

Meeting of Village Hall Working Group

8.00 pm Thursday 30th July

Notes and actions

Present: Peter Newell, Martin Shann, Colin Smith, Robert Crocker, Bill Pinkerton

1. Village meeting

Bill outlined what he saw as the issues that arose from the open meeting:

- We must now look beyond the original rebuild concept and conceive a total project and this must have the full support of the Village.
- We must ensure existing building lasts for expected duration of project
- People want a new hall rather than a re-build or re-furbishment and this should be at least as big as the existing one
- The problem of car park flooding must be solved.
- The cost of whole project will be more than the £300,000 that can be provided from the Parish precept

There was a discussion on what could be done for the initial budget and what other Villages had done. The general view was that at best it will only be possible to provide a very basic building with this budget. However if the overall concept and design is good, more features and facilities can be added when more money is forthcoming.

The timescale is critical as already interest rates are rising and each rise increases the precept that will have to be levied.

It was confirmed that the budget is the total sum available and must cover all costs, including professional fees.

2. Project strategy

The Group confirmed that the Project strategy is to fully define and cost a scheme with three elements:

1. Social: this consists of a new hall with all the facilities of the existing one
2. Sporting: separate facilities for the football and cricket club
3. Further enhancements (e.g. landscaping, meeting room etc.)

All elements must be fully costed and planning permission obtained (however planning permission can be applied for before the full costs are worked out)

The first element of this must stand on its own and be completed for £300,000 but as soon as there is a fully overall costed scheme that the Village supports, fund raising can start for the other two elements.

The objective is then to secure the loan and complete building of the social element as soon as possible, while trying to remain flexible so that if further funding is found quickly this can be used to enhance the social element and/or provide the planned sports facilities

Note: the term phases was rejected as this gives the impression that the three things will happen in series – this is not necessarily the case, if additional funding is forthcoming quickly the whole scheme could be completed as one build.

4. Liaison with Village

It was decided to keep the Group to the existing size but allocate to each member responsibility for liaising with particular groups in the Village as follows:

Parish Councillors: **Martin**

Football and Cricket Clubs: **Rob**

“Parents” group: **Peter**

Baby & Toddler’s: **Mary Ann**

Scouts, Guides, Beavers and Cubs: **Colin**

“Senior” users”: **Peter**

Gardening Club

Tuesday Club

Senior exercise club

Orchestra: **Martin**

The objective is to both inform and consult these groups so that they feel part of the project and are then committed to the final scheme.

5. Position of new Hall

There was an extended discussion of the merits of different locations for the new hall and whether the sports facilities should be in a separate building (pavilion) or part of one single building. There was no overall agreement. It was agreed that further discussion with the above groups is necessary and the brief for the architect will be to propose alternative schemes.

6. Architect and brief

There was a discussion of the role of the architect (traditional versus design and build) who the architect should be and the brief. The Group came down in favour of the traditional model, employing an architect to draw up detailed plans and to oversee the implementation. However the architect should look as widely as possible at alternative construction methods to maximise value for money.

Various architects were suggested (including continuing with Ray Tollady). It was agreed members of the group would bring proposals to the next meeting with a view to drawing up a shortlist.

Ideas for the architects brief were discussed and Colin will draw up a draft document before the next meeting.

Summary of Actions

1. Make contact with each of the Village groups, with a view to informing them about the plans and seeking/confirming views on facilities, siting etc.
2. Investigate possible architects (availability, experience etc.)
3. Colin to draft an Architects brief

Next meeting

Thursday 6th, 8.00pm

42, Wroslyn Rd.