

An aerial satellite map of the Upper Clatford area. The map shows a mix of green fields, brown agricultural land, and a small village with buildings. A river, the River Anton, flows through the lower left. A church, All Saints, Church, is marked with a cross icon. A school, Wiser Academy, is marked with a graduation cap icon. A brook, Pillhill Brook, flows through the upper right. Other labels include 'Anna Valley' at the top, 'Littleworld Day' on the right, and 'Andover Law Tennis Club' further right. The text 'River Anton' appears twice. The text 'Chalk Pit' is centered in the middle of the map. The text 'Financial and Re-development' is centered below 'Chalk Pit'. The date '13 March 2024' is centered at the bottom. The title 'Upper Clatford Annual Parish Meeting 2024' is at the top.

# Upper Clatford Annual Parish Meeting 2024

## Chalk Pit Financial and Re-development

13 March 2024

# Chalk Pit Re-Development

- Finance and Annual Parish Budget
- Re-development process and options

# Chalk Pit Impact on 2024-2025 Budget

Cllr Charles Crosthwaite Eyre – Chair Finance Committee

- **Rating Valuation change – impact on commercial affordability**
  - In 2023, the 2017 - 2022 RV increased from £12,750 to £21,750
  - Rates payable therefore jumped from approximately £1,750 to £14,000
  - Commercially unviable for tenant – terminated agreement
- **Impact – loss of income and transfer of costs - ~£30,000**
- **Budget response**
  - Evaluate options and develop a plan
  - Financial settlement with Tennant
  - Identify and apply for grant finance
  - If necessary, utilise Financial Reserves

# Parish Budget 2024-2025 Headline changes

Expenses and Income before Precept change	Budget 23/24	Budget 24/25
<b>TOTAL Expenses</b>	<b>£48,698</b>	<b>£66,694</b>
<i>Major changes:</i>		
Tree Maintenance	£5,000	£10,000
Chalk Pit Costs - insurance/rates etc		£19,173
<b>Total Income</b>	<b>£52,004</b>	<b>£58,457</b>
<i>Major Changes</i>		
Ant Structures Rent	£15,000	
Cowdown Renewables Ltd Grant		£5,000
ANT Structures site clearance payment		£4,000
Transfers from Reserves		£10,000
<b>Shortfall 2024-2025 before precept adjustment</b>		<b>-£8,237</b>

# Chalk Pit – Financing strategy

- Only budgeting for essential care and maintenance costs through 2024/2025
- Sale of site – option will be considered against:
- Re-development of Chalk Pit
  - Subject to full financial cost benefit assessment
  - No planned Parish finance for re-development
  - Financed through grants, co-development or donations

# 2024-2025 Precept Analysis

- **Precept increase**

- 2023/4 precept was £47.90/household; TVBC average £46.19
- Overall financial shortfall (after contribution from Earmarks and Reserves) £8.2K
- Precept increase of 26% or £12.60 per Band D property.
- New precept will be £60.50/household per year

- **Reserves**

- Total reserves of £18,410 provides sufficient cover against fixed costs

- **Possible additional financial impacts through 2024/5**

- Lease dilapidations settlement – currently undetermined.
- Capital raising through sale of property
- Rent income for 2024/5 – only if net financial impact is positive



# Looking Beyond 2024-5

- **Possible future budget cuts**
  - Street lighting - could we reduce annual charge of £4.2k - lighting time or dim
  - Tree maintenance – unlikely with tree maturity
  - Ground Maintenance – possible but negative impact on public areas
- **New Income from Chalk Pit**
  - Sale for redevelopment
  - Parish Council redevelopment
  - Co-development of existing site with commercial partner
- **Rebuild Reserves**
  - Once Chalk Pit future is settled – review level of Reserves

# Cowdown Renewables Ltd

## Grant of £5,000 towards Chalk Pit re-development





# Chalk Pit Project

Cllr Richard Bennett – Chair Chalk Pit Working Group



# Chalk Pit Options

	Sell	Develop
Benefits	Minimal effort Immediate cash for Parish Limited funding requirement	Sustained income for Parish – reduced council tax Small business site for Parishioners Enhanced visual appearance
Risks & Issues	Loss of control of site Loss of regular income Legal challenge	Significant effort Funding requirement Future management



# Re-Development Options

Resurface Track

Community Garden  
Phase 3

Storage using ISO  
containers

Phase 2

Phase 1





















Demolish

Factory

Develop as small business units requires:

- Site clearance
- Electrics, plumbing, blockwork, insulate, heating, roller doors, security
- Funding

# Chalk Pit Project Plan

Workstream	Lead	Feb	Mar	Apr	May	Jun	Jul
Governance	Richard Bennett	 WG formed	 ToRs issued			 Options Analysis Paper	 UCPC Decision Point
Parish Engagement	Charles Crosthwaite-Eyre		 Annual Parish Meeting	 Parish survey live	 Parish survey closes		 Parish Feedback
Sell option	Peter Heslop			 Sell Report V1.0		 Sell Report V2.0	
Develop Option	Richard Bennett	 Draft drawings		 Develop Report V1.0	 Pre-planning application	 Pre-planning response	 Develop Report V2.0
Funding	Richard Hydes		 Funding Sources table	 Funding Sources paper			
Sustain & Clear	Patrick Littlehales		 Repair Roof	 Volunteer Clearance		 Funded Clearance	
Construction (TBC)	Richard Bennett						Issue tender