

READING ROOM RENOVATION CONSULTATION

Dear Resident,

The Reading Room Trustees need your input to guide us on how to direct our time and energy to get to the next stage of this important project. Our investigations so far have led us to the conclusion that there are two preferred options. These are preferred because both meet the wishes of the survey conducted in 2017 (albeit at greater cost than first envisaged) and because they will deliver a fit for purpose facility for the future. We need the village to tell us which of these we take to the next stage - i.e. a fully specified, fully costed and risk-analysed project plan.

Both of these options will rely on the village supporting a substantial Public Works Loan.

You will be aware that the Shipton parish precept has already been increased to allow the project to commence without delay should the village support either of these 2 options and this method of finance.

This consultation is NOT about whether the Public Works Loan is supported. That vote will happen when we have the detailed costed plans for the preferred option.

The two options are:

Demolish the existing building and build a new village hall on the same site

OR

Extend and renovate the existing hall.

Both of these options are described in the following pages.

PLEASE READ THIS CAREFULLY AS IT WILL HELP INFORM YOUR DECISION.

We will be holding a coffee morning drop in session on Saturday 13th July between 10 and 1pm when the Trustees will be available to answer questions, to assist in making your decision.

We have also enclosed a Project Background document which summarises what has happened over the last 2 years to get us to where we are now.

Consultation Process

Please submit one consultation form per occupant of voting age. If you need additional forms please either make a copy of the included form or download from the website. Forms may also be completed online and details will be sent out in an email.

If you need any more information or clarification please either email slivesey@clara.co.uk or call 01242 821645.

WHAT WE ARE ASKING YOU TO EXPRESS AN OPINION ON

Our two preferred options, which are either to ***demolish the existing building and build a new village hall on the same site*** OR ***to extend and renovate the existing hall.***

Both of these will deliver increased capacity, new accessible toilets, improved kitchen with incorporated bar service area, dedicated storage room, modern lighting, effective heating in a building which is properly insulated.

DEMOLISH AND NEW BUILD

This would involve producing a design for a brand new, fit for purpose, Cotswold stone building which would be submitted to the planning department for approval

PROS

We have the opportunity to build what we want, and need, rather than compromise, which refurbishment inevitably imposes.

No VAT is payable on a new build capital project.

A new build hall is unlikely to contain any unknown hazards and difficulties. It can be specified and costed exactly. It should also be much quicker to complete.

A new build is likely to incur far less expense in ongoing maintenance in the medium term.

CONS

The planning officer and conservation officer are against the prospect of demolition. Their argument is the loss of a 'historic building' in the context of the current village landscape. (If anyone would like to see the reports from the Planning Officer and the Conservation officer – please contact Richard Bromwich 820280)

We will have to commission a new set of designs with the attendant costs and time spent in agreeing them. It may also prove difficult to get to a new design that has overall support from the village.

In order to properly support such an application we would have to engage professional consultants to counter the arguments put forward by the planning and conservation officers.

The cost of new plans and professional support through the planning process could be at least £10,000.

There can be no guarantee that the application would succeed and the time and money spent will have been wasted.

We will need to have definitive plans before this option can be properly costed. An aesthetically pleasing building to a reasonably high specification could ultimately cost more than the renovation and extension option. Potentially it could become an unaffordable option.

RENOVATION AND EXTENSION OF THE EXISTING HALL

This is the option that we presented back in October 2017. It includes a complete renovation of the hall, rewiring, roof repaired, damp problems resolved etc. It also includes a small extension to the east of the building which will house the entrance foyer and accessible toilets. The main hall will be reconfigured to use the current entrance and toilet space to house a kitchen and storage room. See plan enclosed.

We have planning permission for this option. We had progressed this to a detailed specification and received 3 quotes ranging from £250,000 – £300,000k.

PROS

We already have detailed plans and planning permission in place.

It allows us to keep our existing building which is part of the village history.

CONS

There is a risk of unforeseen events when work gets underway although we are working to minimise this risk.

The quotes we have are not currently fixed price but we are working towards this.

VAT at 20% will be payable on this option which increases the cost substantially. However if we are successful with our application for a Village Hall Improvement Grant – this will be covered (application is already submitted - see enclosed Project Background_document for more information).

In the event that we fail to secure this funding there are other possible methods we could employ to eliminate the VAT cost.

It is harder to put a reliable estimate on the time taken to complete the project.