

Dear All

A revised version of the Business Plan has been provided by Pete Rushforth, the applicant at 13:38 on 12 July 2021. A summary of the changes detailed within are as follows:

- A revised 5 year growth forecast including funding sources and expenditure estimates based on the business model and contact with funds.
- A refined list of trusts and funds following contact with 5 / 10 funds, each expressing interest, including commitment from one fund.
- A revised exit strategy based on repatriation to Wiltshire Council pending approval from the CIC regulator, considering the 125 years lease and modifications carried out to the Articles of Association at registration.
- Explanation of returning the asset to market value at the end of year 1 of development, assuming grant from the Heritage Fund.
- Development option included for adjacent land following meeting the owner, and considered in terms of extending the river walk from Stephenson road through the asset garden to the train station.

A copy of the revised Business plan is attached.