



MARDEN PARISH COUNCIL COMMUNITY FACILITIES PROJECT

Presentation to the Parish Council

10th February 2020

PURPOSE OF
THIS
PRESENTATION



SUMMARY OF MEETING
WITH MARDEN VILLAGE
TRUST



SUMMARY OF THE
COMMUNITY FACILITIES
GROUP DISCUSSIONS



ARCHITYPE STUDY -
OPTIONS CONSIDERED



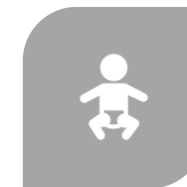
FUNDING ANALYSIS



COMMUNITY FACILITIES
GROUP PROPOSAL




ANY QUESTIONS



PLANS FOR EARLY 2020

UPDATE
FOLLOWING
THE
PRESENTATION
TO MVT ON
5/2/20

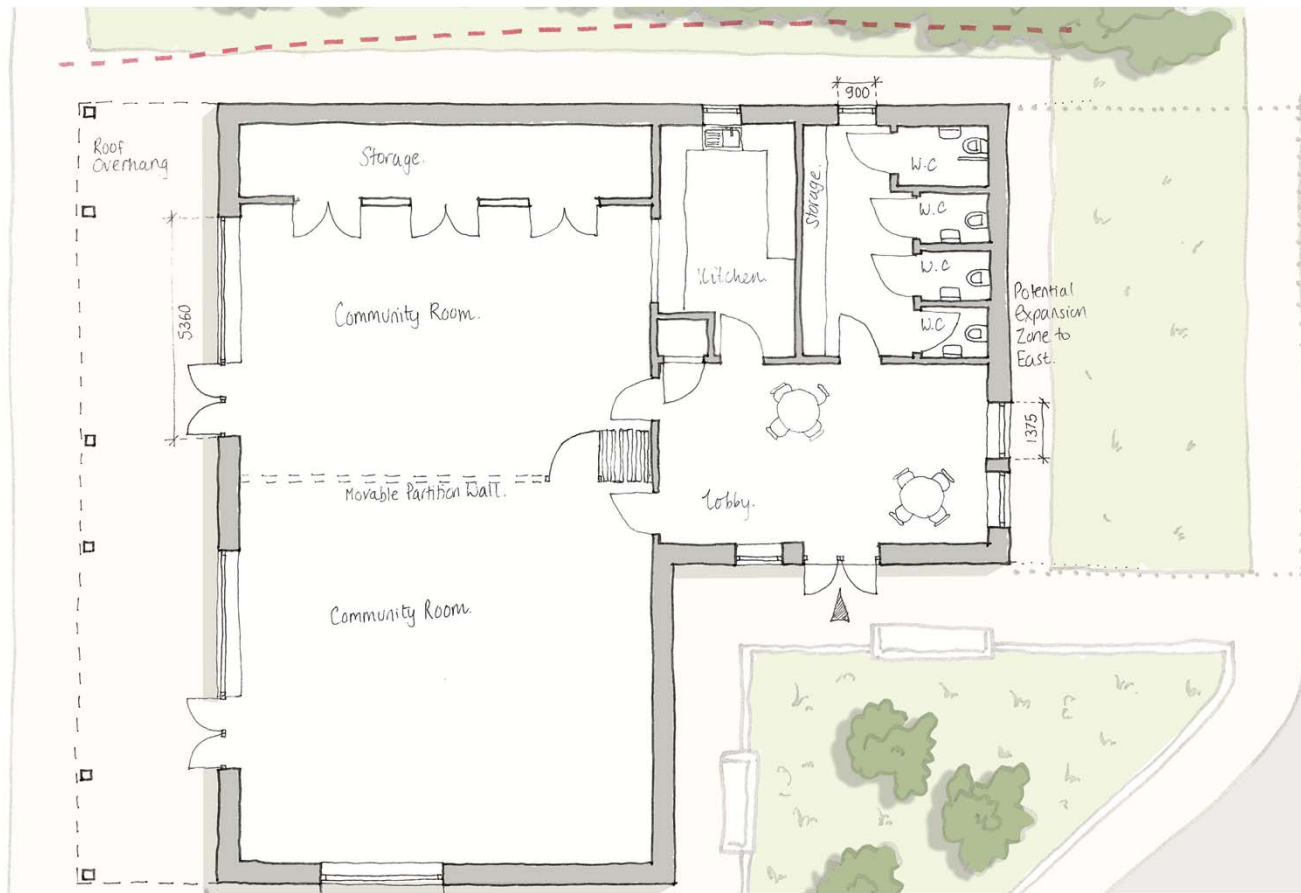
- The presentation intended to give the project's current status and encourage continued participation in CFG
 - The presentation was well received with a number of questions asked, the main ones being on the following topics
 - what is the project timescale?
 - how would the facilities be managed as one?
 - **The MVT position following the meeting**
 - **that the MVT agree to work supportively and collaboratively with the Parish Council**
 - **that the Village Trust will share, as requested, its financial information and intentions on an open book basis with the Parish Council**
 - **that the Village Trust will commence to investigate the process by which it could merge into a CIO**
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THE QUESTIONS WE NEED TO ANSWER

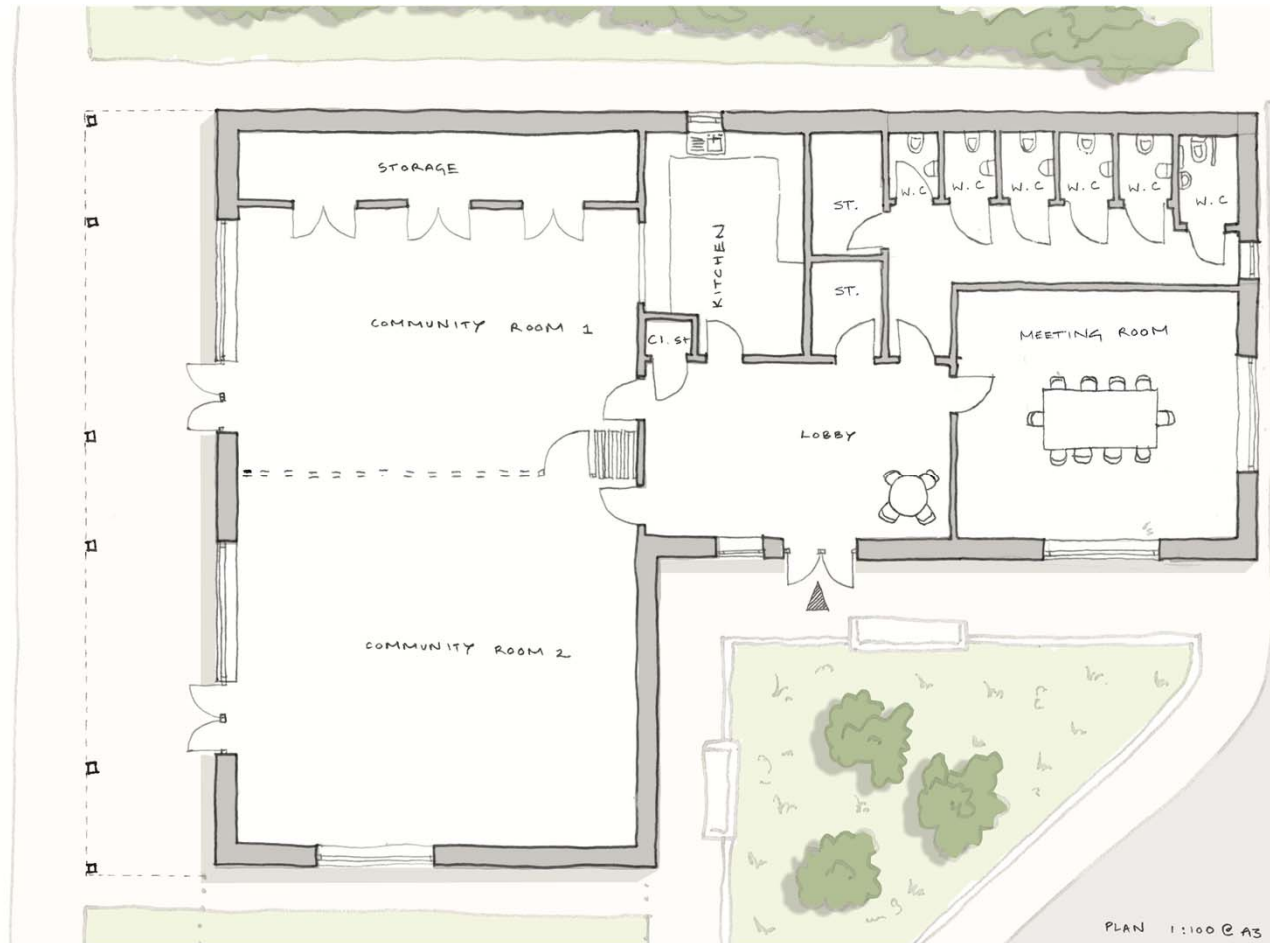
- Do we move forward with the current proposal - new build 262 m² + current facilities run under one organisation?
 - Currently appear to be some issues with the Trust – would like us to look at relinquishment of leases. Although not for the CFG or PC, do we have a view?
 - Community rooms could be given up with a positive impact – Academy / Pre-School greater alignment
 - Shared facilities would give £250k "clawback" but impacts Academy and money received by MVT could not be put into new build
 - Both are options for the future but the decision of the MVT/CIO
- **Or would it be beneficial to add an easterly extension at this time?**
 - Allows for a larger kitchen, more storage, extra toilet and a meeting room that could be opened to extend the lobby area
 - Could be provided by a larger PWL (£500k which would add a further 40p per week to band D)

THE QUESTIONS WE NEED TO ANSWER

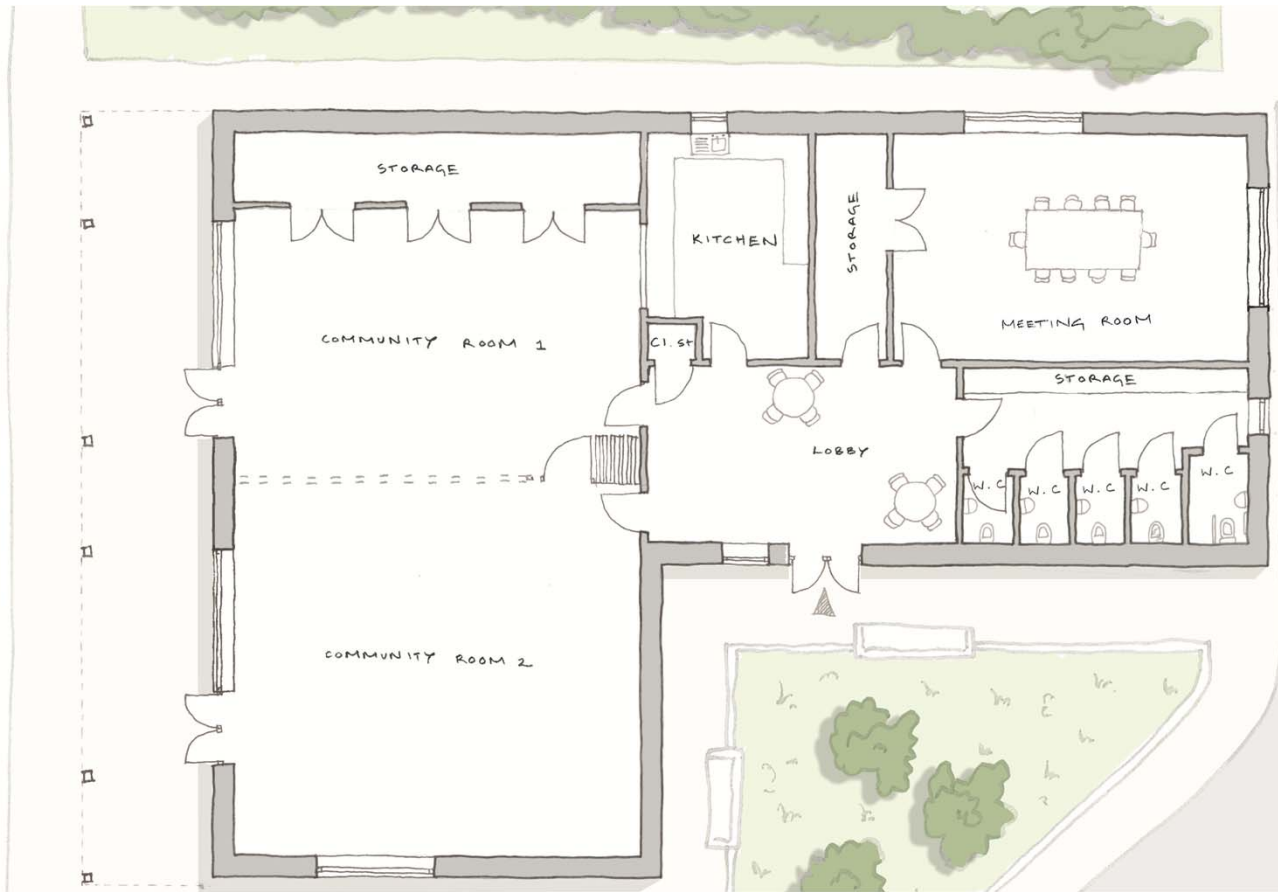
- Should we also consider the southerly extension?
 - Would not be able to raise enough capital at this time
 - Could be funded by S106 money from future housing development in the parish
- **What ECO features should we consider?** "Climate Emergency" has meant that the CFG/PC need to look at possible options along with capital cost and revenue payback which would be added to the above. Examples being considered – improved insulation to roof, floor and walls, electric car charging points, solar panels, air source heat pump & mechanical ventilation heat recovery.
- **Should we recommend submission of a planning application by 29th March? If so, what should it include?**
 - Would save a significant amount of money by avoiding costly reports already produced for Signature
 - Would keep the project moving forward and maintain the current enthusiasm within the main CF and Fundraising Groups



OPTION 1 –
 Base Case
 262 m²

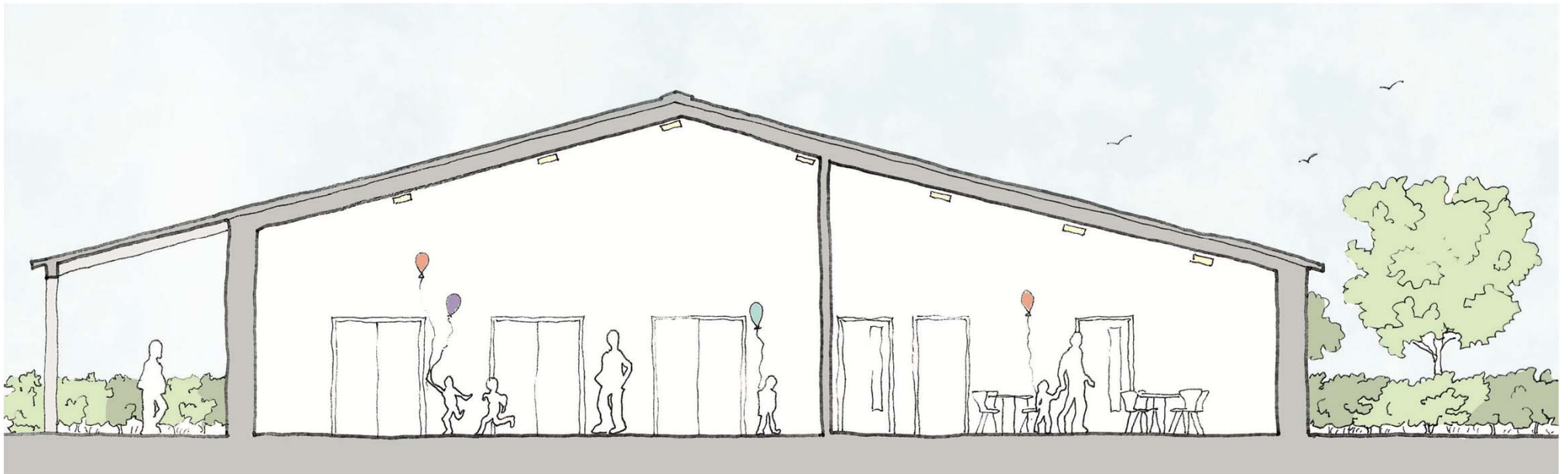


OPTION 2b –
Base Case +
Easterly
extension
324 m²

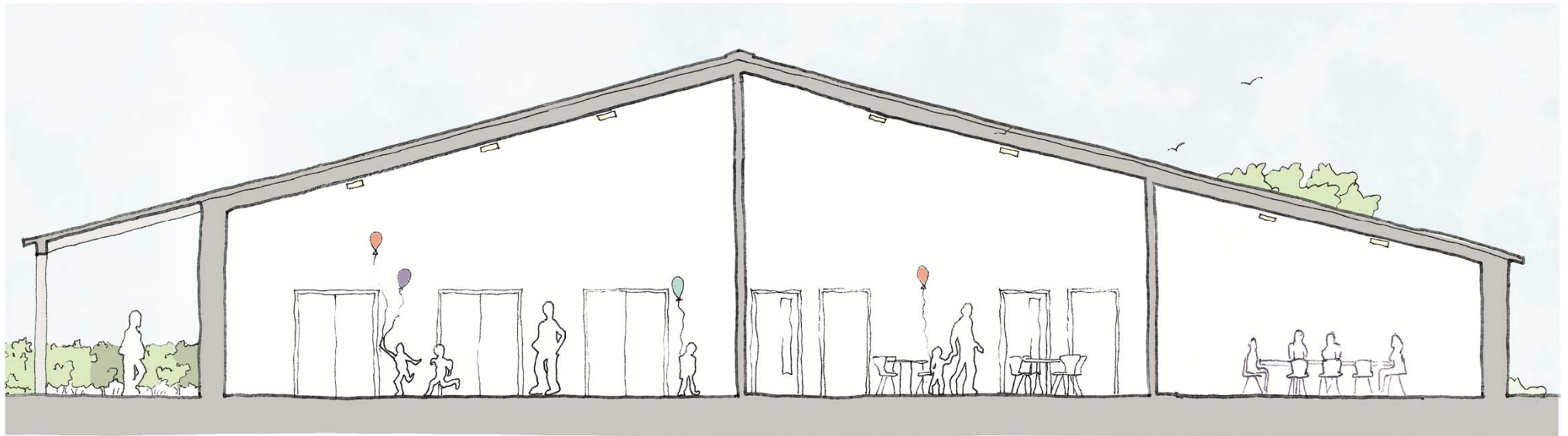


OPTION 2a –
Base Case +
Easterly
extension
324 m²

SECTION VIEW – Option 1



SECTION VIEW – Option 2



FUNDING ANALYSIS

4. Funding Analysis

a. Loan impact of precept

The figures below are based on annuity based (fixed interest rate) and are for a period of 30 years at a fixed rate of interest. Note that a loan of £500,000 appears to be the normal maximum for Parish Councils.

Loan Value	Annual Repayment	Band D Per Week	Band D Per Year	Additional Per Week	Additional Per Year
£300,000	£15,413	53p	£27.79	4p	£2.25
£350,000	£17,913	62p	£32.29	13p	£6.75
£400,000	£20,472	71p	£36.91	22p	£11.37
£450,000	£23,120	81p	£41.68	31p	£16.14
£500,000	£25,690	90p	£46.31	40p	£20.77

b. Other Funding

- Main contributor likely to be Tarmac providing around £40,000 -£50,000
- Other smaller funders £5,000 to £20,000 adding a further £30,000

c. Parish Council ring-fenced money

- Fundraising Group funds £6,000
- Money held in reserves from precept - £27,000

RECOMMENDATIONS TO THE PARISH COUNCIL

- The Community Facilities Group have considered the following:
 - all the documentation that will form the basis of a detailed business case
 - all previous consultation comments and, in particular, those from the December event
 - the short study results submitted by Architype which included alternative footprints and Eco options
 - input from Herefordshire Council Planning and Funding officers
- And now would like to propose the following for Parish Council approval:
 - Approve the addition of an easterly extension to the base build (option 2b), providing a total internal footprint of 324 m² at an estimated cost of £406k base + £50k extension + £60k Eco, to be confirmed
 - The advantages being:
 - Considerably more flexibility as it would allow for a larger kitchen, increased storage and a meeting room that could be opened to increase the size of the lobby area.
 - Would meet both the current and foreseeable future needs without the need to rely on the current community room.
 - Most cost-effective way to achieve a build of this size

RECOMMENDATIONS TO THE PARISH COUNCIL

- Approve the submission of a planning application in time for the 29th March deadline for NHF Reserved Matters
- Approve instigating a partial RIBA 3 at a cost of £7k which would include the submission of the planning application, the finalisation of the business plan requirements and the development and implementation of a design and procurement strategy
- Approve the funding proposal that would require a PWL of up to £500k over 30 years which, based on £500K and the current tax base, would require a further precept increase of 40p a week for Band D
- Approve the CFG plan to hold an information event as part of the Community Summer Fete followed by a detailed letter to each household asking to endorse the precept increase to cover the loan required.



ANY
QUESTIONS

PLANS FOR EARLY 2020

1. Detailed meetings / discussions have already taken place with:
 1. Herefordshire Council Planning – planning requirements to meet RM deadline (29th March)
 2. Herefordshire Council Funding Officer – other potential capital & revenue funders
 3. Architype – design options, procurement plan and planning application
 4. Tarmac – informal discussion on likelihood of grant and how much
2. Meetings with Signature & Zebra (developer & architect) already requested to agree areas of common interest in order to minimize project costs
3. Planning application submission by 29th March, pending PC approval
4. Identify potential funders, both for capital and revenue startup.
5. Finalise detailed business plan based on approved project prior to funding applications
6. Develop a tendering / procurement strategy to help reduce project costs
7. Ramp up local fundraising efforts, contact local businesses etc.
8. Begin working with MVT to develop a strategy that would allow it to move to a Community Interest Organisation (CIO) to manage all community facilities
9. Prepare for a community support request, likely early July following an open event to be held as part of the Community Summer Fete

BACKUP
ADDITIONAL REFERENCE SLIDES



PROJECT VISION

To provide a flexible, integrated and dedicated community space at the heart of the parish, to meet the requirements of an expanding and changing community.

- Facilities that will provide an innovative multi-use complex where the community can gather.
- A place owned by locals, run by locals, and for the benefit of locals and visitors alike.
- A place that is sensitively run in harmony with the needs of the community.
- Will be proactive in enabling a range of services that will improve the quality of life for the local community.
- A thriving community hub that will be a place where parishioners and visitors can share their skills, knowledge and interests to develop and support others.

CURRENT POSITION

THE FACTS

- The requirement for additional facilities established by a study completed in 2012
 - Current facilities not fit for purpose
 - Would not meeting a growing parish
 - Current facilities not owned by parish and could not be expanded
- Proposed NHF Development and gifting of land allowed the PC to form a cross community working group in 2015 to look at proposals that would be fit for purpose and fit for the foreseeable future
- Current facilities create extra problems when looking at how to move forward
 - Building and grounds owned by Herefordshire Council
 - From 2014 the Academy became the head leasee
 - MVT has two leases with Academy, one for shared area with "clawback", one for community rooms
 - MVT relinquishing the shared area lease and invoking the "clawback" would create financial difficulty for the Academy
- Late 2016/ early 2017 agreed to proceed on the basis of new build integrated with current facilities run by a single organisation
- Capital funding from a Public Works Loan (£300k over 30 years) agreed by parish

CONSULTATION TO DATE - HIGHLIGHTS

2011 /12 Study carried out by Marden Village Trust with financial support from S&A and analysis and design by RRA Achitects. Funding and ownership issues were ultimately the key reason for lack of progression.

In December 2015 a community consultation day was held and presented an outline plan along with the likely funding options.. 99 people attended on the day and the Clerk received a further 9 forms. The 108 returns represented 70 households. All 108 agreed with the need for a new community facility.

A community consultation event was held in June 2016 that again included a detailed questionnaire. The questionnaire was hand delivered to each household prior to the consultation day. 50 parishioners attended representing 38 households. In all, following follow-up to each household, 196 responses were received representing a response rate of 34%. 159 (81.1%) were in agreement with the need for a new facility with only 9 (4.5%) disagreeing. Of significance was that of the 159 who agreed 49 were from the wider parish.

An extra ordinary meeting of the Parish Council held on 17th October 2016. This meeting was widely publicised and attracted 36 members of the public. The presentation was made by the working group who recommended the so called “hybrid” option which would be a new build of 262 m2 which would work with and integrate with the current facilities avoiding the need to claim the existing shared lease clawback and so avoid the potential catastrophic impact on the Academy and therefore the Parish. The Parish Council agreed that the “hybrid option should be progressed.

In line with the agreed proposal a consultation document was sent to each household asking whether or not they agreed with the proposal to increase the 2017/18 precept to cover the cost of a PWL of £300k repayable over 30 years. 101 (17.5%) responses were received, 66 (65%) supported the proposal.

In December 2019 a community information event was held to present the sketch design (RIBA Stage 2) of the proposed new build. 50 parishioners attended. Comments were very positive with 4 parishioners offering their skills to help as the project progresses