

# Ousden Village Hall New Build

19<sup>th</sup> June 2019

# Agenda

- Quick Overview
- Why do we need a village hall?
- The Plan – Our story so far
- Questions from the last open meeting
- Site & Hall Plans
- The planning process
- Ousden Village Hall Business Plan
- Funding Matrix
- Village Survey
- Next Steps
- Q&A

# Quick Overview

- Following a survey of the building a number of years ago it is estimated that the hall has only 2 to 3 years of useable life left
- Repairing the current hall is not an option because of asbestos cladding and the general age and degradation of the building structure
- We need to build a new village hall that will be fit for purpose and fulfil the needs of the village and it's community

# Why do we need a village hall?

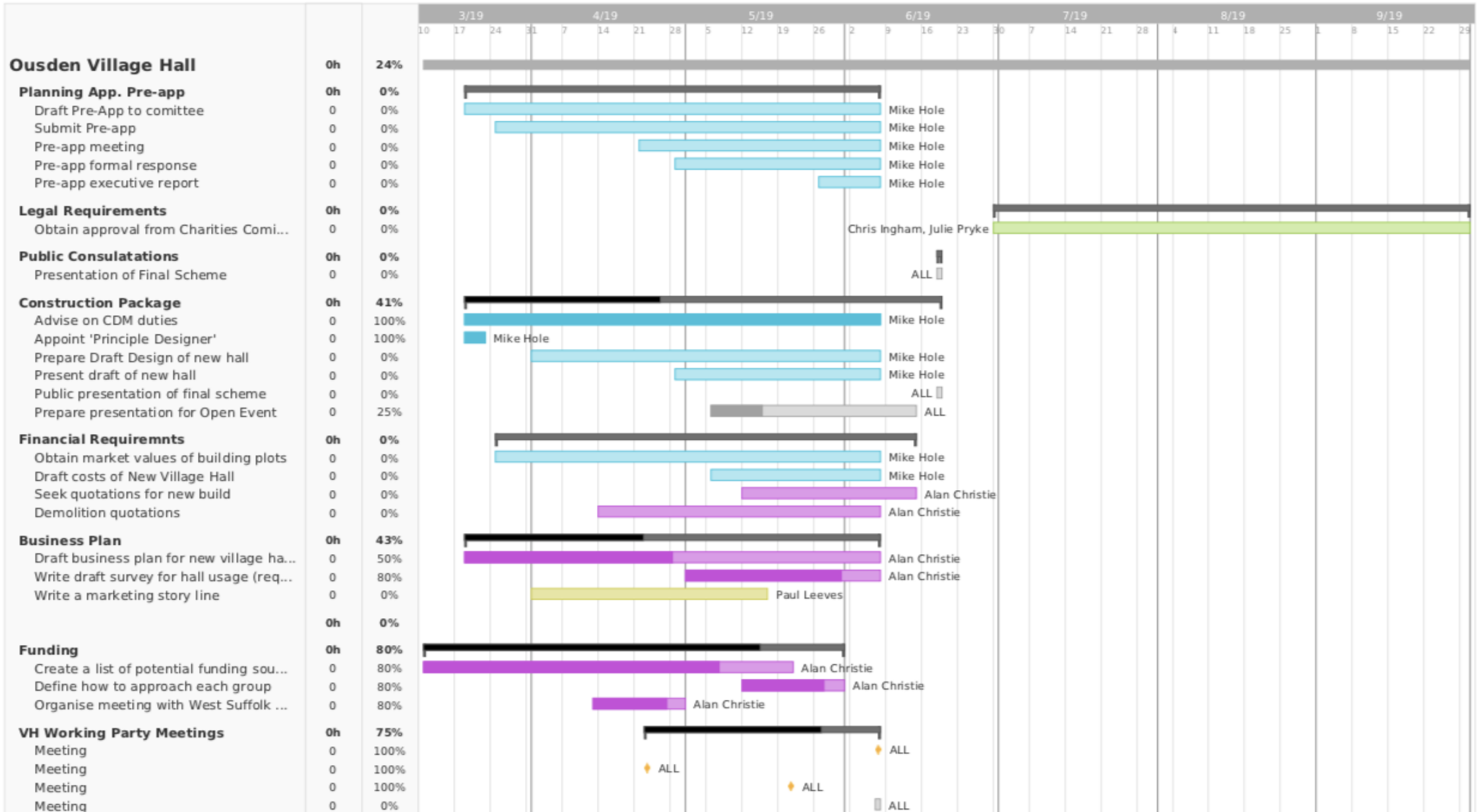
- More people are becoming isolated
- Socialising is FUN!
  - Pop-up Country Café
  - Quiz night
  - Bowls club
  - Cricket club
  - The Church breakfast
  - Summer Fete
- The village needs a centre – a heart
- If we let it go it's gone forever!

# The Story so Far – Our Plan

- We need to raise c £400k
- Our plan is to seek planning permission for and to sell a building site adjacent to the current village hall location
  - Potential to raise £250 - £270k
  - Planning permission is required and it is not in the current planning zone
- The balance required of £130 - £150k will need to be raised through the county & local councils, charities & funding organisations, businesses and local people
- We have raised £12,000 so far
- The current workstreams are ongoing:
  - A funding matrix has been generated identifying potential funding sources, their limits of funding and their particular requirements
  - A business plan for the village hall is being written
  - We are applying for pre-app planning for the site
  - Site drawings and layout have been completed
  - Village Hall design and drawings are being drawn up and costed
  - A village survey/questionnaire has been designed. The results will form part of the business plan

# Questions from the Open Meeting September 2019

- *Resident commented – that has any affordable housing option been considered for the plot? What about keeping the young in the village?*
- *Resident asked - and what about the children's playground?*

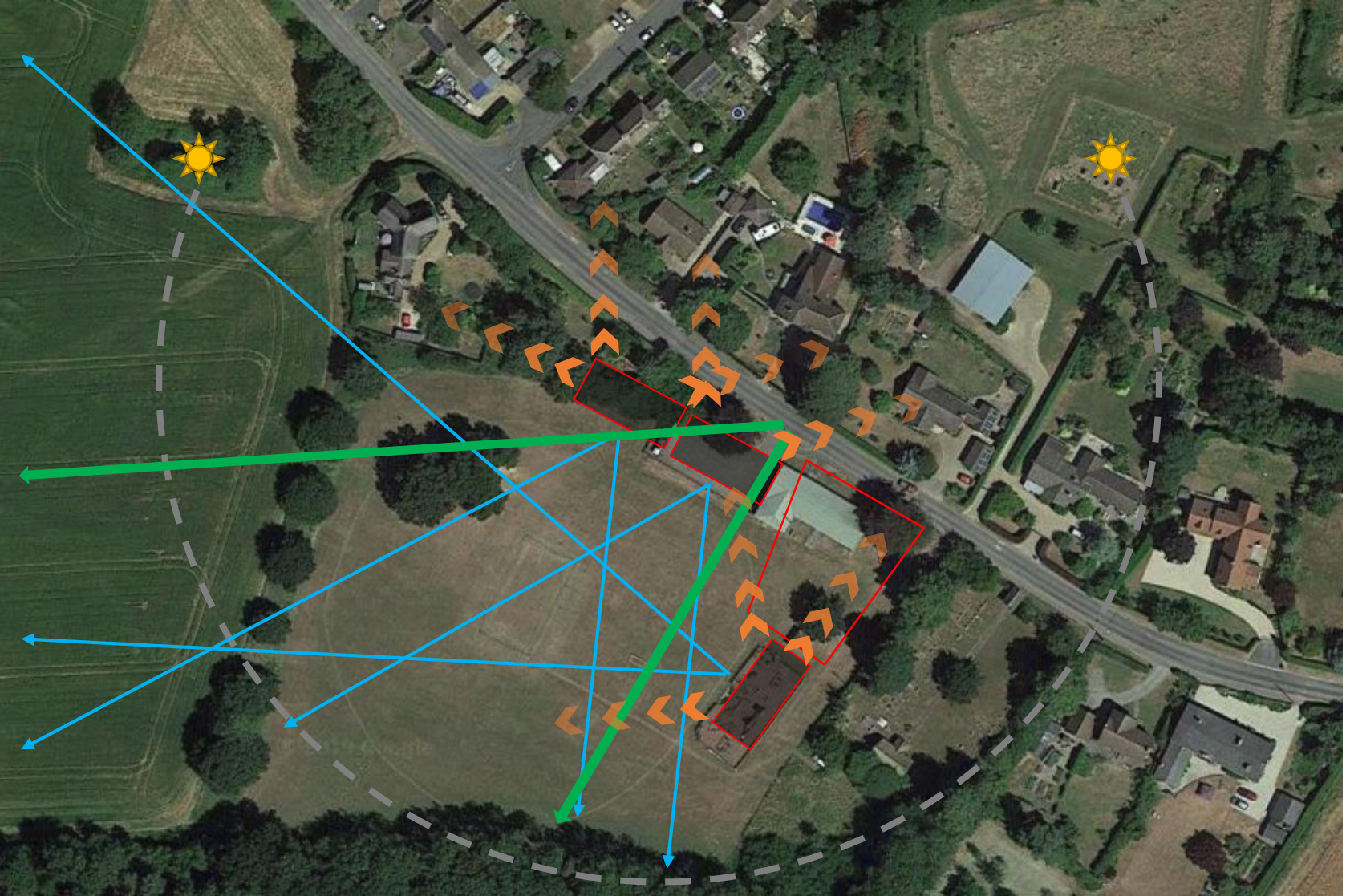


# Plan from Open Meeting September 2019





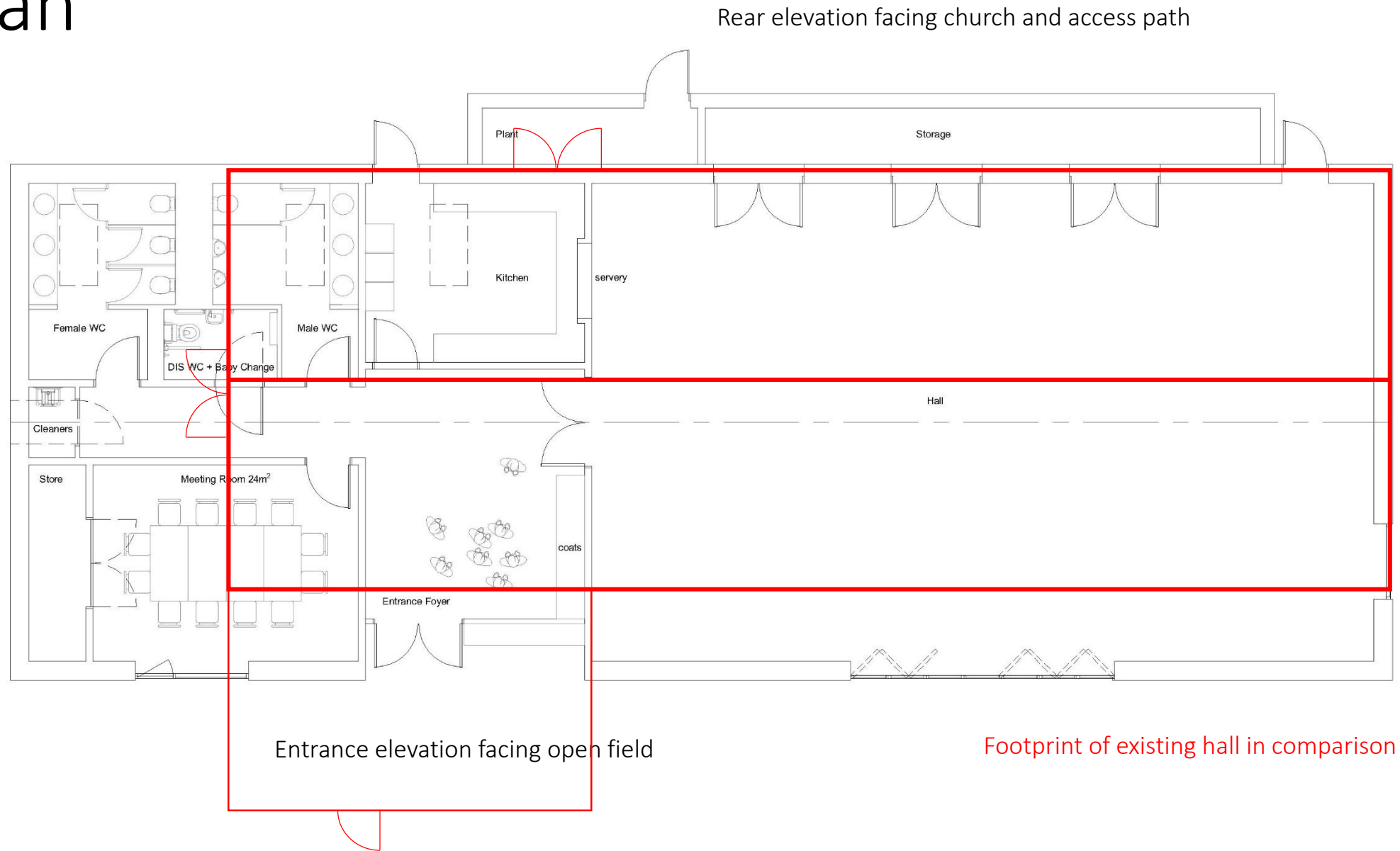
# Alternative Hall Locations



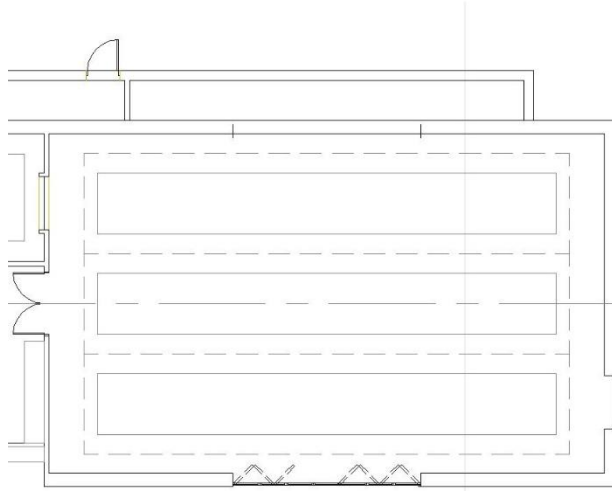
# Site Plan - New Hall Design



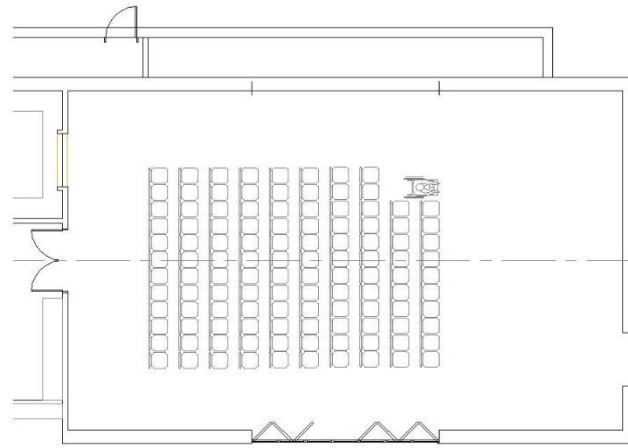
# Plan



# Hall Alternative Configurations



Short Carpet Bowls  
3No. 14.5x3 m play area



Theatre/conference Style Seating  
100 seats +

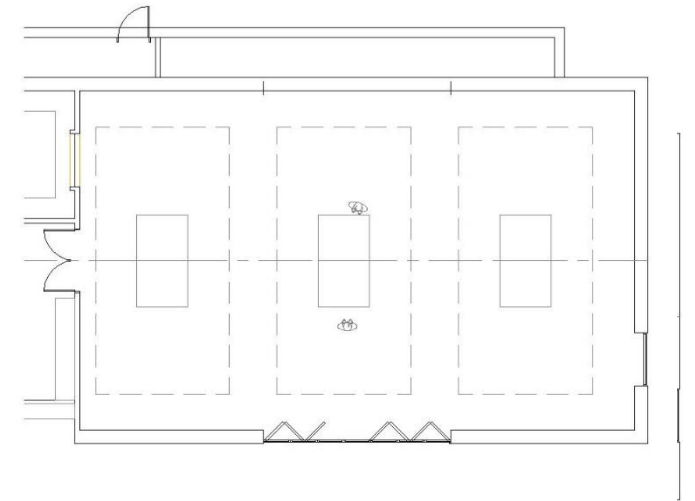
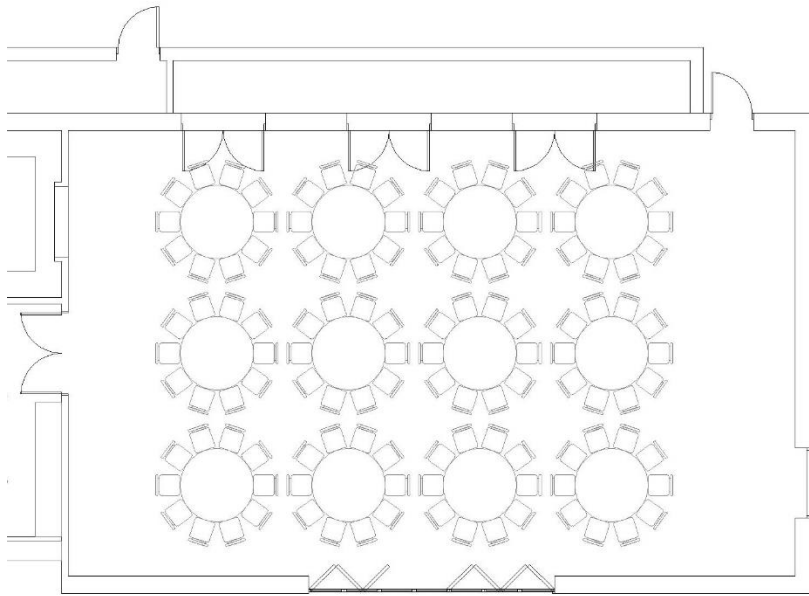


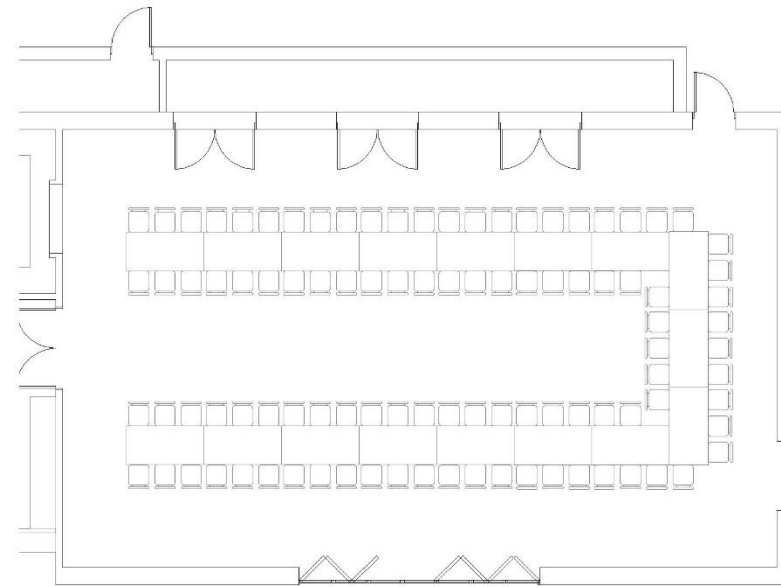
Table Tennis Tables  
3No. 8 x 4 m play area

Sporting Function | Conference

# Hall Alternative Configurations



Event Layout  
Table Rounds 120 Covers

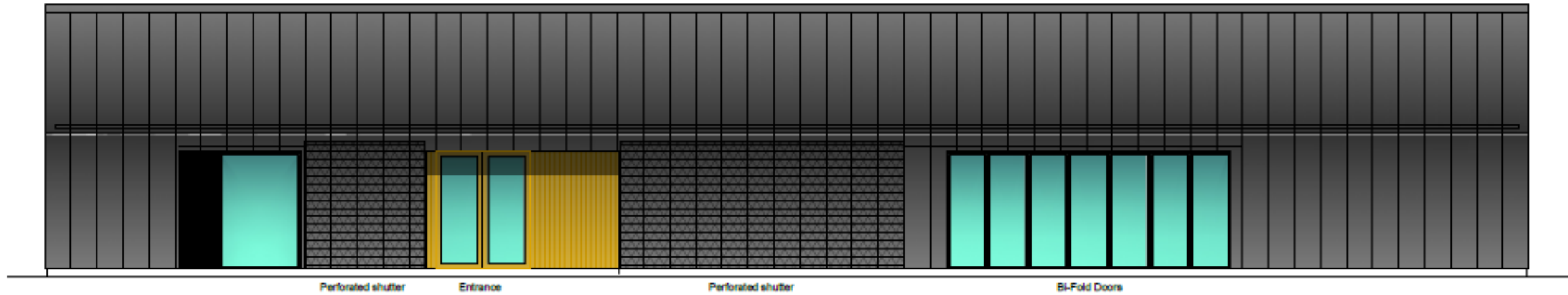


Event Layout  
Banquet Tables 98 Covers

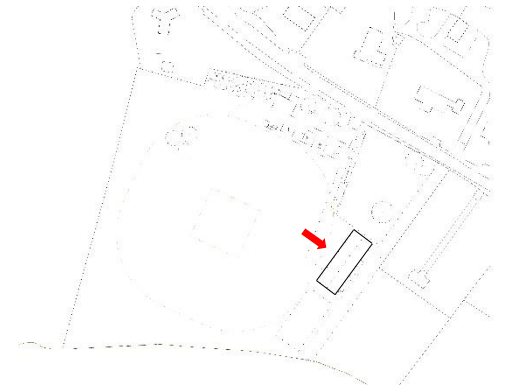
Wedding | Catering | Function



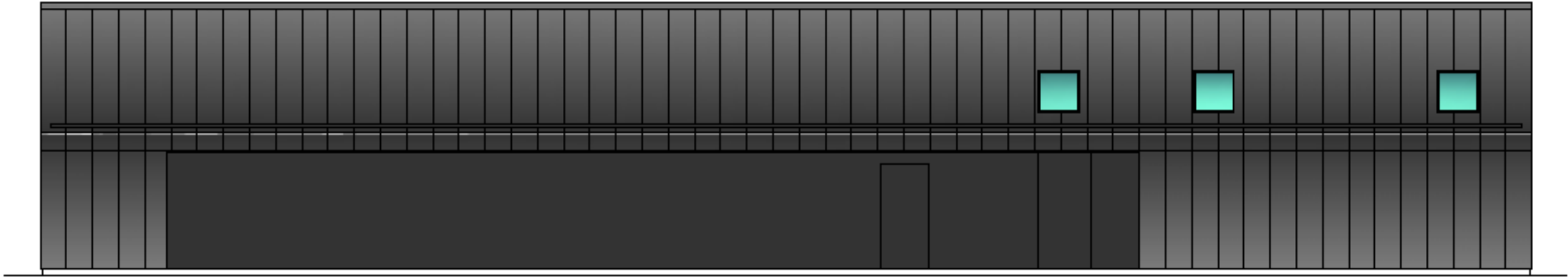
# Elevations



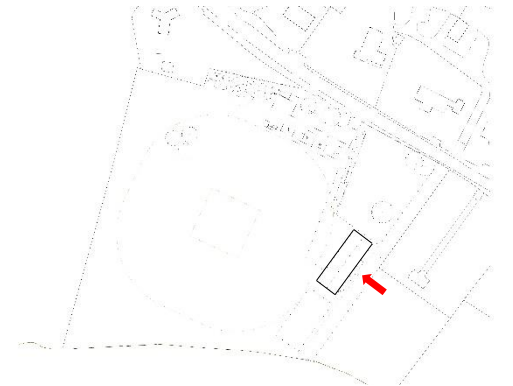
Entrance Front Elevation



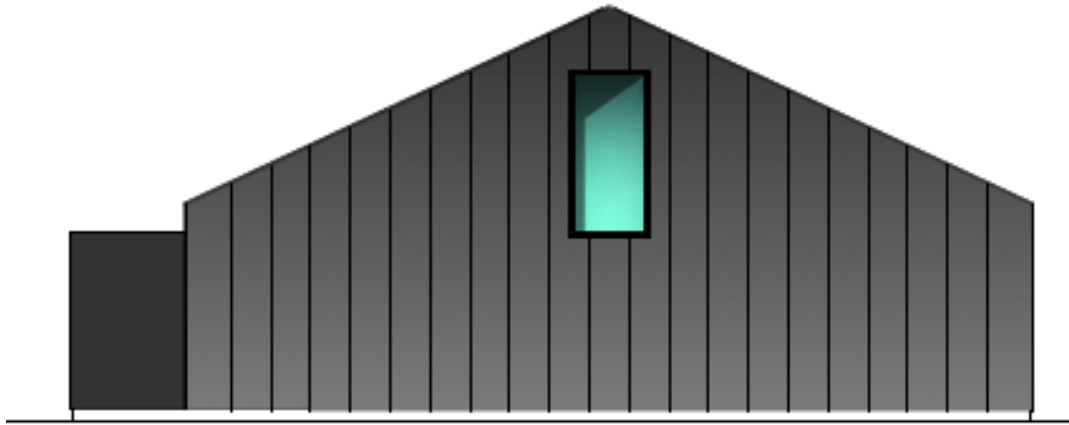
# Elevations



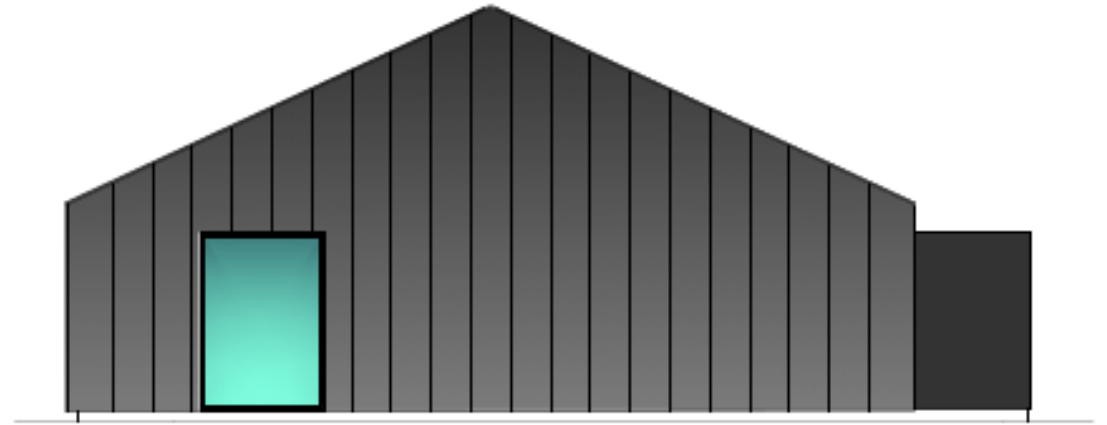
Rear Elevation



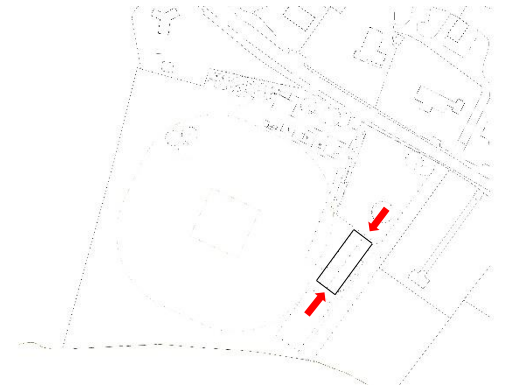
# Elevations



Plot Side Elevation



Wood Side Elevation





# Materials



# The Planning Process

## Pre-Application

- Apply for initial comment from planning authority for the development of the plot of land for domestic use, demolition of the existing hall and new proposed hall in new location

## Outline Planning for the plot

- Apply for outline planning permission for the development of the plot of land prior to marketing land for sale inc. demolition of new hall. Full planning permission to be submitted by purchaser.

## Full Planning Permission for New Hall

- Apply for full planning permission for new hall and landscaping

# Business Plan (Index)

1. Executive Summary
2. Background & history
  - a. The foundation of the Trust
  - b. The hall's history
3. Current situation
  - a. The reality of the current state of the village hall
  - b. Why it cannot be repaired
4. The Process
  - a. Formation of New Build Committee
  - b. Diary of events / consultations so far
  - c. Next steps – questionnaire, 3<sup>rd</sup> public meeting, production of Business Plan, formal process of approaching funding bodies / benefactors
5. Current Options
  - a. Rebuild on the existing site & footprint (Very difficult to raise this level of funds i.e. the full £400k)
  - b. Relocate the hall to the rear of existing site & sell the existing site for a new dwelling to raise funds for New Build
6. The Plan
  - a. Application for planning of existing site
  - b. Application for planning of new hall at rear
  - c. Compilation of business plan informed by results of village survey
  - d. Formal approach to funding bodies & benefactors
7. Estimated costs of rebuilding the new hall
  - a. Summary of costs
8. Funding
  - a. General overview & refer to Funding matrix in appendices
9. Future Vision
  - a. How it might be used
  - b. Why it is so important now & in the future for a rural community
  - c. Affordability of running the new hall
  - d. Income & Expenditure now
  - e. Forecast Income & Expenditure (how it might change. E.g. More events/use & less maintenance & running costs)
10. Conclusion

# Funding Matrix

- A funding matrix has been drawn-up, detailing:
  - Type of Funding e.g. Lottery, Funding organisation & Grants, Events, Business donations, Personal Pledges
  - Name of the Organisation
  - Timescale to contact
  - Scale of funding for that organisation or group
  - Likelihood of success
  - What is required – the criteria
  - Who is responsible for contacting them

# Village Survey

- The village survey is critical
  - We can't complete a business plan
  - We can't apply for funding
  - We need to be 100% sure we have the village's support
- The survey covers:
  - Your views on the need for a village hall & the playing field facilities
  - Potential uses
  - People's likelihood of using it
  - A critical question on willingness to share the running cost through the Parish Council element (Precept) of the Council Tax

# What do we need from YOU?

- Continued, but really we need additional support
- To complete the survey – essential for the business plan and any future funding
- Support the events happening now
  - Quiz – great fun!
  - Pop-up country café
    - First one had over 70 people
    - Last Sunday of each month until end September
  - Summer Fete – we need everyone to be there!!

# Next Steps

- Finalise drawings & costs
- Planning permission
- Meet with Mike Chester – West Suffolk Council
- Complete the survey
  - Analyse and publish the results
- Finalise the business plan
- Get necessary permissions from the Charities Commission, etc.
- Report back to the village
- Then..... Start fund raising!!!