

**COMMUNITY BUILDING AND RECREATIONAL HUB
PRESENTATION - WEDNESDAY 28TH APRIL 2021
SURVEY 1ST TO 30TH APRIL 2021
SUMMARY OF QUESTIONS AND ANSWERS**

1.	What are the overall dimensions of the building, length width and height?	Proposed large size: 50m x 25m, height 7.6m on the halls side and lower at the back (subject to funding secured, design constraints, and planning permissions).
2.	How will you accommodate the Scout Group's loss of storage should this plan move ahead?	This is a detail that can be discussed with the Scouts when the local groups/organisations/clubs have one-to-one consultations. Even at the concept stage an area has been suggested specifically for the Scouts, shown in blue on the plan.
3.	Scouts require a facility most nights how will other get usage?	The proposal is for a three hall building, thus giving flexibility to enable multiple users/groups at the same time .
4.	<p>In the Survey Monkey, you have asked 'Would you be prepared to pay a slightly higher contribution (no more than £1 per week) in the Parish Council portion of your Council Tax to secure Public Works Board commercial funding?'</p> <p>As you say this is a small increase per month, but this is actually a significant increase for a typical Band D property, it would be more 60% against current payments. You have worded the question in a very dangerous way. What amount of funding is required to secure the commercial fund?</p> <p>Should you not state the percentage increase to each household for clarity?</p> <p>Also, you have not indicated whether this increase is permanent, for a set number of years or a one off?</p> <p>A permanent increase would also result in disproportionate annual household increases.</p>	<p>No more than £1 per week is the maximum amount. Current estimates and modelling are that it could be a lot less. As the funding options emerge a more accurate estimate can be given, reflecting the amount we borrow and applicable interest rates.</p> <p>We estimate a likely outcome will be up to £40K-£50K pa of loan interest & repayment equiv. to £18-25 pa on the precept (so 50-60p per week). In absolute terms at the current £63 pa FM Precept is low compared to similar settlements like Liss £86, Liphook £89, etc</p> <p>The loan costs may also be covered within the overall Parish Council annual budget. The total amount of funding is simple; you multiply the 1,250 square foot square metres by a maximum of £1,750-£2,000 per square metre so £2.2 -2.5 million. % increases are deceiving, and less clear than actual numbers, especially when related to the Parish Council element of total Council Tax.</p> <p>It would be an annual amount in the budget, which with all the other Parish Council costs sets the precept, for the length of the loan.</p>

		The precept is calculated from the total Parish Council budget divided by the baseline households, so a permanent addition of the PWBL is only one of many items, so would not result necessarily in disproportional annual household increases.
5.	Will the Scout Group's needs be accommodated, or will we have to 'fight' with other groups wanting to use the facility?	Consultation will be held with potential users to discuss requirements. The proposal is for a three hall building, giving flexibility and enabling multiple users/groups at the same time.
6.	What would be the arrangements for managing the building and how would revenue costs be covered?	The building could be run by a charity trust and users management committee, similar to the Village Hall. On "revenue costs" assuming you mean is "how would the costs be covered by the revenue" it would be a non-profit break-even situation. Any surplus would be put into a reserve / maintenance fund (in addition to a contingency maintenance fund). We estimate it requires between £40,000 to £50,000 pounds per annum for a building with three main halls, a boardroom and other meeting rooms, based on experience of other parish councils' halls / facilities. It would be the job of the management committee to deliver this target.
7.	£1 per week is a massive increase, and what guarantee is there you will not keep increasing?	See the answer to question 4. It would be an annual amount in the budget, which with all the other Parish Council costs sets the precept, for the length of the loan.
8.	The scouts will need an alternative location which the new facility is being built. Do we have any idea on when we'd need to move out and for how long? There are, as we all know, limited options locally.	This would depend on the project moving ahead. Then the timeline for the detailed design, site preparation and build. What were the contingency plans that the Scouts had for when they proposed to build their own new hut?
9.	If there's time, I'd like to hear about the 'green' elements of the plans (accepting that they are in very early stages)	There are green elements in the concepts, which will emerge further during the design and detailed costing stages. Green elements such as electricity from solar cells on the roof, hot water supplied by the solar cells, heating ground or air heat pumps, plus rainwater harvesting for the

		<p>toilets are all suggested. Also electric vehicle charging point areas and grass based matting not tarmac, for some of the parking areas.</p> <p>This should be a flagship Parish green facility in East Hampshire</p>
10.	<p>Would you need a referendum with a majority of the community voting to ensure a clear mandate to proceed with the building and any increase in council tax?</p>	<p>Public votes or Referenda on specific decisions are not part of the usual Local Government process, except for Neighbourhood Plans or annual Precept increases over 1.99% for first (HCC) and second (EHDC) tiers of Local Government.</p>
11.	<p>If the public do not have the appetite for this, will you still force this ahead?</p>	<p>If the community are clear that they do not want these additional modern facilities, or if it is not financially viable, the Parish Council will not move ahead with the project. The Council serves the community.</p>
12.	<p>Mike, I guess the green costs are additional costs to implement?</p>	<p>Green costs would be incorporated with the fundamental design, to meet planning policies and building regulations and included with the build costs. They have to be evaluated in the overall scheme proposal and be affordable.</p>
13.	<p>Do the other councils you have mentioned that have gone through this process, did they also have two other community building competing for potential customers?</p>	<p>Yes, they all had multiple building facilities.</p>
14.	<p>Would the building be open in the evening and what would be the closing times? There is no parking shown for LARGE Building. The Recreation ground we were told by housing developers that it would not be built on.</p>	<p>Opening times will be for the building's management committee to decide, but the vision is that there could be restrictions on closing times. A major design brief is for noise prevention built in for as little disruption to neighbours as possible. Parking is a planning policy requirement.</p> <p>The Recreation Ground is owned by the Parish Council. It can be developed for recreational, sport, and community uses. Housing developers were not, and are not, in a position to make such a claim.</p>
15.	<p>This will definitely cause issues for other venues and their income from rentals how will make sure this does not happen?</p>	<p>The building should provide both facilities and demands that cannot currently be catered for. From the outset it has been consistently stated</p>

		that this building is to complement, not compete.
16.	The Scout Association require DBS checks for all adults involved in Scouting. How will the Scout Group be able to manage risks from other building users who are not DBS checked?	Most youth organisations / clubs require DBS and safeguarding measures. Overall building DBS compliance is a key responsibility for the management committee and is a crucial design element. Access measures will be appropriate to meet these safeguarding needs. This is a topic for the one-to-one organisation consultations and is a major design topic with the architects.
17.	So how do we get the community to decide?	Once restrictions are lifted public consultations will be held which will contribute to the project gating and decision making process.
18.	Can you confirm why is the cap on the parish precept just open?	There is no legal cap on Parish and Town Council precept amounts. The proposed budget must balance and is set annually in line with local government regulations.
19.	How much cash is thus required from parish increase. Badminton, there goes a booking for the village hall.	It would be an annual amount in the budget, which with all the other PC costs sets the precept, for the length of the loan. There are other badminton clubs that may wish to use the new facility, and the current users of the Village Hall could continue there.
20.	It seems that the facilities will not meet Scout Association and Girl Guiding requirements and although you are providing what appears to be space for a replacement Quarter Master's Store this does not provide for frequently used meeting equipment?	This a specific need for one youth user group. The internal layout and storage capacity has not been finalised. All users can raise their own specific requirements during future consultations, which have to be evaluated against estimated costs.
21	This lack of storage is definitely an issue for all regular group users.	All potential regular group users will have an opportunity to discuss their own specific requirements, which can be evaluated against estimated costs. Suitable storage has been a main consideration at the concept stages.
22.	You mentioned the Community building is not profit making and this I appreciate but it would seem the hire rates would have to be considerably more than the other buildings in the village.	Community Buildings are usually non-profit status and run by a charitable trust. Research has been undertaken to ensure that the appropriate and competitive rates will be charged for new modern well-equipped facilities.

23.	It was not clear if there were dedicated kitchen areas for club use. They could not make use of the commercial cafe area due to hygiene regulations.	The plan is for a fully equipped communal kitchen for hirers / groups use at the eastern end of the building.
24.	The number of toilets seemed to be an issue. Also, the security and child protection consequences if the outdoor public have general access to that area whilst the building is hired by others. Children need to be in a secure area. The organisers need to know they cannot exit or be taken from the building without their knowledge. They should not or cannot be expected to escort the older age groups, (juniors) to the toilets.	This will be determined by planning and building regulations. The plan is for two sets of unisex toilets, one within access control areas. The toilets and security/access details will be part of the detailed design phase.
25.	You want the Communities opinion but appear to be unable to take a genuine balanced vote of the people in the parish. I do understand you cannot hold a referendum but if the Council go forward with this plan you are asking for a possible commitment per household of up to £1.00 a week although it seemed a lighter burden of £15 - £20 pa was mentioned at one point. How long would you expect this extra charge to remain?	The April 2021 survey was conducted to gauge initial community views, including being prepared (in principle) to pay an increased Parish Council Council Tax Precept to cover some commercial funding of the building. It would be an annual amount in the budget, which with all the other PC costs sets the precept, for the length of the loan.
26.	Within the paperwork it states that this will be on the North West corner of the Recreation Ground. I am now told that this is an error and it is proposed to be on the North east corner of the recreation ground, not a small mistake to make. This totally alters the scenario and thus makes the questionnaire/survey results legally null and void.	Yes, there was a location error in the written survey sent to some user groups before the survey was made public on social media. This error was corrected in the on line survey, which make up over 80% of the responses. It is a simple survey, not a formal consultation, nor does it have any legal or financial decision making status. The survey was conducted to gauge the community's view on whether or not to move forward with the project in principle.
27.	The questionnaire is extremely simplistic and gives no room for comments or questions and only allows one response on line per family.	The April 2021 survey was conducted to gauge initial community views on ten fundamental questions with Yes or No answers. More detailed discussions, debates, and questionnaires will be held at subsequent consultation stages.
28.	Are you really expecting people to agree to a totally open ended increase in the Parish Precept to cover this concept, both this year and for the next number of years with no financial cap on it.	See precept question and answers above. It is not an open-ended increase and will be subject to the usual budgetary and annual precept decision making process and due diligence.

29.	When will the consultation begin on the positioning of any build?	The positioning of the proposed build is constrained, with the current North East recreation ground site the only brownfield area suitable for such a new building. This status has been confirmed by EHDC Planning Officers.
30.	When will the consultation begin on the proposed design structure?	The architect design is a fundamental stage and is essential to ensure compliance with both building regulations and user needs. It will also be a sense check regarding costs, funding, affordability, and deliverability. Any consultation will be conducted at the appropriate time, once the project progress to that stage.
31.	What are your intentions with regards to the Scout building?	The future of the Scout Building has been in discussion for over 7 years, with to date no new building started or fund raising completed by the Scouts. They will be included in all consultations at the appropriate times. In their Chairman's annual report for 2018-19 he stated "our old hut continues to slowly deteriorate and is not a particularly attractive venue, with insufficient space for many activities. Walls are cracking, and water heating and electrics continue to be increasingly troublesome; it is clearly in its last few years of useful life"
32	One of the questions was do you think the recreation ground is the correct place for a new community building, I am assuming as you ask this - that no planning application has been submitted yet?	No planning application has been submitted yet, but formal pre-application advice has been sought and received from EHDC Officers. A Full planning application with appropriate statements and reports has been recommended by those Officers, with issues for resolution highlighted to the Council.
33.	How much are the consultant fees for this project	Multiple consultants fees are being RFP'd and commissioned, after Full Council approval or under delegated powers, as the project progresses. Many have not been determined or triggered yet. All additional legal, planning and professional services will be tendered for at each stage in line with local government regulations.

34.	The survey in 2016 , offered 4 alternative plans, two of these were specifically related to the Village hall, which resulted in the public response being split and resulted in a bias result in favour of the new Recreational building. Looking at the figures, the two options for the village hall took 48% , compared to the new facility with 42% and when looking at first and second preference the upgrading of the current facilities took 67% of the vote compared to the new facility at 49%. Is it correct for the council to take a mandate of first past the post to proceed with the new development?	The 2018 public consultation survey offered broad options, not specific plans. It included Village Hall options, and as with all such consultations, there were a wide variety of views. There was no 'result' nor bias, nor was it a vote, it was an informative consultation. The two village hall options were not logistically, planning policy, or financially practical, and a third option required new land (a significant cost even if available), leaving only one option left, which we are exploring currently.
35	The 2018 update it says 'A new working party consisting, at this stage, of Councillors was formed with a remit to look at providing a new smaller facility to enhance the current facilities rather than replace them'.	The original scope was expanded as potential new funding options arose.
36	Can I clarify, does this mean the PC is proposing to have the current Village Hall, the Pavilion and a new facility?	We are defining what is needed and what is possible. There are no plans to change the Village Hall or Benians which are under their own management committees respectively as a charitable trust run by its users and a Sports Committee, again run by its users.
37	Is this a logical solution? The building will be competing against each other for business what is the PC strategy being adopted for these facilities and are 3 facilities really affordable and effective within our community?	There are three very different facilities (and user cohorts) with only limited overlap. We believe that 3 facilities would be affordable and effective, meeting very different needs of the community.
38.	If confirmed the current village hall is to remain and we cannot recover any funds from the sale of the facility what impact has this had on the new proposal? Given the sale of the current Village hall appeared to be key to the original survey and proposal in 2018 ?	The current Village Hall is under the management of its own charitable trust and is not part of the current project. After the 2018 proposal was found to be non-deliverable, an alternate funding model has been explored for the new Community Building. This funding model cannot be used for a Village Hall refurbishment or rebuild.
39.	Given the outline proposed in the 2021 update, I am not sure how this is deemed to be a smaller facility can the PC clarify?	The original project scope expanded as new potential funding options arose. This is common during the initial stages of any project.

40.	One of the main documented reasons for the new Recreational Building was increased parking facilities, but we have not seen any figures to compare the current parking capabilities (including the Church) with the new proposed upgrades at the recreation ground. Can these be provided?	Parking capacity is driven by planning requirements, with clear EHDC policies that set the numbers. Current parking arrangements at the Church and Village Hall are not relevant to the new building's planning application.
41.	The council as I understand it has over £42k ring fenced for this proposal, in the event of the project not proceeding what are the plans for these funds?	The funds ring-fenced for this project are for pre-application consultancy work, the planning application itself, and the statutory consultants' reports needed. If the project does not go ahead, any funds remaining can be reallocated to other projects or ring-fenced funds as agreed by the Full Parish Council.
42.	Given the Covid crisis, how has the PC strategy/thinking changed to adapt to the new world we will potentially live in. In particular the proposal for a 'pop up business centre, is this still viable even more so with people working from home, especially if multi-occupancy, what evidence do we have that such a facility would be used and be cost effective?	COVID impacts will be reviewed at the detailed financial and business planning / viability stages, which allows time for the 'new world' to emerge. Recreational facilities, community meeting places, and working from home or a drop-in / pop-up work stations appear to be an increasing need.
43.	I am not sure when the new 'Survey Monkey' was launched, how has the PC advertised to the local community to encourage a response? I have not personally seen anything.	The April 2021 survey was launched in conjunction with the Four Marks News April edition. The survey was available also on the Parish Council website, on the Parish Council and the Four Marks News Facebook, Twitter and Instagram social media sites. It was emailed to major user groups / organisations listed in the Four Marks News. Due to the COVID restrictions a residential leaflet drop was not appropriate, and no physical public consultation was possible.
44	Do we have any indication of the number of responses received against the number of households/ people in the village? The survey closes only 2 days after the New recreational and Community hub presentation by the PC, this seems illogical, given any presentation needs to be widely distributed to the community so allow sufficient feedback can be gathered.	Yes, but the time period is still open, and as with the 2018 a report will be given once analysed*. The original Annual Parish Meeting was planned for early April as a physical one but had to be put back due to being remote, and to meet local government meetings legislation. It is an initial survey with ten specific questions only. It was widely publicised given the current COVID lockdown situation. Subsequent

		<p>detailed general and specific user groups consultations will be held if the project progresses.</p> <p><i>*Analysis now compiled and uploaded as a separate document.</i></p>
45.	<p>Given the potential size of this increase, is this lawful? Would you need a referendum with a majority of the community voting to ensure a clear mandate?</p>	<p>This question has been answered in detail elsewhere but yes, it would be lawful, and currently, no, the Parish Council at tier 3 of local government do not need to go to referendum to increase the precept. HCC and EHDC are allowed only up to a 1.99% increase without referendum. The PC element of the Council tax is only 3.4% of the total amount.</p>
46.	<p>Can you please provide the proposed ongoing income streams from bookings / cafe receipts etc? Is the proposal for the site to make money for the PC or break even?</p>	<p>The building will be run as a non-profit charitable community trust who will set the annual budget and manage the income expenditure, including maintenance. Research indicates the annual budget will be between £50-80k.</p>
47.	<p>The facility proposes a hall to accommodate a full size Netball and Basketball court, have we had significant demands from the community for these facilities? Given there is already outdoor courts to accommodate these activities</p>	<p>Yes, there has been past demand for both netball and basketball. Providing appropriate and 'to size' indoor facilities are crucial, especially for our youth and primary school children.</p>
48.	<p>If the facility proceeds, what is the purpose of the Pavilion, why are these facilities not used to provide a Café, by building a patio area? Plus, it has a licence which could make it a very flexible facility. If the new facility proceeds would the pavilion simply becomes a changing room for sports facilities?</p>	<p>The Pavilion is a member's only sports club, with mainly changing rooms and a small refreshment area and a separate meeting room. It has restricted use under Sport England grant restrictions.</p> <p>The Pavilion is run by the management committee of its affiliated sports clubs.</p>
49.	<p>What are the proposed project timescales and does the PC have a strategy to ensure that the community is clearly updated on progress and decision points where the community has a opportunity to participate?</p>	<p>As shown in the presentation, there will be 4 main project stages a) 2021 (planning, design, and build RFPs), b) 2022 build, and c) completion 2023. All subject to architect / design, the contracted construction company(ies), funding phasing and community engagement & support.</p>
50.	<p>Is the final decision to proceed with the new facility subject to a further referendum by the community, if not, why not?</p>	<p>There would be no referendum, but ongoing consultations (written, online and meetings) are scheduled with the community, with the wide range of groups/clubs/organisations/schools, all active within Four Marks,</p>

		particularly those having to go elsewhere currently. Public votes or Referendums on specific decisions are not part of the usual Local Government process, except for Neighbourhood Plans or annual Precept increases over 1.99% for first (HCC) and second (EHDC) tiers.
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