

<p>Village Hall Working Party Committee meeting – VHWC</p> <p>27th June 2022 – 7.00pm – ‘Teams’, Ousden</p> <p>Attendees from the working party:</p> <p>Celia Holt (Chair)– CH</p> <p>Sophie Mason – SM</p> <p>Julie Pryke – JP</p> <p>Richard Hurrell – RH</p> <p>John Gale – JG</p> <p>Attendees from the management committee:</p> <p>Jessamy Saltmarsh – JS</p> <p>Apologies</p> <p>Christine Ingham – CI</p> <p>Mike Hole - MH</p>		
<p>CH opened meeting and hoping for costs from MH although wanted to understand from SM; if we are looking at close to £1,000,000 for a new village hall, is this a realistic sum to raise? and if not what the alternatives might be for raising the money? If selling plots of land, how many plots of land would we need to sell? It should be noted, one of the biggest assets we have in this village is the playing field other small villages around us do not have playing fields, it is used day in, day out more than the hall , and so to lose the land for a hall does not feel like an option?</p> <p>SM agreed with this and pointed out that we could be doing clever partnerships with those village around that do not have playing fields. SM speaking speculatively on the fundraising point suggested that for a village of circa. 500 people raising £1,000,000 is a huge amount of money. There are village halls in very close proximity, we could be looking for a viable alternative that allows us to utilise the land, partner with other village halls for them to use the land and work out what the bare minimum facility would be that would bring the village together to do the fun stuff and give us the village feel vibe, the yoga and all the things that there is a demand for without necessarily entering in to selling a plot of land and all the complexity that this entails.</p> <p>Furthermore buying when building materials are so expensive and the cost of living is rising and funders need to provide more proportionally, it is going to be a harder fundraising environment in the first place. This comes at a time when foundations such as, National Lottery are going to be hugely</p>	<p>To Action</p>	<p>Time Frame</p>

stretched.

CH questioned if therefore £1,000,000 is not a realistic number to be aiming for? SM felt that when we started originally we were looking at c. £½M, raising 1/3 from the sale of the plot, 1/3 from National Lottery or other big funders and then a 1/3 from smaller amounts from other foundations and now that costs have gone up and costs are likely to go up again £1,000,000 is a cautious figure, it doesn't seem a realistic number to fundraise.

There are very few large funders that are able or willing to part with £300,000 and in previous discussions on the subject funders have commented on the high costs for this project in what is a small village.

CH summarised by saying that we therefore need to aim for something much cheaper that would give us the space for what we need, such as yoga/other popular requirement . In that respect, toilets, basic kitchen for hot drinks/basic food prep and washing up to facilitate events on the field and indoors. SM commented that we should be looking at, clearly, what the village needs, how we make the best use of the land so that people from the village and surrounding villages use it, and retain its attraction as a space. A facilities block and a marquee that goes up over summer perhaps? CH spoke about hiring in a marquee to size when required. i.e. for cricket days a smaller marquee, larger for a fete and SM thought that we could try to get a preferred supplier rate with a company perhaps. JP voiced concerns about keeping a marquee in good condition and if it remained up, free from vandalism if purchased also understood they can be quite expensive to hire etc

JS was concerned about the yoga and the size of the facility. JS thought no more than 13 or 14 people attend as a maximum- outside in the summer and inside in the winter (or on wet days) CH suggested that we team up with another village for indoor sessions. JS mentioned Sonia's barn that is currently used for some sessions and so we possibly have a solution for that event.

JP asked really if we had fully explored the modular building idea to provide something on a smaller footprint, much cheaper that is going to serve the village. CH confirmed that we would probably hire in and hire out a marquee rather than buy one. JG remarked that we still had not looked at a steel framed building that would work for bowls, without the stage and still have a kitchen and toilets.

CH mentioned again that we still have the issue of not being able to knock the hall down until we have the funds/are ready to build the new hall. JP suggested we look at cheaper modular building? SM added the National Lottery may typically grant £100K – 150K for build projects, then if we could raise another £50,000 locally, we should look at what this might buy. SM wanted to understand better why we cannot demolish the building and build back on top of it? JG replied that the planners require that we have a cast iron replacement plan, like for like. So SM asked then why can we not take it down and replace it with a 'flat pack' modular style building? CH added if the project involved selling plots (where the hall currently sits) that anyone that bought the plot would have to be tied up in such a way

that the money could only be spent on the new building and a commitment by any builder building the hall to complete the job, which if we didn't have the full funds would be difficult for any builder to commit to those terms if they were obligate to finish the job. This would mean that we (as a committee) would have to commit to re build the replacement hall, which would not be realistic.

Some discussion took place about the positioning of the existing Hall and building plot, were they dependant? The site plan has been distributed for review.

SM clarified then so are we saying to the 4 or 5 foundations, National Lottery etc.;

We've been round in circles looked at all our options and decided not to do X but we are going to do Y and we want them to commit to 60% of Y on the basis that it gives us 6 months to raise the other 40% and then we have the money in the bank and it can be modular, build on to it in the future or just a set of amenities that allows us to keep playing fields intact and not sell the plot.

CH asked if we developed the well-executed business plan that demonstrated that, that was achievable and showing that we have definitely got that money in order to knock it down . The issue is knocking down the hall without funds and so we would definitely need to have the commitment from all those charitable funders. SM thought it would still be a bit speculative, but if we raise bit by bit and explain in the round that tranche of funding unlocks this tranche of funding and we have pledges of those and it required then just one to fall the it is just the order of the spinning plates. SM sought to clarify – are we not allowed to knock down the village hall and not build another one? Committee answered – correct.

CH suggested Do we build a smaller amenity block behind the existing Hall? The funds we currently have could be used to demolish the hall but if not allowed to until new facility mechanism in place put towards an additional basic new facility?

SM - So what happens if the village hall falls down? If we don't build a new village hall but just the amenities – is this OK? JG said that we had not investigated this with the planners. At some point the village hall will have to come down, at least with an amenity block we could provide amenities for the playing fields. JS remarked that we would still have costs if the hall was shut. We still need to insure it as an obligation as trustees/ JG thought if it was officially closed down (possibly boarded and fenced) then we may not need to insure it.

RH mentioned again that we would most likely get good funding from section 106 money to redevelop the playground. It could be a good balance to upgrade the playground, as mentioned as being popular in the village hall questionnaires, which then enhances the area and the need for the amenities.

CH the last thing that anyone wants is an eyesore in the middle of the village which is potentially dangerous. Something will have to be done to replace/remove at some point.

We have been round the houses several times, this could be the way around for now and then in the future further rounds of fundraising could develop the basic facility into something better. With a better play area, new amenity facility and the playing fields retained feels like a good solution.

SM do we need to explore again the costs for a) the basic amenities and the revenue needed b) or permanent bigger footprint basic steel structure. Understand if we would need the plot sale for either option the extent of fundraising.

CH commented that we are in the same place on understanding actual costs as we have been for a year, we have had estimates but not a fully costed proposal. CH felt maybe this was a good point to see who else we should approach to progress, with a clear brief. JG offered to look at that as he has a small structure to look at himself – he will scout for information on this, he can look at similar size to current village hall coming down in size to just an amenity block size.

JS suggested the two companies that RH had found to get a full costing for an amenity block and hall. JG mentioned that he had spoken with one of these some years ago, and that he may be worth approaching about the project. JG offered to speak with him about the plan. The beauty with that type of building is that it is faster than a site build.

JG approach the prefabricated option

JG will seek out information on steel buildings

We should consider recycling the existing building material if there is a value.

RH asked if asbestos was in the new part of the building, but it was thought from MH was it would be too much to rebuild this part.

JG mentioned a new fund for village halls that came through the Parish Council and has requested funding from them (West Suffolk Council) – decision not until Aug/Sep

Next meeting Monday 8th August

JG & SM

AUG

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