

HESSLE



town

Hessle Town Council

Town Hall, South Lane, Hessle, HU13 0RR

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CONSULTATION ON THE PROPOSED HESSLE TOWN HALL REPAIRS AND UPDATING



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Hessle Town Council is launching this consultation for the proposed repair and updating of Hessle Town Hall and we would like to hear your views. Most of the Town Hall users are from Hessle and together with visitors from other areas, they enjoy the many different classes, concerts, community groups and meetings that are held at the Town Hall each week. However, for it to continue it needs long- overdue repair and modernisation in order to be attractive to existing and new users.

The Town Hall was purchased by the Town Council in 1995 for a nominal sum from the then Beverley Borough Council. Following many years of lack of maintenance by Beverley Borough Council, it had a long list of over-due repairs. Since 1995, we have carried out emergency 'patch and repair', but the time has come to carry out the needed work.

The most cost-effective way to pay for the works is through borrowing from the Government's Public Works Loan Board at low interest rates over a period of years. This is the equivalent of a home-owner taking out a mortgage to fund much needed building works.

Using a firm of architects, we have identified the works needed. They fall into two areas;

1. Essential repair work
2. Updating and improvement

1. Essential Repair Works:

- I. Take up and replace and repair the Main Hall and foyer area floors.
- II. Replace the old boiler and heating system to the ground floor and install a separate system to the first floor.
- III. Replace all external windows as they are rotten.
- IV. Repair roof and gutters to prevent damp and insulate the roof for better heating economy.
- V. Repoint and repair the external brickwork.
- VI. Repairs to and upgrade of the kitchen.
- VII. Replace the out-dated electrical wiring to meet current standards

2. Updating and Improvement:

These are works that are not essential, but if we are to carry out the work, it makes sense to do it at the same time as the repair work. For example, if we are going to replace the floor and windows, it makes sense to do the room alterations before the repair work or alongside it.

- I. Move all toilets to one area of the building, to have separate female, male and disabled facilities.

- II. Create a new corridor so that persons using the Town Hall can access the areas/rooms at the rear of the building. At present they have to walk through the Main Hall, disturbing any users when classes are in progress.
- III. Extend the existing small storage area at the side of the building. We have a lack of any storage space.
- IV. Create a separate reception area for visitors to the Town Council Office.
- V. Create a needed additional function room by removing the dividing wall in the Bar/Lounge to the current small store at the rear. We would refit with patio doors to enable access onto the rear patio area and install a fixed bar area for hosting weddings/social events.
- VI. Replace all lighting with new more energy efficient LED lights.
- VII. Convert the upstairs current small store to a changing room/WC.
- VIII. Modify car park at the front to enable a few more spaces.
- IX. Install the original metal railings at the front of the building.

The Cost?

1. Essential works have been costed at:	£487,000
2. Updated and improvement work has been costed at:	£175,000
3. Contingency Fund	<u>£ 95,000</u>
Total cost, including VAT	<u>£757,000</u>

This will result in an average additional charge of no more than £10.00 per annum per household, **less than 20p per week** on your Council Tax (Precept). This is based on a 25 year loan repayment period.

The building is over 100 years old and in a Conservation Area. In order to retain the character of the building, some of the works are more expensive. For example, the windows to the front of the building would need to be hardwood as UPVC would not be in keeping.

The Town Council believes that the proposal for essential works and updating and improvement of this community facility is a mixture of long overdue repair work and modernisation. If approved, the scheme will make the Town Hall a better facility for Hessle residents for the next 40 years and will attract more and new bookings of the hall rooms, thus increasing Income.

We would like your views on the proposed improvements to this important community facility.

The plans that have been provided will be exhibited at the Town Hall. They will also be available on the website to view at: www.hessletowncouncil.gov.uk

First floor plan

P&N DESIGN
 1100 SCALE AT 1/8"=1'-0"
 P&N Design, Charted Architectural Technologists
 1000 E. 10th Avenue, Suite 1100
 Denver, CO 80202
 Tel: 303.733.1100
 Fax: 303.733.1100
 Email: p&n@pandn.com

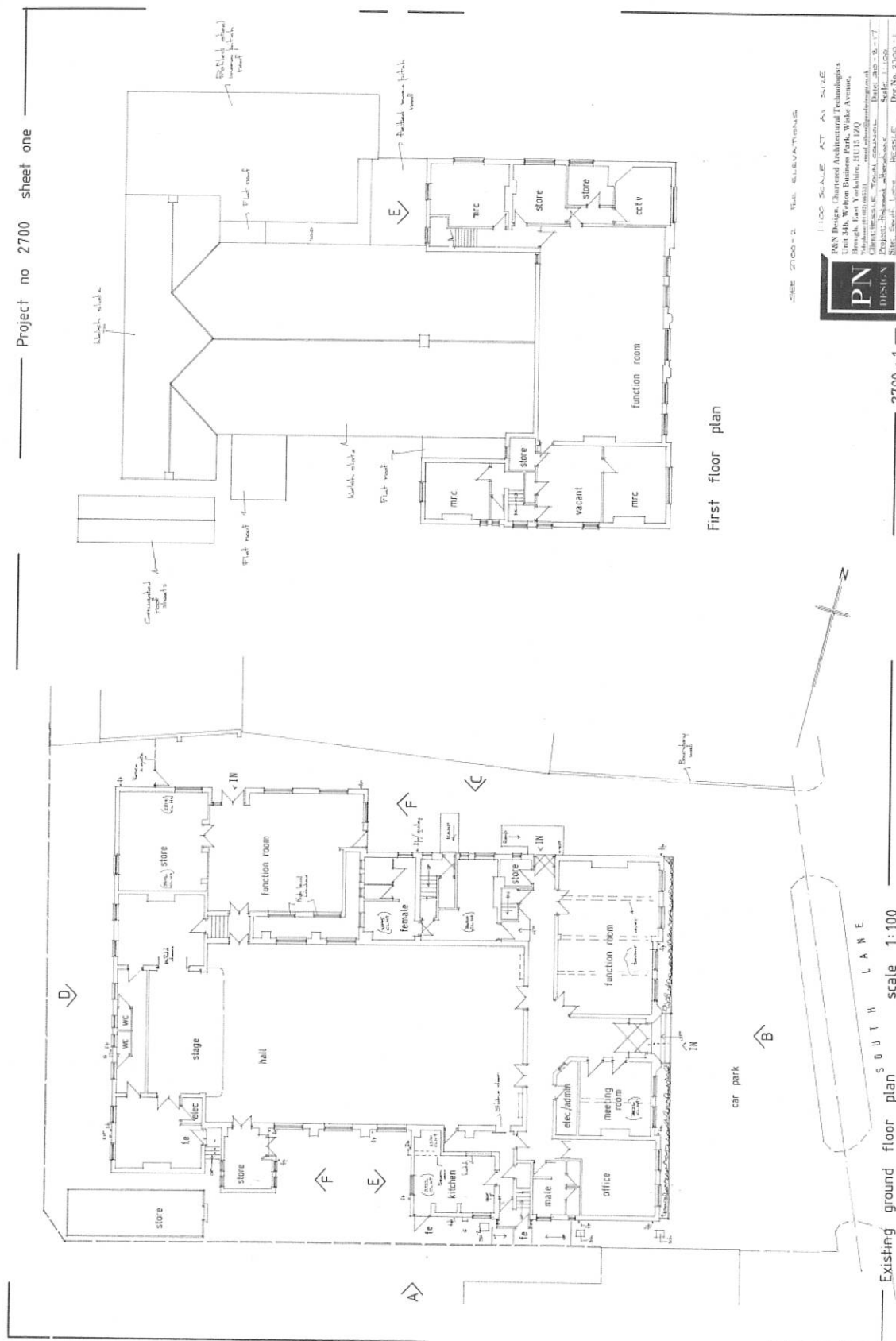
2700-4 -

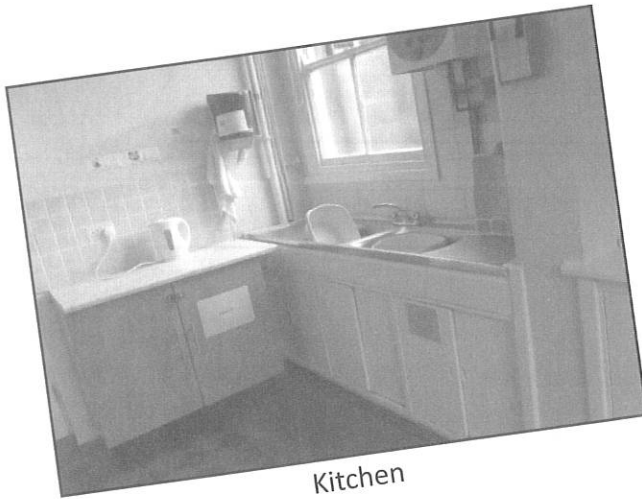
Proposed ground floor plan scale 1:100

EXISTING GROUND FLOOR AND FIRST FLOOR LAYOUT

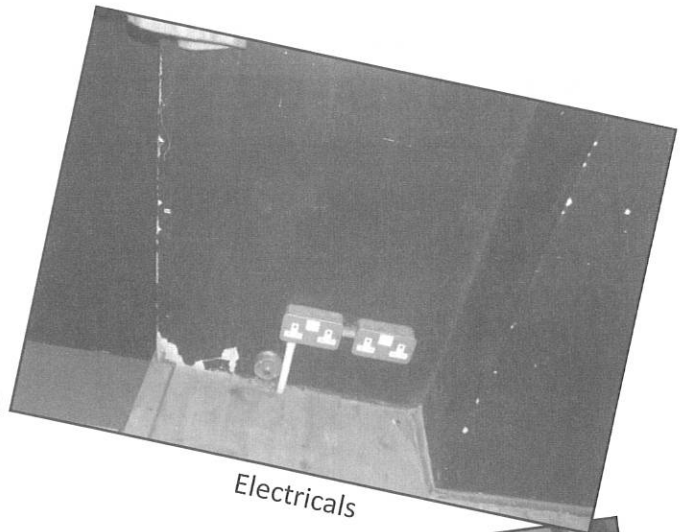


Project no 2700 sheet one

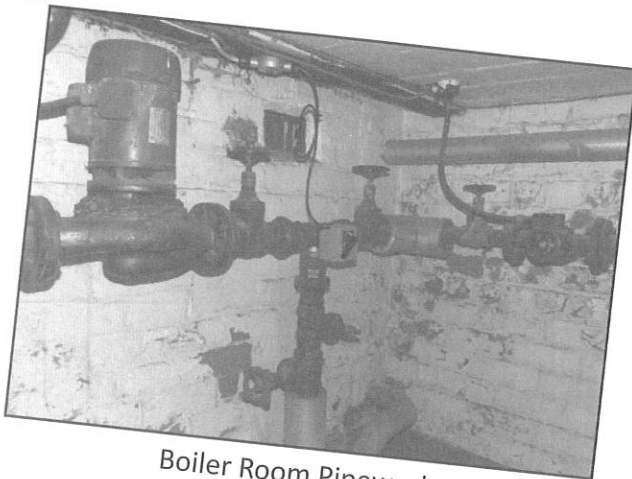




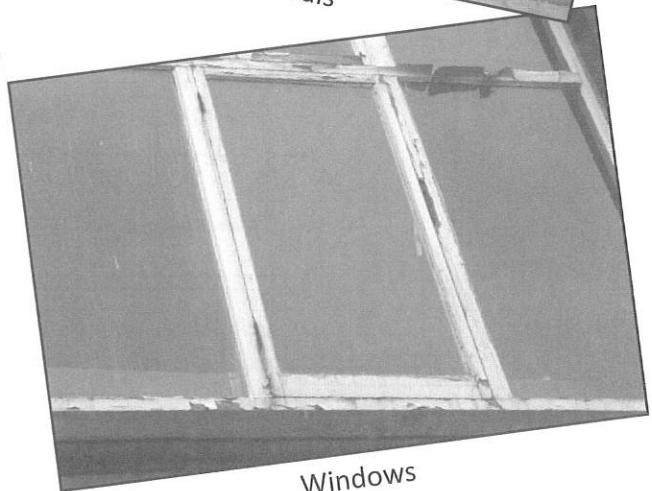
Kitchen



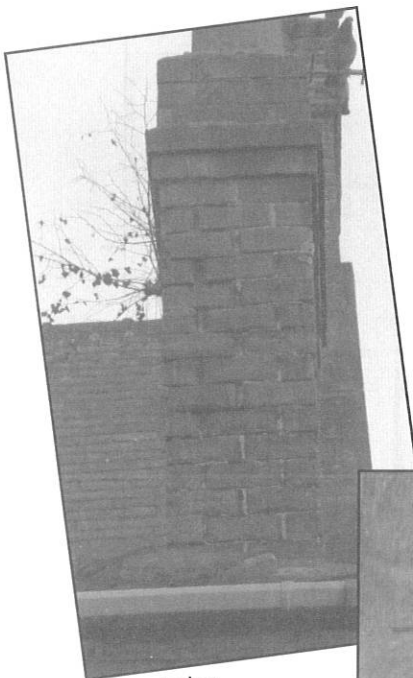
Electricals



Boiler Room Pipework



Windows



One of the
Chimney Stacks



Old Boiler



One of the roof
leaks in Main Hall



Flooring in Lobby

PUBLIC CONSULTATION QUESTIONS



Please provide your:

Name:.....

Address:.....

Email (*so we can keep you updated*):.....

1. What, if anything, do you like about the project?

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2. What, if anything, do you dislike about the project?

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3. What changes, if any, would you make to the project?

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4. What is your overall opinion of the project? (Please circle)

Very good	5
Fairly good	4
Neither good nor poor	3
Fairly poor	2
Very poor	1

5. Why do you say that?

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6. Do you think we should proceed with the essential repairs and the updating and improvement?
(Please circle your choice)

- | | |
|---|-------------------|
| a) Essential repairs | Yes/No/Don't know |
| b) Essential repairs and the updating and improvement | Yes/No/Don't know |

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Please return this questionnaire by 28th February 2019 either by hand or post to:
The Town Hall, South Lane, Hessle, HU13 ORR

Questionnaires can also be returned and posted in the boxes to be provided at;

Hessle Library, Hessle Centre, Southgate, Hessle, HU13 ORB
Methodist Church Hall (cafe), Tower Hill, Hessle, HU13 OSP
Community Centre, The Hourne, Hessle, HU13 9LJ

