

# **AGENDA REPORTS PACK**

## **EXTRA-ORDINARY COUNCIL MEETING**

**14<sup>th</sup> October 2019**

## 19/216. New Village Hall and Nursery project

### Background & Current Position

- In 2015 a Working Party tried to resolve the accessibility, insulation, maintainability and safeguarding/security limitations of today's hall.
- By 2016, the WP realised only a new hall would resolve the issues and, following a Council decision, architects were selected competitively (Wilby & Burnett).
- During 2016, major planning applications and research into the NP showed that Cottenham's population would expand by around 25%, putting pressure on hall capacity and increasing the need for a Nursery.
- Although the major developments were resisted, over £1.5 million in possible developer contributions were secured with agreement in principle for early years s106 payments to be channelled into the project.
- A village-wide ballot indicated support for a £1/week Band D supplement on the Council Tax towards the project costs.
- A proposed integrated Hall & Nursery design failed to get planning permission in 2017.
- A new approach, involving two separate buildings (SCDC planning references S/2702/18/FL and S/2705/18) obtained planning permissions in 2018 and, following Council approval, was technically developed by the Architects, M&E and Structural Engineers into a tenderable design.
- Permission was obtained from MHCLG to borrow up to £2.8 million over up to 30 years, with repayments mostly from the £1/week on Band D supplementary precept.
- The competitive tender round was successful but the tendered costs were too high for the available finance.
- A Value Engineering round, involving all parties and the lowest bidder – SEH French - has recently brought the costs down by around £500K, although still high.

### Cottenham Village Hall

#### Key features:

- Open site; fen-edge sunsets
- Reduced footprint
- Hollowed-out - 1<sup>st</sup> Flr; packaway options
- Club, Hall, Office – Gd Flr; packaway options
- Oil-free, increased use of renewables



Image 2: View of main elevation from car park

### First Floor

- Fully accessible, with fen-edge views
- Core event space
  - inc. kitchenette, lift/stairs, storage, toilets
  - optional balcony access and bar
  - Informally dividable for business club etc.

### Ground Floor

- Fully accessible, with fen-edge views
- Parish Council Office / Lobby space
- Core Hall space
  - inc. kitchen, open-air access, stage, storage, toilets
- Core Club space
  - inc. bar, kitchen, open-air access, storage, toilets



### Cottenham Nursery

#### Key features:

- Open site
- 50-week operation
  - Wk days 7.30 to 18.30
  - Sat: 7.30 to 13.00
- Minor amendments
- Capacity
  - Pre-school room (24)
  - Toddlers' room (10)
  - Baby room (11)



Image 7: Front elevation of proposed nursery

### Functionality and operation

#### Pre-School space

- Capacity for 24 x 4-5 year olds.

#### Toddler space

- Capacity for 10 x 2-3 year olds.

#### Baby space

- Capacity for 11 x 0-2 year olds.
- Milk kitchen, sleeping area, laundry

#### Staff space

- Staff-room
- Manager office
- Kitchen / pantry

#### Operation

- Initial licence to be offered to LB Pre-School

(subject to satisfactory Business Plan)

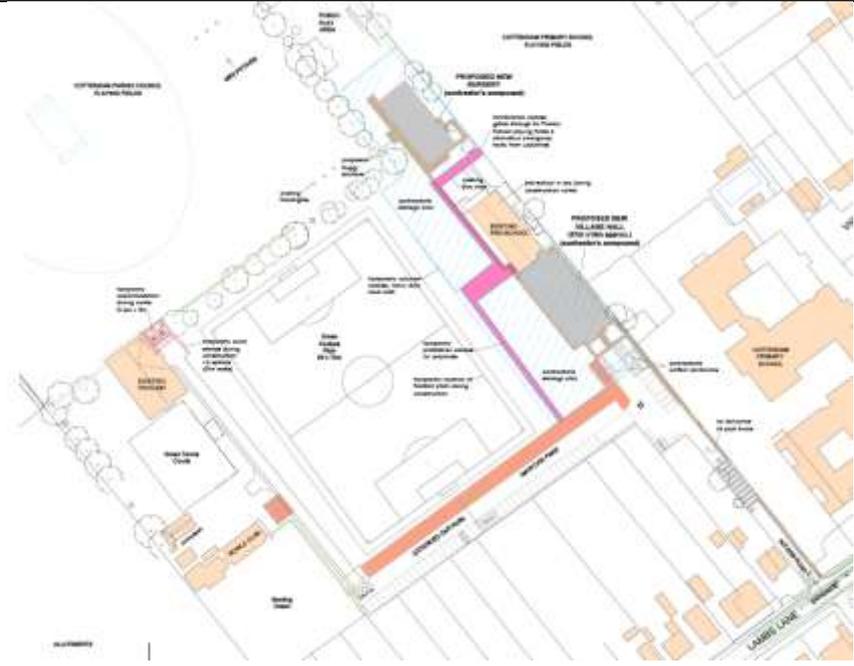


### Access & Car Park upgrades

- Improved access road

- More cycle and parking spaces
- Additional EV- charging points

## Project Timeline

<p><b>Basic works (+1m)</b></p> <ul style="list-style-type: none"> <li>• access road upgrade</li> <li>• car park expansion</li> </ul> <p><b>Temporary works (+2m)</b></p> <ul style="list-style-type: none"> <li>• Pitches / Play area relocation</li> <li>• Ladybird protection</li> <li>• Portakabin installation</li> <li>• <b>Site compounds installed</b></li> </ul> <p><b>Site clearance (+2m)</b></p> <ul style="list-style-type: none"> <li>• Hall etc.</li> </ul> <p><b>Construction begins (+3m)</b></p> <ul style="list-style-type: none"> <li>• Village Hall</li> <li>• Nursery (after ~2 months)</li> </ul> <p><b>Construction complete (+12m)</b></p> <ul style="list-style-type: none"> <li>• Site clearance</li> <li>• Car park / road completion</li> <li>• Handover</li> </ul>	 <p>The diagram is a detailed site plan showing the layout of buildings and construction areas. Key features include:     <ul style="list-style-type: none"> <li><b>Proposed New Building (Village Hall):</b> A large grey rectangular area in the upper right.</li> <li><b>Proposed New Building (Nursery):</b> A smaller grey rectangular area below the Village Hall.</li> <li><b>Site Compounds:</b> Various colored areas (pink, orange, green) representing different construction zones.</li> <li><b>Access Roads:</b> Lines indicating planned road upgrades and new access points.</li> <li><b>Existing Structures:</b> Orange-shaded areas representing current buildings.</li> <li><b>Landscaping:</b> Circles and lines indicating tree locations and play areas.</li> </ul> </p>
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## Project Cost, Management & Finance

- A reassessment of the s106 potential receipts shows around £100K higher than anticipated.
- Subject to a number of conditions and some additional savings, the project now seems to be within reach.

### The combined Hall & Nursery project can be financed:

- a) Up to nearly £5 million could be available
    - £400K+ from CPC reserves
    - Supplemented by £2.8 million loan from PWLB
    - Supported by up to £600K s106 CF contributions
    - Supported around £900K s106 EY contributions
  - b) Direct costs will be around:
    - £4 million plus interest
      - with about 1/3 probably coming from developers.
- **Outcome - assets worth £4 million paid for within 16 years**

**The Hall alone can be financed:**

- Around £3.8 million could be available
  - £400K+ from CPC reserves
  - Supplemented by £2.8 million loan from PWLB
  - Supported by up to £600K s106 CF contributions
- Direct costs will be around:
  - £3 million plus interest
    - with about 20% probably coming from developers.
- **Outcome - assets worth £3 million paid for within around 15 years**

**Three principal options are now available to us:**

- a) Approve combined Hall & Nursery project with delayed start to Nursery
- b) Approve Hall alone
- c) Do nothing

**Proposed resolution:**

CPC:

- a) commits in principle to a combined Village Hall and Nursery project, and
- b) delegates contracts finalisation – including CCC and PWLB etc. - and project oversight to:
  - Chair, Clerk and RFO (“the Client”) working with:
    - i. Wilby & Burnett (Architect, CDM and QS),
    - ii. Cambridge Van Leyden (M&E engineering consultants),
    - iii. Peter Dann (Structural Engineering Consultant) and
    - iv. SEH French (construction)
- c) with monthly progress updates to Council.