

1. BACKGROUND

Following discussions and investigations into changes at Hampton Park Pavilion to create an office and meeting space, the council should consider funding options and appointment of architects.

2. SUMMARY

An architect's initial analysis of the property presented 5 options, varying in cost from £35,000 to £150,000. The preferred option was the most expensive. The architect suggested including a 5% contingency which would make the total £157,500. There would be additional fees for a Planning Application, Building Regulation compliance, Specification & Tender, Contract Administration and a Structural Engineering Survey. These might amount to a further £10,500. A total of **£168,000**.

The August FGP meeting considered a report from the RFO on possible sources of funds, summarized below:

General Reserve

*It is estimated that by 31st March 2025 the General Reserve will have increased to approximately £195,000 due to current and forecast high levels of interest and dividends on investments, The Reserves Policy recommends a minimum of 4 months Net Revenue Expenditure as a General Reserve. This is £93,000 at the current forecast NRE. This indicates that the General Reserve might contribute £102,000 to the Pavilion project. Conversely there are early indications that the Revenue Budget might be overspent by up to £20,000 in the current Financial Year. This would reduce the contribution from the General Reserve to **£82,000**.*

Community Infrastructure Levy

*The CIL funds currently held are £80,426. Of this £14,320 are committed to the pollarding of the London Planes on The Green at Bishopdown Farm. These funds must be spent this Financial Year to comply with the 5-year spending limit on CIL. There is therefore **£66,106** available from Community Infrastructure Levy.*

Future Community Infrastructure Levy

*Land at Westside Close, Old Sarum – the Parish Councils share of that CIL will be **£83,815**. However, the RFO understands the developer may apply for 100% social housing relief. No CIL contribution from this development can be guaranteed to contribute to the Pavilion project.*

Public Works Loan Board Loan

PWLB loans are available to any local authority. They can be for periods of up to 50 years at interest rate at or slightly above the current bank rate of 5%. A loan of £20k would cost c.£5k per year over 5 years. There are no qualifying criteria and loans can be turned around in a very short timescale, although a period of public consultation is understood to be required.

The total project cost of £168,000 might be funded by £82,000 of General Reserve and £66,106 of Community Infrastructure Levy. The balance of £19,894 could be underwritten by remaining General Reserve pending either future CIL or a Public Works Loan Board loan.

The committee considered the contents of the report and agreed to recommend proceeding with the scheme to Full Council. The Administration Officer was asked to obtain quotes for

REPORT 24.124 Hampton Park Pavilion
LAVERSTOCK AND FORD PARISH COUNCIL
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full drawings and project management advice from architects. Three quotes received as follows:

Quote 1: £8950

Quote 2: £10750

Quote 3: £17850

All quotes exclude Planning/Building Regulation fees and the services of a Structural Engineer.

3. RECOMMENDATION

That the council resolves to appoint Paul Stevens Architecture (Quote 1) to produce detailed plans for alterations to Hampton Park Pavilion.