

/introduction – opportunity

Constantine Parish Council (CPC) presents its vision and procedural purchase path towards retaining part of our village's fabric which dates back to the 19th Century.

The proposed purchase is seen as a 'Once in a Lifetime Opportunity' to create a future proofed Church Hall Building that will retain the public amenities, car parking and green space for future generations of parishioners.

Through this display, CPC hopes to convey the progress of its procedural path and next stages towards the acquisition of Constantine Church Hall, adjacent walled Car Park, Public conveniences and further adjacent car park with open community green spaces, for the Parish.



Image of land under offer as supplied by Savills

/timeline – progress to date

	October 2022	November 2022	December 2022	January 2023	February 2023	March – September 2023	October 2023	November 2023
Parish Meeting	13th	8th		Date of future Parish Meeting To approve Purchase is dependent on S of S granting Permission for a Loan				
Asset of Community Value Period			28 th ended and Open Market Period begins					
Parish Approval to seek Permission for a Loan		8th						Meeting organised 23rd
Secretary of State for Levelling Up, Housing and Communities			Permission Request Acknowledged Loan to Permission received	Decision of S of S Awaited			Received levelling up with permission to seek loan.	
Public Works Board Loan				Commencement of Application for PWB Loan is dependent on S of S granting permission				
Parish Council position with Vendor	Offer for Car parks & Green Space only	Re-iterated offer not acknowledged by Vendor's Agent because Church Building not included	Informal declaration of interest in acquisition of Church Hall Building, Car Parks & Green Space expressed to Vendor ongoing	Vendor's Agent turns down offer for car park and green space only				
Church Hall, Car Parks & Green Space			Legal Position of Lease & Tenancy of Car Parks, Toilets & Green Space under consideration	3 rd – on open market until sale concluded or withdrawn from market ongoing				
Structural survey and presentation				Community presentation – no structural issues present				
ACV registration expires								13.05.25

CPC has a vital role in acting on behalf of the community it serves.

Following previous public meetings in 2022, it has;

- Paid the annual rent for the lease of the car parks and green space up and until September 2024
- Undertaken a building survey of the Church Hall
- On two separate occasions, has reiterated an offer originally made to the vendor's agent in October 2022 to purchase just the car parks, the public convenience and the green space
- Received notification on 30.01.2023 from the Vendor's Agent that those offers had been turned down
- The Parish Council Chairman and the Parish Clerk met with the Vendor's agent and the Chairman of the Glebe Committee (the Vendor's Representatives). There appears to be no common ground.
- Having received the Parish's permission, forwarded an application seeking permission from the Secretary of State for Levelling up, Housing and Communities to apply for a Loan from the Public Works Loans Board (PWLb) to purchase the Church Hall, the car parks and the green space as a single package.
- Received the Secretary of State for Levelling up, Housing and Communities' permission to seek a Loan from the PWLB to purchase the car parks and green space and to purchase and refurbish the Church Hall Building

The public meeting is organised for the 23rd of November 2023.

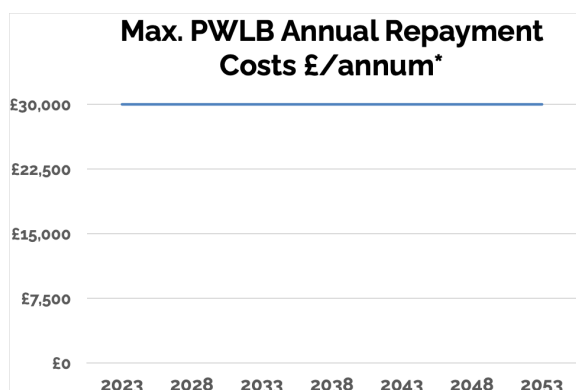
/the question – process

At this point, the Parish Council is asking only one question;

'As a resident living with the Parish do you authorise Constantine Parish Council to enter into negotiations with the Vendor for the purchase of the two community car parks, the Public Conveniences, the open green space and the Church Hall Building and gardens?'



Sketch of area under offer



* Max. Cost £/annum repayment based on PWLB fixed rate of Interest throughout the life time of the Loan

/cost – precept

A community investment with a personal financial commitment.

Over the years the Constantine Parish Precept has risen and fallen with the needs of the village

The proposed Precept rise has been calculated on the basis of suppressing the weekly cost to a Tax Band D household to a flat rate of £1/week or less throughout the lifetime on the loan. The Parish Council is able to do this through the fixed rate of interest and repayment method enabled by the Public Works Board Loan.

It is also worth noting that currently the Parish's Annual Precept, along with the proposed Precept, is below the County average.

Once the building is operational the Annual Income generated from it will pay for its running costs and even contribute to reducing the amount of future Parish Precept rises.

Constantine Parish Precept set figures for the last 5 years.

2017-2018 £38,750
 2018-2019 £40,000
 2019-2020 £60,000
 2020-2021 £50,000
 2021 -2022 £45,000
 2022 -2023 £75,000

/what happens next – no

Without the use of the loan to acquire the purchase of the two community car parks, the Public Conveniences, the open green space and the Church Hall Building and garden, these spaces will likely be lost to a developer .

One would ask you to think not only what it means to you, but also for the wider community and future generations.

The collage of only a handful of recent memories which show its versatility for community events. However, it's not just the events that make it important nor the historic building, it's the critical amenity it adds to the village - parking.

/what happens next – yes

With authority to use the loan and a successful bid, the building and amenities will be purchased and renovated.

This will be undertaken by drawing-down some or all of the negotiated loan from the Public Works Loans Board (PWLB). This will require repayment over a 30 year period

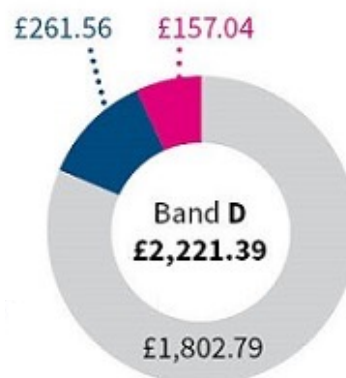
It is self evident that, should the consensus of opinion be in favour of such negotiation, the Parish Council will only commit the Parish to what it considers to be a realistic purchase sum.

If the Parish Council were to become the building and amenities' owner, it would be able to apply for available grant funding to mitigate against drawing-down the whole of the negotiated loan.

The successful purchase of the Church Hall with the adjoining property and the completion of the the proposed renovation works would allow the building to generate its own income (see /how - business plan).

Provision of any excess of income over running costs with potential business Rates and Tax would stimulate a later discussion as to whether Charity Status should be sought for the Church Hall or if it were to remain in the purview of the Parish Council whether excess income after tax, should contribute towards repayments of the PWLB loan.

Cornwall County Average Tax Band Payments 2023-24 (Band D)



Constantine current precept applied to the year 2023/24 - Tax band D - £97.48 per annum

County wide average precept applied to the year 2023/24 - Tax band D - £145.22 per annum

Constantine Parish Council Band D rise in demand for 2022/23 to 2023/24 = £38.44 per annum or £0.74 per week

Tax band information from cornwall.gov.uk/council-tax



/vision – a proposal

The use of the Constantine Church Hall as a space which can be flexible and adapt to the village's needs both now and into the future.

Ideas generated from the voices of the local community

- Creating lettable commercial spaces for small local business
- Retain multifunctional community space
- Allowance for a working kitchen
- WC facilities including DDA compliance
- Update building performance
- Future-proofing the community asset

- 01 _ post room/community boards
- 02 _ foyer/gallery
- 03 _ unit 1
- 04 _ unit 2
- 05 _ unit 3
- 06 _ wc facilities
- 07 _ adaptable community space
- 08 _ kitchen facilities
- 09 _ zebra crossing
- 10 _ store room
- 11 _ community garden
- 12 _ further wc provision



Feasibility layout forming part of the Constantine Parish Council Business plan

/how – business plan

Information as presented from the Constantine Parish Council, in their Constantine Church Hall Business Plan (draft layout)

Workings are for operating a profit / loss forecast anticipated from 2025 after proposed works are completed.

A flexible business model allowing resilience in use and mitigating the risk of creating a financial burden on the Community.

		Annual Income
Source	Rate	Annual Total
Rentable studio space (based on 63sqm)	a) Low rate £17/m2/per month	a) (£1071 x 12) = £12,852
	b) Mid rate £22/m2/per month	b) (£1386 x 12) = £16632
Hire of Community space	£25/3 hour session (assumed min of 1 session booked per day for 6 days of the week)	c) (£25 x 8 x 48 weeks) = £9600
Total	a) + c)	£22,452
	b) + c)	£26,232

Proposed revenue forming part of the Constantine Parish Council Business plan

(mean sum of business plan income per annum) =
 (£22,452 + £26,232 / 2 = £24,342) =
 net income per month
 £2,028.50

All figures are as per the Constantine Parish Council Business plan

/construction – estimate

A breakdown of the expected cost for construction/refurbishment and the consultants associated with a change of use to a listed building through the RIBA work stages is broken down below;

Construction

Typical deep renovation cost per sqm - £2000 / £2200 / £2400
 Area of church hall - 180sqm
 Estimated construction value - £360k / £396k / £432k

Fees

Typically fees for a contract value of circa £396k

Consultants @ 10 - 14% - £39.6k / £55.5k
 Statutory fees - £4k - 10k

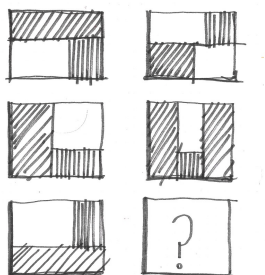
Total estimate - £439.6k - £461.5k

All costs are estimates and are +/- vat
 Costs have been reviewed by a number of professional consultants within the Parish
 Development can be phased



Precedent of other community and shared working spaces

/close – next steps



Thank you for your time, we hope it was informative and the process we have undertaken shows that we care about the future of the community.

The next steps for the consultation are as follows;

- This consultation will last for 2 days at the Vestry
- It will then be visible to review prior to the public meeting on the 23rd November 2023 located in the Constantine School Hall from 7pm
- A public meeting will take place with Constantine Parish Council taking and answering questions
- On the basis an approval is sought a bid process will be engaged
- Any information regarding this proposal will be shared

Thank you once again and speak soon.

/future use – collaborative design

The use of the hall is down to you. Add your thoughts, your wants and wishes and help be part of the Constantine Communities future.

Please add comments to post-it notes below...