

Findon Village Hall Extension

Public Works Loan Application

Background

- The village hall extension was started in early 2018 and abandoned in 2019 when it was realised there were insufficient funds to complete.
- Since then some trustees and volunteers have been trying to find a solution and have carried out some works to repair vandalism and complete some of the drainage to prevent further damage.
- In 2020 it was agreed by FPC to help complete the extension by taking over the remaining work and applying for a public works loan. This would enable the extension to be completed. VAT could be re-claimed by FPC and the loan would be added to the local rates over the next (50) years.

Progress

- Catherine Gear did a great deal of the preparatory work, obtaining initial estimate, engaging architects and piecing together all the activities we would need to have in place.
- A public consultation was conducted (see next slide)
- Research conducted to ascertain state of building and building regs compliance
- We have agreed a spec with the architects and received tenders from 2 potential contractors (the third pulled out due to his workload)
- We have had discussions with both and have provisionally selected a potential contractor subject to agreement with FPC

Local consultation

- Survey sent out in Nov 2021
- Response was poor so a second survey conducted in Feb 2022
- Survey proposed a PWL to complete village hall which would cost local residents in council tax band D an increase of approx. 10p/week
- Combined results of survey:
- 33.9% households responded of which 31.2% supported proposal for PWL- This is considered 'good response' and meets PWL requirements

Purpose

To obtain FPC agreement to:

1. Select contractor to complete extension
2. Agree level of contingency to include in funding request
3. Apply for permission to apply for a public works loan
4. Agree options for funding repayments
5. Agree provisional start date with contractor
6. Agree who will manage project for FPC

Cost to complete

- Two of the three tenders were submitted
- A) £75000 exc VAT) and B) £104,000 exl VAT
- Overall the specific items costed were fairly comparable. Differences were in set up costs and overheads.
- Having reviewed the quotes with VH we agreed can recommend preferred contractor to the meeting.

- Quotes does not include re-surfacing car park- which is not a requirement of planning. There has been some confusion over parking spaces, however the PP is clear in requiring 18 spaces. Having measured and checked regulations these already exist.
- Proposal therefore is to let FVH fund this work

Risk areas

- Overall this is a fairly straightforward task:
- There are no major building activities to complete as the shell is watertight and all structural work complete.
- Building regs and Inspections have been reviewed and building is signed off regarding steelwork, (and associated fireproofing),soakaway and drainage that currently exists.
- There are risks -that wiring and plumbing and fire alarm wiring has been done competently and will not require replacement.
- That the soakaway when uncovered is serviceable
- Gas supply has been partially resolved in that we can use existing supply rather than new pipework laid in.
- General contingency needs including for unforeseen problems. In discussion with architects we have agreed on a prudent figure

proposal

- Submit application for PWL of £90,000
- If we don't use contingency we can make a lump sum repayment(in year2) which will reduce future years council tax burden.
- Loan is paid out immediately and we will select equal payment option (EIP rather than an Annuity) which although repayments are more initially we will end up paying back far less as total sum. This payment is made twice a year and will reduce gradually over the 50 yr term. First year payments total £7490. This would mean increase in precept of 16%
- Effect on local council tax band D is £7 in the first year.(£48 to £55).
- We can modify precept from year to year as loan decreases Represents approx. 15% increase on local element.
- *Note recent interest rate increases mean this is higher than envisaged*

Alternative proposals

- In order to try and keep impact on precept as low as possible consider the following options:
- FPC makes annual donation to FVH circa £1000
- FVH or other donations commit to say further £500/annum for first 5 years of loan
- This would have impact as follows: reduce increase in precept to 12.7% and rate increase to 11% or an increase from £48 to £53.50 or 10.5p/week which is close to original estimate.

Summary

- Approval to submit PWL request for approval of £90000
- Agree down-select of contractor who are willing to secure a slot for work in Feb 23- subject to us getting loan approval.
- Agree FPC/FVH contributions (if any) rather than pass full impact to precept.
- S Hellett has offered to manage project on behalf of FPC
- Pass resolutions tabled at this October FPC