

CLERK'S INFORMATION SHEET FOR
PARISH COUNCIL MEETING ON 24 FEBRUARY 2020

4. Eardisland Village Hall has now flooded twice in 4 months. In October, it appeared that the water came in through the kitchen wall. In the recent flood event, there was water both on the recreation ground and pouring onto the car park. It is possible/likely that water came into the hall from both the kitchen wall and the fire escape door on the back wall.

Currently there are no flood protection doors in place and the kitchen wall not only has a hole and various cracks in it but the kitchen extension is moving away from the main hall and has significant cracks at the corners where it joins the main building. As part of the current refurbishment project, not only new doors as required but also flood protection doors will be installed on all entrances. Part of the refurbishment is to demolish the current kitchen and rebuild with flood resilience and address the cracks around the building from failed mortar, that may be increasing the risk of water coming into the building.

The refurbishment and kitchen work is expected to cost £70,000-£80,000. Funds currently considered to meet this cost include parish council reserves, an application for an Awards for All lottery grant and other small grants, around £40,000 in total. Therefore a Public Works Loan will be required in the region of £30,000-£50,000, depending on how much grant funding is actually received.

The effect of repaying such a loan over 30 years is given below, at the interest rates of 21.2.20. When the loan is taken out, the interest rate is fixed for the full term of the loan, at whatever the rate is at the time, currently 2.90%.

It must be recognised that undertaking this refurbishment and rebuilding work will not provide total flood resilience for the hall, however it will greatly improve resilience from the current situation. The cost of the 2 flood events, in October and February, is just under £2,500 for dehumidifiers x1, professional floor clean x2, Clerk's salary and mileage. The insurance flood excess on the PC's policy is £2,000 and this is earmarked within the reserves in the budget. However, the cost of dealing with each of the 2 recent events has been under the £2,000 excess each time and therefore it has been paid within the budget and no insurance claim has been made, but as the flood excess has not been activated it has offset much of the cost in dealing with the flood damage – £2,000 out of the £2,500 cost.

If it is accepted that 2 flood events in a year is exceptional but 1 event may now be the norm, as various experts are now suggesting we must expect more and regular events, the earmarked flood excess reserves should cover the cost of dealing with the hall being flooded once a year, particularly once the hall is made more flood resilient.

The only method of providing total or near total flood resilience at the current site, is to demolish the hall completely and rebuild with raised floors and thresholds and other resilience measures. The estimated cost of this is £300,000 including surveys and fees required and based on a build cost of £1,200/m² for a 235m² footprint. The implications on the parish council part of the council tax are also shown in the table below.

5. Possible actions to improve flood resilience in the parish include:
- A parish Flood Resilience Plan – flood wardens, flood response team, signage, stewarding the village during flood events to control traffic and stop further damage
 - Property Level Protection – every householder taking responsibility for installing flood defences at their property, as advised in the Flood Alleviation Study of 2015
 - Insure the integrity of the NDP which protects the parish and resist efforts to build new houses in the flood plain
 - An accurate parish diary of photo evidence and details of houses flooded and damage caused, available on the website for parishioners to access.

Alison Sutton – Parish Clerk

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Cost per Council Tax band of current parish precept (parish part of Council Tax) and various levels of Public Works Loan - based on current interest rate level

BAND	A	B	C	D	E	F	G	H
	(6/9)	(7/9)	(8/9)	1	(11/9)	(13/9)	(15/9)	(18/9)
	0.66667	0.77778	0.88889	1	1.22222	1.4444	1.66667	2
COUNCIL TAX CHARGE for 2020-21 per year	£72.77	£84.89	£97.02	£109.15	£133.41	£157.66	£181.92	£218.30
Total per/wk	£1.40	£1.64	£1.87	£2.10	£2.57	£3.04	£3.50	£4.20
Cost of repaying £25,000 Loan over 30 yrs - £1,253.40/yr	£3.59	£4.18	£4.78	£5.38	£6.58	£7.77	£8.97	£10.76
Total for Loan repayment & current parish council tax charge - per yr/per wk	£76.36/£1.47	£89.07/£1.72	£101.80/£1.96	£114.53/£2.20	£139.99/£2.70	£165.43/£3.19	£190.89/£3.67	£229.06/£4.41
Cost of repaying £30,000 Loan over 30 yrs - £1,504.80/yr	£4.31	£5.02	£5.74	£6.46	£7.90	£9.33	£10.77	£12.92
Total for Loan repayment & current parish council tax charge - per yr/per wk	£77.08/£1.49	£89.91/£1.73	£102.76/£1.98	£115.61/£2.23	£141.31/£2.72	£166.99/£3.21	£192.69/£3.71	£231.22/£4.45
Cost of repaying £50,000 Loan over 30 yrs - £2,506.82/yr	£7.18	£8.38	£9.57	£10.77	£13.16	£15.56	£17.95	£21.54
Total for Loan repayment & current parish council tax charge - per yr/per wk	£79.95/£1.54	£93.27/£1.80	£106.59/£2.05	£119.92/£2.31	£146.57/£2.82	£173.22/£3.34	£199.87/£3.85	£239.84/£4.62
Cost of repaying £300,000 Loan over 30 yrs - £15,040.90	£42.47	£49.54	£56.62	£63.70	£77.86	£92.01	£106.17	£127.40
Total for Loan repayment & current parish council tax charge - per yr/per wk	£115.23/£2.22	£134.43/£2.59	£153.64/£2.96	£172.84/£3.33	£211.25/£4.07	£249.65/£4.80	£288.07/£5.54	£345.68/£6.65
Cost of repaying £500,000 Loan over 30 yrs - £25,068.16/yr	£71.79	£83.76	£95.72	£107.69	£131.62	£155.55	£179.48	£215.38
Total for Loan repayment & current parish council tax charge - per yr/per wk	£144.56/£2.78	£168.65/£3.25	£192.74/£3.71	£216.84/£4.17	£265.03/£5.10	£313.21/£6.03	£361.40/£6.95	£433.68/£8.34