

The WiNSpace News

Issue 9: June 2021

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Your Questions Answered

While the WiNSpace team have been distributing leaflets around the Parish, they have been asked many different questions about the project. We therefore thought it would be a good idea to put all these into a

Questions and Answers Newsletter. I'm afraid it means it goes over our Newsletter 1 page limit, but hopefully it covers some of your questions you may have

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Don't forget there's lots of information on our website including all the planning documents

WiN scombe
newSPACE

a modern venue for the village

1. What is WiNSpace

WiNSpace is the working name of the project for the re-development plans for the Winscombe Community Centre. It is short for Winscombe New Space

2. What's the meaning of 'Time to Say YES – WiNSpace'?

The Parish Council are holding a survey as to whether they should financially support the re-development of the Winscombe Community Centre. Details of the reason why were in the June edition of The Occasional, which was delivered to every household in the Parish. The survey consists of 5 questions which the WiNSpace Team would like everyone in the Parish to answer 'YES' to



3. How did WiNSpace come about?

Seven years ago, the WCA trustees agreed to set up a development committee to look at ways to modernise the current facilities. We have already created a design proposal, issued a business plan and earmarked 30% of the likely costs

The WiNSpace project's goal is to significantly upgrade the present buildings especially the separate prefabricated 50 year old 'temporary' outbuildings. These have served the Parish well for the past 50 years but no longer meet our aspirations for a modern community hub set within a Parish, looking set to increase its population significantly.

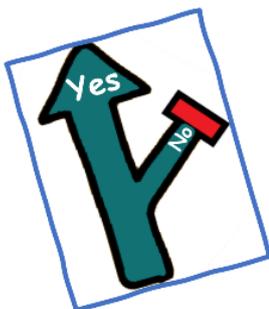
4. So what are the high level proposals?

- To remove all three outbuildings and replace with a new welcoming L-shaped centre that comprises two main halls as well as smaller rooms
- To retain the existing Main Building but with a focus on provision for the younger groups.
- To have flexibility in the design for future expansion (utilising additional upstairs space in the new building)

5. How can I find out more?

Just go to our website winspace.org.uk (just search for 'winspace') where we have lots of information about the project and all our planning documents and newsletters.

6. Why is it important to complete the survey and say 'YES'?



If the Parish Council get a poor response and do not support our request for a loan it is unlikely that we will get National Lottery grant support, this will leave us £1M short of our target. If this occurs the WiNSpace project will stop as we know it. This is generally the message behind the road sign, we are at a junction in which one of the ways could be a dead end!

For the Parish Council to move forward in examining taking out the loans they need to see what the feeling is about the project in the Parish. The vehicle they have



chosen is a survey. If the Parish Council gets a negative response either by a small return or by only a minority in favour they are likely not to move forward with the loans. If this was to occur the likelihood of obtaining a National Lottery or other grants reduces significantly as those bodies look closely at local support for projects before they fund.

7. What are the questions the Parish Council our asking?

Winscombe and Sandford Parish Council Questions	
1	Do you consider a new and improved centre in Winscombe will be an important asset for the entire parish?
2	Do you think the Parish Council should provide any funding towards a new parish Community Centre in Winscombe by either a grant or loan? Yes/No
3	Would you support the Parish Council gifting £250,000 to the WCA which would result in an increase of around £6 per household per year to your precept payment to the Parish Council over 30-years (equivalent to an 8% increase on what you currently pay us)?
4	In addition to the gift, do you support a loan of £250,000 with security for this taken against the existing Community Centre?
5	Which area of the parish do you live?

8. Were these questions set by the WiNSpace team or the Parish Council?

As the survey is a Parish Council survey the questions and Occasional article were written, set and approved by the Parish Council

9. How much is WiNSpace going to cost in total?

The current projected cost of the WiNSpace Project is £2.2M of which we have already 32%. Before the Trustees agreed to apply for the planning they went into significant detail of where the other 68% could come from and whether such a centre would be sustainable going forward.

10. Why is it so expensive?

Over the last few years we have seen Winscombe and Sandford significantly increase in size with more houses planned. We are currently turning business away because we don't have enough or the correct type of space. During the 7 years of the project we have talked to many Parish residents and users of the Centre and through a series of public meeting and events arrived at the current proposal.

We are keen that the building is suitable for many generations to come (that is at least 60 years) and that it meets stringent modern day building standards, something that that Parish can be proud of. This has led us to the current building design which as been costed at around £2000 / m2 which is a normal costing for buildings works these days. This cost includes the design demolition, build, external services, professional and 10% contingency. See the table below for more info.



Phase	Items	Basic Building Cost	Total Build Cost	Contingency & Professional Costs
Demolish	Out buildings (Annexes and Youth Club)	£49,550	£58,865	£9,315
Demolish	Sections of Old Building	£14,975	£17,790	£2,815
New Building	All except upper floor preparation	£1,311,932	£1,558,575	£246,643
New Building	Complete with Upper floor	£1,547,262	£1,838,147	£290,885
Old Building	Renovation of and re-configure	£200,200	£237,838	£37,638
Externals	Carpark Landscape & Services	£235,590	£279,881	£44,291
Total	All except upper floor prep	£1,812,247	£2,152,949	£340,702
	Complete with Upper floor	£2,047,577	£2,432,521	£384,944

11. Why is the Parish Council running the survey?

As part of our business plan we have identified exactly where all the funding could come from. As Parish Council's can borrow at low fixed interest rates for 'Public works' WiNSpace have asked them for two loans of £250,000 each as follows,

- a Parish Council funded loan repaid through an increase in the Parish council charge (estimated at £6 per household per year) and
- a loan repaid by the WCA,

Both loans are to be repaid over 30 years, just like a mortgage. For the Parish Council to carry out such an undertaking they need to ensure that there is public support which can only really be achieved by a Parish Council run survey.

12. Is this survey about the building design and planning consent?

No, this survey is all about what the Parish thinks about the Parish Councils support for the project. The building design will be considered via the planning process which our Architects are in the process of submitting to. It is expected that the application will be considered by the local authority over the summer, at which time the public can make comments on the design.

13. What happens next?

Once the survey has been finished at the end of July the Parish Council will review the results and decide (via a vote at a Parish Council meeting) whether they should move forward in taking out the loans. This is only the start and a lot of work will be needed to ensure the loans happen after the survey and Parish Council vote.

14. How do I keep in touch with the project?

You can follow what is going on via our website and Facebook page. If you would like to receive our newsletter, please send an email to info.winspace@gmail.com



15. How much will it cost me if the loans are taken out by the Parish Council?

Using the current interest rate for taking out government loans, the loan of £250,000 over a 30 year term will cost £12000 per year. Roughly, the number of households paying council tax in the Parish is around 2000 which is where the £6 per year per household is determined. The loan taken out by the WCA will be paid back via our income from renting space and from fund raising. The amount to each household will vary slightly depending on property banding (ie A to G). If you don't pay or have council tax relief you will either pay nothing or much less than the £6.

16. Where is the rest of the money coming from?

The 68% (£1.5M) is still a large sum of money to find. This is made up of a National Lottery Grant for £0.5M, which has been applied for, as previously mentioned, we've asked the Parish Council to take a loan out for £0.25M and for the WCA to take a loan out (via the PC) for £0.25M (both repayable over 30 years). For the final £0.5M we are looking for business, individuals and smaller grant bodies to get us over the finishing line. See the table below for more details

	Source	Value	Current status
1	Existing assets	£250,000	£270k Valuation obtained (HMH)
2	S106/Cil funding	£400,000	300k committed – (Redrow)
3	Current reserves	£150,000	Already raised (£50k paid out)
4	Grants	£22,400	£22,400 received to date
5	PC Grant	£250,000	Paid from Precept
6	Loan via PC	£250,000	Paid by WCA from centre income
7	National Grants	£500,000	Lottery Application submitted
8	Community giving	£128,000	Fund raising and Donations
9	Funding Partners	£250,000	Local Businesses Grants
	Target Total	£2,200,000	£742,000 raised so far

17. Where can comments and concerns be logged and who will respond to them?

All communication sent to our email account (info.winspace@gmail.com) is saved and logged. Emails get a response and concerns are listened to. Of course, it will not be possible to incorporate every suggestion or mitigate every concern but we do, and will, ensure all comments are considered. Comments will also be possible during the formal planning process via the North Somerset planning portal.



The Development committee and Trustees have always tried to ensure communication about the development over the last seven years has been as open as possible via the use of our website, social media, email communication, public meetings and stalls at local events. We have also presented to the Parish Council and at our own AGMs.

18. What can I do to help?

At this stage we are very keen just to get the word around the Parish about how important the survey is to ensure that the re-development goes ahead. This could be by talking to neighbours and putting information about the survey on social media. However in the months to come, we may need help looking for funding. This may be via talking to businesses and applying for grants, if you can help with this please send an email to info.winspace@gmail.com

19. Who will manage and take care of the facility?

The business plan assumes that this will be a mixture of paid employees and volunteers as currently. If the Centre is used more than anticipated in the business plan, there would be scope for increasing the paid support, for example with a receptionist or having a caretaker but this is not something we envisage initially.

20. Isn't there a loss of green space and bio-diversity with the large new building?

The loss of green space is a problem when trying to improve the facilities but by positioning the centre where it is and placing the car park effectively where the annexe is we lose less than 10% of the green space.

Currently North Somerset planning rules determine the number of car spaces we need to provide for a community facility which for the size of both building needs to be 60+ spaces. However, we have just gone for 60 (19 of which are in the overflow). Today we cater for 50 cars which on some days are all full, so we thought 60 was probably the minimum but also the maximum.

Although we are likely to use up a small amount of green space, we've been discussing with an ecology company how to overall improve the bio-diversity of the green space which is currently just a piece of grass. We're hoping to have 'meadow' areas, additional planting, natural hazel fencing bird & bat boxes so we can extend the current local nature reserve. All this has resulted in an increase in bio-diversity for the site.

21. At this stage, has the cost to hire the rooms been considered to make it available to all?

In the business plan room hire costs have been estimated to provide likely income from users. We hope to keep them consistent with current pricing which is very competitive with other local halls.

22. Could the centre be single storey?

To provide a suitable space for indoor sports and performing arts there is a minimum internal height recommended by government which is 6 meters and we would also like to have space to expand to cover future needs. This leads to the building heights as designed. If we were to have a single storey building it would have meant using up valuable additional green space

23. Is the old building remaining?

Our plans allow for the old school building / classrooms to be retained for community use, with a focus for it on the youth and arts. We propose some of the 'newer' extension work on it would be removed to allow better access to the site. We are also proposing the old headmaster's house to be sold to help fund the cost of the development. Maintaining the headmasters house would be a considerable drain on WCA resources and the accommodation is not suited to our needs

24. What is being done to avoid the flooding that has occurred in the area of the community centre and in particular the area where the new building is being proposed?

We are aware that flooding has occurred on the field which has also affected our neighbours. One of the main sources of this flooding is water running down Wells Close during periods of very heavy rain. To ensure our new building isn't affected by flooding or the new building increases any flood risk to our neighbours, we have employed the services of specialist flood risk and drainage engineers. They are fully aware of the flooding that occurs in Winscombe, particularly in 2012 (there is a North Somerset council report on this) and we have informed them of all the concerns that have been raised during the consultation. They have provided a drainage/flooding strategy as part of the planning permission application which is available on our website.



Time to Say YES WiNSpace

Have you completed your survey yet?

Winscombe and Sandford Parish Council Survey

winspace.org.uk

a modern venue for the Parish

