

MALMESBURY TOWN COUNCIL

Town Hall
Malmesbury,
Wiltshire
9th October 2007

LOCAL GOVERNMENT ACT 1972

You are summoned to an Extraordinary Meeting of the Council to be held in the Council Chamber, Malmesbury Town Hall on **Tuesday, 16th October 2007**, commencing at **7.00pm**.

J Penfold
Town Clerk

To all members of Council

Cllr W G Blake
Cllr Mrs A L Davis
Cllr Mrs C C Doody
Cllr J R Lawton
Cllr R F Sanderson
Cllr A C R Woodcock

Cllr J A Bowen
Cllr Miss E A Davis
Cllr P J Goldstone
Cllr M J Thomas
Cllr M H Snell

Cllr S Cox
Cllr B E Denley
Cllr S Killane
Cllr J E F Poole
Cllr C M Vernon

A G E N D A

Prayers

Public Question Time

1. Apologies.
2. To receive Declarations of Interest in accordance with the Local Councils (Model Code of Conduct) Order 2007.
3. To receive a report on the financing of the Town Hall Project and consider the Project Board request to undertake additional work as indicated in Report No.1, previously circulated to all Town Councillors.

Report No. 1.

Report to Extraordinary Meeting of Malmesbury Town Council 16th October 2007.

Town Hall Project

1. Background

- 1.1 The financing for the agreed plan of refurbishment of the Malmesbury Town Hall was based upon the business plan submitted to North Wiltshire District Council.
- 1.2 The funding stream identified in the plan included £500,000 loan from the Public Works Loan Board, £108,932 from the Town Hall Project Fund and £150,000 from a section 106 agreement in respect proposed development of the Lucent site.
- 1.3 In addition to the above funding a grant of up to £95,000 has been earmarked for the project by the Rural Renaissance Fund, subject to completion of the work within the current financial year. Members should be aware that there is a risk that some of this grant may not be paid.
- 1.4 At a previous meeting the Town Clerk sought authority to make application to the Public Works Loans Board for an additional loan to cover a potential shortfall of £150,000 until such time as the section 106 payment had been received. The Town Council granted authority and permission to borrow has been agreed by the Department of Communities and Local Government.
- 1.5 It had been suggested that the Town Council make application for an additional loan whether or not the section 106 payment had been received and a report was to have been considered at the next meeting of Policy and Resources Committee.
- 1.6 The Town Hall Project Board met on the 24th September and considered a report indicating the potential cost benefit of undertaking improvements to the first floor now that contractors were on site.

2. Proposal

- 2.1 The scheme agreed by the Town Council for this phase of the improvements mostly included essential repairs and work to the ground floor, together with a new staircase, lift and improved toilet facilities. The first floor remained untouched apart from the repositioned Hobbs Bar and the fire escapes.
- 2.2 The proposal considered by the Project Board included the provision of toilets on the first floor (including facilities for disabled), a refitted kitchen, major improvements to the stairs into the Hobbs Room and replacement of a leaking and defective flat roof and roof lights. In addition, a new entrance would be created into the Council Chamber allowing disabled access.
- 2.3 The professional team has entered into post tender negotiations with the contractor undertaking the first phase and secured agreement that the works identified in para. 2.2. could be undertaken within the amount of the second loan including the associated professional fees.
- 2.4 It is estimated that if this work were undertaken at a later stage the cost would be substantially increased.

3. Financial Implications

- 3.1 The standing committees of the Town Council have yet to meet and consider any budget bids for next financial year.
- 3.2 In the event that a loan of £150,000 is secured from the Public Work Loans Board on the same terms as for the previous loan, the annual service cost would be £10,736.54, adding approximately £6.00 per annum to the tax on a Band D property.
- 3.3 In addition to the usual inflationary pressures on next year's budget there are some known areas of impact. These include the withdrawal of funding support from the North Wiltshire District Council of which notice was given last year.

4. Recommendation

- 4.1 The Town Council is requested to:-
 - (i) Consider the option to enter into an additional contract with Beam Construction to undertake the works of improvement to the first floor as identified in the body of this report.
 - (ii) Authorise the Town Clerk to make application for a loan of £150,000 to the Public Works Loan Board for the purposes of undertaking the work to the first floor of the Town Hall.

Jeff Penfold
Town Clerk
20.07.2007