

Conway Mill Preservation Trust Ltd.



Trustees' Annual Report

From 1st December 2017 - To 30th November 2018

Charity no. 101569

Date registered. 27/08/2015

Background

The Conway Mill Preservation Trust Ltd. was established in 30-11-1999 with the aim of preserving, protecting, and restoring the mill complex for the benefit of the inhabitants of Belfast and of West Belfast in particular. Its main functions are: Overseeing the restoration of Conway Mill; Ensuring that the building's heritage is preserved for future generations; Developing projects and mediums through which visitors, from near and far, can interpret the buildings and the social history of the linen industry and Belfast.; Organising event and training related to local heritage preservation; Maintaining the buildings and site and documenting all works.

After an extensive refurbishment, (completed in 2011), the Mill is now one Belfast's best preserved and most important historical buildings. It provides a unique multi-functional space, at the same time preserving the local industrial heritage and history of the area. The mill comprises: Two main blocks linked by a glass roof with an inner court yard; car parks to the front and rear of the complex. Facilities within the Mill Complex include: - Disability access; 53 Business units, High speed Wi-Fi connection; Service lifts; Toilet facilities; Free onsite parking as well as available street parking.

The Conway Mill is one of the last remaining Mill sites in Belfast, and the only one in West Belfast, which is community-owned. In economically devastated West Belfast the Trust recognises the need for local communities to maintain ownership and control of assets and resources which can be used to provide opportunities for people to become active players in the local economy and to improve their quality of life.

CMPT Charitable objectives are:

To preserve for the benefit of the inhabitants of Belfast and in particular of West Belfast whatever of the historical, architectural and constructional heritage may exist in and around the Conway Mill Complex in the form of buildings of particular beauty or historical, architectural or constructional interest.

[A statement of the main purposes as defined by the charity commission is:](#)

The advancement of environmental protection or improvement.

Who do we help

- Tenants
- Voluntary and community sector
- Interface communities
- Students
- Ethnic minorities
- Specific areas of deprivation

How do we do this:

The refurbishment of the two main blocks within the Mill complex has provided great benefits to the area. The board of Trustees continues to work to:

- Tackle dereliction
- Facilitate business development
- Promote educational opportunities
- Develop economic opportunities
- Promote Tourism locally
- Improved health and wellbeing for the people of the area

HOW DO THESE ACTIVITIES PROVIDE A BENEFIT?

During the period 1st December 2017 – 30th November 2018 the Conway Mill Preservation Trust provided the following services:

Tackle dereliction:

Installation of LED Lights in all corridors, landings and shared spaces was undertaken by the Trust. Replacement of lights in these areas has greatly improve to light tone and helped reduce running costs.

Work continues by the Board to develop the 3 new business models outlined in our previous report. A focus on resourcing the Atrium for functions that will enable, seminars, conferences, weddings and other events is underway.

Development of the Attic space and the Drying room remains a priority but they are more long-term projects.

Audits completed include:

- Fire Risk assessment by B McClarnon, Belfast;
- Ecclestical - Marsh Insurance Health and Safety audit.

Servicing of Lifts was also completed
All gas boilers were serviced and certified

[Facilitation of business development](#)

The CMPT offers affordable rental units that provide the essential space for business development and growth. The direct impact is lowered employment rates locally. Our Tenant body is drawn for the broad Belfast base and further afield. This raises the profile of the West Belfast neighbourhood and promotes inclusion, innovation, creativity and entrepreneurship. 53 business units are presently occupied within the two main Mill blocks. Tenants comprise: Architecture & Design; Arts & Crafts; Community organisations, Engineering; Hospitality; Insurance; Music, Media and Production; ICT; Tourism and Leisure; Legal.

[Promotion of educational opportunities](#)

Facilitation of local and international students via tours of the complex are on-going. Students of architecture, engineering, history and international studies are generally among the beneficiaries.

Local schools, theatre companies, local artists, heritage bodies and museums have all been provided with space for exhibition, performance, workshops, film and documentary and outreach each attracted visitors to the Mill from across the city and beyond.

[Develop economic opportunities](#)

The Trust has been advised to instruct our solicitor to draw up a formal 'Deed of Release' to be submitted to DETI to enable the execution of an order to clear a Charge from the title deeds in Companies Registry. This work is ongoing.

Identification of three new business ventures will contribute to the preservation of the complex
Creation of a Museum/shop will provide the local community with a focal point for information on the Mill and its history and will provide an outlet for the Artists at the Mill to sell creative pieces.

The development of resources for the Atrium space will enable the delivery of a selection of events/function that will draw people to the Mill and raise the profile of West Belfast.
Contributing to the local economic regeneration.

Plans for business incubation workspaces will create more opportunities for start-up business remain's in place.. As one of our new business models, achieving this goal will benefit local entrepreneurs, promote employment locally and generate income for the Mill that can be re-invested back into the complex.

[Promote Tourism locally](#)

Discussions with Failte Feirste Thair and the Belfast Welcome Centre has been initiated and the Trust is exploring the development of the Linen Quarter in Belfast City with a view to developing linkages to any future tourism trails.

[Improved health and wellbeing](#)

During this reporting period the Trust has facilitated the following groups through the use of units and other spaces for the delivery of arts, community information services, counselling and intervention services, education and training. The following is a list of organisations who benefited: - (PIPS, Foodbank, Tree of Life, CTRIM, John Bosco ABC; SIP; CEC; MENI; AMPS; Tar Anall; AA;)

Private benefit:

This is no private benefit.

DECLARATION

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

Signature

Full Name(s)

Position

DATE