

## Parish Council consultation: Bid to Buy Church Broughton Methodist Chapel

The Methodist Chapel and Schoolroom is to be sold, and therefore the proposal for the Parish Council (PC) to lease the building is no longer possible. However, as the building is listed as an Asset of Community Value, the owners must provide six months for the community to prepare a bid to buy the building if the community would like to do so. The PC is therefore keen to understand the level of support for a Bid to Buy the Methodist Chapel and Schoolroom. This would allow it to continue to be used as a small community centre for activities such as village shop and café, small social gatherings, and exercise classes, for which there is no day-time alternative in the village. An intention to bid would need to be registered within six weeks from the formal notification that the building is to be sold, i.e., by mid March 2021. A face-to-face meeting is not possible under Covid19 restrictions, so the PC is providing this information paper with a list of questions and answers and is seeking views from Parishioners via email, post, or telephone.

The building value is estimated at around £125,000 in its current condition. It is estimated that up to £15,000 should also be spent on refurbishments, although this could be done over time to spread the costs. There are several sources of funds, such as the PC bank account, government grants, a Public Works Loan (PWL) and voluntary donations. A PWL is a preferential government loan, which could be repaid by increasing the Council Tax precept.

It is understood that the owners of the building will need to demonstrate that a fair market value is achieved, which may mean that it will go to auction or that sealed bids may be invited. The PC considers that to make a reasonable bid, it will need to borrow around £75,000. This, with money from the PC bank account, plus government grants should allow a bid of at least £100,000. If the loan is taken out over sixteen years, the annual loan repayments will be approximately £5,000 per year, which is equal to the cost of the previously proposed lease. The table below shows the total annual Parish Council precept and equivalent household Council Tax in recent years and the future amounts if such a loan is taken out by the PC.

<b>Council Tax Year</b>	<b>2019/2020</b>	<b>2020/2021*</b>	<b>2021/2022</b>	<b>2022/2023</b>
<i>Parish Council Precept</i>	£7,650	£12,650	£7,650	£12,650
<i>Equivalent Council Tax for Band D property</i>	£32 per yr.	£52 per yr. *current year	£32 per yr.	£52 per yr.
<i>Reason for the change</i>		<i>Increased for the lease</i>	<i>Reduced; lease not possible</i>	<i>Increase if a loan is taken out</i>

Note that the precept for the current year had already increased by £5,000 to fund the lease, following the broad support from the community during the previous consultation. As the lease is no longer an option, the PC's plan for 2021/2022 is to reduce the precept to 2019/2020 levels. If the bid to buy the Methodist Chapel goes ahead and is successful, the precept will return to the current year levels, but to fund the loan repayments rather than the lease. A significant benefit of this approach compared to a lease is that the building will belong to the community when the loan is repaid, and it could be sold to help fund a new village hall.

Please submit any questions beyond those listed on page 2 or provide comments to the PC on email [admin@churchbroughtonpc.org.uk](mailto:admin@churchbroughtonpc.org.uk), or by post to the address below, or by contacting Roger Spalton on 01283 732162 or Dan Pedley on 01283 585477.

**Finally, please complete and return the Survey Form on Page 3 by 12<sup>th</sup> March 2021.**

Clerk to Church Broughton Parish Council

Mrs Helena Steeples, Barton Fields Farm, Church Broughton, Derby, DE65 5AP

## Parish Council consultation: Bid to Buy Church Broughton Methodist Chapel

### Questions & Answers

**1. What is the Parish Council precept?**

*It is the Church Broughton Parish Council's annual demand on the South Derbyshire District Council (SDDC) which is converted into an amount per property for each Council Tax Band. This is then itemised on your annual Council Tax Bill from SDDC.*

**2. If the PC takes out a loan of £75,000, what will the annual Church Broughton Parish Council tax charges be in 2022/2023 and will there be any further increases later?**

*The same as in 2020/2021; approximately £52 per year for a Band D property. There will be no subsequent increases for loan repayments as these will be fixed. Increases in the future may only be necessary to cover inflation of other costs as normal.*

**3. What is the interest rate of a Public Works Loan and is it fixed?**

*For a sixteen-year loan of £75,000 the interest rate is currently fixed at 1.26% p.a.*

**4. Will the change of use from a place of worship require planning permission?**

*Yes, although it is not expected that this will be a problem.*

**5. What about refurbishment, how much would it cost and how would it be paid?**

*Subject to discussion and survey results. Things to consider would be redecoration, renewing the kitchen and toilet, additional insulation, secondary glazing, LED lighting. This could cost £15k but could be done over time. Further grant funding may be available, and PC bank account funds could be used if the community is in favour of this.*

**6. What has happened to the extra £5,000 collected in 2020 for leasing the building?**

*It is still in the PC bank account and could be used towards the purchase or refurbishment of the Methodist Chapel and Schoolroom if the community is in favour of this.*

**7. What are the expected annual running costs and how will they be covered?**

*Approx. £1,500 per year, mainly insurance, electricity and water. We would expect the revenue from hiring out the room(s) to cover the ongoing running and maintenance costs.*

**8. Will there be Council tax payable on the building and if so, how will it be covered?**

*As it will be the sole place of business for the Parish Council it will be exempt.*

**9. Who will run the building if the PC buys it?**

*A management committee of volunteers would be established which would be responsible on behalf of the PC for running and hiring out the building and ensuring that it is used in accordance with an agreed set of rules.*

**10. What is the plan regarding a new village hall and how will this be impacted if the Methodist Chapel and Schoolroom is purchased for the community?**

*We will continue to explore options for a new village hall in response to the strong desire from the May 2019 consultation. The Methodist Chapel and Schoolroom will be a small community centre, for some of the many activities which take place in the village, but it is not big or practical enough to accommodate everything. If the PC buys the Methodist Chapel, it could be sold later to help fund a new village hall.*

**11. What will happen if the PC does not buy the Methodist Chapel and Schoolroom?**

*The building will be sold to a third party and all the activities which have been taking place there would cease. There is no other venue for the many daytime activities such as chair-based exercise classes, shop & café, social gatherings, soup and pud lunches, etc.*

**12. Why did the proposal to lease the building fall through?**

*Because the building owners decided to sell. The change of use from a place of worship to a community centre under a tenancy required an Energy Performance Certificate (EPC) grade "E" and there was no Methodist budget to achieve this. If the PC buys the building there will be no requirement to achieve an EPC grade "E" for hiring out the rooms.*

**13. What happens if there is a higher bid for the building from another party?**

*It is likely that the higher bid would be accepted, and the community would lose out.*

## CONSULTATION AND COUNCIL TAX INCREASE SURVEY

The Parish Council invites households within the Church Broughton Parish boundary which are subject to the Church Broughton Parish Council tax, to consider the questions below and complete one survey per household by 12<sup>th</sup> March 2021:

Do you live within the Church Broughton Parish boundary in a household which is subject to CHURCH BROUGHTON PARISH COUNCIL tax charges as shown on your Council Tax Bill from South Derbyshire District Council?	YES / NO*
Are you in favour of the Parish Council going ahead with a Bid to Buy the Methodist Chapel and Schoolroom?	YES / NO*
Are you in favour of the Parish Council using existing funds from its bank accounts towards the Bid to Buy and refurbishment of the Methodist Chapel and Schoolroom?	YES / NO*
Are you in favour of the PC going ahead with a Bid to Buy the Methodist Chapel and Schoolroom if it includes a Parish Council tax precept increase of 64% (equivalent to £20 per year for a Band D property), relative to the 2019/2020 council tax bill, to fund loan repayments? Please note that this would represent ZERO increase relative to the current 2020/2021 Council Tax Bill which included a provision to cover the lease of the Methodist Chapel.	YES / NO*

\* Please circle or delete

Please complete and return one survey per household by 12<sup>th</sup> March 2021, by email to [admin@churchbroughtonpc.org.uk](mailto:admin@churchbroughtonpc.org.uk) or by post to the address below, or by placing in one of the voting boxes which will be available in the entrance porch of the Parish Church and the Methodist Chapel Schoolroom during shop opening times.

ANY FORMS RECEIVED AFTER THE DEADLINE WILL NOT BE CONSIDERED

Clerk to Church Broughton Parish Council

Mrs Helena Steeples, Barton Fields Farm, Church Broughton, Derby, DE65 5AP



Dan Pedley <djwpedley@googlemail.com>

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## Methodist Chapel Consultation

1 message

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**Parish Council** <webmaster@churchbroughton.com>  
Reply-To: admin@churchbroughtonpc.org.uk  
To: djwpedley@googlemail.com

Fri, Feb 12, 2021 at 6:41 PM

Hi Dan & Julia Pedley. The following message has been sent via the ChurchBroughton.com Directory:

To all residents of the Church Broughton Parish.

You should have received a consultation paper from the Parish Council during the last week. The purpose of this is to seek views on whether the Parish Council should make a "Bid to Buy" the Methodist Chapel and Schoolroom for continued use as a small community centre.

Please let us know if you have not received the paper and don't hesitate to contact us to raise any questions or comments.

Please note that the formal consultation on which we are seeking responses by 12th March applies only to those households which are subject to the Church Broughton Parish Council tax.

Church Broughton Parish Council

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Email sent via [www.ChurchBroughton.com](http://www.ChurchBroughton.com)

Keep up-to-date with village events by checking the online calendar: [www.churchbroughton.com/calendar](http://www.churchbroughton.com/calendar)

Visit the directory to send emails to the whole village: [www.churchbroughton.com/directory](http://www.churchbroughton.com/directory)

Please report any abuse to [webmaster@churchbroughton.com](mailto:webmaster@churchbroughton.com)

CB Mailer version 5.0 - updated 29-03-20, [Matt Harlow \(webmaster\)](#)

**PLEASE NOTE: If you reply to this email, please ensure that your email client uses this email address: [admin@churchbroughtonpc.org.uk](mailto:admin@churchbroughtonpc.org.uk) and NOT [webmaster@churchbroughton.com](mailto:webmaster@churchbroughton.com) which is sometimes used by default. If you reply to "webmaster", it will come to me and not the intended recipient.**

# **Church Broughton Parish Council Consultation**

## **Methodist Chapel and Schoolroom**

***Tell us what you think!***

**Should the Parish Council try to buy the building for use as a small Community Centre?**

**If you live in the Parish you should have received a consultation paper with further details and a survey form**

**Responses please by 12th March 2021**

**Questions or comments? Please call Roger Spalton on 732162 or Dan Pedley on 585477**



Dan Pedley <djwpedley@googlemail.com>

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## Methodist Chapel consultation

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**Dan & Julia Pedley** <webmaster@churchbroughton.com>  
Reply-To: djwpedley@googlemail.com  
To: djwpedley@googlemail.com

Wed, Feb 24, 2021 at 1:24 PM

Hi Dan & Julia Pedley. The following message has been sent via the ChurchBroughton.com Directory:

To all residents of Church Broughton Parish:

Don't forget to let the Parish Council know what your views are regarding the future of the Methodist Chapel and Schoolroom. It's just over two weeks to go until the consultation period closes with survey forms to be returned by 12th March 2021.

Do you have any questions or comments? Please get in touch by email to the Parish Council at [admin@churchbroughtonpc.org.uk](mailto:admin@churchbroughtonpc.org.uk) or directly to me at [djwpedley@googlemail.com](mailto:djwpedley@googlemail.com) or call me on 01283 585477 or call Roger Spalton on 01283 732162.

I'm also happy to host a zoom meeting to hear and discuss views and answer questions next Wednesday 3rd March at 6:00 - 6:30pm. Please let me know if this would be helpful and I can set it up and send out a link to anyone who is interested.

Look forward to hearing from you!

Cheers,

Dan Pedley

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Please report any abuse to [webmaster@churchbroughton.com](mailto:webmaster@churchbroughton.com)

CB Mailer version 5.0 - updated 29-03-20, [Matt Harlow \(webmaster\)](#)

**PLEASE NOTE: If you reply to this email, please ensure that your email client uses this email address: [djwpedley@googlemail.com](mailto:djwpedley@googlemail.com) and NOT [webmaster@churchbroughton.com](mailto:webmaster@churchbroughton.com) which is sometimes used by default. If you reply to "webmaster", it will come to me and not the intended recipient.**



Dan Pedley <djwpedley@googlemail.com>

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## Methodist Chapel consultation - final call

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**Dan & Julia Pedley** <webmaster@churchbroughton.com>  
Reply-To: djwpedley@googlemail.com  
To: djwpedley@googlemail.com

Thu, Mar 11, 2021 at 10:15 PM

Hi Dan & Julia Pedley. The following message has been sent via the ChurchBroughton.com Directory:

To all residents within Church Broughton Parish

The consultation period on the future of the Methodist Chapel has nearly ended! The last day is tomorrow, Friday 12th March 2021.

Many thanks if you've already returned your survey form with your views on whether the Parish Council should try to buy the building for the community. If you've not yet returned your form, there's still time. If you have any questions please feel free to give me a call on 585477 or drop me a line.

Thanks very much,

Dan Pedley

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