitioners such as GP, dentist, chiropractor, ophthalmologist etc. The Lion Medical Centre in Stourbridge – a grade II* listed former iron foundry – is an example. It would probably require an anchor tenant.
- The parish centre could be in a refurbished St Mary's Centre, with the former Convent "link" building being let as workspace. That would have the advantage of providing larger space for parish activities and potential to generate income from events there. Main disadvantages would be that:
 - It would be less integrated with the church and Old Presbytery.
 - It would be difficult to maintain access to the Countess of Clare's Chapel.
 - It may, in financial terms, be less effective than letting St Mary's Centre for commercial purposes.

⁷ Subject to resolving issues relating to access.

Figure 44: Indicative Layout, Old Convent Artisan Village





- The parish centre could be located in the crypt and Old Presbytery. That would have the advantage of allowing the space in the Convent ("link") building to be let, giving more critical mass to the artisan village. There could be issues with access, however.
- The parish centre could remain in in 55 High Street.

7.3 GOVERNANCE

Given that grants are almost certain to be needed, a system of governance that increases the chances of obtaining them is likely to be best.

It is possible, but unlikely, that a commercial operator would be interested in buying or leasing the Convent-School buildings or managing the facility on behalf of the church.

It is more likely to be necessary and optimal to establish a building preservation trust to develop and run the facility. The church could grant it a long lease or it could buy the freehold. The Station in Richmond, Yorkshire, described in Appendix **Error! Reference source not found.** is an example of this approach. The trust would employ a small staff that would handle, once the centre is operational, lettings, centre management, marketing and events. The parish would run the parish centre, crypt gallery and guest house, although the trust could manage some of that on its behalf.

7.4 REVENUE

7.4.1 LEASES

All or most of the studio space would be let on leases of varying length. Tenants would pay for the operating costs of the trust through a service charge. This is a normal model. Figure 45 shows the net income this would produce, assuming a 10% vacancy level. It would take some time to build up to an 90% occupancy level.

Figure 45: Rent from studios

Studio	Lettable Space m ²
1	30
2	76
3	180
4	175
5	125
6	175
7	180
8	150
9	150
Total:	1,241
Av Rent per m ²	£130
	£161,330
Occupancy:	90%
Rent:	£145,197

Rent could, for some of the tenants, be a base rent plus percentage of turnover. That would reduce the risk to the tenant and provide higher upside for the centre if the business does well. It could be used by the trust to nurture new businesses. The trust could also seek grant funding that is targeted at helping new businesses to establish at the centre.

Some of the studios might be bookable on an hourly basis by, for example, people / organisations that wish to run classes of different type.

7.4.2 APARTMENTS

The four apartments might be rented at £900 per month, which amounts to £43,000 per annum. Costs of management, maintenance and obtaining new tenants is normally about 25% over the long term. Net rent would be about £32,000 per annum.

7.4.3 GUEST HOUSE

The seven rooms might be sold at an average of £50 per night with annual occupancy of 40%. That would produce income of £51,000 per annum. Operating costs including utilities, cleaning, marketing and maintenance could be about 40%, resulting in net income of about £30,000 per annum.

7.4.4 HIRE OF PARISH CENTRE FACILITIES, GALLERY COMMISSION ETC.

Based on the experience of Aspire Ryde and other similar facilities, it may be reasonable to assume a net contribution of £20,000 per annum.

7.4.5 OVERALL

The total net income would be about £243,000 on the basis of those assumptions. It would be split between the parish and the new trust.

Figure 46: Net income (per annum)

Studio Lettings:	£161,000
Apartment Lettings:	£32,000
Guest House	£30,000
Parish Centre & Gallery:	£20,000
Total:	£243,000

7.5 FUNDING

The project would attempt to achieve substantial grants from one or two of the main funding sources, which could include the National Lottery Heritage Fund.

It could increase its chances by asking for a loan rather than a grant for part of the funding.

As an illustration, a client, the Sheerness Dockyard Church Trust, secured c.£3 million of grants from philanthropic trusts, foundations and individuals to match a c.£4 million grant from NLHF for restoration of the Dockyard Church to be a managed workspace centre.

Organisations that provided funding included: The Julia and Hans Rausing Trust; Colyer-Fergusson Charitable Trust; Lund Trust, a charitable fund of Lisbet Rausing and Peter Baldwin; Garfield Weston Foundation; The Sackler Trust; Foyle Foundation; Allchurches Trust; The Art Fund; Wolfson Foundation; Henry Oldfield Trust; Swire Charitable Trust; Kent Community Foundation; Pilgrim Trust; Roger de Haan Charitable Trust; Rothschild Foundation; Peter Stormonth Darling Charitable Trust.

8 CONCEPT 2: RESIDENTIAL

8.1 CONCEPT

A new parish centre would be created in similar manner to Concept 1. The rest of the property would be converted to residential. Figure 49 gives an indication of what it could be like.

8.2 GOVERNANCE

Options are:

- The opportunity could be sold to a developer if there is prospect of it being viable. That could be difficult to achieve, however, because of the relatively low values in Ryde.
- It could be sold to a housing association, that may be able to obtain grant funding.
- It could be developed as a community housing initiative, with assistance of the community housing officer. It could be managed after development by a housing association or a management company.

8.3 REVENUE

Figure 47 estimates income that could be generated from selling the property⁸.

Figure 47: Income from selling the property

	No	Av Price	Gross Development Value
Apartments	19	£200,000	£3,800,000
House	1	£320,000	£320,000
Total:			£4,120,000

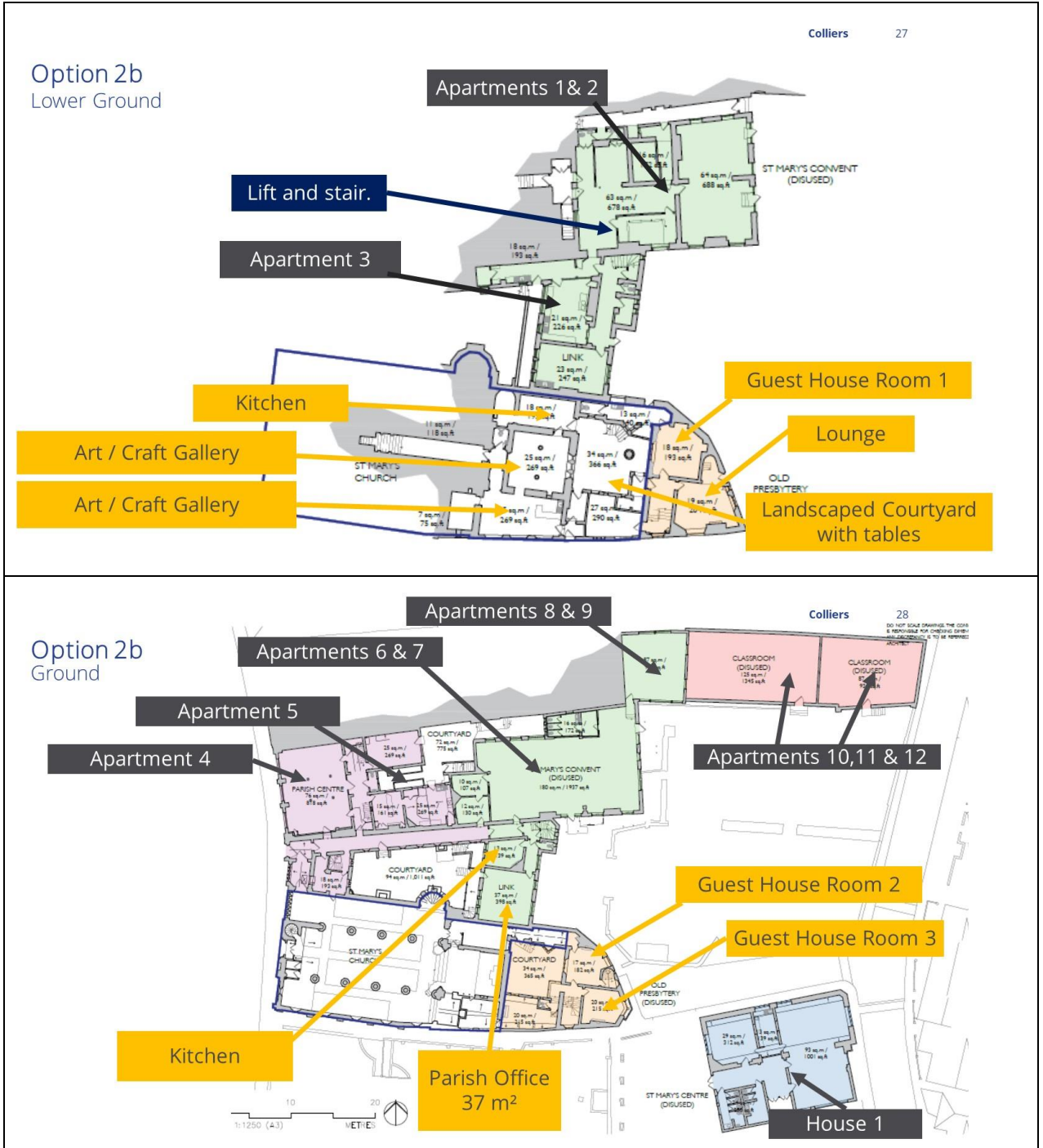
Figure 48 estimates the income that could be achieved by renting the property.

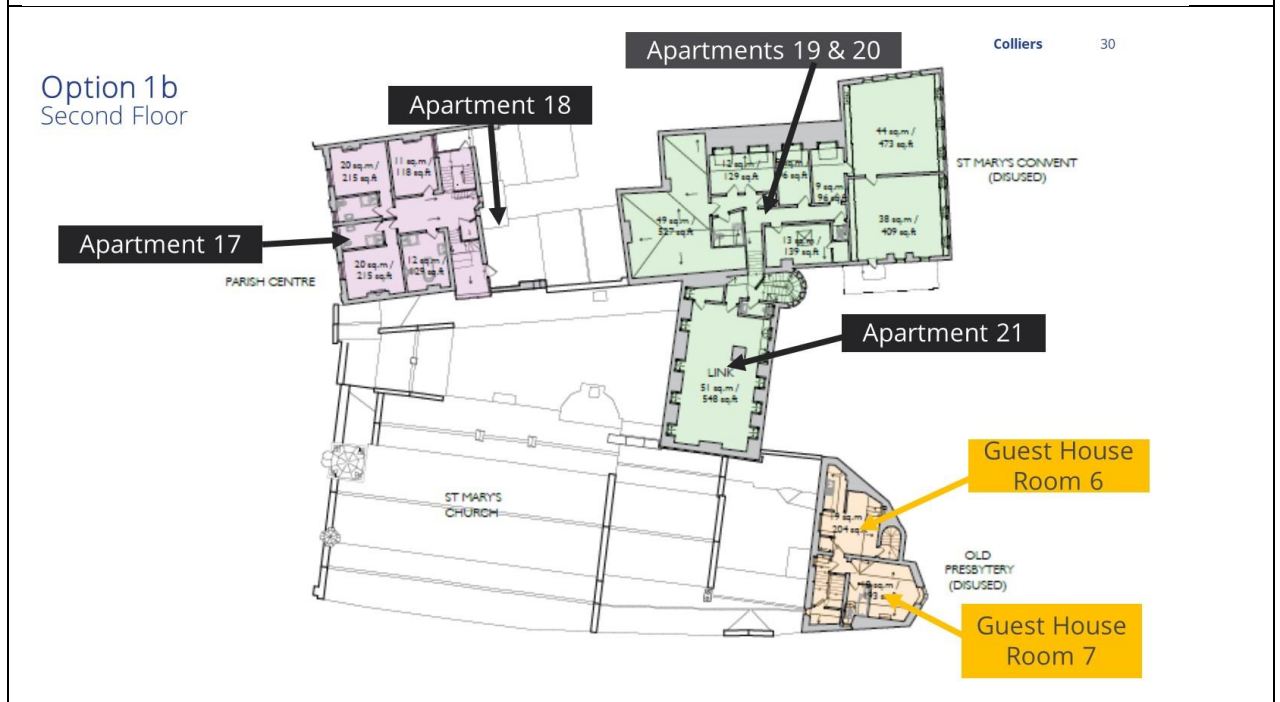
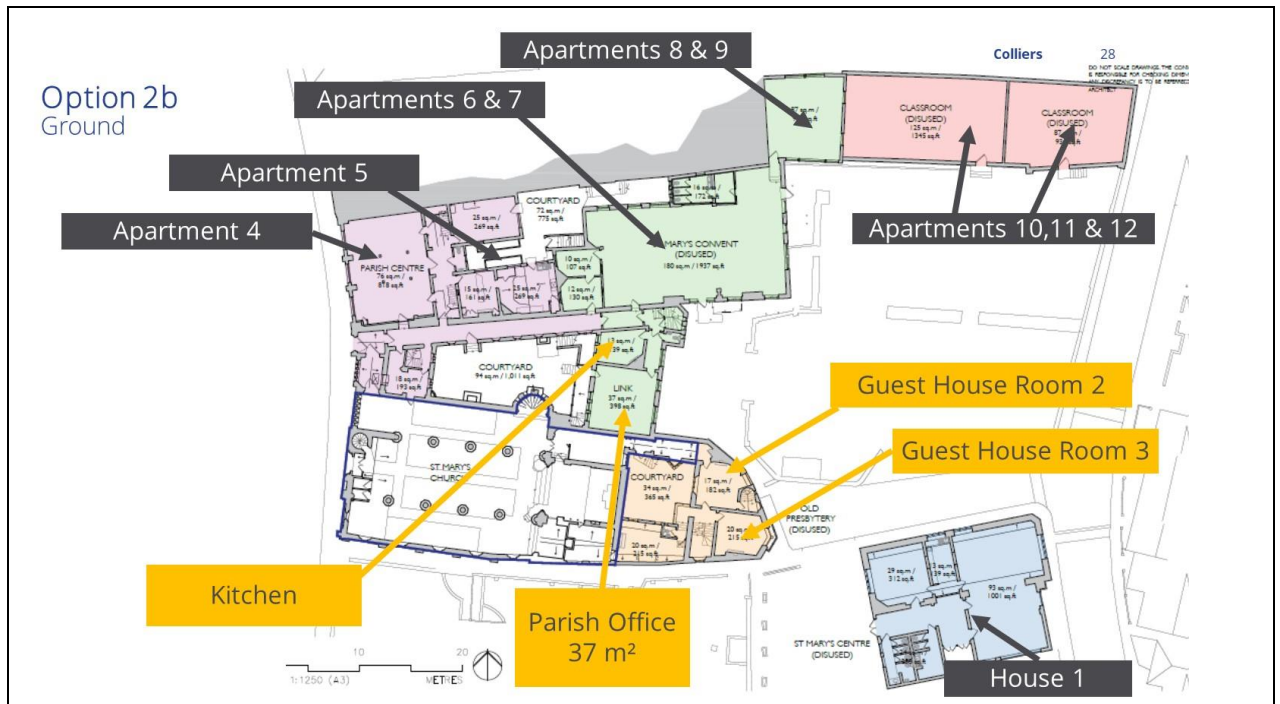
Figure 48: Income from rent

	No	Av Monthly Rental	Annual Rental
Apartments	19	£900	£205,200
House	1	£1,500	£18,000
Total:			£223,200
Minus long term costs (25%)			-£55,800
Net income:			£167,400

⁸ This is called the Gross Development Value.

Figure 49: Indicative Layout, Residential





The parish would generate income from the parish centre, guest house and gallery, but it would be less if it is part of an apartment complex than if it is part of a business centre. £40,000 could be a reasonable estimate, making a total of about £207,000 per annum.

9 VIABILITY

Thomas Ford and Partners produced, after the first version of this report, indicative plans for three schemes. They are attached at Appendix **Error! Reference source not found..** Option A is largely residential. Options B and C are largely workspace.

9.1 GROSS DEVELOPMENT COST

9.1.1 CONSTRUCTION

IKS estimated the cost. Their estimates are attached at Appendix **Error! Reference source not found..** Figure 50 summarises them. The estimates include allowance for professional fees and other costs, but not VAT and also not for inflation between 2022 and when the construction could take place. Figure 50 summarises them. They suggest a cost for converting the entire complex to new use of between c. £7 million to £8.3 million. The residential option is more expensive than the workspace options because it requires more partitions and other interventions to create rooms and provide services.

Figure 50: Summary of Cost Estimates (exc VAT)

	OPTION A			OPTION B			OPTION C		
	GIA m ²	Cost	Per m ²	GIA m ²	Cost	Per m ²	GIA m ²	Cost	Per m ²
Refurbishment of existing fabric	2,190	£2,502k	£1,142	2,190	£2,502k	£1,142	2,190	£2,502k	£1,142
Works to Car Park		£35k			£35k			£35k	
Alteration Works									
Guest House / Holiday Let	208	£499k	£2,397	276	£729k	£2,641	276	£729k	£2,641
New Presbytery	240	£562k	£2,343	280	£652k	£2,330	240	£562k	£2,343
Residential	1,641	£3,957k	£2,411	147	£338k	£2,298	254	£574k	£2,260
Studios & Workspace				1,081	£1,799k	£1,664	929	£1,775k	£1,911
Café & Seating Area	68	£242k	£3,554						
Parish Use (incl WCs)	188	£364k	£1,938	153	£281k	£1,835	146	£269k	£1,844
Storage		£87k			£87k			£87k	
Events Centre				345	£643k	£1,865	345	£643k	£1,865
Total Forecast Costs:	2,345	£8,247k	£3,517	2,282	£7,066k	£3,096	2,190	£7,177k	£3,277

9.1.2 DEVELOPER COSTS

The work of converting the buildings and then making them available for use must be done by a developer of some sort. They develop the plans, secure planning permission, secure funding, secure tenders for construction, manage the construction contractor and let the property. They might be a commercial operation, in which case they expect to make a development profit, or they might be a non-commercial operation.

Costs that they often incur in the process are:

- Their labour.
- Finance costs i.e. interest on borrowing money to pay for the construction.

- Legal costs and estate agents fees associated with the sale and / or rental of the property on completion.

It has been assumed that that these amount to 10% of construction costs. Finance costs would represent the majority of that.

9.1.3 DEVELOPER PROFIT

A commercial developer expects to make a profit and needs to do so if they are to stay in business. The profit normally expected is about 20% of gross development costs.

They take this into account when deciding how much they would be prepared to pay for a development site.

Even a non-commercial developer, such as a building preservation trust, will often try to make a profit so that they can use the proceeds.

9.1.4 TOTAL

Figure 51 summarises these costs. The represent roughly how much a commercial developer might require to earn to make it worthwhile for them to acquire the entire site.

Figure 51: Gross Development Cost

	OPTION A	OPTION B	OPTION C
Gross Area (m ²):	2,345	2,282	2,190
Construction:	£8,247k	£7,066k	£7,177k
Other Development Costs: 10%	£825k	£707k	£718k
Total:	£9,072k	£7,772k	£7,895k
Developer Profit: 20%	£1,814k	£1,554k	£1,579k
Gross Development Costs:	£10,887k	£9,327k	£9,474k

9.2 GROSS DEVELOPMENT VALUE

The analysis of the residential market in Section 4.6 suggests that a new two bed apartment of 650 m² could sell for about £200,000 in this location. That is about £3,100 per m².

Workspace might be rented for about £130 per m² per annum. That could have a capital value of about £1,400 per m² (assuming 15% vacancy rate and yield of 8% used to convert rental to capital value).

Figure 52 calculates the Gross Development Value that results from this. It suggests that a residential development would be worth about £6 million (assuming that no provision has to be made for affordable housing), and a

workspace-orientated development would be worth about £3.4 million on completion.

Figure 52: Gross Development Value

	OPTION A			OPTION B			OPTION C		
	GIA m ²	Per m ²	Value	GIA m ²	Per m ²	Value	GIA m ²	Per m ²	Cost
Guest House / Holiday Let	208	£3,100	£645k	276	£3,100	£856k	276	£3,100	£856k
New Presbytery	240		-	280		-	240		-
Residential	1,641	£3,100	£5,087k	147	£3,100	£456k	254	£3,100	£787k
Studios & Workspace			-	1,081	£1,400	£1,513k	929	£1,400	£1,301k
Café & Seating Area	68	£1,400	£95k			-			-
Parish Use (incl WCs)	188		-	153		-	146		-
Storage			-			-			-
Events Centre			-	345	£1,400	£483k	345	£1,400	£483k
Total Forecast Value:	2,345	£2,485	£5,827k	2,282	£1,449	£3,308k	2,190	£1,565	£3,427k

9.3 NET DEVELOPMENT VALUE

Figure 53 shows the net result of this. It suggests that it is likely that it is not possible to develop the buildings on a commercial basis and make an adequate profit. This means, in other words, that there is a conservation deficit and that a subsidy is likely to be needed to make development possible.

Figure 53: Net Development Value

	OPTION A	OPTION B	OPTION C
Gross Area (m ²):	2,345	2,282	2,190
GROSS DEVELOPMENT VALUE:	£5,827k	£3,308k	£3,427k
GROSS DEVELOPMENT COSTS			
Construction:	£8,247k	£7,066k	£7,177k
Other:	£825k	£707k	£718k
Developer Profit:	£1,814k	£1,554k	£1,579k
Total:	£10,887k	£9,327k	£9,474k
NET DEVELOPMENT VALUE:	(£5,059k)	(£6,019k)	(£6,047k)

This means that the site should theoretically have no market value. In practice, however, some person or organisation may offer a price for it. This may be because they have aspirations which are not purely financial or they believe that they can make a profit from it for some reason.

10 CONCLUSIONS

10.1 OVERVIEW

Our opinion is that the buildings form an assemblage that is pleasant and has character. The layout of space is conducive to use either as studios / workshops / offices / event space of some form, or conversion to residential.

That, in broad terms, seems to be the main strategic choice in terms of how space might be used.

A business and events centre, themed as an Artisan or Creator's Village, has, perhaps, most potential, but only by a small margin compared to residential.

10.2 REFURBISHMENT VS NEW BUILD

There does not seem to be opportunity for a substantial net increase in space by demolishing existing buildings and replacing them with new buildings. This is because there is no potential to substantially increase either the footprint of buildings or their height (because of the impact that would have on neighbours and views of the church and presbytery) and need to retain parking to ensure the ongoing viability of the church.

There is not an obvious reason why, however, the existing buildings could not be converted to form attractive "loft style" apartments. That is likely to be preferable from both a heritage and sustainability perspective. The apartments would be larger and fewer than envisaged in the 2008 scheme, but the apartments in that scheme were too small in our opinion.

It is unlikely that demolishing part of the site in order to build new houses, in the manner of the 2008 consent, could make a significant contribution to the cost of restoring the historic buildings.

While St Mary's Centre could be demolished and rebuilt, there is unlikely to be sufficient advantage in doing so to make it worthwhile and it is not obvious where funding could come from. The building seems to be suited to being a house, workspace, events centre or, once again, the parish centre. It could be much improved by replacement of the modern extension.

10.3 NEW PARISH CENTRE

The options for a new parish centre that seem to have most potential are:

- 1 The former Convent ("link") building
- 2 The existing location at 55 High Street.
- 3 Refurbished St Mary's Centre.
- 4 Refurbishing and reorganising the crypt, presbytery and courtyard, if access issues could be resolved.

The first of them, in combination with refurbishing the presbytery to be a guest house, seems to have much going for it. It would be well integrated with the church, provide a variety of rooms with good size and light and have direct access from the car park. The presbytery could take two floors or could be one of the two apartments at 55 High Street.

Retaining 55 High Street for the purpose would also have advantages, especially in terms of providing visibility on the High Street. That would be especially advantageous if it had a café. There would be higher opportunity cost, however, because redevelopment of the former Convent School as either residential or workspace would be more difficult.

10.4 DEVELOPMENT OPTIONS

Our judgement is that the remaining buildings could form an attractive small business centre that is similar, in terms of type of tenant, to the Mill Yard at Staveley, with focus especially on “artisan” types of business that make and sell on the premises and other creative industries.

This would require relatively little change to the buildings.

It would be a good fit with the character of the southern end of the High Street and the businesses that are already there.

It would perhaps be best if it incorporated an events centre that is integrated with a craft brewery or similar type of business, occupying the full ground floor of 55 High Street and the former Convent School. There is an argument that this may not be a suitable neighbour for the church, but that does not seem to be necessarily the case.

It would require substantial grant funding but would be the type of use that would be well positioned to obtain grants and loans.

Setting up a building preservation trust to do this could be optimal. That trust could, assuming the centre is successful, take on other historic buildings in the town centre, perhaps focusing at first on the southern end.

This is not envisaged as being artist studios, although one or more artists could be tenants. It is an option for the centre to be artist studios. Artists, however, always require low rent. It is unlikely also that there would be enough demand for space in this location, and it would be less effective in creating a popular visitor destination.

It could have a medical theme, especially if there is a strong expression of interest from an anchor tenant, as there has been for the Town Hall.

Our judgement is that the buildings could also form an attractive residential scheme, including a retirement complex. It is unlikely to be viable without subsidy, however. It would be sensible to engage seriously with the island's Community Led Housing Officer in taking this forward. It might have less risk than the business centre but would have less benefit in helping with the regeneration of Ryde.

Of other options:

- There is potential for a wide variety of community activities to take place at the parish centre or in other studio space in the complex, but it would not be desirable to undermine Aspire Ryde by using the entire complex for this purpose. The potential to generate income to subsidise ongoing maintenance is very limited.
- The building could make an attractive hotel, but there is not sufficient business tourism in Ryde to make that viable.

10.5 NEXT STEPS

It would perhaps be best to now have a serious engagement with people who have expressed interest in being involved in refurbishing the property as some type of social enterprise, including the Community Housing Officer and key officers and members of the Council who could facilitate grant funding.

This would be with a view to establishing a social-enterprise that can work in partnership with the parish and diocese to develop the detail of what is to be done, to secure funding and deliver it. The aim should be to achieve some financial return to the Diocese, in addition to removal of the ongoing liability, although this is likely to be limited because of the conservation deficit.

CONTACT DETAILS

Tel: +44 20 7935 4499
Dir: +44 20 7344 6582
david.geddes@colliers.com

Colliers International
Destination Consulting
50 George Street
London W1U 7GA

www.colliers.com/uk

All information, analysis and recommendations made for clients by Colliers International are made in good faith and represent Colliers International's professional judgement on the basis of information obtained from the client and elsewhere during the course of the assignment. However, since the achievement of recommendations, forecasts and valuations depends on factors outside Colliers International's control, no statement made by Colliers International may be deemed in any circumstances to be a representation, undertaking or warranty, and Colliers International cannot accept any liability should such statements prove to be inaccurate or based on incorrect premises. In particular, and without limiting the generality of the foregoing, any projections, financial and otherwise, in this report are intended only to illustrate particular points of argument and do not constitute forecasts of actual performance.