

## Reading Room Renovation and Extension Project Costs and Funding

### Cost of Project

Main Contractor Costs	296,400	
Utility connections and upgrades	8,400	
Required Tree Felling	1,200	
Sewage Works	18,000	
Contingency	30,000	
Professional Fees	2,400	
		356,400 (includes VAT)

### Funded by

Public Works Loan	280,000	
Funds raised	10,000	
VHIG Grant (VAT)	54,000	
Potential grants, donations & fundraising	12,400	
		356,400

### **Explanation of the cost to residents of a Public Works Loan**

Your 2019/20 council tax parish precept **currently includes** a Public Works Loan element which equates to around 87 pence a week for a band D property. This was put in place in anticipation of village support of this method of providing financial support to the project. If that approval is granted in this consultation, there will be **no further** increase required in relation to this loan.

The interest rate used to calculate the cost of the repayment amount will be the rate in force on the day the loan is agreed **but does not change** during the loan's lifetime.

The 2019/20 weekly cost of Public Works Loan elements of the different house bands is

**A: £0.58 B: £0.68 C: £0.78 D: £0.87 E: £1.07 F: £1.26 G: £1.46 H: £1.75**

### **Renovate Only Option**

As part of our due diligence we have costed the 'renovate only' option. We now know that to merely bring the existing building up to a modern standard and fix all the issues raised in the 2015 structural survey could cost somewhere in the order of £200,000 including VAT.

This represents a substantial investment for little return. We would still have a small corner kitchen; the basic bathrooms would still be in the lobby and limited storage would still be in the main hall. This is very poor use of the available square footage. We would still be limited to the maximum capacity of 60. All of this would be the case for many years to come.

The trustees spent significant time investigating how to make the existing footprint of the building support the needs of the village. This detailed analysis led them to believe the modest extension is the way forward.

The trustees do not support 'renovate only' as an option to take forward.