

<p><b>Village Hall Working Party Committee meeting – VHWC</b></p> <p><b>31<sup>st</sup> May 2022 – 7.00pm – ‘Teams’, Ousden</b></p> <p><b>Attendees from the working party:</b></p> <p>Celia Holt (Chair)– CH</p> <p>Christine Ingham – CI</p> <p>Julie Pryke – JP</p> <p>Mike Hole - MH</p> <p>Richard Hurrell – RH</p> <p>John Gale – JG</p> <p><b>Attendees from the management committee:</b></p> <p>Jessamy Saltmarsh – JS</p> <p><b>Apologies</b></p> <p>Sophie Mason - SM</p>		
<p>MH has written up the spec and hopes that the QS will put together the accurate costs over the Jubilee Bank Holiday. To include more of a spec i.e. wall materials, doors, small amount of landscaping, new path extending car park – in the new position. Does not include demolition of old hall, moving the pavilion and no removal of playground.</p> <p>MH has offered some estimated costs based on his experience to give us a feel. Based on figures based on £3,500 (just under) per square meter</p> <p>Existing size hall without the stage and ancillary spaces this would be £480,000 to build new (140 sqm)</p> <p>Existing size ancillary space (excluding the stage) – i.e. just the meeting room, kitchen, toilets, storage £326,000 to build new (95 sqm)</p> <p>(i.e. Total £806,000 to build something of equal size (235 sqm) to what we have)</p> <p>Estimated to complete new design hall including an approximate 40% price increase is just shy of £1,000,000 (284 sqm) larger lobby, storage and toilets</p> <p>CH commented that we had discussed that we may build the ancillary space possibly – bolt on the hall at a later stage but have a marquee hire for the larger space as and when required.</p> <p>MH mentioned that he thought that SM was concerned about getting the funding from any source without having a full facility. i.e. as</p>	<p><b>To Action</b></p>	<p><b>Time Frame</b></p>

important to have the hall as the ancillary space. MH felt that you would need to target £1,000,000 for a fully functioning village hall.

CH mentioned a new fund, however this was for existing village halls and the total available was £3,000,000 for the country.

CH said that SM thought that raising £1,000,000 was out of the question, and that makes the business plan very difficult. Would we have to build an ancillary building for storage, toilets, and a kitchen and hand the keys back to the Parish Council to the old hall?

JS talked of a village that has bought a field and they hire in the toilets and the marquee for events. CH said we could charge to use the playing fields and they could hire in the toilets and the marquee. JS said that we would need to charge, as the biggest cost would be the upkeep of the playing fields. CH felt hiring it in would mean storage and possible deterioration of the investment MH also said that we would have to have someone put it up and take it down so hire may be better. JS said that Stradishall's 5 x 10 marquee £648.43 plus VAT it is a metal support (not tent poles and guide ropes).

JP said that it was important to bring the village with us, we probably need an open meeting and put the options to the village and one of the options may still be how many plots of land do we need to sell to raise the money? In a way that fulfils our obligations as trustees to provide a facility for the village – at least we have tried. It is not just us as a committee, but the village also.

CH agreed and we represent the community and it is up to the village and so some well costed options, well thought through, clearly defined options for initial consultations.

JS asked how long we can carry on with the current hall? CH thought that not many people use it now. MH thought 3 -5 years and may be dependent on the asbestos regulations, we may be forced to close it. As time goes on it may cost more to remove it, landfill costs, ecology/toxicity may increase costs etc.

RH said do we spend £250,000 on insulating it, pumping concrete under it etc. MH thought that any QS would look at it and still suggest to rebuild it. MH thought that there may be more merit in a prefabricated option may be better than going down the renovation route.

CI mentioned that a hole has appeared in the floor– possibly the bowling trolley.

JS feels that the village may say we can just carry on with the hall. CH suggested that is why we need a good list of reasons why it will not carry on and a list of the options;

JP

Do nothing and demolished when condemned – the maintenance of the playground and playground will have to be paid by the council tax precept

Demolish hall – cheaper prefabricated model on existing area

**Build the ancillary building options**

JP said can we sell the plot and would that cover the cost of just the ancillary area or / hall CH mentioned that if we did this we would have the meeting room, toilets etc. and then are we raising the £480,000 to add the hall on to the ancillary rooms and this needs to be run by SM as this seems more viable.

CH thought that it would be good to have SM in the next meeting. Mondays may be better.

We need to get list of ideas and robust costs.

Bob McGeady has been in touch to see where we are – original quote £2500 re the section 106 etc. and to date we have a bill of £1, 550 plus VAT JP asked what we should advise – so agreed that we pay him and give him an update of where we are and call him back when we need him.

CH asked if someone could pick up number of plots required where they would be and the possibilities. MH thought that it would need to be for affordable housing to get it through planning.

(Meeting ended due Zoom ending)

**AOB**

**Next meeting date MON 27<sup>th</sup> June at 7PM**