



**Questions from the Public
October 2017**

Question 1.

Q What is the current forecast and best estimate total cost and repayment period of FTC's Harlington replacement project, when compared to the original £6m draft project cost and £9.9m detailed in the public consultation.

A The figures published in the public consultation remain the latest figures

Question 2.

Q Does the answer to 1 above include interest over the proposed duration - if not, what is the best estimate of total interest payable over the full loan repayment period and how many years does that now assume (originally stated as 45 years).

A The figures provided in the Public Consultation were based upon the latest repayment figures published by the Public Works Loan Board which includes capital and interest and is fixed for the loan period.

Question 3.

Q Please confirm the original forecast of total preparatory spend on the Harlington project,

A It is assumed that the request is for the financial commitment prior to actual commencement of construction, so this covers design and contract document consultancy fees, related preparation of tender costs and internal staff costs to support design development - £895,000.

Qhow much has been spent to date

A £106,333

Qand what is current best estimate of total project cost prior to project approval.

A We assume you mean Planning approval - £240,574

QPlease provide a breakdown showing total cost, and if possible show cost of consultation, cost of consultants and subcontractors, and any internal cost. Appreciating certain elements may be commercially sensitive, where relevant this sensitive commercial information can be redacted

A See Appendix A .

Question 4.

Q Please provide a best estimate of how much it is currently expected that FTC precept council tax (already raised by over 88% in the past two years) may have to be raised again if the project proceeds, based upon current total project costs, to pay for the new Harlington, if the project proceeds and when this may be needed. Would this rise with inflation.

A The scheme is proceeding on the basis of the mandate given to FTC that the total project cost will be £9.9m. As explained above the loan repayment is based upon the capital repayment and interest charges over the loan period. The monthly repayments are fixed for the period of the loan. There is no intention to raise the precept for the construction of the Harlington above that already raised.

Question 5.

Q Has FTC received an indication from HDC of willingness to provide land,

A YES

Qand is there an indication of total cost of the land for the proposed site on Gurkha Square;

A No, but it is now clearer that the District Council want to enter into a long term lease and not offer the freehold of the land.

Qwhat is the expected amount that has been used in forecasts of total project cost including all fees.

A As presented at the Public Consultation the total project cost including all fees, construction and allied costs is £9.9m

QDoes this amount include the loss of parking spaces

A Yes

Q(and is this still 13 as originally discussed or has it changed)

A It has not changed from the Public Consultation

Qand what specific cost is attached to these,

A The figure of £7,000 per space was given by HDC Cabinet at its meeting of March 2017.

Qand has HDC indicated where replacements would be provided.

A Not to FTC.

Question 6.

Q What pre application planning advice for the proposed Harlington project been officially provided by HDC officers and are any additional costs forecast for likely compliance.

A No official advice has been given to date. Discussions with Planning Officers will commence with the initiation of the RIBA Stage 2 design stage.

Question 7.

Q What is the total amount raised to date from the increase in FTC precept. for the Harlington project

A £802,357.

Qhow much has been spent on the project to date

A £106,333,

Qand how much further spend has currently been committed or approved.

A £134,240 – See Appendix A .

Question 8.

Q Other than council tax precept income, what amounts have been raised from any other sources detailed in the business plan or elsewhere to fund the project.

A None to date, it is not possible to pursue other sources of funding until Planning Permission has been secured, because until then the project is not a firm commitment.

Q and what amounts are currently being formally discussed or negotiated, and with whom?

A As above none yet.

QWho is responsible for these negotiations?

A Officers have had preliminary discussions with the Arts Council and that positive relationship will be developed. Responsibilities will be allocated as appropriate once potential funding sources have been identified.

Question 9.

- Q What indication of likely future use has been given regarding the current Harlington site
- A This question needs to be addressed to HDC. The previous administration warned FTC from making any proposals for the existing site.
- Q and does FTC have an indication of the costs of mothballing or demolishing it.
- A Again this question needs to be asked of HDC.
- Q Who will be liable for these costs?
- A The building reverts to HDC.

Question 10.

- Q What provision is currently planned for WRVS and Fleet Phoenix
- A There is no fixed plan at this time.
- Qand what costs or provisions (including alternate sites) is FTC currently making for these service providers and their users.
- A FTC is making some provision within its reserves for possible contributions to relocation costs. The provision of youth services was/is a Hampshire County Council responsibility. The original Point facility was a joint venture between HCC, HDC and a local volunteer group. FTC only became involved because HDC transferred the building to FTC under a short term lease, but with no financial support for the operation of the facility. FTC has continued to support the Point through the free provision of the facility to Fleet Phoenix. Fleet Phoenix only pay a nominal rent for the office space they permanently occupy at the end of the building. It should be noted that providing the facilities for the RVS and the Point are incorporated in the £180,000 support cost of the Harlington

Question 11.

- Q In the consultation it was identified that the current operating loss (effective subsidy)
- A (support of a public facility)
- Qof the Harlington was £180,000 per annum. In the business plan and discussions it was indicated this was expected to continue at an average of £180,000 pa after the new Harlington project. Is current year performance likely to be in line with this or is it at variance, if so by what amount.
- A Expected to be in line with this.

Question 12.

- Q FTC discussed at the last council meeting that it is considering closing the coffee shop as it continues to lose money and losses have increased.
- A Losses have not increased.
- QWhat is current loss or profit, based upon the most appropriate three month period, understanding that holiday periods tend to skew results. How does this compare to the Business Plan.
- A The six month results show the coffee shop making a contribution of £2,600 despite the normal summer month's slow down and the library closure period. If by the Business Plan you are referring to this year's annual budget, it is projected to make in the order of £6-7,000 contribution slightly short of the original budget, but it is now making a contribution and not attracting a loss.

Question 13.

Q What interest rates are FTC currently expecting to borrow money under

A The Public Works Loan Board adjust their rates on a daily basis. They represent the lowest interest rates that Parish/Town Councils can borrow at. Their long term loan repayments take a long term view of the market and are currently not showing any major adjustment.

Qand what estimate has been used in calculations for inflation.

A The overall project costs included a 7.5% increase in construction costs. Published construction cost indices are not predicting any significant immediate increase in costs. The construction period is of reasonably short duration so the contract will be tendered on the basis of a fixed price contract.

Q Do these figures, and the project cost, taking into account sufficiently recent increases/changes in inflation, materials and labour costs (and any impact attributable to Brexit or exchange rate fluctuations) and what contingency has been assumed for any changes and further increases should a 'hard Brexit' occur or costs otherwise increase.

A Guessing a "Brexit" factor is beyond the powers of a Town Council. The "acid test" will be Public Works Loan Board Rates when we are in a position to formally apply for a loan.

Question 14

Q What proportion of FTC's total annual precept income is currently spent on running and subsidising the Harlington, including any allocation of funds reserved for the new project cost. What proportion would this likely change to, if the project proceeds, based upon current forecasts.

A Current year Town Council Precept - £599,277 of which £178,300 is the Harlington support cost which equates to 29.75%.

Comparatively we spend around £130,000 per annum on the maintenance of the parks.

Totally separately the Harlington Development precept is £412,000

Question 15.

Q During the construction period, is it expected that operating costs on the Harlington would change, and if so by what amount and for what period.

A One major benefit of developing a new facility is that the existing Harlington can continue to operate as normal. It will continue as a stand alone facility.

Question 16.

Q Would there be any changes made to FTCs option 3, which is being pursued, if the original costs in the consultation are more expensive and if the costs have changed at what point will the public be re-consulted.

A If there is a clear indication that the overall project cost cannot be contained within the £9.9m the residents of Fleet will be informed and consulted.

Q I note Cllr Schofield indicated in a public meeting that a new consultation would take place as soon as any significant increase in project costs was identified. What does P&F consider to be significant?

A As explained at the P&F meeting the project is progressing to RIBA Stage 2 design which will refine the detail and the cost of the project to a point that an outline planning application can be submitted around the end of the year. The Planning Application will be in the public domain and residents of Fleet can comment on the application. It will also be an appropriate time to update the public on the project including the latest cost estimates.

Appendix A

New Harlington Spend

Company	Supplied	2016-17	2017-18 to 18/10/17	Committed Spend in 2017- 18 as at 18/10/17
Fleet Town Council	Staff time	£17,040.45	£759.60	£29,240.40
Fleet Town Council	Mileage / subsistence	£391.41	£39.60	
Area Distribution	Deliver Precept flyers	£2,136.80		
Riverprint	Precept increase leaflets	£2,085.00		
Displays	Acrylic display cases	£199.00		
Go Display	Display Boards	£1,432.00		
DP Fleet	Consultation Boards	£893.40		
Charterlith Printers	Q and A boards	£56.67		
Tickets.com	Customer Analysis	£43.40		
B &Q -	Clip lamps	£35.83		
Royal Mail	Consultation prepaid reply		£164.19	
David Fenton	Market Research analysis		£2,800.00	
Shiplly	Shipping - theatre chairs for consultation		£6.67	
BFF Architects	Feasibility Study	£41,000.00		
BFF Architects	RIBA 2 stage			£101,000.00
Charcoal Blue	Theatre Assesment and Architects selection	£34,740.00		
Mary Nightingale	Catering Consultant	£2,135.00		
Practical Magic Business Partnership	Business Plan Advice	£375.00		
RBC	Management of OJEU procurement process	£0.00		£4,000.00
		£102,563.96	£3,770.06	£134,240.40