

Cottenham Parish Council
Extra Ordinary meeting 20th October
unanswered public questions

| | Questions | Comment |
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| 1 | Are the residents happy with the funding approach? | This is being tested in a parish-wide ballot delivered via the Cottenham Newsletter |
| 2 | Should the nursery be funded by County Council rather than the Community? | The County Council will contribute in two ways through part-funding of child-care hours and early years developer contributions from e.g. Racecourse View. |
| 3 | Has the effect of the additional cost on the 200 or so Cottenham people on benefits, 10 of whom are close to homelessness, been considered? | Yes, many of those on benefits have some or all of their Council tax funded so will contribute less or even nothing. |
| 4 | Shouldn't the Main Hall be on the Ground Floor? | Maybe; there is a Ground Floor Hall of equivalent size and functionality to today's Hall. The Upstairs event space is something new and is accessible by stairs and a lift; it is more important to provide simpler access for the elderly in the Day Centre and the young in KidsClub. |
| 5 | With benefits caps coming in November and increases in other elements of the Council Tax likely, is this a good time to be asking for a large precept increase? | There is never a good time to raise the precept. However delay will increase the project build and loan interest costs and possibly make it too expensive. Hence the ballot question – do we want it now? |
| 6 | Is the timing right given the possible new housing developments in the village? | Our current infrastructure is ageing in many ways; this project is long overdue. |
| 7 | Is there enough parking? | Arguably there will never be enough parking, but most residents live within easy walking distance and many more within cycling distance. That said, the project almost doubles the available parking spaces. |

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| 8 | Will the access road cope with additional traffic? | The access road already copes with very large amounts of traffic during special football tournaments and other events. Our traffic study indicates that it will be fit for purpose, especially if residents walk or cycle to the venue. |
| 9 | The facility may be desirable but is it over the top, especially the number of toilets? | The toilet provision complies with modern building and disability discrimination regulations. The multi-purpose nature increases the number slightly but ensures safeguarding of the young and vulnerable. |
| 10 | Is the business case robust enough? | As a community facility with a long-term asset value to the village, viability comes when net income exceeds the effective interest costs. By fixing the interest rate while still low, we have an almost unique opportunity to achieve this with income from the extra facilities being a bonus for the village over the long term, especially once the loan is repaid. |
| 11 | Why prioritise the VH project within those on the Neighbourhood Plan wish list? | It is not prioritised. It is on the Neighbourhood Plan “wish list” and refurbishment or replacement of the Hall itself has been the subject of review for nearly two years. |
| 12 | Isn't the Medical Centre a higher priority? | Yes, and it is being worked on. In practice, it needs agreement from more stakeholders to make it work and we still need to identify a suitable central site. |

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| 13 | Is there a risk of subsidising commercial activities? | Yes, but differential rates will be charged depending on the balance between commercial and social value of the use. No contracts have yet been agreed but a purely commercial user will expect to pay more than a purely social user. |
| 14 | How much funding is likely from the County Council? | The County Council is expected to pass on s106 developer contributions for early years education in Cottenham. |
| 15 | Does it really provide additional facilities for the village? | Yes, there is no equivalent space in the village in terms of size, functionality, parking and views. |
| 16 | Has the height reduction compromised the inter-floor spacing for services and segregation etc.? | No. Effectively the height reduction came through slight reductions in ceiling heights and some “flattening” of roof angles. The plant is now located within the building rather than the roof. |
| 17 | How sound are the income and cost projections? | This is still being worked on and will evolve as the technical design is completed and new users know what they are buying. Re-establishing today’s income will exceed running costs. Income will then be developed over the early years to exceed running and finance costs. In the long run, income should significantly exceed all costs. |
| 18 | How long will we have to pay that “up to £1/week”? | Assuming we borrow over a 25 year period, “up to 25 years”. However, we expect the Hall & Nursery to generate substantial income and there may be developer contributions or other windfalls that will allow the payments to be reduced. |

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| 19 | And what if my house is Band G or A, how much will we pay? | Assuming the Band D payment is £0.99/week: Band A - £0.66/wk Band B - £0.77/wk Band C - £0.88/wk Band E - £1.10/wk Band F - £1.30/wk Band G - £1.50/wk |
| 20 | Will it be less than £1/week? | Yes, and we have yet to complete the technical design and competitive procurement which could save money. |