

2. EXISTING

WHY IS THIS PROPOSAL NECESSARY?

The existing Wivenhoe Town Council Office building is a 1930's brick-built two-storey building with single-glazed Crittal windows. The external walling is cavity walling, but the cavity is uninsulated, as was standard practice at the time. The building has been greatly modified over the years: originally a bungalow, it has been substantially extended, and later an entire new first floor was constructed.

The building has had no maintenance or refurbishment works carried out within the last 50 years, other than the fitting of smoke alarms and emergency lighting.

The building performs very badly in terms of energy consumption.

The current Town Council Offices are not accessible to the public.

The existing Council Chamber is not large enough to accommodate more than a small number of members of the public at meetings.

Even the existing ground floor accommodation cannot be described as accessible, as regards step-free access and facilities.

Wivenhoe Town Council use the first floor, and the current lease for the ground floor and part of the rear yard will be ending in Spring 2022.

The end of this lease is an opportunity to:

1. upgrade the fabric of the building to improve thermal performance and reduce running costs;
2. relocate the Council Offices to the ground floor, and to create a new office and Council Chamber that is fully accessible and that offers enhanced access and facilities to staff and the public, and
3. create new, well-appointed and attractive first floor office rental space for rental by local business, providing a valuable community resource and generating revenue for the town.

FINANCE

Wivenhoe Town Council are financing the redevelopment with a loan from the PWLB - the Public Works Loan Board lending facility - which is the main lender to local government.

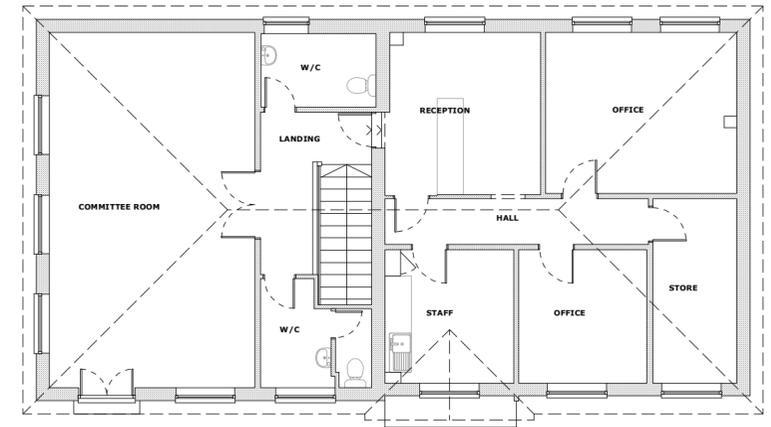
Central government supports this kind of local investment in part by offering low cost loans to local authorities through the PWLB.

Repayment of the loan has already been allowed for in the Council's longer term capital programme, and will not increase your Council Tax.

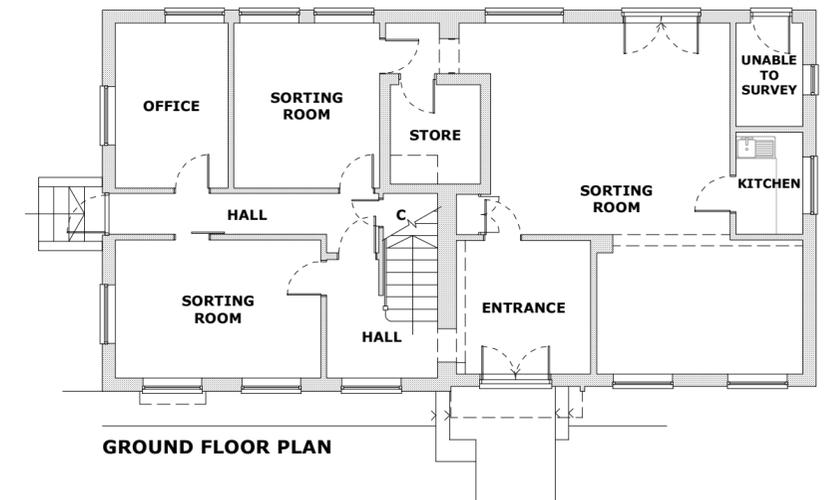
The Town Council have legal duties to make their premises accessible to staff and to the public, and against the background of the declared Climate Emergency, to reduce carbon emissions and fuel costs.

These proposed works will be competitively tendered to local contractors.

This proposal will reduce overall energy costs for Wivenhoe Town Council, and will continue to generate rental income for the benefit of the town.



FIRST FLOOR PLAN



GROUND FLOOR PLAN

