

## CONSULTATION ON PROPOSED PURCHASE OF 1 & 2 COURT LANE FOR TOWN COUNCIL OFFICES

Total Number of responses                      91

Are you in favour of NTC applying for a loan to purchase 1 & 2 Court Lane

YES                      72

NO                      19

Are you in favour of NTC selling The Lodge

YES                      73

NO                      17

***Are you in favour of Newent Town applying for a loan of up to £248,000 from the Public Works Loan Board for the purpose of purchasing 1 & 2 Court Lane for Town Council Offices?***

Answer: **No**

COMMENTS:

Loan is equivalent to 46 years rent of office space at current rate. Don't see this as good use of public money. Has not been made clear what impact there would be in making such a move. Without clear indication of benefit of investment, it is reckless to continue with it.

Why lumber our grandchildren with a debt when the existing offices are rarely visited.

Would not be used 5 days a week as present Council Offices are not always open. Don't feel people of Newent need this debt.

Why not upgrade Cemetery Lodge?

The additional costs of insurance, gas, electricity and other services make an increase in running costs greatly in excess of the purchase price.

You are very accessible now.

Seem to be in a good place already. Only need a lift installed which would be much cheaper – then the money from the Cemetery Lodge could be used for other benefits in the town.

It increases costs. Can disabled access be gained in current site? How accurate are costs?

Are all costs (inc property depreciation) included?

There is no presented financial rationale for any move to the central part of Newent. Refurbishment of the Cemetery lodge would be half of the cost of a central location and result in the same facility.

It would be less expensive to refurbish the Lodge.

Well I might be, but I don't have enough information from this first public information consultation.

What are the terms of the loan? Can't make full considered judgement without knowing the terms of the loan and the likely repayment when lodge sold.

Buying another property, YOU will then need to maintain it a cost which continues – even after the loan. When are covered by the landlord when renting. If you don't actually need the office space 24/7 then why would you need to buy a property just for it to sit vacant more than it is used.

Answer: **YES**

COMMENTS:

I would much rather you borrow less and I think put more on Rates and get on with it.

Yes to a loan but Court Lane is not good value for the price. The Red Lion is £275,000 and has 2 or 3 flats to let, plus catering facilities and a function room that could be hired out. Parking facilities might be available with negotiation with the Co-op and you could apply for a grant to install a disabled lift.

Newent residents are due a modern accessible office. The council administration staff are entitled to a modern comfortable working environment. The location of 2 Court Lane is we think ideal for visitors on foot and those who travel as the car park is in close proximity. Having an office in the centre of town would encourage more contact with residents and would become more of a hub for the town and hopefully improve transparency to the public. The Cemetery Lodge being sold and the money used to offset any borrowing required in our opinion is the best use for that building. If it became a private dwelling it may also indirectly improve security to the chapel and cemetery.

We are both in favour of Newent Town Council selling the Cemetery Lodge to offset the cost of purchasing 1 and 2 Court Lane as more suitable premises for the Town Council to use as their offices. This would be a much better premises as it is in a central position in the town which is much more accessible for local residents.

I am fully in favour of selling Cemetery Lodge and establishing a central town council establishment.

Reasons: the Lodge is far out of town with poor parking facilities. Poor access for disabled personnel and would require extensive work to facilitate this. Poor footpath on the highway leading to the Lodge. Certain times of day (due to School) extremely busy traffic – buses and parents dropping off and picking up students causing Watery Lane to become log jammed and dangerous, in particular the elderly. Council ongoing liability to maintain the Lodge perimeter to stop ingress from public to a building which is now a hazard. The cost of refurbishing the Lodge if to be used in any capacity a report in 2014 then prepared by a Quantity Surveyor was £141,000 estimate which would now be increased due to labour and material costs having risen in the interim, also the further dilapidation of the lodge fabric.

In favour of proposal to purchase 1 & 2 Court Lane.

So long as Cemetery Lodge is sold.

Think it will be good to have offices in the town.

Yes – if no other Broad St property affordable/appropriate.

I would like the Council Offices to be more easily accessible and in town.

Having Council Offices in a more central location can only be good.

Fully supportive after many years of being nearly there, I congratulate you, the Council on finally making it!

New build, less maintenance.

Good central location, makes sense.

Need place close to centre of town.

Newent needs an office centrally in town, easily accessible. Handy for Market house. Current office not user friendly.

Office is needed in centre of town – many people don't have transport or are unable to walk far.

More sense to be in centre.  
Newent needs an office in the centre of the town.

It will be good to have Town Council offices in Newent.

It has been difficult for us having to go to Coleford. It would be better to have town council offices in Newent.

Present offices, not accessible.

I've always felt that Newent (as a small town) is very well kept up in lots of ways and therefore I trust their judgement in what they would like to do in this instance.

We need the town council office in the town centre.

Think this would be beneficial to the town.

It is more convenient for the public to visit the office in a central location. At present it is difficult for the disabled.

Surely it makes a lot more sense to have a Council office in the centre of Newent and more convenient for the elderly and disabled.

Its important for Newent Town Council to be in the town and it appears 1& 2 Court Lane will fulfil the space needs of Newent Town Council.

A central location would be ideal.

How does the cost of this compare to current rent which includes rates and heating? NCC are seeking funds to repair/replace lift and improve access.

Definitely support. I feel that Town Council should be in the town centre so be accessible to all.

Council Offices being central is important.

Hopefully local people will have a much better access, especially the disabled.

It would be useful and appropriate to have our Town Council offices in the centre of the town.

The Cemetery Lodge being sold and the money used to offset any borrowing required in our opinion is the best use for that building. If it became a private dwelling it may also indirectly improve security to the chapel and cemetery.

**Are you in favour of Newent Town Council selling the Cemetery Lodge to offset the costs of purchasing 1 & 2 Court Lane.**

Answer: **No**

However, I understand that this building is a drain on finances and therefore it should be disposed of (in any case) and the monies used for public benefit.

Renovate as you intended at least 6 years ago!

Cheaper to do up Cemetery Lodge

Why not upgrade Cemetery Lodge?

The money available on the sale of Cemetery Lodge should go to the community installing a lift at the Community Centre with very reasonable rent, including services.

Waste of time and money.

If sold there are far more important needs in the town than new premises for the Town Council.

If it reduces liability – sell the Lodge, but not for current proposal.

Definitely not.

It would be less expensive to refurbish the Lodge.

Well possibly – but again insufficient information.

Answer: **YES**

How about 2 Market Place? I do not know why you haven't sold the Lodge before now. Please get on with it. Need to share information on 1. Value of Lodge and 2. Costs of refurbishment – just sell it.

So long as 1 & 2 Court Lane is purchased, and not just sold off.

A liability

Well done for the presentation on such a cold day. Good idea for.

The Cemetery Lodge is not fit for purpose as a modern office.

If outside of building kept as it is for the future.

Makes financial sense! Cemetery Lodge is not suitable. Why waste money to put it back to good order – it would still mean offices in wrong place.

Too far out of town to be useful.

Too far out of town.

Present offices not accessible.

Good idea. Access is difficult especially for the disabled.

Makes sense to offset the cost of new premises.

Ideal property in town. Accessible.

Cost is clearly an issue but the sale of the Lodge would be an important way of reducing any loan and associated repayments.

It is well past its "sell-by" date and in need of much renovation  
Having an office in the centre of the town would encourage more contact with residents and would become more of a hub for the town and hopefully improve transparency to the public.

We are in favour of the Council selling the Cemetery Lodge to offset the cost of purchasing 1 and 2 Court Lane as more suitable premises for the Town Council to use as their Offices. This would be a much better premises as it is in a central position in the town which is much more accessible for local residents.

If the Cemetery Lodge is of no use to the town council then sell it. But use the money for toward the rent – or services for the town - not to buy another property.

By all means sell them but invest the funds in the community.

Depending on the terms of the loan and the likely amount raised.