

Report to the Church Broughton Parish Council

Project Title: Bid to Buy Church Broughton Methodist Chapel and Schoolroom
Report Author: Councillor Dan Pedley
Issue and Date: Issue 2 dated 6th May 2021

1.0 Introduction

This report is in support of an application by Church Broughton Parish Council for borrowing approval by the Ministry of Housing, Communities and Local Government. The report outlines the business case, the proposed sources of funding, and the public consultations carried out in support of the Parish Council attempting to buy the Church Broughton Methodist Chapel and Schoolroom for use as a small community centre. A key element of the funding is intended to be a Public Works Loan (PWL) and it is shown that the loan is affordable and that the future use of the building is viable and sustainable. The process of consultation and the report itself have been carried out in line with applicable guidance notes issued by the Ministry of Housing, Communities and Local Government, with additional guidance from the Derbyshire Association of Local Councils. This is to ensure that all applicable legal requirements have been followed and that the proposal to borrow money is properly justified.

2.0 Background

Following the launch of the Church Broughton Community Led Plan (CLP) in 2016, a working group was established to look at community meeting places within the village. There is no village hall in Church Broughton but there are many activities which have historically used the existing spaces in the village school, the Parish Church and the Methodist Chapel Schoolroom. During 2018, with the increasing likelihood of worship ceasing at the Methodist Chapel, the Parish Council applied for the building to be listed as an Asset of Community Value. This was implemented by the South Derbyshire District Council in December 2018.

Shortly after this, worship ceased at the building and the Methodist Circuit put forward a proposal for the Parish Council to lease the building as a small community centre. A public consultation in November 2019 was followed by a precept increase to cover the proposed costs of a lease. Discussions commenced in early 2020, but in January 2021 the Methodist Circuit decided to put the building up for sale.

Following another public consultation in February and March 2021, the Parish Council is now preparing to make a bid to buy the Methodist Chapel and Schoolroom. Under the rules which govern Assets of Community Value, the Parish Council has until 11th August 2021 to prepare and source the necessary funding to make a bid. If successful, this will allow the building (which has two rooms, a kitchen and an outdoor toilet) to continue to be used as a small centre to bring the community together for activities such as a village shop and café, small social gatherings, and exercise classes. If the building is sold to another party, it is highly likely that these community activities would cease, because there is no day-time alternative venue to accommodate them within the village. It is therefore important for the Parish Council to use all reasonable efforts to buy the building.

3.1 Business Case – Acquisition

The Church Broughton Methodist Chapel and Schoolroom is understood to be valued at around £125,000 in its current condition. A professional independent valuation survey will be carried out after loan application but prior to purchase. Planning permission is also likely to be required for a change of use from a place of worship to a community facility. However, South Derbyshire District Council Planning Department has already indicated that change of use would be supported. The key point is that the loan and purchase will be subject to planning consent and a valuation survey, the latter of which will inform the Parish Council's negotiation approach, whilst recognising that the owners may choose to sell by auction. Other related costs will include legal fees, and in the first year there is likely to be a part-year loan repayment. These additional costs are detailed in the 2021-2022 Budget in 4.1.

Funding to cover the acquisition

It is proposed to obtain funding from three sources as outlined below to enable a bid of up to £125,000 to acquire the building. Whilst the Parish Council will attempt to acquire the building for a lower sum, the following numbers illustrate what is expected to be a worst-case scenario. Section 5 outlines the process and results of a public consultation which supported an increase in the precept to cover the relevant loan repayments and the use of Parish Council cash reserves towards the project.

a) Public Works Loan of £75,000

It has been agreed that the council tax precept would be increased to collect an additional £5,000 per year to fully cover the loan repayments. Based on the Public Works Loan Board fixed rate estimated loan repayment costs, this will fund the repayments of a £75,000 loan over a term of sixteen years.

b) Parish Council bank funds of £30,000

The cash reserves as of end March 2021 were £41,633. Of this, a maximum of £30,000 has been identified as potential funding to support the acquisition of the building. This is made up of £25,000 towards the bid plus £5,000 to support the budget for other associated fees as shown in the 2021-2022 Budget in 4.1.

c) South Derbyshire District Council grant £25,000

An application is being made for a grant of £25,000 from the Community & Environment Partnership Scheme run by South Derbyshire District Council. This is a scheme which has been developed to provide support and grant funding to community projects in South Derbyshire, with the aim of encouraging self-help, joint working relationships, and the fulfilment of community aspiration. The total grant fund for 2021/2022 is £275,000. Several discussions have been held with Ian Hey, Community Partnership Officer who runs the scheme for SDDC. Ian has visited the site and provided some initial guidance. Ian believes that the project will satisfy the criteria for the funding and is encouraging the Parish Council to apply. All being well, confirmation is expected by August 2021.

3.2 Business Case – Refurbishment

Whilst the building is useable in its current condition, it would benefit from refurbishment, the extent of which will depend on surveys and the amount of funding available. It would be desirable to improve the building’s thermal efficiency by installing additional insulation, new doors and windows. It would also be beneficial to refit the kitchen and toilet and redecorate throughout. Additionally, some structural modifications could improve the useability of the space. It is anticipated that at least £5,000 will need to be spent to achieve a minimum standard, through to £50,000 for a high specification refurbishment.

Funding to cover refurbishment

Two local volunteer groups have committed support; the Church Broughton Village Hall & Playing Fields Committee has pledged £5,000 along with a commitment to additional fund-raising and the Church Broughton Hub which runs the village shop has pledged £1,000. Therefore, the minimum standard of refurbishment is achievable. To achieve a high specification, an application is being made to the National Lottery. If this is unsuccessful, then further refurbishment will be carried out over time using surplus revenues from room hire (see below in 3.3), voluntary donations/fund raising, and Parish Council funds if appropriate.

3.3 Business Case - Running and maintenance costs

Based on historical data, the annual running costs of the building (insurance, electricity, and water) are expected to be around £1,500 per year. Essential maintenance of the building is not expected to be significant, especially after refurbishment, but it is prudent to assume some expenditure and therefore £500 per year is provisioned, making a total of £2,000 per year.

Funding to cover running and maintenance costs

Revenues from room hire are conservatively expected to be £3,500 to £4,000 per year as outlined below, well above the total running and maintenance costs of £2,000 per year.

There is substantial demand for a venue for various activities within Church Broughton which are expected to resume after the Covid19 pandemic. The Methodist Chapel and Schoolroom has been used throughout the pandemic by the Church Broughton Hub to provide essential groceries to the community. The Hub is run by a community group of approximately fifteen volunteers who each contribute an average of around ten hours per month to the project, and a surplus of £2,000 was made during the twelve months January to December 2020. It is expected that a greater surplus will be achieved after the pandemic when the Hub can offer a café service in addition to the sale of groceries. It has been conservatively assumed that £2,000 per year will be contributed by the Hub towards the primary hire of the former Chapel room. The former Schoolroom will be hired out for other activities, such as chair-based exercise, café, and soup and pud lunches. Various other existing village activities could also be accommodated such as table tennis, board games, social events, private events such as Christening parties, etc, but these and the associated revenue have been left out of the business case to ensure a conservative and low risk approach. The table below illustrates the most likely and consistent uses of the building and the associated revenues.

Event	Frequency per year	Duration Hrs per Event	Hours per Year	Annual revenue at £10 per hour
Village Hub	Various	Various	Various	Fixed min £2,000
Chair-based exercise	48	1.5	72	£720
Café	30	3	90	£900
Soup & Pud lunches	4	4	16	£160
TOTAL				£3,780

4.1 Church Broughton Parish Council Budget for current year 2021/2022:

ITEM OF EXPENDITURE	AMOUNT
Clerk's Salary	£2,200
General Admin	£1,370
Lengthsmans Salaries and Expenses	£1,320
HMRC/Income Tax	£740
Concurrent Functions S136	£1,100
Minor Maintenance	£470
Section 137	£1,000
Dog Waste Bins	£700
Additional Burial Ground	£100
Contingency (balancing figure)	£300
Methodist Chapel Survey	£1,000
Methodist Chapel Legal Fees	£2,000
Methodist Chapel Planning Permission Fees	£1,000
Methodist Chapel Public Works Loan repayment	£2,500
TOTAL BUDGET 2021/2022	£15,800

The expected income for 2021/2022 = £10,800 excluding the PWL, any grant funding for the bid to purchase the Methodist Chapel, and any income from hiring out the building. Therefore, the Parish Council expects to use cash reserves of £5,000 as outlined in 3.1 to support the budget requirement.

Please note that nothing is provisioned in the current year budget to support refurbishment, because the building is useable in its current condition and external funding has been pledged separately as outlined in 3.2.

4.2 Church Broughton Parish Council Budget forecast for next year (2022/2023)

ITEM OF EXPENDITURE	AMOUNT
Clerk's Salary	£2,250
General Admin	£1,400
Lengthsmans Salaries and Expenses	£1,350
HMRC/Income Tax	£800
Concurrent Functions S136	£1,100
Minor Maintenance	£500
Section 137	£1,000
Dog Waste Bins	£700
Additional Burial Ground	£100
Contingency (balancing figure)	£1,600
Methodist Chapel Public Works Loan repayment	£5,000
TOTAL DRAFT BUDGET FORECAST 2022-2023	£15,800

The expected income for 2022/2023 = £15,800 after a precept increase of £5,000, excluding income from hiring out the building.

Note that the budgets in 4.1 and 4.2 above currently exclude the running and maintenance costs of the Methodist Chapel which will be comfortably covered by the income from hiring out the building as outlined in 3.3.

5.0 Mitigation for unexpected events including defaulting on loan payments

As outlined in 3.1, the Public Works Loan repayments will be fully funded by an increase in the Parish Council tax precept. As outlined in 3.3, a conservative assessment shows that the building will be viable as a community centre, with surplus cash being generated from hiring out the building for community activities, after deduction of running and maintenance costs. The intent would be to withhold some of the surplus and allow cash reserves to grow to mitigate against unforeseen events. It is therefore judged to be highly unlikely that the Parish Council would default on loan repayments, but there are several actions which would be considered if this did occur:

- a) Utilisation of the surplus cash generated from hiring out the building
- b) Utilisation of other cash reserves
- c) Readjustment of the Parish Council budget to reduce discretionary expenditure
- d) Application for other community related grant funding

6.1 Consultation November 2019 – lease scenario

The Schoolroom attached to the Methodist Chapel has been used for many years as a small centre for use by the community during the years in which the Chapel was used as a place of worship. When worship ceased in the Chapel, the owners made a proposal to the Parish Council to lease the building to allow it to continue its purpose as a small community centre. A consultation was carried out in November 2019 to assess the support for this proposal, which included a precept increase to cover the costs of the lease. Appendix 1 (attached) is a copy of the Consultation paper and voting forms which were delivered to all households within Church Broughton Parish. To support the consultation process, a public meeting was held on 20th November 2019 to discuss the project and address concerns and queries.

The results of the consultation showed a 35% response rate of which 72% were in favour. This was judged to be a positive result in favour of pursuing a lease with an associated increase in the precept to cover the lease costs. Although negotiations on the lease commenced prior to the Covid19 pandemic, the Methodist Circuit eventually decided to put the building up for sale in January 2021. Under the rules which govern Assets of Community Value, the community is afforded the time and opportunity to prepare to make a bid to buy the building if there is sufficient support and funding to do so.

6.2 Consultation February / March 2021 – purchase scenario

Following the decision by the Methodist Circuit to sell the Chapel and Schoolroom, a public consultation within the Parish of Church Broughton was carried out between 5th February 2021 and 12th March 2021. Appendix 2 (attached) is a copy of the Consultation paper and Survey form. Parishioners were asked if they were in favour of the Parish Council going ahead with making a bid to buy the Methodist Chapel and Schoolroom, if they were in favour of the Parish Council using its bank account funds towards the project, and if they were in favour of a Council Tax precept increase of 64% (£20 for Band D) to fund loan repayments. The consultation papers were delivered to all households within the Church Broughton Parish. Due to Covid19 restrictions face-to-face meetings were not possible, so the consultation paper included a series of Questions and Answers, and invited further questions by telephone, email or post. Posters as shown in Appendix 3 (attached) were put up on the notice boards and other visible places around the village. Email reminders were sent to everyone on the village email circulation on 12th February, 24th February and 11th March 2021, as shown in Appendix 4. In the email to the village dated 24th February, a meeting by Zoom was proposed for 3rd March 2021, although there was no take up of this invitation.

The results of the consultation showed a 43% response rate of which 90% were in favour. This response rate is understood to compare favourably with average voter turnout in local government elections and there is a compelling majority of votes in favour by those who did vote. Appendix 5 (attached) is a copy of the minutes of the Extraordinary Parish Council meeting held on 18th March 2021 at which the results of the consultation were discussed, and it was agreed to start proceedings to prepare to make a bid to buy the Methodist Chapel and Schoolroom.

See here for further background on the consultations:

<https://www.churchbroughton.com/community-plan-home/village-hall-meeting-places-working-group/>

Appendix 1

Consultation Document sent to all households to assess the level of support for the Parish Council to lease the Church Broughton Methodist Chapel and Schoolroom for use as a Community Centre

**Church Broughton Parish Council consultation on the future of the
Church Broughton Methodist Chapel and Schoolroom
VOTING FORM**

Please complete and return this form by Friday 22nd November 2019 to any of the collection boxes located in the Parish Church, Church Broughton school reception, and Holly Bush pub.

BACKGROUND

With the ceasing of worship in the Methodist Chapel, the Parish has been given the opportunity to lease the building from its owners.

The Parish Council (PC) is keen to seek the views of Parishioners and is calling for a vote on whether to lease the Methodist Chapel and Schoolroom for a period of up to ten years, at an annual lease of up to £5,200. The lease would be paid by the Parishioners making an additional contribution through the Council Tax precept which is collected by the PC. The PC estimates that the increase in Council Tax would be in the range £15 - £35 per year per household, depending on household property banding. The PC will proceed if there is a good level of support within the Parish, and if a satisfactory lease agreement can be negotiated with the owners of the building.

Several activities currently take place in the building including a weekly chair-based exercise class, meetings of various organisations, pop-up shop & cafe, soup and pud lunches and occasional parties. All these activities will need to find new locations if the building is no longer available, and many of them could not be accommodated elsewhere in the village. If the building is nicely refurbished, which would be a condition of the lease, then it is likely to attract additional uses.

If a lease goes ahead, a management committee of volunteers would be established to run the facility in accordance with an appropriate set of rules for users, and the income received from the use of the building is expected to cover the ongoing maintenance and running costs.

If the community supports this proposal and a lease is agreed, the intention would be to continue to explore longer term options such as a new build Village Hall, whilst using the Methodist Chapel and Schoolroom as a community facility in the meantime. If a lease does not go ahead it is understood that the owners will put the building up for sale.

PUBLIC CONSULTATION MEETING – WEDNESDAY 20th NOVEMBER 2019 AT 8.00pm

The Parish Council, supported by the Community Led Plan Committee, will be holding a public meeting to discuss questions arising from anyone in the Parish on Wednesday 20th November 2019 at 8.00pm in the Methodist Chapel and Schoolroom.

QUESTION: Do you think that the PC should lease the Methodist Chapel and Schoolroom for use as a community facility by raising the necessary funds through Council Tax precept as described above?

Please circle accordingly* YES* / NO*

Note: one response form per household

Please complete and return this form by Friday 22nd November 2019 to any of the collection boxes located in the Parish Church, Church Broughton school reception and Holly Bush pub.

Appendix 2

Consultation Document sent to all households to assess the level of support for the Parish Council to make a Bid to Buy the Church Broughton Methodist Chapel and Schoolroom for use as a Community Centre

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.

Council Tax Year	2019/2020	2020/2021*	2021/2022	2022/2023
<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, 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 12th 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 12th 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 12th March 2021, by email to 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

Appendix 3

Posters which were put up in Parish notice boards and other visible places around the village

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

Appendix 4

Email communications to the village to raise awareness of the consultation and remind people to complete survey forms



Dan Pedley <djwpedley@googlemail.com>

Methodist Chapel Consultation

1 message

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

Email sent via www.ChurchBroughton.com

Keep up-to-date with village events by checking the online calendar: www.churchbroughton.com/calendar

Visit the directory to send emails to the whole village: www.churchbroughton.com/directory

Please report any abuse to 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 and NOT 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>

Methodist Chapel consultation

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 or directly to me at 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

Email sent via www.ChurchBroughton.com

Keep up-to-date with village events by checking the online calendar: www.churchbroughton.com/calendar

Visit the directory to send emails to the whole village: www.churchbroughton.com/directory

Please report any abuse to 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 and NOT 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>

Methodist Chapel consultation - final call

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

Email sent via www.ChurchBroughton.com

Keep up-to-date with village events by checking the online calendar: www.churchbroughton.com/calendar

Visit the directory to send emails to the whole village: www.churchbroughton.com/directory

Please report any abuse to 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 and NOT webmaster@churchbroughton.com which is sometimes used by default. If you reply to "webmaster", it will come to me and not the intended recipient.

Appendix 5

Minutes of Parish Council Extraordinary Meeting 18th March 2021

CHURCH BROUGHTON PARISH COUNCIL
EXTRA ORDINARY PARISH COUNCIL MEETING HELD BY TELEPHONE ON
THURSDAY 18TH MARCH 2021.

Those present:

Councillor Spalton-Chairman

Councillor Pedley

Councillor Redfern

Councillor Wallis

Councillor Woodhall

In attendance:

Helena Steeples-Clerk

1.0 APOLOGIES

None received.

2.0 RESULTS OF THE CONSULTATION ON THE PURCHASE OF THE METHODIST CHAPEL

96 replies were received for the consultation on the Bid to Buy the Methodist Chapel, which was a 43.8% response from parishioners. One paper only showed positive response to purchasing using funds but not a precept rise. Therefore 90.6% of the replies were in favour of proceeding with a bid to buy the premises.

It was acknowledged that this was a higher response than the previous questionnaire re leasing the Methodist Chapel, but it was a pity that not more parishioners did not respond.

3.0 ACTIONS TO BE TAKEN

Councillor Pedley advised Councillors that we now have 6 days in which to notify SDDC of our intention to make a bid and that he has recently undertaken several courses on how to apply for grant funding.

Parish Councillors discussed the process to be taken and it was agreed by all present that the Parish Council should now commence proceedings on the Bid to Buy. Proposed by Councillor Spalton and seconded by Councillor Redfern.

Councillor Pedley to:

1. Inform SDDC of the Parish Council intent to place a Bid to Buy.
2. Apply for a Public Works Loan
3. Commence applying for grant funding e.g. National Lottery Funding
4. Enquire if SDDC planning department would be amenable to a) granting change of use for the premises from a place of worship to a community centre and b) whether planning policy would allow a change of use to residential, which would impact the valuation of the property.
5. Advise the Methodist Circuit of our intention to place a bid for the property and enquire if they would be prepared to accept a bid prior to going to auction.
6. Obtain formal valuation of the property. It was suggested that Councillor Pedley could contact Grahame Penny Auctions, Derby.

Proposed by Councillor Spalton and seconded by Councillor Redfern.

Councillors were aware that £5000 was raised last year from the Precept to be used towards leasing the Methodist Chapel. It was acknowledged that these funds should be held in reserve during the 2021/2022 financial year for use towards loan repayments which may arise prior to the precept being increased during the subsequent financial year.

4.0 **DATE OF NEXT MEETING**
Thursday 1st April 2021