

Bath & North East Somerset Council  
Lewis House  
Manvers Street  
Bath  
BA1 1JG

2 January 2025

Our ref: NM-24-00588

Dear Sirs,

### **Fairfield House: securing the future**

The Trustees of the National Heritage Memorial Fund (“NHMF”) who administer the National Lottery Heritage Fund, have awarded a grant of Two Hundred and Forty Four Thousand Pounds (£244,380.00) (“the Grant”) to Fairfield House Bath CIC to carry out the Approved Purposes upon the terms agreed within the Legal Agreement signed on the 26 November 2024 a copy of which is attached.

Please acknowledge by signing and returning a copy of this letter that in consideration of NHMF making the Grant and the benefit the Property will have as a result, you agree to comply with the terms and conditions insofar as they relate to matters within your control.

For the avoidance of doubt:

#### (1) The Approved Purposes means

- Replace the old oil-fuelled boiler with a gas boiler with greater controls.
- Recruit a project manager, facilities manager and finance role. Extend the contract of existing Operations Manager to full time.
- Develop an Activity Plan, a Fundraising Plan, a Capital works plan, and a Marketing and Communications Plan. Research and pilot a membership model. Conduct a wider sustainability option appraisal in order to address the threats and opportunities to the site from projected future running costs.

- Three board workshops will be held in strategic leadership and project inception, upskilling trustees and thereby improving the organisational sustainability of the CIC.
- Evaluate the project.

(2) The Property means the Freehold Land known as Fairfield, Newbridge Hill, Bath (BA1 3QJ) and 27 Burleigh Gardens, Bath (BA1 3RR), and land at Fairfield, Newbridge Hill, Bath (Title numbers ST234760 and ST231573).

(3) The terms and conditions of the Legal Agreement will apply until five years after the Project Completion Date.



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SIGNED ON BEHALF OF THE TRUSTEES OF  
THE NATIONAL HERITAGE MEMORIAL FUND



Investment Manager – England, London and South

.....  
(Please print your name and give your job title)

.....  
SIGNED ON BEHALF OF BATH & NORTH EAST SOMERSET COUNCIL  
(Please sign)

.....  
(Please print your name and give your job title)

.....  
Date (Please date)