

Holly Cottage, Crosby Ravensworth

Parish Council Consultation

The Will of the late Ted Relph bequeathed his former home, Holly Cottage, to Crosby Ravensworth Parish Council stating that the home

‘should be let to some worthy local family applying the rent so received firstly to keep the premises in a reasonable state of repair and any surplus to be used for the benefit of the inhabitants of the Parish’

Should the Parish Council decide not to accept the Bequest then the property will revert to the Estate and the other beneficiaries listed in the Will.

The Parish Council commissioned a detailed condition survey along with an estimate of potential costs from Lewis Conservation. There is considerable work required to bring the property up to a rentable standard and one that meets the legally required Energy Performance Criteria.

As a flavour of the scale of works the property needs repointing, replastered, timber treatment, new kitchen and bathroom, new plumbing and drainage, heating, new electrics, chimneys repaired, asbestos removed etc. The current estimate for the works is £129,000 with a further 12.5% contingency sum of £16,000 for unexpected works. With some additional costs associated with making the property ready for rental the full figure is around £150,000. All the figures exclude VAT as the Parish Council can recover this tax.

The Parish Council can access finance via the Governments Public Works Loan Board which offers funding at extremely competitive rates for terms of up to 50 years. Funding the required £150,000 would cost the Council

Term	Interest rate	Monthly cost
30yrs	1.67%	£530
35yrs	1.78%	£480

The interest rate is fixed for the duration of the loan and payments can be made to reduce the balance at any time with zero charges.

Comparing the above costs to an Estate Agents potential rental value of between £750-£800 per month the loan cost are well covered. The Parish Council could decide to make the rent more affordable and there would still be a healthy surplus.

Parish Councillors at their meeting on 18th January 2021 were unanimous in their support to accept the Bequest and progress the refurbishment.

One of the requirements of the Public Works Loan Board application process is that the Parish Council provides evidence of consultation with the community to further inform its decision to proceed.

To this end we have posted all the information including Condition Survey, Valuation, PC report on the Parish Website at

www.crosbyravensworthparish.org.uk

Should you wish to express a view on the proposal please leave a comment on the website or telephone / email the Clerk, Christian Barnes, clerk@crosbyravensworthparish.org.uk or contact any of the Parish Councillors.