

THE BEEHIVE

QUESTIONS & ANSWERS

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What are the 3 phases of The Beehive project?	<p>Phase 1 – main building featuring all the key aspects including the auditorium.</p> <p>Phase 2 – creates a dedicated rehearsal, dance and education suite.</p> <p>Phase 3 – rebuilds the façade of Cyprus Hall, completely refurbishes the building and links the building to The Beehive to create new space.</p>
How much will The Beehive project cost?	<p>Phase 1 – cost of Phase 1 is £5.27m</p> <p>Phase 2 – estimated additional cost £300,000</p> <p>Phase 3 – estimated additional cost £1.6m</p>
Where is the money coming from to pay for Phase 1 of The Beehive project?	<p>The Town Council is applying for a Public Works Loan Board (PWLB) loan from The Ministry of Housing Communities & Local Government (MHCLG). The maximum loan would be £4.8m which can be reduced dependent on other funding.</p> <p>Funding will also come from the Town Council's reserves and developer contributions (Section 106 funds), grants and donations.</p>
Where is money coming from to pay for Phases 2 & 3?	<p>Phase 2 from external sources.</p> <p>Phase 3 cannot start until 2026 at the earliest and a funding plan will be announced nearer that date which will be supported with further residents' consultation.</p>
What happened to the previous loan?	The previous PWLB loan expired.
How long is the loan?	The loan is repayable over 50 years but can be repaid earlier.
How will it be paid back? Will my Council Tax go up?	<p>Burgess Hill Town Council is proposing to take out a loan of up to £4.8m from the Public Works Loan Board to build The Beehive with annual loan repayments in the region of £150,000 per annum for the life of the loan (50 years).</p> <p>The Town Council will not need to increase its element of the Council Tax to repay the loan which will be funded from existing budgets without the need to cut services.</p>

<p>How is it possible for the Town Council to guarantee that it will not need to increase its element of the Council Tax to repay the loan</p>	<p>The loan is being drawn down from the PWLB over two years which delays the impact of the full instalment. The Town Council's income is forecast to increase over this period as a natural consequence of the increase in number of households during this period.</p>
<p>Will I see a cut in services from the Town Council to pay for the loan?</p>	<p>The progression of The Beehive project does not impact on other services offered by the Town Council to residents of the town.</p>
<p>If the Town Council has £150k per year to pay back a loan surely we have been overtaxed for some years and the precept could be reduced significantly if the project did not go ahead.</p>	<p>Burgess Hill is a growing town and so our income (share of council tax) increases as more houses are built. A common concern is that the infrastructure needed to support a growing town is not always provided. This is particularly true for Burgess Hill in respect of community facilities and venues for our many amateur performing arts societies. The town also had for around 50 years the Martlets Hall that attracted a wide range of professional performances but it was closed by the District Council in 2018 despite a campaign to keep it open until a replacement was built. Burgess Hill Town Council stepped in when this happened and is keeping a promise it made to many thousands of residents to build a replacement for the Martlets Hall and so has been setting aside funds to support this project and fill a gap in our community needs.</p>
<p>Why are we being asked to vote again?</p>	<p>The previous PWLB loan expired so the Town Council has to hold another public consultation to support the new loan application.</p>
<p>When is the public consultation being held?</p>	<p>Monday 22nd March – Wednesday 21st April inclusive</p>
<p>How can I vote in the public consultation?</p>	<p>Royal Mail are being contracted to deliver The Beehive Leaflet which includes the voting slip, to all Burgess Hill households w/c 15th March.</p> <p>The return voting slip will have prepaid postage. Return address is the Burgess Hill Town Council offices.</p> <p>Residents can vote online following links from the Town Council's Website, and also on The Beehive Website and Friends of The Beehive Facebook.</p> <p>The consultation vote closes on Wednesday 21st</p>

	April.
Can I vote more than once?	No. Every Burgess Hill resident aged 16 or over is allowed to vote once only.
I haven't received a leaflet/voting form through the post	The Leaflet will be available to download on the Town Council's Website, and also on The Beehive Website and Friends of The Beehive Facebook.
Who will count the vote?	The Town Council will verify and count the voting papers.
Will there be further public consultations?	The Town Council will hold a further consultation with residents on the plans for Phase 3.
What happens if the public do not support the project & vote no to the loan?	The project cannot go ahead.
Is the proposed design the same size & capacity as originally planned?	The Help Point has the latest set of the architect's drawings. This is not the original design of three years ago and has been adapted. Capacity to host shows for up to 300 people.
Has Planning Permission been granted?	Yes, Mid Sussex District Council granted permission (DM/19/3138) in January 2020 for Phases 1 and 2.
Is there any need for this building as the Covid pandemic has stopped most of the arts and nobody knows when life will return to normal?	The project has a lead time of nearly two years before it opens which would be in mid/late 2023. We would hope that life would have returned to normal by then.
What happens if I don't agree with it?	You can vote against the proposal.
What are the community facilities in Phase 1? Is the building DDA compliant?	There are two flexible meeting rooms (which are also used as dressing rooms for shows) and other flexible spaces. The auditorium is also available for community use. The building will be fully DDA compliant. Provision has been made for a Changing Places toilet facility and we will be working with the architects to deliver it as early in the plan as we can.
What 'green' credentials will The Beehive building adopt?	The aspiration is to be as 'green' as possible in the design.

	<p>Solar Panels are planned for the roof of the building along with low energy ventilation systems and electrical equipment plus low flow fixtures.</p> <p>The aspiration is that the eventual venue operator will adopt sustainable building management policies, such as regular reviews of mechanical systems to ensure optimum efficiency, night-time switch-off of electrical apparatus wherever possible, and a robust recycling strategy. The café/bar will source ingredients from local suppliers where possible - to minimise food miles and support the local economy.</p>
What soundproofing will there be as the building is located in a residential area?	<p>The building will be designed to meet the stringent noise limits set out in the planning conditions.</p> <p>The Baseline Noise Survey submitted as part of the planning application sets out the noise limits that the architects will be working to in the detailed design phase of the building envelope/windows and mechanical services. The limits set out in this document are based upon the baseline noise survey carried out using acoustic measuring equipment on the site. The limits take into account the fact that the venue is surrounded by residential properties.</p> <p>The Baseline Noise Survey can be viewed on The Beehive website.</p>
When will the build start?	Mid/late 2021 assuming the loan is approved
How long will the build take to complete?	19 months for Phase 1
Who and how will the centre be run?	A charity called The Beehive CIO (Charitable Incorporated Organisation) has been registered with trustees from both the Council and the community. It will be run along business lines.
How can you build Phase 2 (the upstairs) when you will be having shows/conferences happening in the auditorium?	The shell for Phase 2 will be built at the same time as Phase 1 so it is only the fit-out that will need to be completed. Work would not interfere with performances or other activities.
What happens if the project runs over budget?	We have engaged professional quantity surveyors to cost the project and a £350,000 contingency has been built in to cover unforeseen costs. The building contract will be subject to

	competitive tendering.
What about the Town Centre redevelopment?	The Beehive project is unrelated to the Town Centre redevelopment