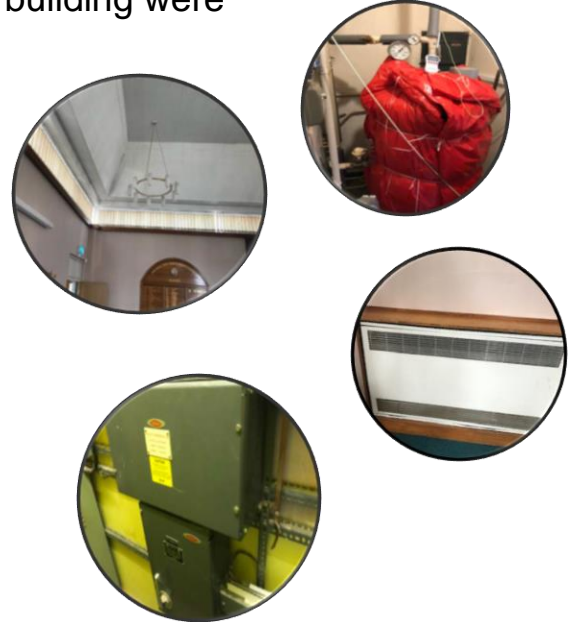




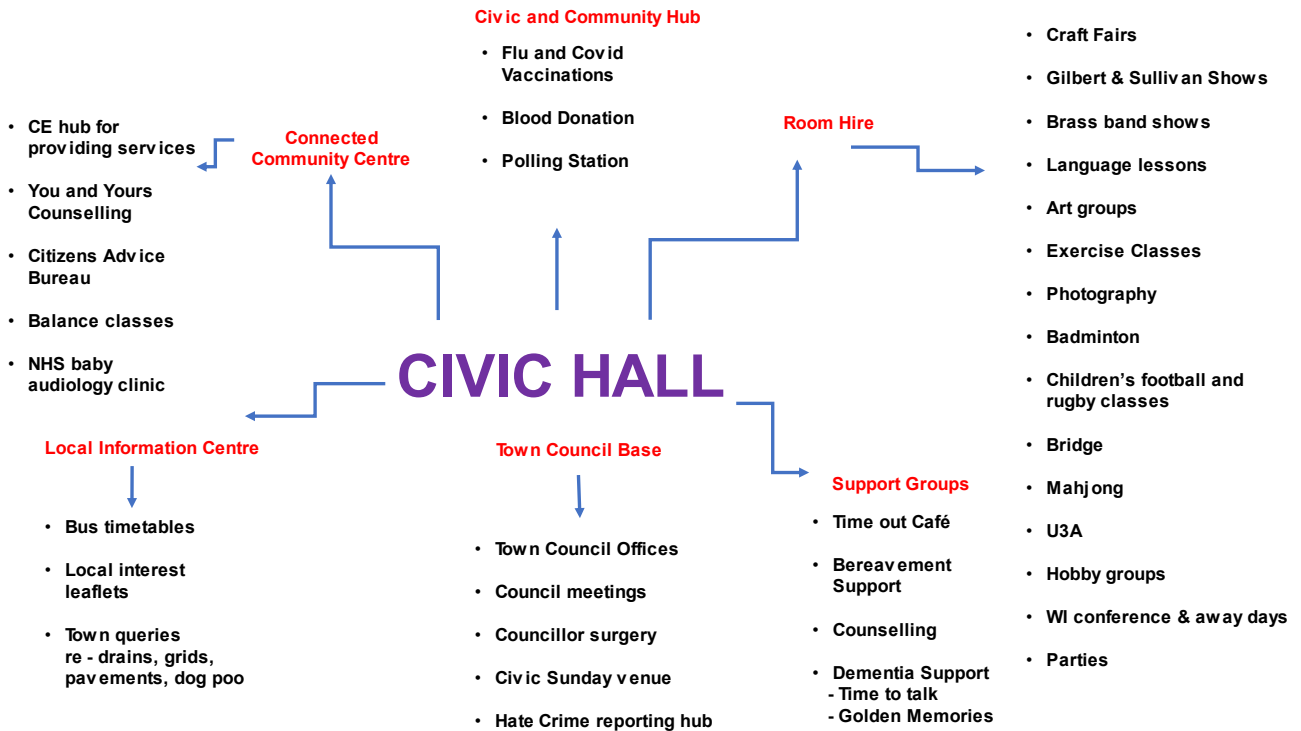
Civic Hall Refurbishment – Phase 2

Summer 2022

- The Civic Hall was built in the late 1960’s and opened officially in 1971
- Phase 1 of the refurbishment works were carried out when the library and civic hall merged in 2014-2015, but not all parts of the building were refurbished.
- Phase 2 is now due
- Surveys confirm that some systems have not been updated for more than 50 years and need replacing. There are issues with:
 - Asbestos
 - Electrics and electricity supply
 - Gas installation
 - Heating & hot water
 - Health and safety (including fire alarm, emergency lighting)
 - The roof
 - Drains



The civic hall is a community asset that is widely used by the community in Poynton. The diagram below shows some of the users.



Phase 2 Refurbishment Works

Work Required	Estimated Costs
<ul style="list-style-type: none">• Upgrading electrical supply, replacing lighting in selected rooms and provision of additional sockets• Installation of new heating and cooling system• Removing asbestos• Roof and drainage repairs and improvements to fire alarm• Provide staff room which in turn would allow hirers' exclusive use of the kitchen• New storage for chairs and tables at the rear of the hall• Refurbishment of the council chamber, hirers kitchen, reception and counselling room	<p>Electrical Works (new electrical supply, upgrade electrics) - £132,800</p> <p>Mechanical Works (heating, cooling, ventilation, drainage) - £142,000 General Building Work - £16,665</p> <p>Refurbishment (council chamber, hall, reception, counselling room) and provision of staff welfare facilities - £80,230</p> <p>Project preliminaries and overheads £74,339 Contingency - £45,000 Professional and statutory fees - £46,000 Total circa - £537,000</p>

How will the project be funded?

Council reserves £380,000
Borrowing £160,000

Cost of borrowing (Public Works Loan)

The interest rate for a public works loan for £160,000 over a period of 20 year is 2.76% and the repayments are estimated to be £10,290 each year.

Affordability

Each year the council sets aside an amount from its budget for capital projects such as this refurbishment, this amount is placed in reserves. In the 2022 budget, £11,000 has been allocated for this purpose and the first year's public works loan repayment will be funded by this amount.

This means there will be **no increase in the precept** (part of the Council Tax) for 2022-2023 or subsequent years for this refurbishment.

Frequently Asked Questions

Isn't the Civic Hall just offices, why should we fund an office refurbishment?

Whilst the Civic Hall is a base for the Town Council it is a significant community asset and is widely used by local interest and community groups. We are also a civic and community hub that provide facilities for vaccine clinics, blood donations, support and counselling groups and a CAB advice centre. The two offices used by the Town Council staff are only having minor remedial works carried out.

Why aren't you taking this opportunity to reduce your carbon footprint and move to sustainable energy?

As part of the initial feasibility study an independent electrical, mechanical consultant was asked to assess the feasibility of moving to more sustainable energy sources. The report concludes that an air source heat pump would be suitable for providing heat to the civic hall but based on the capital costs, payback period and the requirement for additional electrical load it was recommended that gas boilers should be installed.

The Civic Centre has a number of flat roofs that are suitable for the introduction of PV array networks and in the main the majority of roofs are south facing. The capital outlay is high (£30,000) and would have a payback period of over 14 years. This is still under consideration with a possibility of retrofitting at a later date.

Replacing our outdated heating and lighting will help us to reduce our carbon footprint.

Isn't there public funding available to help councils to reduce their carbon footprint?

The Town Council have applied for a government Salix grant to decarbonise the building but were unsuccessful due to the number of bids received. Any capital expenditure for this phase of the refurbishment will, therefore, need to be funded by the Town Council.

Wasn't the Civic Hall refurbished only a few years ago?

In 2014-2015 the Town Council and Cheshire East undertook works to link the library and the Civic Hall. As part of this work some of the meeting rooms were refurbished but the Civic Chamber and Main Hall were not included as part of this programme of works. It was always accepted that in time further works would be required to replace the critical infrastructure including the heating and electrical systems. The work in 2014-2015 was funded by Cheshire East and the Town Council.

Why have you built up such large reserves?

Over a number of years, the Town Council has, as part of its budget setting, set aside an amount to be used to fund future capital projects including the refurbishment of the Civic Hall. In addition, the Town Council work hard to deliver best value for money and over the last few years have made savings in a number of areas. Any budget surpluses have been added to the capital projects fund as we were aware that funding would be required for phase 2 of the refurbishment of the Civic Hall. Our reserves will reduce the amount of borrowing and therefore the interest payments that we will need to make

Why aren't Cheshire East paying for the works?

The Town Council is entirely separate from Cheshire East. They own and operate the Library side of the building and the Civic Hall side of the building is owned by the Town Council. At present no capital funding is available from Cheshire East to fund this type of project.

Why aren't you spending money on potholes and shared space?

Potholes and repairs to the Shared Space are the responsibility of Cheshire East as the Highways Authority. Whilst we work with Cheshire East ward councillors on promoting smaller highway projects to Cheshire East we are unable to undertake this work ourselves.

How will you award any contracts?

David Trowler Associates are working as our quantity surveyor and will also act as the principal designers for this project together with ECS Consultants who have carried out a feasibility study. The contract for carrying out the work will be awarded through a tender process which is regulated by The Public Contracts Regulations 2015. The tender will be prepared by David Trowler Associates and will be advertised in accordance with the regulations.

Is it possible to phase the work to avoid having to borrow money?

The majority of the work is to the critical infrastructure of the building. The work to the boiler, hot water, heating, emergency lighting, fire alarm systems and electrical distribution was identified as urgent in 2019 or requiring action to be taken within 1-5 years.