

Presentation for the proposed New Parish Hall for Wingerworth



This document has been prepared by a working group consisting of members of the Council and local residents.

Plans and drawings have been prepared by an independent architect, and cost plans with the support of independent quantity surveyors.

The proposals for both working groups have been independently audited.

Costs are accurate at the time of publication.

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Introduction

The Parish Council is faced with the dilemma of having to choose between a major renovation of its current premises and a new build Parish Hall as it has resolved to continue providing safe and secure facilities for the wide range of learning, sporting and social activities that are so important for the general wellbeing of the Parish.

The Parish Council agreed in principle, at a vote taken on 6 December 2017, to go ahead with a new build. The Parish Council will have to borrow a significant amount of money from the Public Work Loans Board to achieve either option; a new build or a remodelled Parish Hall. To ensure the Council meet the criteria for the loan, and due to the increase in precept to parishioners to service the loan, the Council are asking residents to choose their preferred option; new build or remodelling the existing hall.

This draft business plan has been produced to provide a degree of confidence that the proposed new/remodelled Parish Hall is capable of being a feasible and affordable operation. At this stage many of the projections for income and expenditure are predicated on current experience, there are a number of elements that would have to be tightened once the preferred option has been agreed upon.

Artist impression of internal reception area



New build Proposal

Our proposal for a new building is to ensure that, from the outset, it will be sustainable, easy to maintain and as economical as possible. This is fundamental towards ensuring its continued, efficient future use and longevity as a facility for our community.

Positives:

- Create a central 'hub' for Wingerworth - *Something that is currently lacking*
- A golden opportunity to build a cost effective facility which will be fit for purpose and meet all current health and safety regulations
- Potential to provide new facilities - *A café, which as well as providing a new revenue stream, will offer a meeting place for residents to get together or host events.*
- Provide an energy efficient building delivering further savings on running costs
- A new facility will attract new users and reach a wider section of the community
- Business continuity - *Minimal loss of income, as groups will continue to use the existing hall until the new centre is open. This will minimise impact on current users*
- Opportunities to increase revenue from anticipated increased usage
- Higher profile in the 'central hub' to monitor and manage existing facilities - *Booking for tennis courts and other Council facilities can be managed from the staffed Reception*
- Memorial/reflective garden
- Ability to host local events in a central and safe location
- Close to existing local amenities: shops, doctors surgery, pharmacy, recreation facilities and public transport
- Reduced 'social isolation'
- A projected substantial reduction in ongoing operation and maintenance costs
- Retain a 'home' for the Library Service which is a valuable service to the community
- Potential for increased managed opening hours
- Added deterrent against anti social behaviour in this location

Challenges and Solutions

- **Loss of green space which could be interpreted as inconsistent with the Neighbourhood Plan**
The proposed site for the new build is not on the recreation ground, but on a corner plot which has been designated as a site for a community building for many years.
- **Funding**
Initial build costs may be higher than remodelling, but the new build will have reduced running costs, have the potential for a greater income stream with the café and due to the setting so will provide greater value for money.
- **Potential increase in traffic**
It is probable that, at certain time, there will be an increase in traffic, but having said that, the new proposed location will help reduce congestion on New Road.
- **Light and Noise Pollution**
This issue has been raised. However, the proposed new location is further away from any residential dwellings than that of the present hall. The nearest dwellings are masked by the Doctors Surgery and a line of mature trees. Also by the existing shop buildings, and yet another collection of mature trees.

Your support could make this vision happen.

Executive summary

Although Wingerworth's population is in the region of 7,000, and growing rapidly, there is not a definable 'heart' for its community to come together. This proposed new building offers a golden opportunity for residents to access and enjoy a pivotal hub, with modern facilities, fit for 21st century purposes, and able to meet the changing needs for the future.

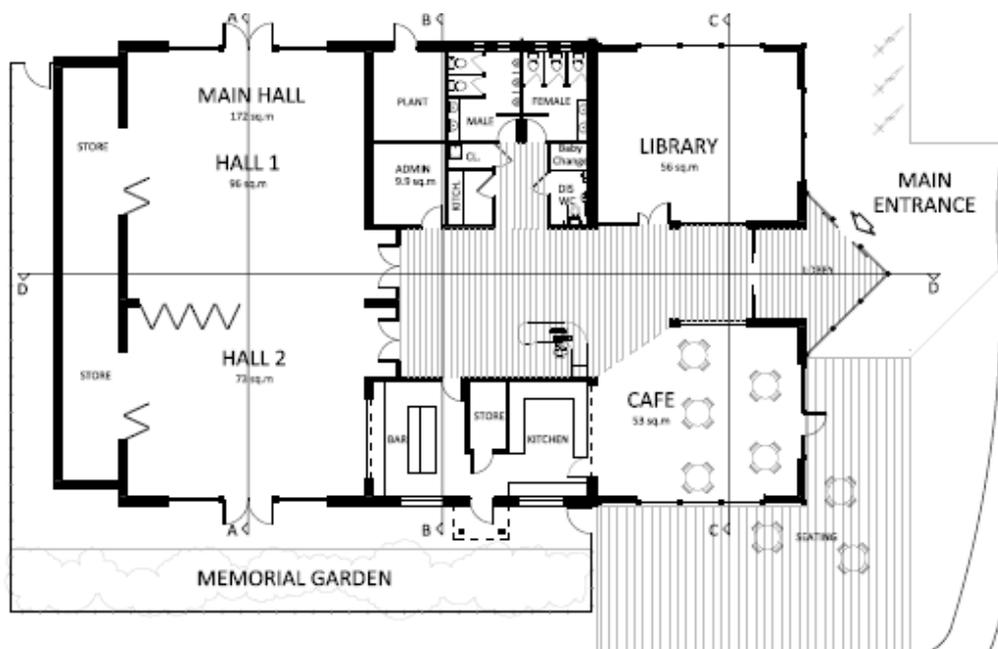
This new building aims to provide a focal point for community life, offering an enhanced range of functions; Café, having outside seating, Bar facility, Memorial Garden, improved user car parking. The Library/Resource Room will be carried over from the old building as a continuation.

Centrally located, this building will be easily accessible and offer a multi-purpose facility for both young and old. It will enjoy the advantage of a modern, sustainable design with reduced carbon emissions and running costs, afforded by high levels of insulation, solar energy, grey water management plus an independent foul water drainage system.

We strongly believe that Wingerworth deserves the best, not only for the current residents but for the future of our rapidly expanding community.

Our aim is to provide a Central and sustainable facility for everyone.

Plan of internal layout



Financial Summary

Costs

Land	£4,200	Note 1
Cost of construction	£1,613,900	Note 2
Total	£1,618,100	

Funds

Proceeds from sale of current site	£300,000	Note 2
Loan	£1,193,100	Note 3
Council reserves	£125,000	Note 4
Total	£1,618,100	

IMPACT ON PRECEPT	£25.29	Note 5
(additional amount per household)		

Notes

Note 1 - Reliant on use of land owned by the Council

Note 2 - Based on advice from consultants
Construction costs include all fees and taxes

Note 3 - Based on a fixed rate loan over 25 years from the Public Works Loan Board
<https://www.dmo.gov.uk/responsibilities/local-authority-lending-pwlb/interest-rates/estimated-repayment-costs/>
The loan will be repaid in half yearly repayments of £32,073 (rate 2.58 as at 21/01/2019) subject to the loan running for the full length of the period

The total amount repayable, including interest will be £1,635,707

Note 4 - Currently £125,000 of reserves earmarked

Note 5 – This is an additional amount per household, which equates to 0.49p per week (based on 2019/20 tax base for a Band D property)

Costs have been prepared for the purpose of the proposals with the support of an independent architect and construction expert and audited by an independent expert.

Appendices

Budget Estimate prepared by Quantity Surveyor: Patrick Meeds & Associates – Issue 2 (01/2019)

Drawings provided by Architect: Mitchell + Proctor Architects

- 18-727-01 Rev B - Proposed Site Plan / Ground Floor Plan
- 18-727-02 Rev A - Proposed Sections
- Sketch of Proposed Timber Roof Structure
- Coloured Elevations & Internal Views
- Specification Notes

Public Works Loan Board - FIXED RATE LOANS - ESTIMATED REPAYMENT COSTS

Artist impression of Cafe



Artist impression of street scenes

