



**NEW ROMNEY TOWN COUNCIL**

**FULL COUNCIL MEETING 8<sup>th</sup> OCTOBER 2018**

**CAPITAL PROJECTS REPORT – Proposed Community Hall and Sports Pavilion**

This is a brief overview of recent developments in relation to the proposed Community Hall and Sports Pavilion Project

Negotiations in relation to the sale of the land that will 'facilitate' the new Community Hall and Sports Pavilion project by providing a significant percentage of the required funding have taken place

1. On 28<sup>th</sup> September and in the absence of the Town Clerk who was on leave, the Deputy Town Clerk accompanied me to a meeting in Canterbury with our solicitor to meet with the Developer and his legal representative to discuss the proposed terms of the Conditional Contract relating to the sale of the land owned by the Council that forms part of the proposed Development Site.

We are now awaiting a revised draft of the Contract to enable further review and assessment of the terms and conditions. Once a draft has been agreed it is anticipated that an Especial Meeting of Full Council will be called to agree the final terms of sale.

2. We are still awaiting receipt of a formal feedback report following the second pre-app meeting held with Planning Officers on 3<sup>rd</sup> September 2018.

3. We continue to research funding options but most seem to require formal planning consent ahead of any consideration of our application. As previously stated, we intend to prepare those and issue them following the granting of planning consent for the project

4. Results of the recent consultation seeking community endorsement of the project and our intention to apply for a PWLB loan are being assessed. The results clearly demonstrate public support for any potential shortfall to be funded via a Public Works Loan. Hence, the Council is now in a position to formally agree by resolution to apply for a loan. This will be actioned at the next meeting of Full Council since specific wording is required for the resolution. A detailed report of the results of the consultation will follow in due course.

Further donations towards the project have been received since my last report from community minded residents who support the project

5. Ecology surveys assessing the bat population have been carried out at the Maude Pavilion and old Community Hall. It is likely that further surveys may be required. Our Project Manager and the Ecologist have agreed that we will have undertaken the necessary amount of work to satisfy the Planning Officers. Separate ecological surveys will be undertaken by the Developer in relation to the proposed Development site as part of the Planning process

6. The Design Team continue to work on the project with additional input from our Structural and Mechanical Engineers and are focussed on collating all the necessary information required to facilitate the submission of planning applications for the project, and, in tandem with the Developers submission for the proposed 'facilitating development'

Councillor Patricia Rolfe

*Deputy Mayor and Chairman of the Community Hall and Sports Pavilion Project Steering Group*

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8<sup>th</sup> October 2018

# New Romney Town Council - Community Hall/Sports Pavilion Project

## Financial Update

### Preamble:

All professional fees have been costed within the overall project costs and, as such, form part of the total estimated costs of the project as a whole.

### Expenditure Summary as at 31st October 2018

	Exc.	VAT	Inc.
Synergy LLP - Project management	37,240.00	7,448.00	44,688.00
Guy Hollaway - Architect	73,513.12	14,702.62	88,215.74
J C White Geomatics - Topographical surveys	1,785.00	357.00	2,142.00
Savills UK - Land valuations	2,750.00	550.00	3,300.00
Valuation Office Agency - Land valuations	1,745.10	349.02	2,094.12
Greenspace Ecological - Ecology surveys	1,095.00	219.00	1,314.00
Parkinson Partnership LLP - VAT advice	1,500.00	0.00	1,500.00
MLM - Consulting engineers	1,837.50	367.50	2,205.00
	<b>121,465.72</b>	<b>23,993.14</b>	<b>145,458.86</b>
Kent Planning - Planning advice	500.00	100.00	600.00
Furley Page LLP - Contracts review	2,105.00	421.00	2,526.00
	<b>2,605.00</b>	<b>521.00</b>	<b>3,126.00</b>
<b>Total</b>	<b>124,070.72</b>	<b>24,514.14</b>	<b>148,584.86</b>

In respect of the potential draw down of a Public Works Loan Board Loan, you can be reassured that even an approved loan will only be drawn down following the end of the funding window (the period within which the Council will be able to seek grant funding from the large-scale funders, having first secured planning consent) - which will be determined by planning related requirements to commence work. Even then, if there is no funding shortfall, having successfully secured enough grant funding to fill any funding gap after land sale, it will then not be necessary to draw down on the approved loan. If there is a smaller than expected shortfall, then the Council can resolve to draw down only a lower amount than first approved.

As the loan is a Government Loan for Local Authorities and is repaid at an extremely low fixed interest rate and over a long period, it is designed to minimise financial impact on today's local Tax Payers as well as those who will become Tax Payers in the future.