

<p>Village Hall Working Party Committee meeting – VHWC</p> <p>8th March 2022 – 7.00pm – ‘Teams’, Ousden</p> <p>Attendees from the working party:</p> <p>Celia Holt (Chair)– CH</p> <p>Christine Ingham – CI</p> <p>Julie Pryke – JP</p> <p>Mike Hole - MH</p> <p>Sophie Mason - SM</p> <p>Richard Hurrell – RH</p> <p>John Gale – JG</p> <p>Attendees from the management committee:</p> <p>Jessamy Saltmarsh – JS</p>	To Action	Time Frame
<p>Comments were sought regarding MH Plan B – Basic Cost option due to the rapid increase in building costs.</p> <p>CH tabled our strengths as – playing field, ties with the cricket club, lovely walks , car park and to support these some basic amenities such as store, change facility, toilets, small kitchen, area for Parish Council meetings would be the minimum – sat on the site of the current village hall and was a manageable sum to cover, removing the current hall – is it realistic and then adding a hall on to it as a 2nd stage in the future when/if the need was required?</p> <p>CH had a query over the old hall – does it have to be empty for 5 years before knocking it down? MH suggested that if you are replacing it, then it was OK, but if part replaced that might need discussion.</p> <p>MH explained his plan B – Basic Cost option suggestion</p> <p>New hall was always akin to the hall we have at the moment and would fit over the old hall more or less, we may want to swing round by 5-10 degrees just to work with the playing field.</p> <p>Looking at building part of the structure with the option to ‘bolt on’ a potential larger structure would mean trying to design something where you can modify the amount of toilets, change the kitchen space or storage area etc. this is where it could start to become complicated. MH estimates that a future proofed amenity area, as suggested, without a large hall including demolition /landscape changes - £391,000</p> <p>Building it with a flat roof could save approximately a further £50K i.e</p>		

£340,000

Comments were sought from the committee members with their ideas

SM welcomed this practical approach as trying to raise over £1 million in a small village, post pandemic with funding being a struggle. SM did comment that the issue is that you are asking to fundraise for something that is toilet facilities etc. i.e. not a 'village hall' and if there were some well supporting major donors in the village to get the project off the ground then there is a chance, but it does not appear that we have this and so we are reliant on family trusts, small grant makers etc. and it is very difficult to get funding currently and this project would be difficult to fund. MH agreed and that if we consider keeping the 'amenity building' on the same plot as the village hall and therefore losing the land sale then adding that to the cost of building the amenity building, we are not far away from the £1 million so MH not sure that the plan stacks up for fundraising. SM felt that if we were using it as an amenity building for the play park and sports conferencing facility for the playing fields and so raising the money for the facility to support and run the outdoor space for Ousden and the villages around Ousden it might be that the teams needing the facilities are partly tasked with raising the funds. SM feels that without those people/organisations queueing up needing that facility it is a tall order. MH feels that there could be a need to have an income from an anchor tenant like a playgroup, a doctors surgery. It might be tough to have a business in there that would need to pack up in the evening and weekends.

JG asked if we had looked at putting up a basic steel frame building with bare bones internal walls etc. keeping it basic which MH confirmed had not been looked at to date. MH felt that if we go down that route we may lose the corporate / wedding events etc. JG felt that it is a building that we could start to improve. MH thinks that he needs to get the QS to cost it and MH will ask him to compare it to a basic steel frame option.

MH said you could build the structure with a roof on it and then build a mini pod underneath – i.e. toilets etc. and then you have something tangible to fundraise on and you could fundraise for the additions as we go along.

SM suggesting that demand drives supply and should we canvas local groups that really need this facility – what is driving this? We need the groups to drive it – i.e. yoga, cubs scouts, brownies, doctors pop up surgery.

JS is concerned there is lack of support from within the village. CH did refer back to the surveys and SM mentioned the surveys from the Fete, and although polarised due to the nature of event, most people were for. CH mentioned that Lidgate and Hargrave do not have outside space and that maybe we work together with those villages and find out what it is they need from us for an outdoor space. CH is in discussion already

with Hargrave but can mention our thoughts with Lidgate also.

SM did mention that with Wickhambrook close by we have to consider that we have a large hall and playing field 10 minutes up the road. CH did point out that we do also have a very well used play area used all year round. SM did want to suggest slightly different pop-up options and be clever about what we do that support the outdoor space – shipping containers, big caravan and so rather than having a £391,000 option have a £50,000 option but MH pointed out that would mean we would never have a village hall we are losing our large clearspan building. We need to consider the residents and what we may think are great ideas may not fit with the residents of Ousden. MH suggested that there are things that we can do like wooden sheds that are more low key, and if we addressed villagers concerns and the loss of the hall there could be something in it etc. MH felt that planners may support it.

RH suggested a prefabricated building and MH felt that there are some good ones, but it will not be a large 'hall' type building. Not sure about longevity but MH felt that it would get us through another 25 years at half the price. Also if we are talking about a steel framed building, could we look for teams such as basketball, netball teams that could take on the need/push for the facility etc. MH felt that would require showers. CH mentioned a survey that came through the door about whether there was a facility in your area that could be part of a bigger supporting network of facilities – possibly County Council.

RH also mentioned that if we go to the 'smaller' facility option – that we offer the space to a local person wishing to start a business offer a pop up café – in conjunction with the play park and open space, walking hub etc. RH mentioned that we know section 106 money is being given to play areas/park – we could improve ours. CH felt something like this might be good as it offers the facility for now and gives the fundraising opportunities for the future.

CI likes the idea of it being small with a small meeting room, quite like the idea of the steel frame building at bare bones stage – but there are many potential options.

CH felt the action points are as follows;

MH to get a breakdown of the current costs so that we can look at how we pare it back to the bare minimum and a steel structure version with concrete slab – (a place to put a cabin, porta cabin, underneath to run activities and be a focus for the fundraising)

RH asked whether it would be on the existing plot or new plot, and whilst there was concern about the costs of ground works MH felt it might not be hugely different as the cost is in the building rather than

MH

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the ground works. MH feels that we may spend more money overall, as costs tend to go up over time and breaking down in smaller chunks might cause the eventual cost to be more. MH feels we are at a fundamental point where we are saying do we want a hall and what do we do to get us down that route or do we abandon the hall completely and what are we going to do as an alternative. CH remarked that if we are going to move away from a hall then there are still minimums that are required to support sports and the outdoor activities such as; toilets, changing room, small kitchenette fridge sink kettle serving hatch etc. A useful square box with an awning – extra room when we need it. It is very scaled back and could we build this with the money we have and/or small amount of fundraising, leave the hall up and take it down at a later date after the hall has been empty for 5 years. Maybe the pavilion could have walls put and services run and then you have a small amenity block.

SM asked how often the land is used and CH said that she often saw family's using the area and that will only increase as the weather improves.

Any thoughts to RH to add to the minutes.

Next meeting date - 4th April 2022 – 7pm