

What is and how does a Public Works Loan work?

This type of loan is now often used by Parish Councils to fund community projects such as village shops, pubs and community halls.

Loan rates are very favourable and can be borrowed over 10, 15, 20 or 25 years.

The Parish Council would have to apply to the Secretary of State for a loan, the Memorial Hall will pay the loan. If the hall ever defaulted on payment the Parish Council would have to make the payment.

The exact amount of loan payment is of course dependant on the amount borrowed. It is expected that repayments will be approximately £2,000 per year (£167 per month).

The Parish Council needs the approval of the village before they can take out a loan and therefore they will be contacting each household for approval.

If you would like any further information please contact the Memorial Hall Management Committee on 01844 281442.

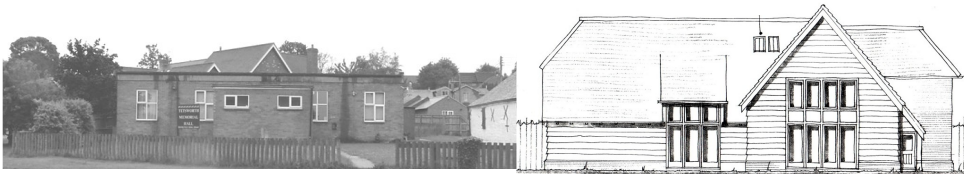
To Summarise

The extension enables replacement of male and female toilets, provision of disabled toilets, disabled access, smaller meeting room, external lighting, footpaths with lighting, replacement heating system and in accordance with planning requirements roof, cladding and car parking.

The new meeting room will be fully equipped for business use.

Many groups, organisations and businesses have expressed an interest in using the new facilities, these include:

The Police, Chiropodist surgery, Lunch club, Business groups, Music lessons, craft workshops, Counselling services, Exercise and Dance classes



Memorial Hall

Update and Public Works Loan Information



Why do we need an extension and refurbishment?

The Disability Discrimination Act requires us to have disabled facilities; these will not fit into the existing building

We need to have more toilet facilities than current to meet the public health requirements for a hall of our size, these will not fit into the existing building

How do we know villagers want the extension and refurbishment?

Over the past seven years we have consulted with the village by conducting three village questionnaires and have held two public meetings

What information came from the consultation?

The hall is seen as an essential village facility
An additional, smaller room to hire is needed
Disabled access and facilities are needed
Baby change facilities are needed
Improved heating is needed
The hall would be used more with more adequate toilet facilities
The hall is perceived as unattractive therefore unsuitable to use for formal occasions
There are a large number of businesses and workers based at home in Tetsworth who require meeting facilities



Why such a large extension?

You can see from the illustration that plans include an additional floor level.

We have a list of requirements, however in addition there are planning requirements, for example, planning would not accept a flat roof extension, therefore we have to have a pitched roof on the extension, but this must feed into another pitched roof so we have to put a roof onto the main building.

Our requirements:

Disabled Access
Disabled toilets
Improved toilets
Additional meeting room
Business facilities
Improved heating

Planning and disability requirements:

Pitched roofs
Barn appearance (wooden cladding)
Additional external lighting
Larger footpaths
Resurfaced car park

The amount of space within the new roof area is so large that we can fit in storage, a community office and a flat.

We are planning to build in two phases, the first phase will include the building of the extension, pitched roofs installed, exterior cladding and the ground floor completely finished. The second phase will fit out the first floor.

Finances

The first phase will cost around £220,000. We have raised in excess of £136,00 and have two grant applications which are in the final stages of committee that total £50,000. We also have a number of applications for grants of smaller amounts and currently look to have a shortfall of about £25,000.

We have to raise all the monies needed to complete the first phase before July, if we don't then a grant offer we have of £82,500 will expire and will mean that we will have to raise this amount again but from other sources.

Because of the tight deadline to raise the final sum of money needed we have asked the Parish Council if they can help us by raising a Public Works Loan. In simple terms a loan is taken out by the Parish Council for the Hall, the hall is responsible for repaying the loan and the Parish Council is effectively the loan guarantor.