



Results of consultation on the proposed Hessle Town Hall repairs and updating

7th Oct 2019

Background

- 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 and previous Councils, 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.
- Using a firm of architects, the Town Council identified the works needed. They fall into two areas;
- **Essential repair work**
- **Updating and improvement**
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- **Essential repair works:**
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- Take up and replace and repair the Main Hall and foyer area floors.
- Replace the old boiler and heating system to the ground floor and install a separate system to the first floor.
- Replace all external windows as they are rotten.
- Repair roof and gutters to prevent damp and insulate the roof for better heating economy.
- Repoint and repair the external brickwork.
- Repairs to and upgrade of the kitchen.
- Replace the out-dated electrical wiring to meet current standards

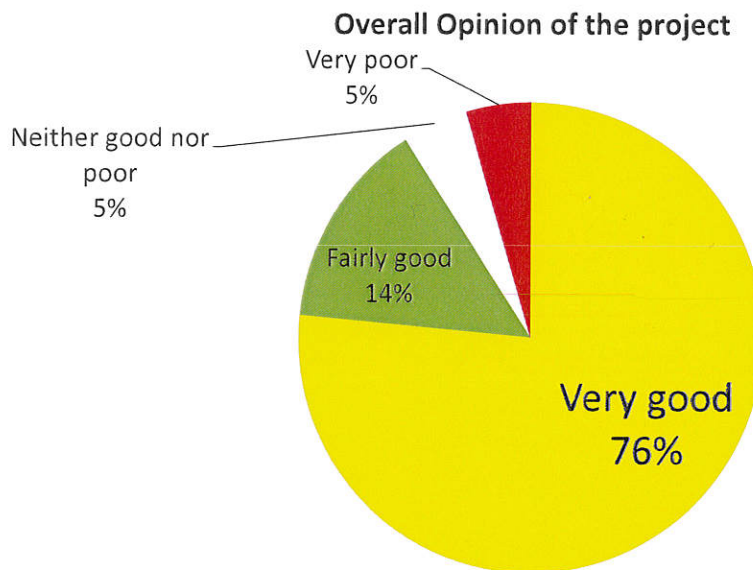
Background

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- **Updating and improvement:**
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- 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.
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- Move all toilets to one area of the building, to have separate female, male and disabled facilities.
- 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.
- Extend the existing small storage area at the side of the building. We have a lack of any storage space.
- Create a separate reception area for visitors to the Town Council Office.
- 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.
- Replace all lighting with new more energy efficient LED lights.
- Convert the upstairs current small store to a changing room/WC.
- Modify car park at the front to enable a few more spaces.
- Install the original metal railings at the front of the building.

Background

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- **The cost:**
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- Essential works have been costed at: £487,000.00
- Updated and improvement work has been costed at: £175,000.00
- Plus Contingency Fund £ 95,000.00
- **Total cost, including VAT** **£757,000.00**
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- This will result in an average additional charge of no more than £10.00 per annum per household, less than 20p per week on the precept amount. This is based on a 25 year loan repayment period.
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- The Town Council believe 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. The improvements should lead to more bookings of the hall rooms and in turn increase the income. However we have not factored this in to our calculations, as it is difficult to calculate. So the figures shown, are "worst case".
- The Town Council resolved to consult all residents in Hessle. This was by mean of a booklet explaining the works and costings distributed to all (ca 6,000) Hessle households in January 2019. It included a questionnaire. We also put on a display of the proposed plans at the Town Hall. We received 132 completed questionnaires by 28th Feb 2019.

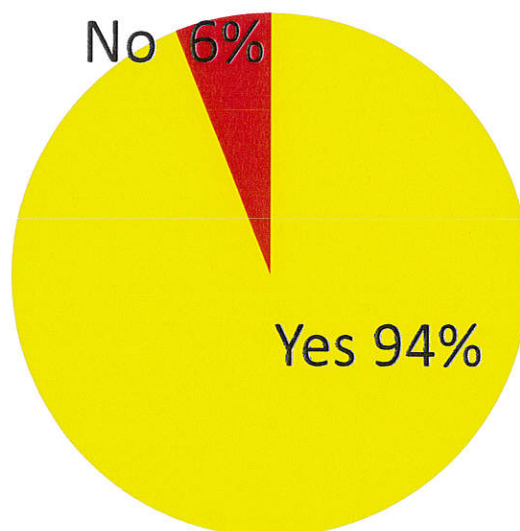
Overall opinion of the Project



Base: 132 replies

Strong support for the Project withy 90% saying Very good or fairly good

Should we proceed with Repairs AND Updating



Base: 130 replies

Strong support for proceeding with both repairs AND updating at same time

What do you like about it?

A few open-ended comments

- a long overdue refurbishment
- Opportunity to get the facilities right - there are too many unusable and awkward rooms but much potential
- Modernises town hall and makes it more attractive to residents and other users
- town hall is part of Hessle history and project looks long overdue. Will bring in more revenue through bookings
- I fully support this project, it delivers a much needed improvement to the town hall and will help boost the local economy
- Love it, extra rooms, nice loos
- Essential repairs as this building is very important in Hessle town. Alterations seem logical and common-sense
- Building looks in a poor state and urgently needs the necessary repairs and upgrading works

What dislike about it?

- NOTHING – Many respondents say this
- Replacement windows should be UPVC. Less expensive to maintain/repaint.
- Cost to people who don't use the town hall
- disabled access to first floor including a lift is missing
- wouldn't be pleased if goes over budget and the £10 a year had to increase
- Lack of mention of grants. I was involved with a village hall and we got a new kitchen from Howdens. Also a grant from WRENs community action fund

What changes would you make?

- Issues re toilet access upstairs - viable or not?
- Having to replace with wooden windows (life expectancy?)
- More ladies toilets are always welcome. I can see more than at present but why not move the disabled toilet to the men's side if possible?
- will roof repairs match the desired longevity or is to more cost-expensive to replace it?
- I would like to see some improvement to the staircase
- I cannot see planning for a lift to all floors??
- could more energy saving improvements be made? Solar heating, solid wall insulation?
- Increase repayment to reduce loan period
- Currently the front aspect is poor and uninteresting. I suggest roadside trees and bushes should be removed and perhaps no cars parked at front to make it an attractive town feature
- Install a ramp to side by front steps for wheel chair access. Install a lift for upstairs access for wheel chairs

Conclusion

- Hesse residents who replied are in favour with 90% saying the project is very good or fairly good.
- Very small number opposed
- Residents are in favour of proceeding with both repairs AND upgrading at the same time (94% in favour)
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