

<p><b>Village Hall Working Party Committee meeting – VHWC</b></p> <p><b>11<sup>th</sup> November 2019 – 7.00pm – The Village Hall, Ousden</b></p> <p><b>Attendees from the working party:</b></p> <p>Celia Holt - CH</p> <p>Christine Ingham – CI</p> <p>Richard Hurrell – RH</p> <p>Julie Pryke – JP</p> <p>Alan Christie – AC</p> <p>Mike Hole - MH</p> <p><b>Attendees from the management committee:</b></p> <p>Jessamy Saltmarsh – JS</p> <p><b>Apologies:</b></p> <p>John Whitefield – JW</p> <p>Jonathan Pringle – JRP</p> <p>John Gale - JG</p>		
<p>CH opened the meeting and introduced JS who is joining for the ‘Finances’ aspect of the meeting this evening</p> <p>MH – spoke about the open day on the 9<sup>th</sup> November where he was surprised and delighted by the good turn out and positive comments about the plans for the new village hall. He was also pleased to announce that the metal cladding stood up cricket ball test. He received some other minor comments that he has taken on board and is working in to the final design for the planners.</p> <p>The only negative comments received were regarding the positioning of the children’s playground. The comments were that it was going in to a ‘dark and dingy’ corner in shade. The committee discussed again the positioning of the playground (as per previous discussions about positioning). The alternative is to move the Village Hall, re position play area (keeping the village hall). The re-positioning of the play area would move it away from the village hall and would place it next to the road/car park (which is not deemed to be a favourable position) in the landscaped Pavilion area – We would have to move the pavilion. The priority in this project is the village</p>	<p><b>To Action</b></p>	<p><b>Time Frame</b></p>

hall and moving that further would then mean losing the view, moving it further away from the car park and causing potential issues with access and services to the site and this is moving away then from what has been discussed so many times previously. MH added that when designing the whole site, the fact that the playground was not in full sun for children playing was a positive thing. JS also added that the beauty of the site now is that the back doors of the village hall can be opened and the play area is in full view of the hall, the siting of the proposed play area and hall means that the play area is in the same area as the village hall for supervision and well away from the road and car park.

JP added that again she believes that someone/ or a committee needs to be responsible just for the children's play area

The committee agreed on balance that the siting was right for the children's play area taking in to consideration the comments received.

CH/MH asked if we will have options should we not get the funding that we need. MH said that the materials show at the open day are all based on the original budget.

CH asked then if the open day was the communication with the village re: the plans and AC agreed that this was another stage in the process.

MH confirmed that amendments to the plans have been made from the open day

CH asked about the valuation. RH apologised on behalf of JRP for his non-attendance due to illness, he wanted to present the analysis. RH summarised that valuation is between £250K and £300K – with various flat rate selling fees £1000 -£2000 plus VAT. Morris Armitage, David Burr and Jackson Stops visited the site. Some responses were very standard responses, however one did stand out as they had offered more support with the proposals and had come up with a different way of bidding for the plot and help along the way with the project. RH could not recall their fee, but that agent was Jackson Stops. RH will ask JRP to come up with a summary of the offers and he could come and talk to us at the next meeting possibly.

JP did ask is it something that we do now? Due to the situation with Brexit and general housing values etc. the general consensus was that we don't need to do it now, and we need to get the planning in.

JP spoke of her visit from the Bat Surveyor, Rachel Bates, regarding the draft bat roost assessment and eco survey. She had stated that the weatherboarding has the potential for bats to roost although no evidence was found of bats roosting. Rachael suggested that she make a potential emergence survey.

RH commented that he had thought that they only needed to that should they find evidence of bats roosting (or visiting) and that had not been evidenced.

MH said that regardless that he will add Bat Boxes to the plans.

JP confirmed that the bill was £410 including VAT

CI spoke about the tree survey that was carried out by Rory Hobbs there were no issues reported only that the some tree protection zones would need to be erected. The cost was £252 inc VAT

RH spoke of the land contamination survey, MH said that there was nothing on there that worried him. RH asked about the aquifer comments and MH said that this really concerned the water run off and that would be commented on in the plans.

CH asked if MH needed any further help and in his view when would planning go in?

MH said that looking forward he thinks it will be the end of the month. He also commented that he had no luck with builders so far, but that he was approaching a colleague who is a QS for a quote. Having that would be the benchmark and you would only expect a builder to be less than this. Hopefully he will have something by the end of the month to tie in with the planning.

CH asked if the planning was a 12 week minimum? MH said the he suspects it is more likely to be 16 weeks and so we are realistically looking at April 2020 for a decision.

MH said that Mike Chester our councillor had taken an interest in the project and MH will keep him in the loop with developments

CH wanted to work out who needs to be communicated to regarding the planning application now the open day is completed;

- 5 immediate neighbours (private houses)
- Formal letter to PCC St, Barnabas (Nicky Nunn)
- Formal letter to Parish Council (John Gale)
- Wills Estate through Sarah Payne at Adkin
- Public Notice on the Village Hall notice board
- Parish Council website (Joanne Kirk)

JS went through the financial statement with the committee. She pointed out that VAT is shown separately should there be a case for any VAT refund on the build and associate costs.

JP mentioned that the £150 winnings from the race night had been donated by Oli Pryke to the new build fund.

MH confirmed that the cost of planning (2 applications) should be less than £1000.

JP said that the management committee of the village hall would need a meeting to confirm how much would be required to be in the fund to keep the hall running and to have a new build fund for monitoring the funds raised so far. The balance of which should be healthy looking for future funding matches from fundraising organisations who often match what has already been raised.

CH confirmed that historical data on costs relating to the running of the village hall are available to which the answer was affirmative

JS spoke about the recycling centre in the car park and the process which allowed for the Parish Council to donate money for this, but that also depending on the amount of the recycling levels could mean refunding money back to the Parish Council. JS said this was a book keeping exercise when AC suggested that this sounded time consuming. AC feels that with the expected workloads coming to the committee for the new build that this kind of complication could impact resources. JS said that she will speak with Parish Council about it.

CH raised the grass cutting being that the playing fields are a local asset, why does the village hall pay for this? CI mentioned that this has been raised before and that JG is due to raise the matter at the next PC meeting

CH spoke of the next funding phase

AC mentioned the funding matrix that showed the organisations available, their criteria for application and so this is in place and exists. AC also said that now this is working back to planning and being in full readiness for when the planning is hopefully approved and this is for national business to approach, local business, local people getting the business plan done and having everything in place for these organisation and then looking at the likely funding priorities and working out who and how best to make the approach to them.

CI mentioned having a letter ready for the village for example.

CH said from her experience of setting up a not for profit local shop is looking through a list of the potential donors and look at what they need (AC confirmed that this is what the matrix provides), and then within the village one might write to some or make a personal approach to others

JS said that it needs to start now and that we cannot sit back. Use the 12 weeks planning to get ready

CH agreed and that date should be agreed for the fundraising meeting and AC agreed that it needs to be agreed what needs doing in the next 3 months – if that is 10-15 things for example. It was agreed that we are thinking 400K for the build, work on 250K for the building plot and 150K to raise (for the time being)

CH agreed with AC sentiment that the committee member team is a bit light when we are looking at moving on to the next stages. AC thinks we are probably two people short. Some approaches had been made to people

that offered help in the survey and that no further positive responses had been received back from those that might have shown an interest. Some suggestions were made within the committee and RH suggested that maybe where we need help with a certain task, there could be people within the village that we could call upon, such as Guy Holland-Bosworth.

Next meeting agreed as the 3<sup>rd</sup> December at 8.15pm after the management committee meeting,

DRAFT