**BROMHAM PARISH COUNCIL**

**DRAFT ONLY**

**A SPECIAL BROMHAM PARISH MEETING TO DISCUSS FUNDING FOR THE SOCIAL CENTRE REBUILD**

**19th December 2022 @ 7.00PM**

**PRESENT:** Parish Councillors, Social Centre Rebuild Committee and 72 Parishioners

**Mr. Peter Paget Chairman of the Parish Council** welcomed all present to this consultative meeting as a result of the fire on June 14th 2020 which destroyed the Village Social Centre.

Unfortunately the Social Centre was underinsured, although the PC and SC Committee agreed that £742589 was adequate cover, and due to the contractor’s insurers not agreeing to a claim due to negligence, any further insurance funds are unlikely.

The Chairman gave a brief history of the Social Centre when the first Committee was formed in 1966 to replace the original village hut/hall at an expected cost of £20,000 and finally cost £40,000 taking eight year to raise through village fundraising. So any thing is possible.

**Mr Ross Phillips**  a solicitor and member of the Rebuild Committee has been assisting in the legal consultations, outlined the progress of the claim from the start up to preparations to issue court proceedings, with a final outcome 18 months later of the contractors insurers declining cover due to a number of factors which RP outlined.

**Mr Jonathan Seed Chairman of the Rebuild Committee, a Parish Council Sub-Committee** formed from Councillors and Parishioners, all with much particular expertise.

The Committee set about liaising with Insurers and a priority to clear and make safe the site with the provision of a temporary Clubhouse, and the start of a great deal of work much due to insurance deliberation.

Three options were outlined as circulated: All a compromise to balance survey and costs.

**OPTION 1: To use the funds available £800,000 with possible grants and fundraising.**

**OPTION 2: A PW Loan of £250,000 @ 4.54%(Nov 22) When PWL repayments are added to the PC’s annual PRECEPT on BAND D ONLY based on this year’s calculations with a PC Precept of £41,000 (£1.03/week):**

Cost per dwelling/ year for **10 years** on Band D would be £99.80 (£1.92/week) **Total repayment £305,650.00 (+89p/wk**)

Cost per dwelling/year for **15 years** on Band D would be £88.81 (£1.71/week) **Total repayment £331,375.00 (+68p/wk)**

Cost per dwelling/ year for **20 years** on Band D would be £84.69 (£1.63/week) **Total repayment £363,775.00 (+60p/wk)**

Cost per dwelling/ year for **25 years** on Band D would be £81.83 (£1.57/week) **Total repayment £394,712.50 (+54p/wk)**

Cost per dwelling/year for **40 years** on Band D would be £76.74 (£1.48/week) **Total repayment £485,912.50 (+45p/wk)**

**OPTION 3: A PW Loan of £500,000 @ 4.54%(Nov 22)When PWL repayments are added to the PC’s annual PRECEPT on BAND D ONLY based on this year’s calculations with a PC Precept of £41,000 (£1.03/week):**

 Cost per dwelling/year for **10 years** on Band D would be £146.18 (£2.81/week)**Total repayment £611,300.00 (+£1.78p/wk)**

Cost per dwelling/year for **15 years** on Band D would be £124.21 (£2.39/week) **Total repayment £662,750.00 (+£1.36/wk)**

Cost per dwelling /year for **20 years** on Band D would be £114.65 (2.20/week) **Total repayments £727,550.00 (+£1.17/wk)**

Cost per dwelling/year for **25 years** on Band D would be £109.11 (£2.10/week) **Total repayments £789,425.00 (+£1.07/wk)**

Cost per dwelling/year for **40 years** on Band D would be £100.06 (£1.95/week) **Total Repayments £971,825.00 (+92p/wk)**

**The Committee provided indicative plans only for each budget options. With no final decision on layout (internal and external) or building materials, displayed on tables around the Church. There were also slips for comments listing the 3 options which could be handed in at the end of the session.**

JS reported that members of the Sub-committee have visited a new hall in Berryfields, Melksham which cost £750,000 as a bench mark of what is available. It is hoped that workon a new building can commence in 2023 and be available for the Carnival of 2024.

**This is the first of a series of consultation events, all information will be published in the HOOT which is circulated to all Parish Dwellings**.

Questions:

Q. Although there is a lot of information and research there is concern that Facebook etc. is not available to all. Could a feasibility report be available in the Church, Clubhouse and on village websites.

A. All information will be in the January HOOT which is delivered to all parish dwellings, as well as on the village website and rebuild website/facebook etc.

Q. This is quite late for a February decision.

A. Borrowing funds - Any Loan repayments will affect the Parish Council Precept which has a closing date of the 18th January. The Clerk has requested an extension due to circumstances and consultation.

Q. Do we have a business plan? Conditions to pay back a PW Loan?

A. All grant and funding applications require a business plan. If grants are obtained, the PW Loan can be repaid if not required. Any Precept that is not required due to no loan, as long as it is earmarked as an alternative for the build it can be used.

Q. Will having a PW Loan have any effect on applying for grants?

A. Funds are required as a Public body to be in place when we instruct builders. There is a WALC six month processing wait for PW Loan applications at the moment. A grant of £200,00 has been applied for.

Q. Does the village have any asset possibilities?

A. Only the two recreation Fields. Options are being discussed by the PC and sub-committee.

Q. When were the last insurance valuations carried out? Possible 1- 5 year valuations?

A. Unfortunately there was no answer to be able to give.

Q. Apply for grants to pay off loans?

Q. The PC is asked to consider the cost of living increases and greater hardship for parishioners with the addition of the loan to the Precept and the possibility of a 5% Council Tax rise from WC. This should go to a public vote.

Q. Asked to clarify 3 options.

A. Based on a survey published in the HOOT of villager’s preferences for a new building.

Q. Option 1 without a loan, provides a hall space of 205 sq. mtrs, Option 2 £250,000 loan - hall space of 200 sq. mtrs. Option 3 £500,000 loan - hall space 200 sq. mtrs. What does the extra funding provide?

A. Larger storage, kitchen, more facilities.

Parishioners Comment: Build a community Hall and save up for extensions to provide more facilities.

**All present were then invited to look at the indicative plans displayed and discuss further with members of the Parish Council and Rebuild Sub-committee.**