

Community Centre Sub Committee Meeting, 25th February 2016 - Notes and Actions

Present - Toby Comerford, Alan Mooney, Liz Tubb, Paul Hughes

Apologies - Mike Osborn

Declarations of interest

None

Item	Action
<p>Review of Requirements</p> <p>Those present acknowledged that the potential User Group Survey undertaken in March/April 2015 was comprehensive, and the recorded results were used to inform the architects brief for space planning the design shown in the layout plans and in turn, submitted to AVDC as part of the New Homes Bonus grant application.</p> <p>Whilst the AC pre-school had declined to complete the survey, the new management will be approached to ascertain their future needs. There was some discussion as to how a permanent pre-school set up could be accommodated in the new pavilion, where flexibility would be the key to maximising use by community groups and commercial Lettings - ie: other than the cafe, the new spaces are intended for letting by the hour/ half day and not on a 5 day, all day, basis.</p>	<p>AM</p>
<p>Review of Architects Plans</p> <p>Cllr Comerford confirmed that the plans tabled were the result of detailed discussions on the sizes needed to deliver sufficient accommodation for the various intended uses. Furthermore, these are initial plans and should be viewed as work in progress, to be refined with our architect and cost consultant as the project progresses.</p> <p>Cllr Hughes raised the need to consider other uses that might deliver regular rental to subsidise the pavilion running costs and those could include a small format convenience store (see below under sources of funding).</p>	<p>TC</p>
<p>Building Costs</p> <p>Cllr Comerford confirmed that, as drawn, the project had been costed at approximately £2.2 m - that includes certain internal fixtures and fittings including kitchen, showers, retractable seating in the main hall, basic audio visual facilities and lighting. All such costs will not remain fixed and whilst an amount was included for contingencies, costs will increase over time.</p> <p>Cllr Comerford commented that it might be possible to reduce cost through value engineering the accommodation and internal fittings, if budget constraints became necessary after the next round of fund raising.</p>	<p>TC</p>

Item	Action
<p>Funding the Project</p> <p>Cllr Comerford tabled his previously circulated summary of visible funds from allocated and expected S106 monies from 4 projects and the NHB grant. That totals £1.075 m, leaving a current shortfall of approximately £1.1m</p> <p>Under regulations, one more S106 allocation can be made to the pavilion project and Cllr Comerford suggested that if the Park Farm residential application was approved, that might result in a payment of approximately £200,000, thus leaving £1.0m to raise.</p>	<p>TC</p>
<p>Sources of Funding</p> <p>Cllrs Mooney and Tubb reported that they attended the AVDC funding fair earlier this week but it was considered to offer few new leads that did not already feature in the AVDC leaflet on sources of Funding. The following sources were debated and are to be further investigated but the nominated Councillor:-</p>	
<p>1. Grants and bursaries</p> <p>National Lottery Sport England</p> <p>William Harding Trust</p> <p>CO-Operative Community Fund</p> <p>Bucks CC Leader Fund</p> <p>Others</p> <p>2. Commercial Sponsorship / Naming rights To be explored with local companies etc</p> <p>3. Additional revenue generating uses</p> <p>a) Permanent Commercial tenants such as a small format convenience store. This would require an extension to the existing design to deliver a shop of up to 3,000 sq ft to suit the likes of Cooperative, Sainsbury's Local etc.</p> <p>Cllr Comerford commented that from his working knowledge of such operators, our location and size of store is more likely to appeal to the Cooperative due to their local community based business model similar to their stores in Stone and Tring (Silk Mill). It was agreed that the concept should be further explored with the architect.</p> <p>b) Others?</p>	<p>PH</p> <p>TC</p> <p>AM/LT</p> <p>ALL</p> <p>TC</p> <p>ALL</p>

Item	Action
<p>4. Bank Borrowing</p> <p>Cllr Comerford stated that if the council are to deliver the project within the next 2 years, then an element of borrowing would be required. Cllr Hughes commented that it is common practice for Councils to be borrowers and close to home, AVDC have made frequent use of that to fund the University building, Waitrose and the purchase of Hale Leys. There are numerous sources of funds in banks as well as the government, who specialise in lending to councils.</p> <p>It was agreed that the working party would explore the options to finance the borrowing of up to £1.0m over 5,10 and 15 years.</p> <p>Servicing a Bank loan – subject to the financial illustrations, further work is required to explore how the repayments of interest and capital can be achieved – for example within the annual Council Precept framework.</p>	<p>PH / MO</p> <p>GM / SB</p>

Next meeting

To be advised – week commencing 21st March 2016