

Construction of a New Village Hall for Tibberton

The project aim is to provide a new, larger, better equipped and energy efficient village hall, with adequate car parking facilities, to meet the current and future needs of the expanding population of the village. Tibberton's current village hall was built around 100+ years ago and no longer meets the need of the growing village population. It consists of a single room plus a small kitchen and store room, and minimal toilet facilities. Heating and ventilation are poor, and parking inadequate. There is no scope on the current site to improve the facilities offered to the community.

Proposals to provide a new village hall were approved by residents in the Parish Plan survey in 2010. When the opportunity arose to develop a new hall along with 10 units of affordable housing and 4 for sale houses on land owned by Wychavon District Council, Tibberton Community Land Trust was established under the auspices of Tibberton Parish Council and Wychavon District Council to deliver the vision. The original intention was for Tibberton Community Land Trust to own the freehold of the land and build the new hall, however for a variety of reasons this did not happen and Tibberton Parish Council who now hold the freehold undertook to explore whether it could build a new hall and, once it was built, lease it to Tibberton Community Land Trust. This course of action has the support of Wychavon District Council who transferred the freehold of the land at Hawthorn Rise to Tibberton Parish Council.

A new facility built on a larger site close by recent housing developments will encourage community cohesion and help prevent social isolation as well as ensuring current building standards are met. It is anticipated that a new hall could accommodate a range of activities for children and young people e.g. playgroup, Brownies and provide a facility to host activities and events for older residents in the parish.

Consultation on proposed new Village Hall plans

Responses to the **village survey** carried out to formulate **the Parish Plan** which was published in **2010** showed that 61% of respondents supported demolishing and rebuilding the village hall and 31.2% supported refurbishing the current village hall. 6.8% thought a village hall wasn't needed. Plans for demolishing the current building and rebuilding a new hall on the same site were developed.

16th & 18th May 2013. Public exhibition of proposed plans by Quattro Architects.

Consultation on Proposed Planning Application 15th & 18th September 2013. Public exhibition of proposed planning application by Quattro Architects.

Consultation on 6th December 2014. Leaflets were delivered to all 291 households (515 on the electoral roll) in Tibberton, and posters displayed in the village concerning the exhibition on the final design to be submitted for planning permission.

January 2015 to January 2018. Tibberton Community Land Trust (TCLT) sought to progress the project. Planning application W/16/03038/PN was approved on 3rd May 2017 and quotations sought from developers re building the proposed hall. Unfortunately TCLT were unable to provide a developer with the assurance that they had the funds necessary to progress the build as the majority of the funding was due to come from local government sources whereby monies could only be released on receipt of invoice for work completed. This was not adequate reassurance for a developer.

Consultation on use of New Homes Bonus June 2018. A Parish Council newsletter was distributed to all addresses in the Parish including a response form asking for support for the Parish Council's desire to utilise Tibberton's allocation of New Homes Bonus to help fund the building of a new village hall. 56 responses were received (10.8% of a population of 515). 52 of those responses (92 %) supported the proposal and 4 (8%) did not.

Consultation on Public Works Loan application and final plans. A Parish Council newsletter was distributed to all addresses in the Parish at the beginning of August 2017 to inform residents of the results of the NHB consultation and update them about developments in relation to the proposed building of a new village hall, including a possible application to MHCLG for borrowing approval for a proposed Public Works Loan. The newsletter also notified residents of a Presentation Event on the 15th August 2018 and the two extraordinary Parish Council meetings (7th and 21st Augusts 2018) which had been planned to inform residents and encourage discussion about a new build hall, thereby providing information to help determine the Parish Council's eventual decision. Disappointingly only 10 responses were received: 6 people were in favour of the proposals to build a new hall on Parish Council land at Hawthorn Rise, another 2 were in favour of a new hall but did not want it located at Hawthorn Rise, 2 responses believed that providing a new hall was an unnecessary cost. In summary 80% of respondents were in favour of Tibberton Parish Council building a new hall and 20% objected.

Presentation Event. This was manned by the preferred developer, Wernick, the Parish Council and members of TCLT. Information was provided about what the proposed new hall would look like, with artist impressions and detailed plans. In addition detailed financial information was provided and attendees were asked to complete and return a survey form, the design of which was closely based on the format recommended by MHCLG. The event was attended by 40 residents ranging from families with young children and business people to older residents. Information has remained on display outside the existing village hall and on the parish noticeboard. Responses were received from 60 people: 56 (93%) responded in favour and 4 (7%) against, Tibberton Parish Council building a new hall on land off Hawthorn Rise.

Finance and Affordability

Tibberton Parish Council has access to the monies required to enable it to build a new village hall (subject to borrowing approval and a Public Works Loan) without needing to increase the precept in 2019/2020 or in future years. It is not intended that the Parish Council should increase the precept for the purpose of the loan repayments.

The **Draft Budget for 2019/2020** (see below) allows for anticipated repayment costs of £21,229.60 per year for a £446,000.00 loan over 50 years from the Public Works Loan Board.

Income			
	Budget 2017-2018	Budget 2018-2019	Draft Budget 2019-2020
Precept (see also Council Tax Support Grant which was awarded by WDC)	£36,510.00	£36,510.00	£36,510.00
Council Tax Support Grant	£710.00	£710.00	£710.00
Interest Received	£31.00	£100.00	£100.00
Misc. Grants incl. Additional Monies WCG Divisional Fund	£0.00	£0.00	£0.00
Lengthsman Scheme Grant (£1849.20)	£1,849.00	£1,849.00	£1,849.00
Public Works Loan	x	x	£446,000.00
Wychavon District Council - Grant towards capital expenditure new hall	x	x	£347,527.75
Wychavon District Council - Community Grant	x	x	£9,000.00
Wychavon District Council - New Homes Bonus	x	x	£18,112.00
Contribution from reserves for new build hall	x	x	£5,053.25
Grand Total	£39,100.00	£39,169.00	£864,862.00
Expenditure Allocation			
	Budget 2017-2018	Budget 2018-2019	Draft Budget 2019-2020
Audit	£800.00	£800.00	£2,000.00
Chairman Expenses	£60.00	£100.00	£100.00
Business Discr. Rate Relief	£100.00	£120.00	£120.00
Clerk Administration and Expenses	£650.00	£800.00	£853.00
Clerk Salary and HMRC	£3,000.00	£3,300.00	£3,697.00
Training (Members and Clerk)	£50.00	£220.00	£200.00
Tibberton Village Hall Cleaning/Caretaking	£950.00	£1,000.00	£720.00
Hire of Meeting Room	£380.00	£380.00	£380.00
Costs associated with TCLT new hall build	£4,000.00	£0.00	£0.00
Elections	£0.00	£0.00	£0.00
Equipment and Sundries (incl defibrillator)	£426.00	£300.00	£0.00
Insurance	£400.00	£500.00	£750.00
Lengthsman Expenditure	£1,849.00	£1,849.00	£1,849.00
Compliance new Data protection Legislation	£0.00	£1,000.00	£1,000.00
Professional Services	£1,285.00	£550.00	£550.00
Augment allocated reserves	£23,250.00	£23,250.00	£2,020.40
Registration Fees, Subscriptions, Memberships	£600.00	£800.00	£800.00
S137 Plus other Donations and Grants	£300.00	£400.00	£400.00
VAS Equipment and Road Safety	£1,000.00	£3,800.00	£2,500.00
Capital Expenditure - building a new hall	x	x	£825,693.00
Estimated loan re-payments	x	x	£21,229.60
	£39,100.00	£39,169.00	£864,862.00

Capital Expenditure Budget

Please see the spreadsheet excerpt below which shows income guaranteed and anticipated income (the PWL) and the confirmed expenditure including the usual 10% contingency. The actual build time is anticipated to take 12 weeks from delivery to site of the pre-fabricated shell of the hall.

Income	Capital Expenditure Budget 2018/2019	
Borrowing Approval MHCLG and PWLB	£446,000.00	£446,000.00
Community Grant	£9,000.00	
New Homes Bonus	£18,112.00	£27,112.00
Tibberton Parish Council	£6,253.25	£6,253.25
Funding from Wychavon District Council (Vardroe Way / Hawthorn Rise Housing Project)	£347,527.75	£347,527.75
Gross Total - Funding		£826,893.00
Expenditure Allocation	Capital Expenditure Budget 2018/2019	
Professional Fees		
Quantity Surveyor	£6,050.00	
CDM	£6,550.00	
Clerk of Works	£11,850.00	
Financial Advisor	£500.00	
Solicitor	£6,000.00	£30,950.00
Wernicks Build		
Build Cost	£720,943.00	
Contingency	£75,000.00	£795,943.00
Anticipated Net Cost		£826,893.00
Temporary allocation of monies to facilitate cash flow	£165,378.60	£165,378.60
Gross Total - anticipated Costs		£992,271.60

Cash Flow

Borrowing approval and the monies from Wychavon District Council can only be used to fund the capital expenditure element of the scheme. Therefore in order to maintain cash flow it is recommended that Tibberton Parish Council approve, on a short term basis, the temporary re-allocation of existing reserves (playing field and general reserves) to provide for the payment of VAT to HMRC. The monies to be re-allocated back to the appropriate reserves once HMRC refunds the VAT.

Tibberton Parish Council should resolve that the following may be temporarily re-allocated to support cash flow whilst VAT (approx. £165,378.60) is reclaimed from HMRC

1) Short term and temporary re-allocation from Playing Field reserve	£89,630.85
2) Short term and temporary re-allocation from General Reserve (2 x Precept as recommended by NALC)	£74,440.00
3) Short term and temporary re-allocation from balance at bank used for general running costs. The funds remaining are adequate to enable the Parish Council to meet its obligations until the end of September second instalment of the annual Precept is received.	£1,307.75
	£165,378.60

In order to ensure that there are no problems with reclaiming VAT and ensuring that Tibberton Parish Council complies with all HMRC regulations, the Parish Council has obtained advice from The Parkinson Partnership LLP. The Parkinson Partnership has confirmed that the PC will be eligible to reclaim VAT if it complies with the terms of the advice they have provided. The Parish Council's plans and the advice contained in this report do comply with that advice and therefore the Parish Council will be covered by The Parkinson Partnership's indemnity insurance. Repayment of the monies used to ensure cash flow to the playing field and general reserves is therefore assured.

Recommendation:

The consultation process clearly shows support from the residents of Tibberton for the provision by the Parish Council of a new village hall at Vardroe Way, off Hawthorn Rise. The financial implications of building a new hall are shown in this report.

Tibberton Parish Council is therefore asked to determine whether or not to:

Seek the approval of the Secretary of State for Housing, Communities and Local Government to apply for a Public Works Loan of £446,000.00 for up to 50 years, to meet capital expenditure costs to enable the Parish Council to build a new village hall at Vardroe Way, off Hawthorn Rise, Tibberton

and

Once confirmation of borrowing approval has been received to submit an application to the Public Works Loan board for a loan of £446,000.00 for a period up to 50 years.

Members of the Parish Council are requested to refer to the exact wording of the proposals in the agenda of 21st August 2018.

J Hill
Responsible Finance Officer
Tibberton Parish Council