

MAVISBANK HOUSE AND POLICIES - A VISION FOR THE FUTURE

1.0 Purpose

1.1 This document sets out the shared aims of the Mavisbank Trust, the Edinburgh & Lothians Greenspace Trust, Midlothian Council and Historic Scotland (Scottish Ministers) for Mavisbank House and Policies.

2.0 Introduction

2.1 The neo-Palladian country house villa of Mavisbank (built 1723-36) and surrounding Policies are the result of a collaboration between William Adam (1689-1748) and Sir John Clerk (1676-1755) - two leading figures of the Scottish Enlightenment. Mavisbank is of international importance and a unique, seminal composition of early Georgian architecture within the Scottish context. Following long-term neglect the building was devastated by a fire in 1973 and is now in a derelict state.

2.2 The Mavisbank Trust (MT) has presented plans for a £10m restoration of Mavisbank House and partial restoration of the Policies using public, private and charitable funds to create self-catering accommodation with community use and improved public access.

2.3 Scottish Ministers (SMs) own the surrounding designed landscape Policies, which are managed on the most basic care and maintenance terms. SMs only have rights of access over the privately owned lower section of the South Drive to the House and Policies.

2.4 SMs do not own the building but have used emergency powers under the Ancient Monuments and Archaeological Areas Act 1979 to fund structural scaffolding and erect a security fence.

3.0 The Vision

3.1 The shared strategic aspiration for Mavisbank aims to:

- Enhance Scotland's historic environment by restoring the exterior of the House and reinstating an 18thC interior.
- Provide a sustainable, economically viable long-term use for the House and Policies.
- Re-establish the formal relationship between the House and landscape.
- Re-unite the ownership of the House and Policies under the Mavisbank Trust (a subsidiary of the Edinburgh & Lothians Greenspace Trust).
- Support community engagement and local regeneration by opening up Mavisbank as an important community park for informal recreational and educational use within the valley of the North Esk and an important element of the Lothians green network.
- Manage the Policies with a view to bringing back the significance of the landscape in accordance with philosophies and theory informed by Sir John Clerk's poem "The Country Seat".

4.0 The Process

4.1 The project will be delivered through the Mavisbank Trust, a charity and a company limited by guarantee, in partnership with the private and public sectors. The partners in item 1.1 will take on the tasks listed below.

4.2 Scottish Ministers will:

- Indicate grant funding up to £500,000 to be available for a fixed period of up to 3 years commencing from the date of a confirmatory letter to be issued by the Historic Scotland Chief Executive.
- Issue a formal grant offer once the funding package and proposals have been assessed and agreed in accordance with normal grant procedures.
- Transfer ownership of the Policies to the Mavisbank Trust after the Trust have provided satisfactory confirmation that sufficient funding is available to preserve the Policies from further decline.
- Exclude the monument from the List of Scheduled Monuments when they are content that the preservation of the House and Policies has been secured.

4.3 The Mavisbank Trust will:

- Raise sufficient funds from all sources to take the project forward.
- When adequate funding is secured, enter into an agreement to take immediate ownership of the House following its purchase by Midlothian Council under CPO powers.
- When adequate funding is secured, take ownership of the Policies from Scottish Ministers.
- When adequate funding is secured, undertake the works necessary to deliver the vision set out above.

4.4 Midlothian Council will:

- Support the work of the Mavisbank Trust to restore the House and Policies, to develop the community value of the Policies and improve access.
- Take forward CPO procedures for the House once a viable funding package is in place and confirmed.

5.0 Programme for Restoration of the House

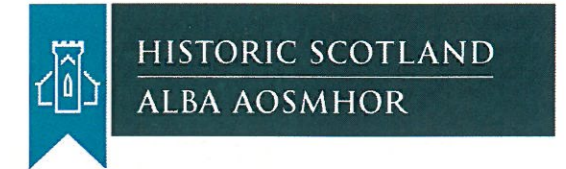
5.1 It is the shared aim that the project will be funded and completed as a whole. However, if circumstances dictate, fundraising may need to continue throughout the project. In order to safeguard the remaining fabric, the programme for the repair phase will include two intermediate break points for work on the House:

- A stable consolidated masonry shell.
- A wind and watertight building (with an accurate roof profile, windows, doors and basic floor structure).

5.2 It is the intention that work to the Policies will be programmed concurrently with the House, although it may draw upon separate funding sources and progress independently.

6.0 Communications

6.1 It is agreed that all media statements and events will be co-ordinated through the Historic Scotland Communications and Media Team.



Mavisbank RESTORING A PART OF SCOTLAND'S HERITAGE



Ruth Parsons Chief Executive, Historic Scotland	Alex Hammond-Chambers Chair of the Mavisbank Trust	Kenneth Lawrie Chief Executive, Midlothian Council	Carol Cawood Chair, Edinburgh & Lothians Greenspace Trust