










MARDEN PARISH COUNCIL COMMUNITY FACILITIES PROJECT

Presentation to Community Facilities Working Group
6th February 2020



1

PURPOSE OF THIS PRESENTATION

-  The project vision
-  What has happened since our last meeting
-  Update on meeting with Marden Village Trust
-  The questions that need to be answered
-  The design options to be considered
-  Elements of the business plan to be agreed
-  Plan for remainder of 2020

2

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.

3

UPDATE OF WHERE WE ARE

Since the last CFG meeting :

- Held a project communication event last December – positive with helpful comments
- NHF reserved matters now caught up in the phosphate issue – at least a two-month delay
- Received detailed costings from quantity surveyor for base build 262m2 min cost of £420k which will rely on a lot of community based work
- Parish Council expressed desire to look at potential ECO improvements and agreed to fund a short study by Architype looking at the implications of adding an easterly extension and an assessment of potential ECO options
- Meeting with Architype to scope the proposed study requirements
- Onsite meeting with Dave Tristram regarding funding
- Discussions with Herefordshire Council Planning on the possibility of submitting an application as part of the overall NHF reserved matters application – by 29th March

4

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 and 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?
 - will there be a guarantee that the Parish Council will make good any losses in perpetuity?
 - when will the Parish be asked to approve the selected option and loan?
 - Is the floor area of the combined rooms in the new facility equivalent to the current hall
- 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

5

THE QUESTIONS WE NEED TO ANSWER

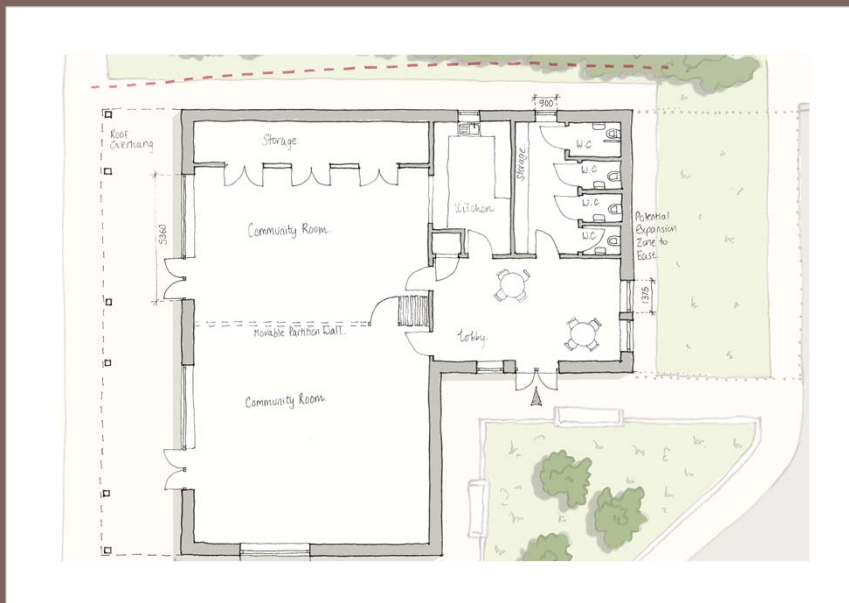
- Do we move forward with the current proposal - new build 262 m² + current facilities run under one organisation?
 - Currently appear to be some issues with the Trust – would like us to look at relinquishment of leases. Although not for the CFG, do we have a view?
 - Community rooms could be given up 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
- 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 up to extend the lobby
 - Could be provided by a larger PWL (£500k which would add a further 40p per week to band D)

6

THE QUESTIONS WE NEED TO ANSWER

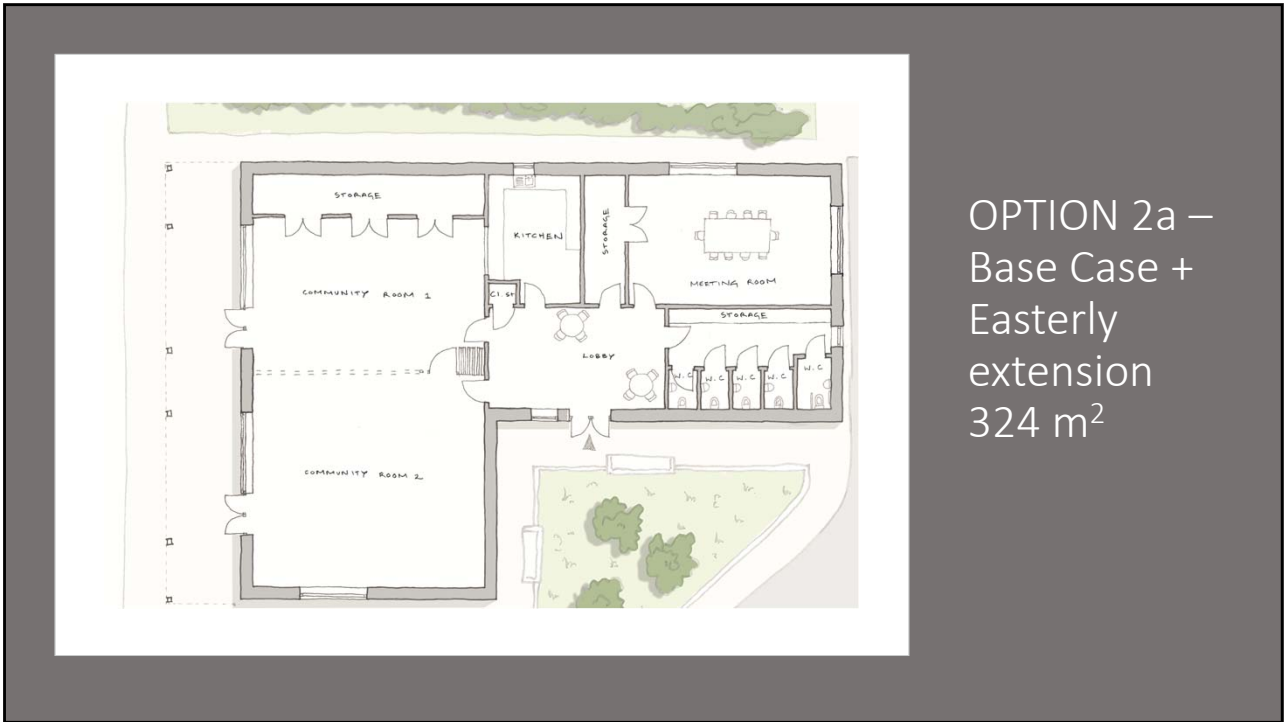
- Should we also consider the southerly extension?
 - Would not be able to raise enough capital at this time
 - Could be funded by S106 money from future housing development in the parish
- What ECO features should we consider? "Climate Emergency" has meant that the CF group need to look at possible options along with capital cost and revenue payback which would be added to the above
- **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 on track

7



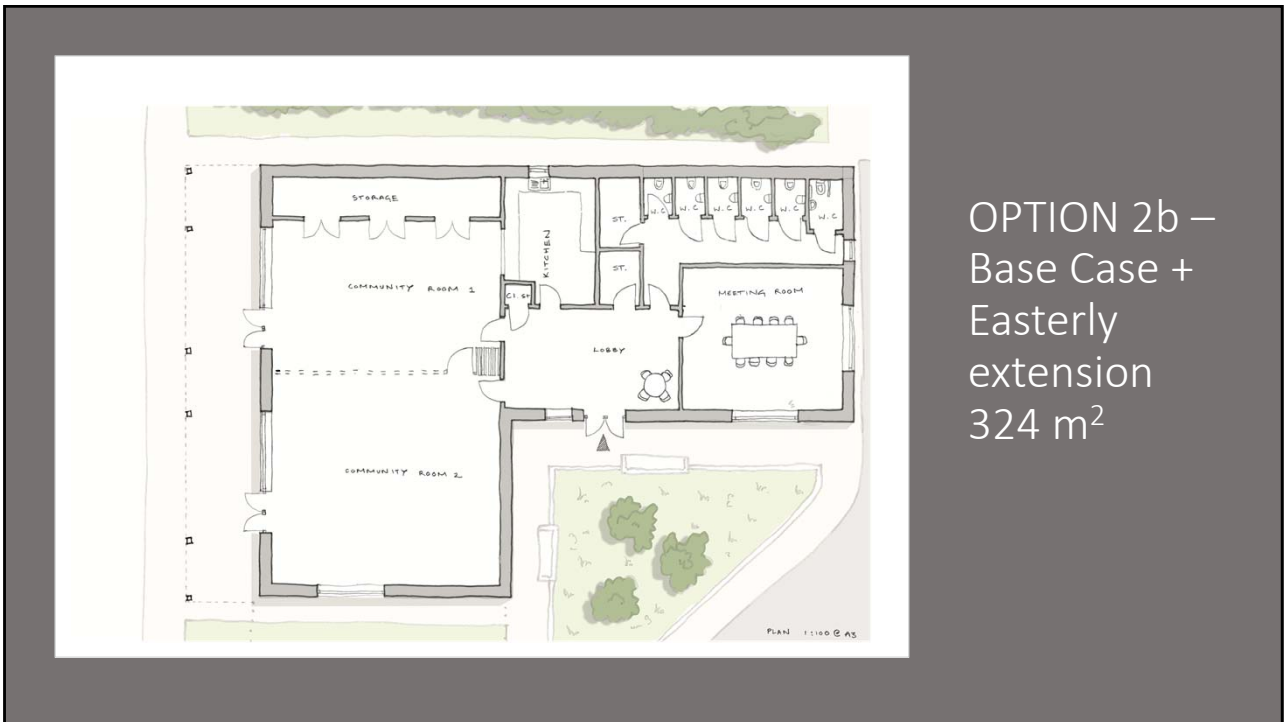
OPTION 1 –
Base Case
262 m²

8



OPTION 2a –
Base Case +
Easterly
extension
324 m²

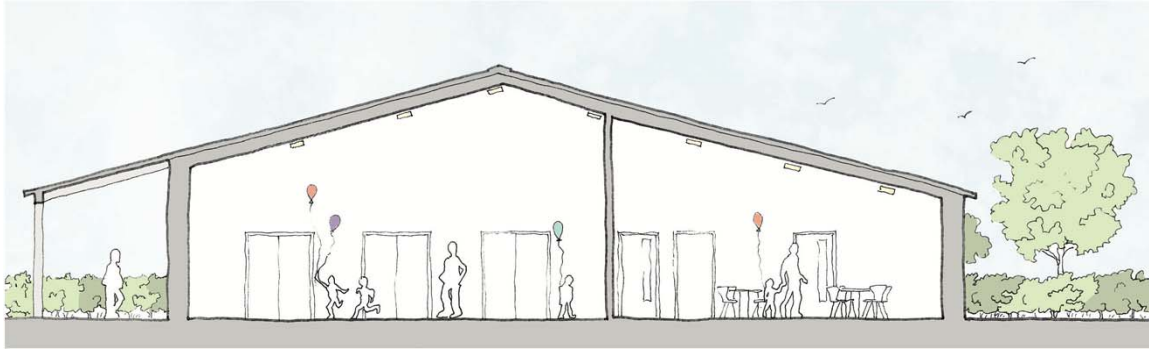
9



OPTION 2b –
Base Case +
Easterly
extension
324 m²

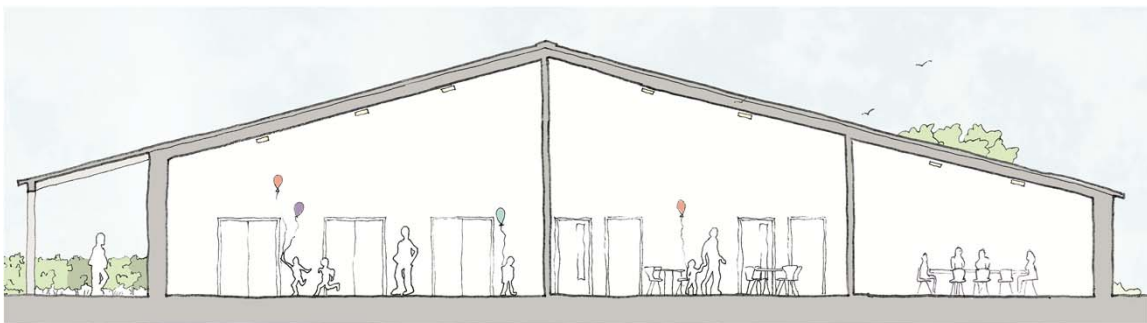
10

SECTION VIEW – Option 1



11

SECTION VIEW – Option 2



12

SUMMARY OF DRAFT ANALYSIS (BUSINESS PLAN)

Note – The following documents are only extracts intended to indicate the analysis that has been carried out to-date

1. Detailed analysis of the integration with current facilities – Advantages & Disadvantages

DO NOTHING		NEW BUILD + RETAIN LEASES ON CURRENT CENTRE	LEASE RELINQUISHMENT OPTIONS BY MVT (ALL + NEW BUILD)		
CURRENT CENTRE WITH PRE SCHOOL	CURRENT CENTRE WITHOUT PRESCHOOL		BOTH LEASES	SHARED AREA ONLY	COMMUNITY ROOMS ONLY
			Invoke Clawback	Invoke Clawback	
ADVANTAGES					
No further financial impact on parishioners	Storage issues could be resolved	Meets NDP Community Objectives	Capital injection of £250k to MVT but possibly unable to use on new build	Capital injection of £250k to MVT but possibly unable to use on new build	
Does not meet current or future needs	Barely meets current needs	Best use of gifted land	Eliminates bad lease arrangement	One lease removed	One lease removed
Pre School provides just under half of income		Once in a generation opportunity to improve community facilities	High operating costs removed	Retain community rooms (155m2 as per Lease) and therefore retain flexibility	
	Additional capacity and time slots freed up	Provides flexibility within current constraints	Hall & toilets still available to community – hire from Academy	Hall still available to community – hire from Academy	Hall and toilets available to community, hired from Academy rather than MVT

2. Five-year operating forecast

OPERATING FORECAST BY YEAR BASED ON 2018/19 ACCOUNTS DRAFT	Hybrid	ANNUAL FORECAST				
	New build Option 3b	Estimates	Estimates	Estimates	Estimates	Estimates
	+ Current Estimate	Year 1	Year 2	Year 3	Year 4	Year 5
Base Income	£					
Current income from community room hire	2525	2525	2778	2778	3055	3055
Additional revenue due to expanded facilities	2020	1000	1600	2200	2400	2400
Current income from hall hire	3215	3215	3537	3537	3891	3891
Income from Pre School	4700	4700	5000	5000	5500	5500
Community Facilities fundraising income		800	1000	1500	1500	2000

13

SUMMARY OF DRAFT ANALYSIS (BUSINESS PLAN)

3. Operating Cost Analysis

OPERATING COSTS BY OPTION BASED ON 2018/19 ACCOUNTS DRAFT	Current		Hybrid	New build	New build plus	Lease Relinquishment	
	With PS	Without PS	Option 3b	Option 3b	Both	Shared	Rooms
	2018-19	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate
Revenue - Community Rooms	2525	2525	2525			2525	
Revenue - Hall	3215	3215	3215				3215
Pre School	4700		4700			4700	0
New facility estimated revenue			2020	4544		2020	4544
Impact of PreSchool not renting		757					
Addition income if current small room available		252					
Ability to hold wedding type events			1200	1200		1200	1200
Total Revenue (Excluding Grants, Fundraising)	10440	6749	13659	5744		10444	8959
Expenditure (Excluding Grants, Fundraising)	7804	7804	11762	3958		9412	9462
Project / (loss) if run as present	2636	-1055	1897	1786		1032	-503
If caretaker manager incl 8hrs/week @ £12/hr (£4992)			-3095	-3206		-3960	-5495

14

SUMMARY OF DRAFT ANALYSIS (BUSINESS PLAN)

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 £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

15

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
2. Meetings with Signature & Zebra (developer & architect) already requested to agree areas of common interest in order to minimize project costs
3. CF Group to propose final option for approval by PC
4. Planning application submission by 29th March, pending PC approval
5. Identify potential funders, both for capital and revenue startup.
6. Finalise business plan based on approved project prior to funding applications
7. Develop a tendering / procurement strategy to help reduce project costs
8. Ramp up local fundraising efforts, contact local businesses etc.
9. Would like to start working with MVT to develop a strategy that would allow it to move to a Community Interest Organisation (CIO) to manage all community facilities

16

BACKUP

ADDITIONAL REFERENCE SLIDES

17

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

18

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 Architects. 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