

Report to Repton Parish Council (RPC)

- **..... recommending an application to DHCLG for approval to borrow £415,000 from PWLB to assist the rebuilding of Repton village hall by way of a grant of £415,000 to Repton Village Hall Company (RVHC) {with recommended resolutions for RPC meeting on 9th April}**

A INTRODUCTION

RPC have long been supportive of plans to secure of the long term future of the Repton village hall and since 2011 have supported this objective with a series of grants for to just this purpose. (see appendix A)

B THE PROPOSAL

In September 2016 RVHC submitted a report to the Chair of RPC setting out its plan to secure the long term future for a village hall in Repton based on advice that the refurbishment or reuse of present hall's short life CLASP system structure was no longer economically viable. In May 2017 a report - expanded to meet his request for costed options - was submitted. These reports set out the case for re-building and a major grant from RPC to supplement the funds already raised. (see appendix B *previously circulated – last year*).

C THE REFERENDUM

RPC called a public parish referendum in Sept /Oct (the Referendum) to assess the support within their parish for the rebuilding proposal and the raising of the Repton Parish precept sufficiently to fund the repayment of a public works board loan of £415,000 to be grant gifted to RVHC. Following a lively campaign in the local press, local social media, leafleting and a public meeting there was overwhelming support for the RVHC proposal in the Referendum. 77% of households supporting the both the proposal to rebuild and the increase in RPC precept to pay for it (see appendix C *for examples*)

D ALTERNATIVES CONSIDERED – Statement of Requir and E3 ements

RPC then considered two alternative ways of securing the future of the Village Hall. Following extended evaluation it was decided at the March 2018 RPC meeting to adopt a Statement of Requirements - based on the original RVHC requirements - and subsequently agreed with them for a rebuild in line with the referendum result and not to pursue the refurbishment option. (*Statement of Requirements see Appendix D*)

E ALTERNATIVES CONSIDERED – Options-

A further paper has now been submitted to RPC recommending that RPC support the RVHC proposed design and not to pursue other design suggestions. (*see Appendix E1 for latest plans of proposed design for new Repton Village Hall; E2 and E3 for choice of this design over starting afresh and considering less developed ideas -*)

F LATEST COST ESTIMATES

Revised estimates of the costings in the May 2017 report have been supplied by RVHC. These are based on an immediate start to the preparation of tender documents by RVHC to facilitate the earliest feasible start on construction in order to minimise the further erosion of the purchasing power of funds available and the prospective increase in loan repayment costs from the widely forecast rises in interest rates and current known building costs inflation at 4% and rising. (*see Appendix F*)

G MEMORANDUM

It is a condition of applications for permission to take out PWLB loans that there be a suitable agreement in place. Following the recommendation of DALC advice has been taken from Rural Action Derbyshire to find the most appropriate way to organise relations between RPC and RVHC. This has involved further conversations with other bodies undertaking or advising on similar schemes, including the solicitors recommended by the RAD/ACRE and the Gloucestershire opposite numbers to DALC and RAD. From these a Memorandum of Understanding (MoU) has been drawn up in a form suitable for RPC to proceed with its application for loan permission and RVHC to proceed with the detailed design and tendering process. (See Appendix G for MoU *circulated separately*)

Once tenders are received and evaluated by RVHC it is intended that this MoU be superseded by a legally binding Memorandum of Agreement (MoA) between the parties to confirm the amount of the grant amount, that RVHC are confident that the rebuilding can be completed with the funds available.

Supplementary Appendices

H. MANAGEMENT & EVALUATION of RISKS

- 1 Ability of RVHC to complete rebuild with available finance.
- 2 Ability of RVHV to operate without need for further financial support from RPC taking account of wind down and recovery of income following closure.
- 3 Ability of RPC to afford loan repayments (based on maintaining current band D level of precept after assuming no other major negative changes in financial position.
- 4 Ability of RPC to cope with unknown risks.

Appendices

See PDFs
Separately supplied

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