

Presentation for the proposed Remodelled Parish Hall for Wingerworth



Prepared from an original photograph by John Hopkinson

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.

Internal visual



Remodelling Proposal

Positives:

POSITIVES - REMODELLING - MORE for LESS '£'

1) SAVE THE GREEN LAND ON DEER PARK

The proposed siting of the New-build will be at the entrance to Deer Park off Allendale Road, on the green land in front of the copse. This is contrary to the recent 2018 Referendum on the Parish Council's own Neighbourhood Plan, which concluded 94% in favour of mandating the Council to protect local green spaces important to the Community and wildlife. Choosing REMODELLING underpins that commitment and the protection of the Park. Choosing REMODELLING protects the wildlife which reside there. Choosing REMODELLING maintains the rural feel of Wingerworth.

2) LEAST COST OPTION FOR THE COUNCIL AND THE PARISHIONERS

New-build estimated construction cost £1,618,000; REMODELLING estimated construction cost £833,000. Choosing REMODELLING will save an anticipated £785,000. For a Band D Property residents will save £10 p.a. on their Council Tax Precept.

3) RETENTION OF COMMUNITY ASSET FOREVER

The existing Parish Hall site is the most valuable asset of the Community, which should be retained for the benefit of all future generations of Wingerworth. Choosing REMODELLING will stop it being sacrificed for a one-off cash benefit and yet another housing development.

4) REDUCED TRAFFIC CONGESTION

The New-build proposal with a privately run Café, will further exacerbate the traffic congestion currently experienced off Allendale Road adjacent to the Spar Shop and Medical Centre, already aggravated at the Deer Park School drop off and collection times. The vital safety of **OUR** junior school children and **OUR** elderly are paramount. Moreover, during the construction period heavy lorries and plant accessing the site, will further increase safety concerns and the risk of disruption.

5) HERITAGE

The old part of the existing Hall is the Library building, which together with the land it resides upon, was donated by the Hunloke Family to the village in the 1920s, as a Community resource. Once occupied as the village school, it has played an important role in the lives of local families, and is part of the social fabric and history of the village. Choosing REMODELLING protects and respects that heritage. The alternative proposal can only offer a plaque in lieu.

6) MODERN FACILITY

Remodelling is not just giving the existing hall a lick of paint. It provides more space at virtually half the price – **MORE FOR LESS '£'**:

- The Hall will have a bright new modern exterior at the *Gateway* to the entrance of the village;

- The War Memorial will be protected and respected and made more readily accessible;
- New roof and windows to be installed;
- Old heating system replaced by 2 new boilers which can be run independently and will reduce running costs;
- The whole building will be made environmentally friendly and energy efficient with up to date insulation to meet modern standards;
- New information desk will provide a focal point for local amenities and facilities, and enable bookings for the Hall and or Tennis Courts;
- New kitchen facilities allowing users to prepare their own refreshments;
- New Office/Meeting Room for Parish Council use;
- The old staging will be removed from the Main Hall to provide even more space. The Hall can be sub-divided into smaller rooms with a sliding partition wall being installed. All existing sports facilities will be catered for, but there will be more opportunity for new indoor sporting activities to be entertained;
- New larger toilets accessible for people with different needs;
- The interior décor of the Main Hall and corridor will be much improved to provide a much brighter lighter appearance with more natural light, and a greater feeling of space.
- The Library floor will be raised to be level with the rest of the Hall and the false ceiling removed. When not in use, the Library function will be more readily stored away to open up the space for a larger Community Room;
- With the added space, larger events could be held for special occasions, such as Birthday Parties and Wedding Receptions. This could open up an opportunity for a Bar to be installed as part of the internal finishing.

Challenges and Solutions:

The main challenge will be limited disruption to the use of the Parish Hall whilst a phased programme of the Remodelling work is underway, for which current users will be fully consulted. Therefore, with due consideration to timing, together with a positive attitude to managing the project, and the Parish Council willing to provide full support to mitigate, the disruption should be minimal and short lived.

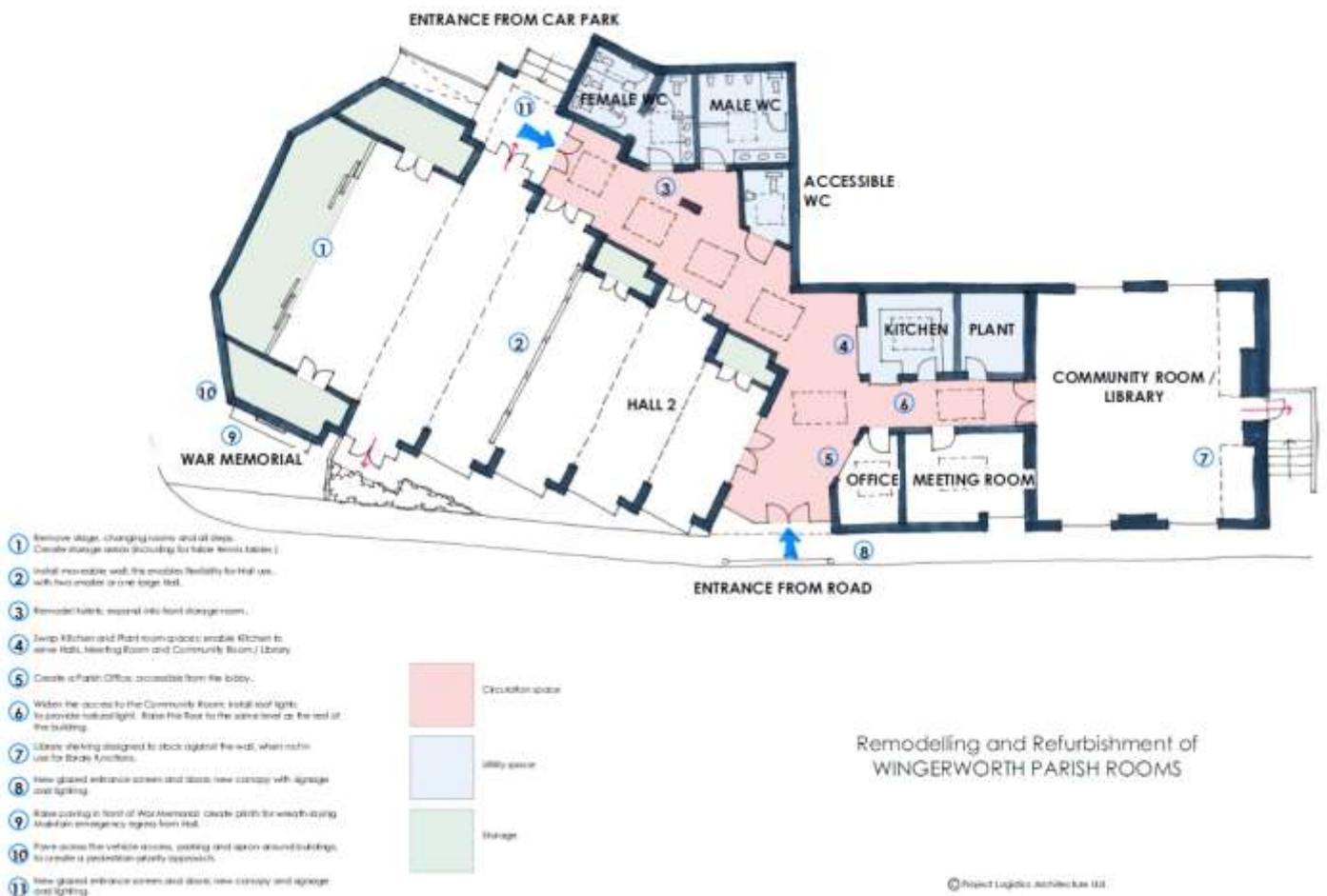
Executive summary

Wingerworth already has a Parish Hall on land owned by the Community. A New-build will sacrifice this land for development. In contravention to the Neighbourhood Plan, a New-build will sacrifice part of Our Park and not just the green space, but the wonderful view essential to the rural feel of Wingerworth. Why should we give up two pieces of Our land and pay an additional £785,000 to achieve what We already have?

Our Parish Hall does need renovating and needs to meet the future needs of a growing community. The newly remodelled Hall will provide a larger space, will be more welcoming and have the flexibility to meet multifunctional uses. It will be energy and environmentally efficient. The remodelling programme will be phased to minimise disruption.

The existing Hall is ideally situated at the *gateway* to Wingerworth. Its proposed alternative location is at the *gateway* to Our Park. It would further aggravate the traffic congestion experienced at the junction of the Shops and Medical Centre. The Parish Council are custodians of these valuable *gateways*, but *their* proposal disposes of them forever. Remodelling provides a £785,000 cheaper solution to the Council's alternative AND secures the custody of these assets for All future generations of Wingerworth.

Internal Plan



Financial Plan

Costs

Land	£0	Note 1
Cost of construction	£832,585	Note 2
Total	£832,585	

Funds

Proceeds from sale of current site	£0	Note 2
Loan	£707,585	Note 3
Council reserves	£125,000	Note 4
Total	£832,585	

IMPACT ON PRECEPT (additional amount per household)	£15.03	Note 5
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Notes

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

Note 2 - Based on advice from consultants for the higher cost of phasing works to minimise the impact on existing users (it is not anticipated that there will be a complete closure during the phased approach, however there will be some disruption to users)

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 **£19,021** (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 **£970,079**

Note 4 - Currently £125,000 of reserves earmarked

Note 5 – This is an additional amount per household, which equates to 0.29p 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

Pre-Tender Cost Plan prepared by Quantity Surveyor: CES Support Services – Cost Plan D (21/12/2018)

Drawings provided by Architect: Jillian Mitchel, Project Logistics – Plan PLA-A1

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