

## Hall Option Report

Prepared for the Village Hall AGM 30<sup>th</sup> November 2022

Further to the open meeting in October of last year, when the committee presented options for the existing hall and potential replacement, we acknowledged and accepted the concerns of many people that options for the existing hall had not been fully explored.

Since then, the committee has been working towards a fully costed option for the existing hall, focusing on the priorities identified in the parish survey of 2019. These results highlighted heating and insulation as the major reasons why existing and potential hall users were reluctant to hire the hall.

We have employed chartered building surveyors Kirkham Board, who are experienced in the refurbishment and remodelling of old buildings. In February, they undertook a full building survey of the hall. They identified a number of areas of concern, the main ones being inadequate heating and insulation and water leaks to the roof in the main hall and meeting room. In total, the cost estimate for all the recommended works to include minor and routine maintenance work as part of a 5 year programme, came to £90,00 plus VAT.

In order to firm up these costs, further surveys have been required:

An asbestos survey - undertaken in May 2022 which confirmed no asbestos is present in the hall.

Fire risk assessment - completed in June 22 this identified a number of actions including upgrading main doors and fire doors, installation of fire detection system, improved signage, safe storage of chemicals, fire procedure and evacuation plan.

Kirkham Board also recommended that we commission a specialist heating engineer to explore heating options for the hall. We instructed Service Design Solutions (SDS) and, following a site meeting with them to discuss the heating requirements which would meet the needs of the range of activities that take place in the hall, a survey of the hall was undertaken. A report of their findings and potential heating options was provided. We subsequently met with both SDS and Kirkham Board to discuss the findings. Based on the hall construction and usage, whilst maintaining the integrity of the building, they recommended a radiant heat system. This benefits from being suspended at high level and is programmable. It emits long wave radiant heat which is perceived to be much more comfortable for occupants compared to shortwave infrared heat produced by the existing system, due to the lower energy intensity (see photos for examples).

The committee has agreed to proceed with the design and costing of this heating system. Updated costings, based on the survey results and an estimate of heating, totals £95,000 plus VAT. We now need to start exploring funding options to help raise money to undertake the works.

At the open meeting, a question was raised regarding the sale of the existing hall and the conditions under which this could happen. The Declaration of Trust, the legal document vested with the Charity Commission, determines the circumstances under which the building can be sold.

It stipulates that if the trustees of the hall (the committee) decide that the hall is financially unviable and conclude that it is advisable to sell the building, this proposal would require community consent

by a public vote at a public meeting. At this time the committee is agreed that such a situation has not yet arisen.

The meeting closed with the understanding that there would be a vote for a 'new' versus 'existing' hall. This vote would be offered to the community once options and costs for the existing hall been fully explored by the committee, together with a feasibility study and costings for a new village hall, also to be undertaken by the committee.

However on review of the Declaration of Trust, which details the legal roles and responsibilities of the hall trustees, (the committee), it was clarified that any village hall funds should be spent exclusively for the repair, maintenance, insurance and servicing of the existing building. Therefore, no funds could be put to a feasibility study on a replacement hall. This information was widely circulated during the summer.

In order to progress the refurbishment works the Committee are proposing to set up a sub-committee dedicated to planning and programming the works, liaising with the surveyor and consultants and fund-raising. If anyone would like to join this sub-group, please let us know at the end of the meeting.



**Image 9 - Electric Radiant Panel Example**