

**From:** Marc Willis [REDACTED]  
**Sent:** 05 November 2018 15:47  
**To:** pilningandsevernbeachparishcouncil@btconnect.com  
**Subject:** Northwick Tower, 4 Northwick Road, Pilning, Bristol

Dear [REDACTED]

Further to your instructions and to our recent meeting, we discussed Northwick tower and the structural survey report prepared by DSA Consulting Engineers. As you will recall, the issue of the condition of the tower was raised by the owner of the neighbouring property and in response to his concern about the stability of the tower the report is helpful; subject to the remedial measures outlined in the report, the tower is considered to be good for the next ten years.

However, the works mentioned in the report are not inconsiderable and the Parish Council is under an obligation to respond to the report and to ensure that it takes reasonable steps - as would any responsible owner - to keep the tower in good repair. A 'do nothing' approach is not appropriate. I was also concerned to hear that the Parish Council does not presently have public liability cover for the tower. You have erected a Heras fence around the tower and you intend that this will remain in place for the present time.

I would recommend that you obtain quotes for the works outlined in the report. My guess is that these works might cost around £30,000. I would also suggest that the Parish Council needs a 'sinking fund' to ensure that sufficient funds are in place for future care of the tower. This needs some thought, but I would suggest a starting point is probably £1,500/year going forward.

If this is too much of a burden for the Parish Council, then an application for funding could be made to Historic England, the Heritage Lottery Fund and/or to South Gloucestershire Council. Of course, these organisations are not going to respond quickly, but I would not be expecting the works to be undertaken until Summer 2019 in any event. There are no guarantees that any of these bodies will fund the works either in full or in part.

If it turns out that there are no significant sources of external funding and the Parish Council is unable to support the upkeep of the tower from its precept, it may then be appropriate to discuss other options, including, perhaps, demolition.

If you would like us to submit funding applications to Historic England, the Heritage Lottery Fund and/or South Gloucestershire Council, we would be happy to do so. We would need to prepare a brief specification based on the DSA report, obtain quotations for the works (I believe you have some specialist builders who are willing to quote for the works) and make the appropriate applications. Our fees for this work will be £950 plus VAT.

In the meantime, please find attached an invoice for the work to date, which I trust you will find acceptable.

Regards,

Marc Willis

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