

**Pavilion Funding - Resident Consultation February 2018**

Question	Response
<b>Loan/Finance</b>	
1. Can the interest rate on the loan change throughout the term of the loan?	No, the loan would be taken out on a fixed rate basis throughout the loan period.
2. Can we have a breakdown of the impact on the precept for every property 'band', not just Band D?	The calculation for Band D is provided to us by Milton Keynes Council. The other bands are not readily available and we are unable to do the calculation ourselves.
3. How have the project construction costs been compiled and what contingency has been provided for?	A Quantity Surveyor (QS) was contracted to provide the construction cost in line with the final design. The cost includes a standard rate of contingency applied for projects of this nature of 5%.
4. What are the full details of the project costs and what level of certainty do we have that this is a true cost?	As outlined above the construction costs were compiled by a QS, based on the final design. The cost includes a contingency to allow for any unforeseen circumstances. There is no certainty until tenders are received, however the Council is clear on it's budget for the project.
5. If WCC intends paying off the loan at 10 years, why do we not take a loan out for that term?	The annual repayment on a 10 year loan would equate to approximately £193,000 per annum, which would require a significantly larger precept.
6. What would be the interest charges for a period of 10 years on the 50 year term loan?	If the loan were repaid at 10 years, based on 2.86% interest (as at 17th Jan 2018), the total interest paid would be £158,375.
7. What would be the interest charge for the 50 year loan period?	If the loan runs the full 50 years then based on 2.86% interest (as at 17th Jan 2018) the total interest payable would be £1,077,447.80.
8. How many options on the bank loan have WCC considered?	The Council considered standard options of a loan through a bank. However, the rate of interest does not compare favourably to that open to Parish Council's through the options available through the Public Works Loan Board.
9. What other grant or funding is in place towards the project?	There is £133,500 from Section 106 monies (developer contribution from other developments within Walton). A grant application is being submitted separately for a total of £75,000 towards the project.
10. How definite are the Pavilion operational cost, hire revenue and WCC rent savings?	The operational cost and hire estimates have been based on information from a number of similar facilities. The WCC rent savings are a confirmed amount.
11. Have the financial calculations been reviewed by an actuary?	No. WCC intends taking independent financial advice on which of the Public Works Board Loan options will be most suitable.
12. How will future loan repayments be phased into precept?	Future decisions on the impact of loan repayments on the level of the precept will be dependent on other budgetary considerations and decisions at that time.
13. How much of the estimated annual revenue is already secured?	None at this time, however WCC has received expressions of interest which will be followed up once planning permission has been granted.

**Pavilion Funding - Resident Consultation February 2018**

<b>Question</b>	<b>Response</b>
14. What is the VAT treatment on the hire prices stated in the business case?	WCC has "opted to tax the building". This means we will recover VAT on the construction costs, but will need to charge VAT to commercial organisations hiring the premises.
15. What investigation has WCC carried out to see if the "Manager" position can be a shared resource with other venues?	The practicalities of this will be investigated.
16. What can be done to protect against future WCC Councilors' changing the decision to pay off the loan early?	Nothing. Future decisions on how and when to repay the loan will be made on the basis of information available at the time.
17. Will residents across the whole of MK contribute towards the cost?	No.
18. Are there any outsourced consultation costings?	Printing and delivery of the consultation letter was outsourced.
19. Does the loan include all costs including professional fees, fixtures and fittings etc.?	Yes.
<b>Bergamot Gardens</b>	
20. What if the Government change the rules on the %age of clawback on the land at Bergamot Gardens?	The clawback is set out as a covenant in the Title deeds of the land, which cannot be increased by Government.
21. What will the land be used for when you sell Bergamot Gardens?	The land at Bergamot Gardens is allocated for housing development, in line with the Walton Neighbourhood Plan.
22. What will happen to any extra funds raised from the sale of Bergamot Gardens after the loan is repaid?	This will be for WCC to determine at the time.
23. Have we considered postponing the construction until Bergamot Gardens is sold?	Yes. In view of the uncertainty over the timing of the eventual sale, the Council did not wish to delay the opportunity to provide a much needed facility for the local community.
24. What happens if the land at Bergamot Gardens is not sold?	If the land at Bergamot Gardens were not sold, the loan repayments would continue for the full term of 50 years, or until such time as other funds were found to repay the loan.
25. What if future government confiscates the land for affordable housing?	The land is owned by WCC, if the Government wished to obtain the land for affordable housing, they would have to compulsorily purchase at the market value at the time.
<b>Evidence of need</b>	
26. What is the evidence of need for the project?	See Appendix A- Evidence of Need document.
27. Can you provide assurance that relocating the office wont have a negative impact on MK Snap?	No.

**Pavilion Funding - Resident Consultation February 2018**

Question	Response
28. Existing venues in the parish are under utilised already.	No evidence has been provided to support these statements.
29. Have you considered the impact of the future south/eastern expansion and any community venues that might be built there?	The Evidence of Need referred to in Q26 shows the need for the building to meet existing need in Walton. Whilst WCC is aware of the future south/eastern expansion, WCC has not speculated on what facilities may or may not be provided in that expansion.
30. What was the result of previous consultation?	See Appendix B - Consultation Statement.
31. Consultation at the MK50 Event did not mention funding via a Public Works Loan and was misleading.	The questionnaire/feedback form provided for completion at the MK50 event relating to the project proposals, clearly stated that the pavilion would be funded by a Public Works Loan.
<b>Access and community use</b>	
32. The park is used by families and dog walkers and should not be used for anything else.	Browns Wood Sports Ground is a designated recreation ground, which must remain as an open access area for recreational purposes, which includes football and other sporting activities. Residents will still be able to walk dogs and utilise the facilities at all times, other than walking on pitches during times of hire, in line with the current use of the sports ground.
33. Will the facility be for all members of the community and not exclusively for certain clubs?	The Pavilion and sports pitches will remain available for hire to all members of the community through the standard booking policies operated by the Council.
34. Parking is an issue currently, will there be enough parking to accommodate the new plans?	The plans submitted outline parking in excess of the minimum requirements of a facility of this nature, as outlined in Milton Keynes Council's Parking Standards Supplementary Planning Document.
35. What is the intention of the "altered footpaths" on the plans? Will we be able to walk along the brook still?	The bridleway which runs through the trees adjacent to the brook will remain unaltered. The footpaths which currently run close to the existing children's play area, will be diverted slightly to accommodate the car park, but will still link with the path and bridleway adjacent to the brook.
36. How will our investment be protected in terms of security?	The pavilion will be constructed to "Secured by Design" standards and security features will include an alarm, lighting and CCTV covering the building and the car park. The car park will be secured overnight preventing vehicular access to the site. The increased use of the site will increase natural surveillance of the whole area. Consideration has also been given to prevent access to the roof and the use of anti-graffiti coatings to the external build materials.

**Pavilion Funding - Resident Consultation February 2018**

Question	Response
<p><b>37.</b> Does this mean that no other community projects will be funded over the next 10 years?</p>	<p>The Council has a duty to review its budget annually and allocate funds to priorities as agreed in its Council Plan. This Plan currently continues to support community projects including play area refurbishment, community events and environmental improvements as an example.</p>
<p><b>38.</b> Utilising facilities in school would be more cost effective.</p>	<p>No evidence has been provided to support this statement.</p>
<p><b>39.</b> The facility will have a negative impact on existing community venues.</p>	<p>No evidence has been provided to support this statement. This facility is designed to provide for a wider range of sporting and leisure activities. Some of the facilities are directly linked to the use of the sports ground . WCC aims to meet additional demand rather than compete with existing provision locally.</p>
<p><b>40.</b> The Pavilion will increase instances of ASB and litter.</p>	<p>WCC recognises the concerns of local residents that such a facility could attract ASB and litter. This will be mitigated by the design and management of the building and security measures put in place. (See Q36). The Council is actively supporting the recently formed Browns Wood Neighbourhood Watch.</p>
<p><b>41.</b> Why is Wavendon Gate Pavilion not suitable?</p>	<p>See Q39.</p>
<p><b>42.</b> Will you charge for parking?</p>	<p>There are no proposals to charge for parking.</p>
<p><b>43.</b> What are the proposed hours of operation?</p>	<p>The proposed hours of operation as set out in the planning application are:  Monday - Friday 8.30am-10pm  Saturday - 8am-11.30pm  Sunday - 8am-7pm  These may or may not be agreed by Milton Keynes Council if they grant planning permission.</p>
<p><b>44.</b> What weight will be given to the responses to this consultation?</p>	<p>All views expressed relating to the taking out of a loan, will be taken into account together with all other relevant and material considerations when a final decision is taken.</p>