

# PRESENTATION TO PARISH COUNCIL

## CONCEPTUAL DESIGN REVIEW

NEW COMMUNITY FACILITIES WORKING GROUP

17th October 2016

## Purpose and Objectives

- Review work carried to date (Conceptual design)
- Detail review of developed options
- Agree preferred option(s) to progress
- Agree next phase of project
- Approve funding for next phase of project

## What we will cover

- Background
- Process to define conceptual design
- Project / Funding Evolution
- Community engagement
- Potential options
- Options analysis
- Funding options and current position
- Recommendation

## Background

- NCFWG set up in early 2015 to analyse, develop and ultimately implement new facilities agreed by the Parish Council
- The analysis followed a study concluded in 2012 into improving facilities within the parish which recommended expanding existing or a new building
- A key driver for the group was the gifting of land adjacent to the current Academy / Community Centre building
- The current Community Centre opened in 1994 with part of the overall building leased from Herefordshire Council, The Community Centre is managed by the trustees of the Marden Village Trust on behalf of the community
- In January 2015 the Academy signed a lease of 125 years for the land & whole building with all agreements associated with the Community Centre unchanged
- Current arrangement with the community centre now seen as not fit for purpose

## Process to identify Conceptual Design

- Reviewed the 2012 study results
- Significant online analysis of recent community buildings across England
- Current user groups requested to complete a questionnaire based on requirements of each group
- Viewed a number of completed Community Centres / Halls (Stoke Bliss, Bishops Frome and Defford)
- Developed a brief and engaged an architect (interviewed 5 and selected Architype)
- In conjunction with Architype we issued a questionnaire, met with representatives from each user group and analysed the results
- Held an open event for parishioners displaying 5 potential options along with sizing and indicative costings. Funding options were also highlighted
- Detailed questionnaire delivered to every home in the parish

## Project / Funding Evolution

- Initial view was to provide a facility that met all possible parish needs
- Project would have cost £1m to £1.5m for a Passivhaus standard build (based on estimates from all architects in selection process)
- Largest Big Lottery grant for a Community Centre has been Garway at £750k.
- Group looked to reduce costs of project with selected Architect and reduced build specification but retained floor area, setting a max project cost at £850k
- Lottery bid submitted for £500k made and rejected based on lack of community engagement and not in an area of highest deprivation
- Group then looked at a phased project that allowed the initial phase to meet all current activities and as many of the additional youth and elderly activities requested

## Community Engagement

- Prior to the Lottery application we relied on input from current users, an open event and a community wide survey (11% return)
- The failure of the Lottery bid highlighted the need to obtain broader engagement with the wider community
- In order to ensure the group achieved this aim we have:
  - Instigated a monthly update in N&Vs
  - Met with the Academy and Pre – school
  - Held an event in conjunction with Architype that sought views on potential design options while informing attendees of the project and likely funding routes (60 attended)
  - Developed and circulated a detailed questionnaire seeking parishioners views on a wide range of topics (34% return achieved)

## Potential Options

1. Do nothing – community would be restricted during term time to only able to use facilities after 6:00pm on weekdays. All other times would be unrestricted
2. Reclaim existing community facility – relocating pre-school, modernising and extending current facilities
3. New build 3 – new facility consisting of community room, kitchen, toilets, storage & lobby (212 m<sup>2</sup>)
4. New build 3B – new facility as in 3 but enhanced to provide an increased floor area to equate to current hall (262 m<sup>2</sup>)
5. Hybrid – keep existing facility in conjunction with new build 3B (as in option 4)

### Notes:

Options 1 & 2 would be progressed by the MVT / Academy

Both new builds have been designed with expansion in mind but each phase 1 will stand alone in its own right and be owned by the Parish Council on behalf of the community and leased to the MVT



## Option 4 – New Build (3B)

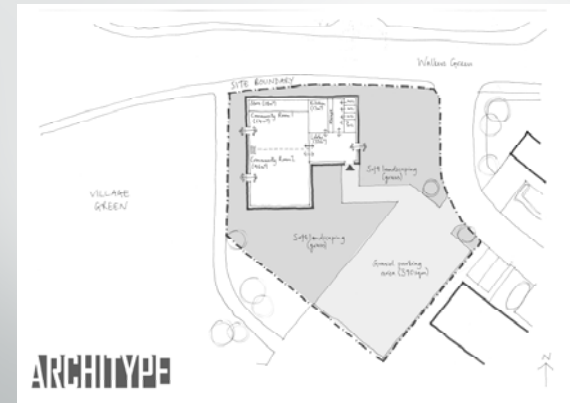
### Advantages

- All the advantages of option 3
- Greater flexibility
- Larger footprint – main room the size of school hall with lower ceiling to provide suitable community feel
- Significant potential to hire facilities
- A phase 2 has been considered and is shown on the indicative plan

### Disadvantages

- Additional cost of £78k
- Will not provide facility for sports like badminton
- Clawback available but possible consequences unacceptable – situation to be confirmed

## Indicative Floor Plan Option 3B



## Option 5 – Hybrid

This option would:

1. Retain the current facility rented out to the Pre-School during the day (up to 18:00) during term time at an enhanced rent (£5/hr) and increase external hire for the hall to £12.50/hr
2. Academy responsible for any additional safeguarding costs if required
3. Renegotiate shared service agreement terms
4. Build new facility on land gifted to the PC (Option 4 – new build 3B)

### Advantages

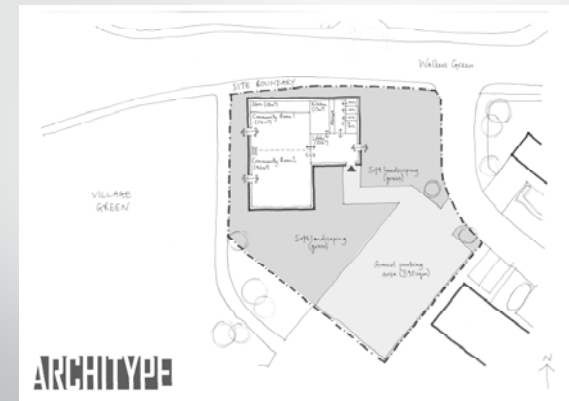
- Phase 2 of project not required as can use current facilities
- Increased hire flexibility
- Academy and Pre-School can coexist in same building
- Clawback implications on Academy avoided
- Initial draft business model positive
- Still have facility for sports like badminton

### Disadvantages

- Unable to use existing facility before 18:00 on weekdays during term time to cover safeguarding
- No clawback available \*
- Have to maintain two buildings and integrate facilities
- Increase in total running costs but offset by hire potential revenues

\* Clawback issues avoided by keeping existing facility – would be available if left facility in future

## Indicative Floor Plan Option 3B



## New Build Estimates & Potential Cost Flexibility

	Option 3	Option 4 & 5
Total floor area in square metres	212	262
Base estimated cost (Archetype)	£504k	£583k
Potential areas of reduction		
<ul style="list-style-type: none"> <li>Base building subject to competitive tenders</li> </ul>	(29)	(29)
<ul style="list-style-type: none"> <li>Re-use current furniture</li> </ul>	(15)	(15)
<ul style="list-style-type: none"> <li>Reduced design team fees</li> </ul>	(10)	(10)
<ul style="list-style-type: none"> <li>Contingency remains 5% but applied to reduced cost</li> </ul>	(3)	(3)
<ul style="list-style-type: none"> <li>Current indications show zero inflation</li> </ul>	(17)	(19)
Cost estimate including potential savings *	£431k	£509k

\* Additional cost savings could be made if community help given. For example landscaping with an estimated cost of £20k

## Funding Options

### Likely

- Community fund raising £50k
- Assorted grants e.g. Tarmac £100k
- Public Works Loan Board loan. £350k

Impact on precept for band "D" (extra to repay loan over 30 years)\*

approx. £32 / year

\* At today's interest rate. Amount will reduce as more houses are built and sold

### Preferred

- Big Lottery £300k
- Community fund raising £50k
- Assorted grants £100k
- Public Works Loan Board loan. £100k

Impact on precept for band "D" (extra to repay loan over 30 years)\*

approx. £9 / year

\* At today's interest rate. Amount will reduce as more houses are built and sold

## Current Funding Position

### A. Lottery Funding on revised plans

Spoken to local co-ordinator who has confirmed with the decision making organisation that:

- A lottery submission of £300k for a new build would be supported but not guaranteed
- The lottery could not fund a project applied for by the PC to modify/ extend the current buildings (PC has no relationship with building), nor would it consider the provision of new accommodation onsite for the pre-school (a private business charity)

### B. Other Grants

Spoken to Herefordshire Council officer who has confirmed same situation for other grants as for lottery:

- Other organisations would not fund work on current facility/new accommodation for pre-school, either for an application from PC (due to lease situation)

## Current Funding Position

### C. Public Works Loan

- An application for a new build with a suitable business plan would be supported by HALC to Dept. of Communities & Local Government (DCLG) based on being owned by the PC on behalf of the community
- Extension of current building or providing new facilities for the pre-school would be much more difficult to justify as:
  - Would potentially be much bigger loan as no lottery grant
  - Would be very high risk to the community – no guarantee that the building would still be there and available in 30 years time but loan repayments would still continue to end of loan term
  - The freehold is owned by Herefordshire Council who could terminate the lease at any time, for example if for any reason the academy gave notice
  - Although the PC would theoretically have the power to support the school under 'General Power of Competence', it has to be what a 'reasonable man would do'
- With regard to lease termination of the current facility, as a charity MVT cannot give money it may receive to the PC to use to pay back a PWL taken out by the PC

## Operating Cost Analysis

	<u>New build 3</u>	<u>New build 3B</u>	<u>Hybrid</u>	<u>Current</u>
	<u>Option 3</u>	<u>Option 4</u>	<u>Option 5</u>	<u>Facility</u>
	<u>Estimate</u>	<u>Estimate</u>	<u>Estimate</u>	<u>2015/16</u>
Normal revenue for the last two year	8655	8655	8655	8655
Without Pre-school and Badminton	-3776	-3776	N/A	N/A
Add 20% general increase in usage	976	976	775	0
Add 25% increase in hire rates, 55% Preschool	974	974	3364	0
Add 2 weddings per year @£600	0	1200	1200	0
Revenue	6829	8029	13993	8655
Expenditure	<u>4730</u>	<u>4830</u>	<u>10836</u>	<u>8321</u>
Profit / (loss)	2099	3199	3157	334

Numbers exclude any profit from running café.

Option 1 (Do nothing) – costs as current facility

Option 2 – operating cost the same as current facility but would incur capital cost of £150-180,000 with no means to raise this

## Recommendation

- Develop Hybrid option (5) unless Academy able to cover cost of lease clawback
- If clawback issue resolved, move to 3B option (4)
- Either of these options, first task is to resubmit lottery bid
- Put RIBA stage 2 (detailed design) on hold pending outcome of lottery application
- Once lottery phase 1 application and clawback position known, PC review further working group funding, likely March 2017
- Suggested funding for next phase limited to £1,500 to cover room hire, Clerk's salary & expenses, printing & stationery