



Poynton with Worth Town Council



# Civic Hall Refurbishment Project

Summer 2022

# Building Condition

- The Civic Hall was built in the late 1960's and opened officially in 1971
- Phase 1 works were carried out when the library and civic hall merged in 2014-2015. Phase 2 is now due.
- Surveys confirm that some systems have not been updated for more than 50 years. There are issues with;
  - Asbestos
  - Electrics and electricity supply
  - Gas installation
  - Heating & hot water
  - Health and safety (including fire alarm, emergency lighting)
  - The roof
  - Drains
- Imperative that the issues are resolved to ensure the longevity of the building and its use as a community hub.



## Civic and Community Hub

- Flu and Covid Vaccinations
- Blood Donation
- Polling Station

## Room Hire

- Craft Fairs
- Gilbert & Sullivan Shows
- Brass band shows
- Language lessons
- Art groups
- Exercise Classes
- Photography
- Badminton
- Children's football and rugby classes
- Bridge
- Mahjong
- U3A
- Hobby groups
- WI conference & away days
- Parties

## Connected Community Centre

- CE hub for providing services
- You and Yours Counselling
- Citizens Advice Bureau
- Balance classes
- NHS baby audiology clinic

# CIVIC HALL

## Local Information Centre

- Bus timetables
- Local interest leaflets
- Town queries re - drains, grids, pavements, dog poo

## Town Council Base

- Town Council Offices
- Council meetings
- Councillor surgery
- Civic Sunday venue
- Hate Crime reporting hub

## Support Groups

- Time out Café
- Bereavement Support
- Counselling
- Dementia Support  
- Time to talk  
- Golden Memories

# Phase 2 - Refurbishment works

- Upgrading electrical supply, replacing lighting in selected rooms and provision of additional sockets
- Installation of new heating and cooling system
- Removing asbestos
- Roof and drainage repairs and improvements to fire alarm
- Provide staff room which in turn would allow hirers to have exclusive use of the newly refurbished kitchen
- New safe storage for chairs and tables at the rear of the hall
- Refurbishment of the council chamber, hirers kitchen, reception and counselling room

# Estimated Project Costs

- Mechanical Works (heating, cooling, ventilation, drainage) - £142,000
- Electrical Works (new electrical supply, upgrade electrics) - £132,800
- Refurbishment (council chamber, hall, reception, counselling room) and provision of staff welfare facilities - £80,230
- General Building Work - £16,665
- Project preliminaries and overheads and profit - £74,339
- Contingency - £45,000
- Professional and statutory fees - £46,000
- **Total circa - £537,000**

# Possible Funding

- **How will the project be funded?**

- Council reserves £380,000
- Borrowing £160,000

- **Cost of borrowing (Public Works Loan)**

- The interest rate for a public works loan for £160,000 over a period of 20 year is 2.76% and the repayments are estimated to be £10,290 each year

- **Affordability**

- Each year the council sets aside an amount from its budget for capital projects such as this refurbishment, this amount is placed in reserves.

In the 2022 budget, £11,000 has been allocated for this purpose and the first year's public works loan repayment will be funded by this amount.

This means there will be **no increase in the precept** (part of the Council Tax) for 2022-2023 or subsequent years resulting from the refurbishment project.

# Feedback

- The presentation together with a feedback form can be found on the Town Council website  
[https://www.poyntontowncouncil.gov.uk/Civic\\_Hall\\_Refurbishment\\_42377.aspx](https://www.poyntontowncouncil.gov.uk/Civic_Hall_Refurbishment_42377.aspx)

Write to the Clerk, Mrs Haf Barlow

c/o Civic Hall, off Park Lane

Poynton, SK12 1RB

Or email [haf.barlow@poyntontowncouncil.gov.uk](mailto:haf.barlow@poyntontowncouncil.gov.uk)