



NOTICE OF PUBLIC CONSULTATION BY MELKSHAM WITHOUT PARISH COUNCIL REGARDING POTENTIAL PUBLIC WORKS LOAN FOR THE CONSTRUCTION OF A NEW VILLAGE HALL AT BERRYFIELD

Melksham Without Parish Council are undertaking a consultation regarding the possibility of obtaining a Public Works Loan to enable the commencement of the build of a new Village Hall at Berryfield this year.

The funding for the village hall will come from the



Existing village hall at Berryfield Park

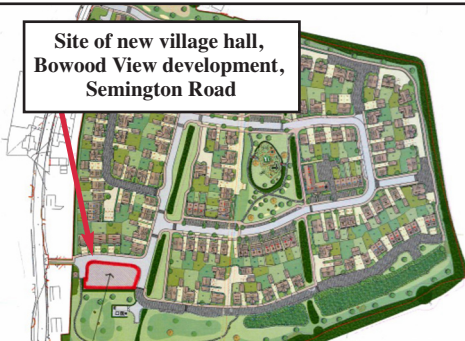
developers of nearby new housing, but as the timing of the funds is dependent on work starting on site, the building of houses as well as occupation levels, this is expected to come in several payments over the next few years.

The parish council would like to move forward with this project in 2021 for several reasons:

- To provide an effective community space for the existing residents of Berryfield and Semington Road as well as those that have, and will, move into the new housing development at Bowood View. The existing village

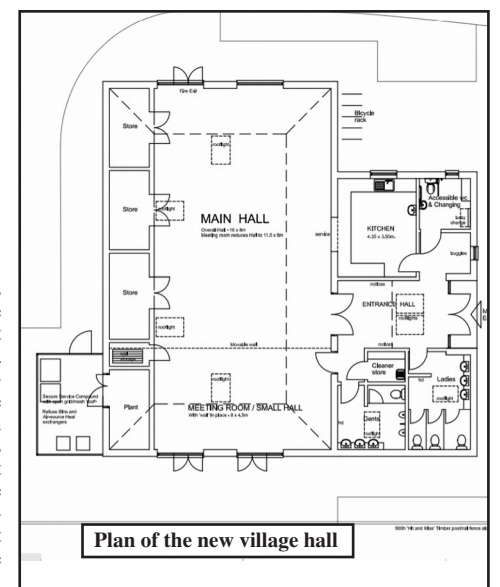
hall has always been envisaged as a temporary building, well past its life expectancy, small and not suitable for activities other than very small groups undertaking crafts and nothing more strenuous.

- To undertake the building works whilst the building of the houses is still being undertaken. The parish council do not want to return and disrupt residents in the future when all the building work has finished, but to complete now whilst the other work is taking place and the services are still easily accessible with road and pavement surfacing not completed.



Site of new village hall, Bowood View development, Semington Road

- To conduct the work whilst all the necessary planning permissions, building regulations and tenders are still valid. It was necessary to undertake these paperwork exercises to inform what the building would look like, and to find out what cost a building company is prepared to build it for. It was a necessary part of the project build process at this stage, and the parish council would like to move to the next stage without delay. Full details of the hall design and location are available to view on the planning application 20/03879/FUL on Wiltshire Council's website www.wiltshire.gov.uk/planning-building-control
- To move forward with the build in order to progress the project, without having to wait several years for the guaranteed funding to materialise, which is dependent on circumstances out of the parish council's control. The proposed Public Works Loan is to ease the cash-flow, and enable the works to take place at the timescales dictated by the parish council, working on behalf of the residents, rather than on the timescales dictated by the housing developers and their payment schedules. The parish council have waited until the new council is in place following the 6th May elections, to move to the next stage of the project to appoint the building company and commence the build once the funding is in place.



Plan of the new village hall

WHAT IS A PUBLIC WORKS LOAN?

The Public Works Loans Board lending facility is operated by the UK Debt Management Office (DMO) on behalf of HM Treasury and provides loans to local authorities, and other specified bodies, from the National Loans Fund.

This borrowing is for capital projects and is usually limited to a maximum

of £500,000 per council per year. The parish council will need to seek approval from the Secretary of State for the Ministry of Housing, Communities and Local Government (MHCLG) in order to borrow. Current fixed interest rates are very favourable and range between 1 & 2% dependent on the length of term of the loan.

HOW MUCH IS NEEDED AND FOR HOW LONG?

The estimated cost of the new village hall is approximately £832,000.

This is still an estimate as the parish council are yet to appoint the contractor to build the hall, following their tender process earlier in the year. It includes all the anticipated costs, apart from furniture and furnishings, plus a contingency fund. Of this amount, just over £32,000 has been spent to date; obtaining planning permission, building regulations, and a full set of draw-

ings and specification for the tender process. A separate £5,000 fund has been reserved to fund the removal and disposal of the temporary portacabin village hall in Berryfield Park.

The parish council has already received close to £400,000 for this project, with at least £375,000 to follow when the 112th house at Bowood View has been occupied, with approximately 90 dwellings occupied at the time of going to print.

INCOME FUNDS

The precise amount for a Public Works Loan is still to be confirmed by the parish council, and the comments against this public works consultation will form part of the decision making process.

However, it is expected to be approx. £440,000 which is the shortfall between the funds to finish the project, less the amount already in the bank. There is not expected to be any impact on the future Precept (proportion of the future Council Tax collected by Wiltshire Council on behalf of the Parish Council) as the funds will all come from the developers of adjacent housing developments; and as this amount is expected to exceed the build cost, it will cover the interest payments too; when the funding is finally received.

The Precept for the parish council this financial year 2021/22 is about £218,000, which means that an average Band D* household in

the parish contributes £82.11 to the running of the parish council services. It may be that you feel that parish residents should contribute towards the costs of the new village hall costs, that some of the CIL (Community Infrastructure Levy) from neighbouring developments should be used to fund other projects. This is what the parish council would like to hear from parish residents on. The cost of any Precept increase will be paid by residents of the parish as a whole through their Council Tax which is why it's important that you all have the opportunity to have your say. It is noted as a comparison that an average Band D household in Melksham Town parish contributes £164.08 to the Town Council.

* The cost per Band D household is used as a national standard to allow comparisons to be made across different councils with different precepts and populations.

Community Infrastructure Levy (CIL) from the Bowood View development from Bellway Homes housing developers	£107,056	Received
25% of £500,000 from Bellway Homes from the Section 106 agreement for the development, payable on occupation of the 76th house (£125,000 index linked)	£136,450	Received
75% of £500,000 from Bellway Homes from the Section 106 agreement for the development, payable on occupation of the 112th house (£375,000 index linked)	At least £400,000	Date of receipt not confirmed but approx. 90 dwellings occupied at time of going to print
Community Infrastructure Levy (CIL) from the Pathfinder Place development from Taylor Wimpey housing developers	£150,000	Received
Community Infrastructure Levy (CIL) from the housing development adjacent to Bowood View (144 dwellings) with planning approval agreed Jan 21 (estimated amount based on comparative amount of dwellings)	£95,000	Anticipated
	£393,506	Received
	£495,000	Anticipated
TOTAL PROJECT INCOME	£888,506	

HOW DO I LET THE PARISH COUNCIL KNOW WHAT I THINK OF THE PROJECT AND ITS PROPOSAL TO OBTAIN A PUBLIC WORKS LOAN?

Please send your comments to the Clerk, by email or by post to:

Teresa Strange, Clerk, Melksham Without Parish Council, Sports Pavilion, Westinghouse Way, Bowerhill Industrial Estate, Melksham, Wiltshire, SN12 6TL
Email: clerk@melkshamwithout.co.uk

(If you could provide your postcode in your response, this will provide evidence on how many people have responded from the various parts of the parish)

WHO CAN COMMENT?

The parish council is interested to hear from any interested parties and local residents.

However, it particularly wants to hear from those who are resident in Melksham Without Parish. That is, from ALL the parish residents as they contribute through the Precept to the

parish council for the activities it performs.

So, from Berryfield and Semington Road of course, but also from the other residents in the parish living in Bowerhill, Shaw, Whitley, Beanacre, Woodrow, Sandridge, Outmarsh, The Spa and Redstocks.

DEADLINE FOR COMMENTS?

Ideally the parish council would like to be in receipt of comments by the end of Thursday 24th June latest, to give time for the councillors to consider them before they meet to decide on how to proceed.

WHEN WILL A DECISION BE MADE?

At the full council meeting on Monday 28th June at 7pm, the parish council will meet to appoint the contractors for the build of the hall, and decide if they wish to apply for a Public Works Loan and for how much and for how long.

This will be dependent on the feedback they receive from residents of the parish, so do please send your comments in. All meetings of the parish council are open to the public, and you are welcome to attend either in person or remotely. Under the current covid restrictions, the parish council are still encouraging members of the public to attend remotely, by zoom, if possible. Full details of meetings, including their agendas, are published on the parish council website www.melkshamwithout.co.uk and on a numerous noticeboards in the parish. The parish council meeting venue is at 1 Swift Way, off Westinghouse Way, Bowerhill In-



dustrial Estate. Please park at the car park at the Parish Council Sports Pavilion at Westinghouse Way and follow the A-boards to the meeting venue round the corner. Please contact the council office on 01225 705700 to make alternative parking arrangements if you have mobility constraints.

PROJECT BACKGROUND

Melksham Without Parish Council value village halls as a vital part of a community. In fact, they are the very hub and focal point for village life. They provide an important space for private events, social gatherings, activities and local services like community cafes and polling stations.

Supporting village halls that are run by the community is a model that the parish council has used for decades and has been really successful in other parts of the parish. Whitley Reading Rooms, Shaw Village Hall and Bowerhill Village Hall are all run by management committees from the local community, with membership including representatives from the local people, the groups that regularly use them and a local member of the parish council.

The parish council provides annual grant funding to the village hall committees for them to administer for maintenance and running costs to top up the income they receive from those renting the hall, and for larger capital expenditure projects. This model means that the rental charges to users are kept low, thus providing support to the community for the wide range of groups using the venue; from toddler groups to exercise classes and youth organisations to friendship lunch clubs for the elderly. The parish council also holds council meetings and consultation events at village halls to encourage participation and engage with the local community.

This model is the one planned for the new village hall at Berryfield and has successfully worked for the temporary portacabin village hall to date. The parish council will own the new permanent village hall but plan to lease it to a management committee that will be separate from the council, a charitable trust, so that it is run on a daily basis by those that live in the heart of the Berryfield and Semington Road community but with the support and financial backing of the parish council.

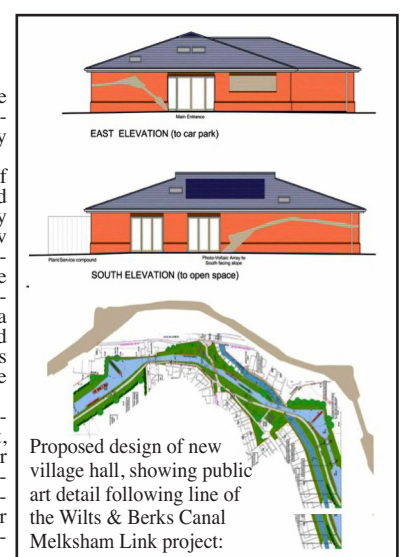
It has been a long held ambition of the parish council to have a permanent venue for the community of Berryfield and Semington Road, and they seized the opportunity to secure Section 106 funding from the new Bellway development "Bowood View" to fund the new build; along with funding from the CIL (Community Infrastructure Levy) payments from the new development and the parish council's own Reserves that it has been saving up to fund the future build project for some years now.

Melksham Without Parish Council have worked on this project with BASRAG (Berryfield & Semington Road Action Group) for a number of years, and undertook a joint consultation on the requirements for the new venue in November 2018. A questionnaire was delivered to every household in Berryfield and Semington Road, and regular

updates are provided in BASRAG's "Berryfield Buzz" free newsletter, also regularly delivered to every household, including those in the new development and the Bellway Sales Office.

In addition, in researching for input into the design of the new hall, representatives of the parish council and BASRAG visited village halls that have been recently built and met with the management committees of Shaw and Bowerhill halls to draw on their experience on requirements from a design perspective. Many of these have been built into the new hall design, such as the requirement for individually lockable storage for users, a place for pushchairs to be stored and a decent sized kitchen with a hatch to the main hall. Consultation was also undertaken with Community First and the Wiltshire Village Hall Association.

Melksham Without Parish Council are excited to be progressing to the next stage with the new village hall project, it combines their desire to provide a permanent venue for the existing community, coupled with a fantastic opportunity to provide facilities for those moving into the new development and integrating the two communities together with a lasting legacy of a permanent, purpose built, sustainable venue for all to use and enjoy for years to come.



Proposed design of new village hall, showing public art detail following line of the Wilts & Berks Canal Melksham Link project: