

BICKLEIGH PARISH COUCL
PUBLIC CONSULTATION
ON LOAN APPLICATION FROM THE PUBLIC WORKS LOAN
BOARD (PWLB)
November 2023

Background

The Parish Council owns and is therefore responsible for the Woolwell Centre building which was constructed back in 2000. Unfortunately, due to a lack of planned and preventative maintenance the building has been neglected. A lot of the fundamental services which allow the centre to operate are now in a condition where it is no longer financially viable to repair or replace these items in a reactive way.

The systems which need addressing to not only ensure statutory compliance with industry standards but to also satisfy the operational expectations of the centre to ensure that the building provides users with the right internal environment whilst ensuring that we are being considerate of our carbon output. The systems in question are:

- Domestic Hot Water Services.
- General Ventilation.
- Heating Systems.
- Comfort Cooling Systems

All of these systems need the primary plant associated with them upgraded, along with a suitable control system which allows them to function efficiently. Without a suitable control system we are guilty of using excessive amounts of energy which isn't required. For example, the current heating control system for the centre is "all on", when in real terms there may only be a requirement for one room to be heated as other areas are not in use.

Now whilst the PWLB will not cover every single element of the works required, the parish council believes that it can tackle the high priority initial issues and ensure that the centre is operating efficiently with a new package of plant equipment and fabric upgrades which will have a serviceable life of at least another 20+ years.

Once the project has been completed the council then plan to engage a maintenance contractor to ensure that all the equipment is maintained as per manufacture recommendations, whilst also ensuring that we plan for the future replacement of items by including a budget for them annually.

Without this major expenditure on the building it puts the parish council at increasing risk that the building will become non-operational as it won't function as it should and would be a haven of non-compliance which would ultimately put the centre operators and public users at risk.

For this type of building to operate there is several legislative requirements which must be met and maintained, the parish council believe that by the level of expenditure commitment it will put the building back on track as to where it needs to be.

Finally, as a commitment to reducing our carbon output the parish council wish to replace the aged and patch repaired flat roof to allow the installation of a PV array and upgrade the windows and doors, this will provide a better thermal performing building envelope. In turn collectively this will support making the centres existence as net Zero carbon building along with supporting it's operator "The Woolwell Community Centre" to reduce their annual energy bills.

The Parish Council does not have the funds available to undertake all the necessary works and is therefore proposing to take out a loan from the Public Works Loan Board. A previous loan for the construction of the centre has recently been paid off and the precept will therefore not need to be increased to make repayments on a further loan for the purpose of the required upgrades.

More information is available below and public sessions will be arranged to answer questions if residents request them.

Summary

It is being proposed that £250,000 be borrowed from the PWLB over a 17-year period to upgrade the Woolwell Centre building.

The precept (part of the Council Tax that the Parish Council receives) will not be increased to pay off the loan.

The Consultation is to ask YOU THE RESIDENTS...

"Should the Parish Council go ahead with the loan application for upgrading the Woolwell Centre..... Yes or No?"

You can vote on this issue here: [SURVEY MONKEY](#)

If you have further questions please contact the Clerk by email on parishclerk@bickleigh.gov.uk

The consultation will run from 6th November 2023 to 18th December 2023

FURTHER INFORMATION

The Woolwell Centre

The Woolwell Centre has over the years been recognised as the leading community centre in the area. It opened in July 2000 and its mission is to provide a cultural and educational experience for members of the Woolwell community. **Can anyone add anything here? Maybe how the PC came to be responsible for the building?**

Works required – is this right? – not sure that all these items listed were affordable?

The following works would be carried out using the loan:

- New windows
- New flat roof
- New external doors
- Heating controls upgrade to allow zonal control.
- New solar PV (60KWP)
- Main Hall air handling unit upgrade, to provide a heating and cooling facility. New AHU is too costly.
- New fire alarm interface units for new plant.
- New door holders linked to the fire alarm system.
- New Sanitaryware Doc M Pack and Fitting
- CCTV

Public Works Loan Board (PWLB)

The PWLB lending facility is operated by the UK Debt Management Office (DMO) on behalf of HM Treasury. The facility provides loans to local authorities, and other specified bodies, from the National Loans Fund, operating within a policy framework set by HM Treasury. This borrowing is mainly for capital projects.

Loan amount

It is being proposed that the Parish Council borrow £250,000 over a 17-year period. Repayments would be approximately £23,000 per annum. The Council has recently finished paying off 2 loans totalling £16,000 per annum and other costs will be reduced to afford the repayments (for example a grant to the Woolwell Centre will be reduced). This is summarised below:

Borrowing: £250,000 (*annuity - fixed half-yearly payments to include principal and interest*).

Term: Over 16.5 years, not more than 17 years

Interest Rate: 5.51%

Annual repayments: £22,840.96

Total Repayment: £388,296.32

This is shown in the following table:



**PWLB FIXED RATE LOANS
ESTIMATED REPAYMENT COSTS**

Amount of Advance: 250,000.00

| Period (years) | Annuity | | | EIP | | | |
|----------------------|-----------|----------------------|-------------------|-----------|-------------------------------|-------------------------------|-------------------|
| | Rate % | ½ Yearly Cost (£) | Total Cost (£) | Rate % | Initial ½ Yearly Costs (£) | Reduces by each ½ year (£) | Total Cost (£) |
| 1 year | - | 0.00 | 0.00 | - | 0.00 | 0.00 | 0.00 |
| Over 1 not over 1½ | - | 0.00 | 0.00 | - | 0.00 | 0.00 | 0.00 |
| Over 1½ not over 2 | 5.78 | 67,079.94 | 268,319.76 | 5.78 | 69,725.00 | 1,806.25 | 268,062.50 |
| Over 2 not over 2½ | 5.73 | 54,378.40 | 271,892.00 | 5.73 | 57,162.50 | 1,432.50 | 271,487.50 |
| Over 2½ not over 3 | 5.68 | 45,904.94 | 275,429.64 | 5.68 | 48,766.67 | 1,183.33 | 274,850.00 |
| Over 3 not over 3½ | 5.63 | 39,847.28 | 278,930.96 | 5.64 | 42,764.29 | 1,007.14 | 278,200.00 |
| Over 3½ not over 4 | 5.59 | 35,306.77 | 282,454.16 | 5.60 | 38,250.00 | 875.00 | 281,500.00 |
| Over 4 not over 4½ | 5.55 | 31,772.46 | 285,952.14 | 5.56 | 34,727.78 | 772.22 | 284,750.00 |
| Over 4½ not over 5 | 5.52 | 28,949.79 | 289,497.90 | 5.53 | 31,912.50 | 691.25 | 288,018.75 |
| Over 5 not over 5½ | 5.49 | 26,639.15 | 293,030.65 | 5.50 | 29,602.27 | 625.00 | 291,250.00 |
| Over 5½ not over 6 | 5.46 | 24,712.44 | 296,549.28 | 5.47 | 27,670.83 | 569.79 | 294,443.75 |
| Over 6 not over 6½ | 5.43 | 23,080.99 | 300,052.87 | 5.45 | 26,043.27 | 524.04 | 297,687.50 |
| Over 6½ not over 7 | 5.41 | 21,688.93 | 303,645.02 | 5.42 | 24,632.14 | 483.93 | 300,812.50 |
| Over 7 not over 7½ | 5.39 | 20,482.38 | 307,235.70 | 5.40 | 23,416.67 | 450.00 | 304,000.00 |
| Over 7½ not over 8 | 5.38 | 19,434.03 | 310,944.48 | 5.39 | 22,362.50 | 421.09 | 307,268.75 |
| Over 8 not over 8½ | 5.36 | 18,502.26 | 314,538.42 | 5.37 | 21,418.38 | 394.85 | 310,412.50 |
| Over 8½ not over 9 | 5.35 | 17,681.40 | 318,265.20 | 5.36 | 20,588.89 | 372.22 | 313,650.00 |
| Over 9 not over 9½ | 5.35 | 16,955.21 | 322,148.99 | 5.35 | 19,845.39 | 351.97 | 316,875.00 |
| Over 9½ not over 10 | 5.34 | 16,295.44 | 325,908.80 | 5.35 | 19,187.50 | 334.38 | 320,218.75 |
| Over 10 not over 10½ | 5.34 | 15,706.73 | 329,841.33 | 5.34 | 18,579.76 | 317.86 | 323,425.00 |
| Over 10½ not over 11 | 5.35 | 15,180.56 | 333,972.32 | 5.34 | 18,038.64 | 303.41 | 326,762.50 |
| Over 11 not over 11½ | 5.35 | 14,694.36 | 337,970.28 | 5.34 | 17,544.57 | 290.22 | 330,100.00 |
| Over 11½ not over 12 | 5.36 | 14,257.67 | 342,184.08 | 5.35 | 17,104.17 | 278.65 | 333,593.75 |
| Over 12 not over 12½ | 5.37 | 13,857.75 | 346,443.75 | 5.35 | 16,687.50 | 267.50 | 336,937.50 |
| Over 12½ not over 13 | 5.38 | 13,490.38 | 350,749.88 | 5.36 | 16,315.38 | 257.69 | 340,450.00 |
| Over 13 not over 13½ | 5.39 | 13,151.94 | 355,102.38 | 5.36 | 15,959.26 | 248.15 | 343,800.00 |
| Over 13½ not over 14 | 5.40 | 12,839.34 | 359,501.52 | 5.37 | 15,641.07 | 239.73 | 347,331.25 |
| Over 14 not over 14½ | 5.42 | 12,557.95 | 364,180.55 | 5.38 | 15,345.69 | 231.90 | 350,875.00 |
| Over 14½ not over 15 | 5.44 | 12,297.53 | 368,925.90 | 5.39 | 15,070.83 | 224.58 | 354,431.25 |
| Over 15 not over 15½ | 5.45 | 12,047.92 | 373,485.52 | 5.41 | 14,827.02 | 218.15 | 358,200.00 |
| Over 15½ not over 16 | 5.47 | 11,823.58 | 378,354.56 | 5.42 | 14,587.50 | 211.72 | 361,787.50 |
| Over 16 not over 16½ | 5.49 | 11,614.89 | 383,291.37 | 5.43 | 14,363.26 | 205.68 | 365,387.50 |
| Over 16½ not over 17 | 5.51 | 11,420.48 | 388,296.32 | 5.45 | 14,165.44 | 200.37 | 369,218.75 |
| Over 17 not over 17½ | 5.53 | 11,239.13 | 393,369.55 | 5.46 | 13,967.86 | 195.00 | 372,850.00 |
| Over 17½ not over 18 | 5.55 | 11,069.78 | 398,512.08 | 5.48 | 13,794.44 | 190.28 | 376,725.00 |
| Over 18 not over 18½ | 5.57 | 10,911.46 | 403,724.02 | 5.49 | 13,619.26 | 185.47 | 380,387.50 |
| Over 18½ not over 19 | 5.59 | 10,763.31 | 409,005.78 | 5.51 | 13,466.45 | 181.25 | 384,306.25 |