

ALTERATION OF STREET PARISH ROOMS FOR COUNCIL, LIBRARY AND COMMUNITY USE 2020

INTRODUCTION

Street Parish Council has been considering how to make best use of the Parish Rooms for several years and November 2020 saw the realisation of major plans to update it inside and out.

As planned a modern, light and spacious building with lift access to the first floor has been created for council, library and community use. The space is very versatile and will enable the delivery of multiple services for the benefit and enjoyment of local residents of all ages for many years ahead. Services available when Covid restrictions allow will include -

- library service with books, DVDs and 5 PCs for public use
- a digital den for younger people with a large screen suitable for gaming and other and a 3D printer
- tourism and recreational information and leaflets on local cycle/walking routes etc.
- parish council office for local issues and information
- **2 meeting rooms for around 15 people and 1 small office available on the first floor to hire for training, counselling, activities and other – all charged at £8 per hour**

Councillor Andy Leafe,

Chair of Street Parish Council

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07539 414205 (Clerk)

C O S T S

Building Contract with Melhuish and Saunders Ltd.	£185,282.14
Note: Original agreed price was £177,408.15 + additions of £7,874 for repointing more exterior walls, damp proof coursing for floors and other works. There were also savings on a number of items including repairs to the large window in the 1 st floor office rather than replacing the window.	
Architect fees to Orme Ltd. for Stages 1 and 5	£ 43,751.90
Note: Stages 1 – 3 agreed initially £16,651, 4 – 5 £27,100.90	
Moving Council office from ground to first floor – block doorway, plaster, sockets, blinds, carpet, decorating, locks	£ 8,511.39
Removals to Crispin Centre units and back for SPC and Library	£ 4,780.00
Relocating access controls for doors and lift	£ 2,226.00
Access separated for 2 doors and auto open for Library	£ 2,133.00
New signs for front and side of building	£ 2,254.96
Asbestos survey + missed roof space	£ 1,870.00
Structural calculations including for lift	£ 1,455.00
Budget estimates for original options	£ 950.00
Library noticeboard, towel and toilet roll holder, threshold strip	£ 1,020.00
Packing boxes, safety boots, credit checks, redirect post	£ 745.61
Insurance for renovations	£ 596.09
Relocate copier and Clerk's PC to access accounts system	£ 329.00
Fire safety strategy	£ 200.00
Lift phone line and reconnections	£ 180.00
T O T A L	£256,285.09
LESS GRANT FROM SCC	£ 21,077.60
T O T A L	£235,207.49

LESS ADDITIONAL SAVINGS **£ 19,504.17**

Allowance made for temporary office and library but not needed due to pandemic and home working	£11,642.00
50% reduction charge library staff April to June 2020	£ 4,250.81
3 months rates rebate as P Rooms unoccupied	£ 2,742.36
Rates rebate from 2019/20	£ 869.00

TOTAL **£215,703.32**

SCC CONTRIBUTION FOR NEW LIBRARY FURNITURE,
RELOCATION OF COMMS BOX AND ICT EQUIPMENT £ 28,922.40

ONGOING COSTS

ANNUAL LOAN REPAYMENTS FOR 14.5 YEARS	£ 7,985
ANNUAL CONTRIBUTION LIBRARY STAFF TO 31.3.23 OR LONGER AS AGREED	£ 21,000 +

SUMMARY

This was a long and complex project involving a number of changes as it progressed. In August 2020 I was given delegated authority in consultation with Councillors Axten, P. Goater and Leafe to approve additional works provided that sums agreed for the project and associated costs were not exceeded. Additions included repointing all of the exterior walls except for much of the frontage which did not require work, putting a sloped roof over the lift area, improvements to drainage at the side and front, new boarding and damp proof coursing for floors. There should be no need to carry out any further works on the building for at least 10 years other than routine maintenance, for which allowance has been made.

Finally I would like to pay tribute to former Councillors Claire Axten and Peter Goater whose vision, enthusiasm and commitment were the main factors in the success of this project.