

# Consultation Village Hall 2022 and beyond

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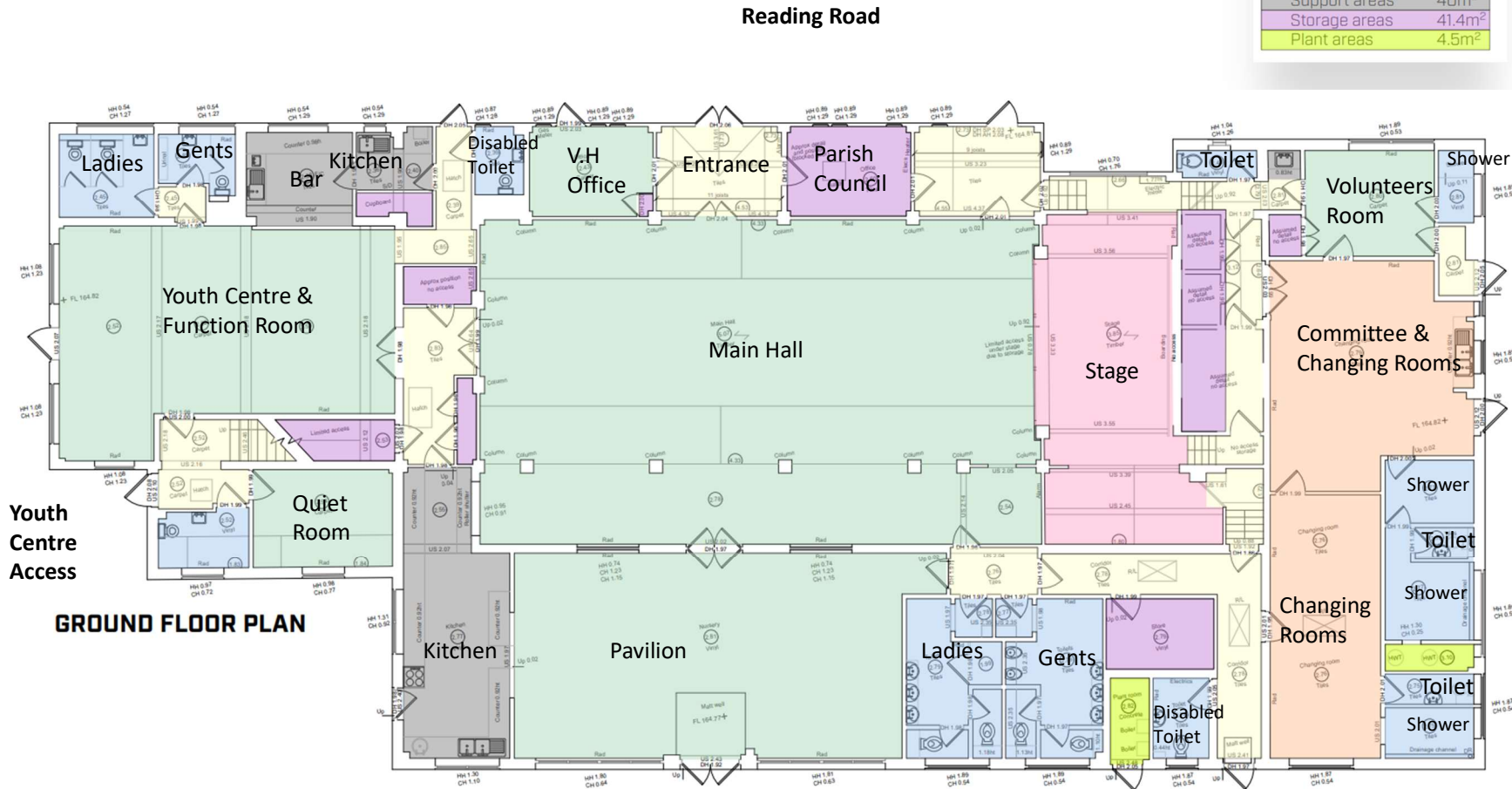
- Village Hall Current Use
- Why? and Why Now ?
- 5 Ideas so far
- Features of 5 ideas
- Funding Summary

# Current use

- Pre school
- Youth Centre
- WADs
- Meting Rooms
- Football Club
- Cricket Club
- Badminton Club
- Yoga
- WI
- Pilates
- Karate
- Carpet Bowls
- Toddlers Group
- Events
- Fete



FIRST FLOOR PLAN



GROUND FLOOR PLAN

## Schedule of areas

|                   |                    |
|-------------------|--------------------|
| Function rooms    | 337m <sup>2</sup>  |
| Circulation space | 79.8m <sup>2</sup> |
| WC facilities     | 67m <sup>2</sup>   |
| Stage             | 38m <sup>2</sup>   |
| Changing rooms    | 57m <sup>2</sup>   |
| Support areas     | 40m <sup>2</sup>   |
| Storage areas     | 41.4m <sup>2</sup> |
| Plant areas       | 4.5m <sup>2</sup>  |

# Why? and Why Now ?

- While Woodcote Parish Council (WPC) own the village hall, the building is leased to The Woodcote Village Hall Charity for them to run the 'business' of letting out of rooms to the public.
- However, WPC are responsible for the maintenance of the fabric of the building and some parts are not in good condition.
- A full building survey was carried out and while WPC have now made the repairs to make it watertight, there are a lot of other works that will soon require attention. This includes complete reroofing of the whole flat roof structure – kitchen, pavilion, toilets and changing rooms/committee room, in the next couple of years.
- There is, an estimated £400,000 worth of work required over the next 10 or so years, just to maintain the hall. This does not take into account any additional costs from repairs / replacement equipment, that may come up in that time.
- WPC wish to always spend money effectively, therefore we are considering different options for the village hall and will want to know what the residents think.
- Unfortunately, there is no option to do nothing. The main hall was built in approx. 1922, with extensions in the 1950's (function room area) and the 1970's (pavilion and changing room/committee room area). While there was a minor extension and changes to the internal layout of the function room area & upstairs, in 2000 (due to lottery funding for improvement of facilities for a dedicated Youth Centre) there have not been any major works.
- Consequently, there are obviously issues that require attention with buildings of such an age. As stated, WPC wish to spend money effectively that will bring the greatest benefit to villagers and users for many years to come. This is especially relevant at the current time when prices all around us, particularly energy, are increasing.

Correspondent Feb 2022



Photo showing window frame to glass brick wall in an advanced state of decay



Photo Showing "bubbling" roofing felt .



Photo showing decay of timber sarking board over the clerks office

## Why? and Why Now ?— Building Survey

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# Why? and Why Now – Building Survey



Photo showing signs of water ingress to the rear roof slope thought in line with external hole in the roof.



Photo showing rear single storey elevation with render in generally poor repair



Photo showing loose vandalised downpipe. Note need to remove grass from gutter,

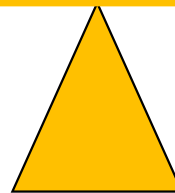
# We Need your help / support to get the balance right

## Needs

- ✓ Village agrees and supports
- ✓ Fix the issues: Issues with Flat Top /Pebble Dash/Energy Performance/Window Condition/Aesthetics – inconsistent windows/doors
- ✓ All decisions are future use proofed
- ✓ Our Money is well spent
- ✓ Refurbished multifunctional Changing / Dressing rooms
- ✓ Some New Features:
  - ✓ 3 fully functional rooms inclusive of: Kitchen, Toilets, Sound proofed, Access
  - ✓ To utilize the Committee Room better
- ✓ Improved security
- ✓ Novelty – what new features does it offer the community?
- ✓ Meets Green agenda – energy costs / COP26

## Cost

- Where does the money come from?
- Minimal Disruption – One build is better than incremental
- Keep the Good - Hall and Youth Club are considered satisfactory?

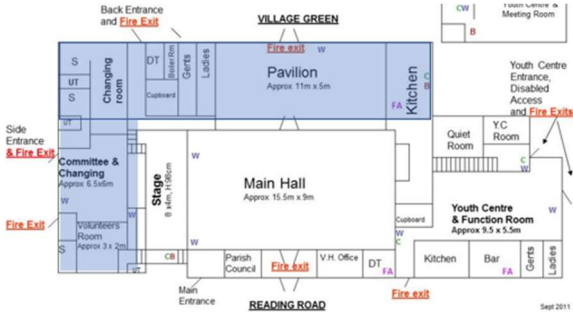


Fully functional rooms: Large (Current Hall) , Medium (Pavilion - Playgroup) , Small (Youth Centre & Function Room)  
Multifunctional Changing / Dressing rooms: increased inclusion of arts ie WADS etc as well as Football and Cricket

# Village Hall Features some Initial Ideas

|             |                                                                               | 1           | 2                   | 3                                                | 4                         | 5                    |
|-------------|-------------------------------------------------------------------------------|-------------|---------------------|--------------------------------------------------|---------------------------|----------------------|
| Area        | Features                                                                      | Maintenance | Rebuild - Flat roof | Rebuild, renovating and reorganisation of spaces | New Build - original site | New Build - car park |
| Maintenance | Routine Repairs                                                               | ✓           | ✓                   | ✓                                                | ✓                         | ✓                    |
| Roofing     | Flat roof : Resurfaced                                                        | ✓           |                     |                                                  |                           |                      |
|             | Flat roof : Fully replace existing roof with insulated long life zinc roofing |             | ✓                   | ✓                                                |                           |                      |
|             | Main Roof : Replaced                                                          |             |                     |                                                  |                           |                      |
| Walls       | Repaired Existing Render                                                      | ✓           |                     |                                                  |                           |                      |
| Windows     | Replaced when needed over 10 years (to new standards)                         | ✓           |                     |                                                  |                           |                      |
| Functions   | New Entrance to Flat Top area                                                 |             | ?                   | ✓                                                | ✓                         | ✓                    |
|             | New Kitchens for Main Hall and Function Room                                  |             | ?                   | ✓                                                | ✓                         | ✓                    |
|             | Improved Changing Rooms                                                       |             | ?                   |                                                  | ✓                         | ✓                    |
|             | Significantly improved changing rooms and toilets                             |             |                     | ✓                                                | ✓                         | ✓                    |
|             | New Entrance                                                                  |             |                     | ✓                                                | ✓                         | ✓                    |
|             | Internal corridors                                                            |             |                     | ✓                                                | ✓                         | ✓                    |
|             | Sound proofing                                                                |             |                     | ✓                                                | ✓                         | ✓                    |
|             | Dedicated kitchen and toilets for room used by pre-school                     |             |                     | ✓                                                | ✓                         | ✓                    |
|             | New toilets for main hall                                                     |             |                     | ✓                                                | ✓                         | ✓                    |
|             | New Meeting Room                                                              |             |                     | ✓                                                | ✓                         | ✓                    |
|             | New Parish Office                                                             |             |                     | ✓                                                | ✓                         | ✓                    |
|             | More Energy efficient feature e.g. Solar, Heating, Insulation etc             |             |                     | ✓                                                | ✓                         | ✓                    |
|             | Other Ideas ?                                                                 |             |                     |                                                  |                           |                      |

Help : Where is the Flat Roof?  
(its the blue bit)



Any other Ideas really welcome!!  
Thanks

## Cost and Benefits of current 5 ideas

| Ideas                                                      | Total Cost <sup>Ref1</sup> | Cost Comment                                                                                                 | Effect on Functionilty | Effect on Carbon                                                   | Disruption                             |
|------------------------------------------------------------|----------------------------|--------------------------------------------------------------------------------------------------------------|------------------------|--------------------------------------------------------------------|----------------------------------------|
| <b>1.Maintenance only</b>                                  | £400K                      | From 2021 professional survey                                                                                | Maintained             | No gain                                                            | Minimal                                |
| <b>2. Rebuild Flat Roof</b>                                | £800K                      | Includes £200K for maintenance on remaining areas of building<br><br>£600K build cost is Estimate cost       | Very limited           | Limited gain                                                       | Some disruption while roof is replaced |
| <b>3. Rebuild, renovating and reorganisation of spaces</b> | £1.1M                      | Includes £200K for maintenance on remaining areas of building<br><br>£900K build cost is architect ball park | Significant            | Moderate                                                           | Significant                            |
| <b>4. New build on existing site</b>                       | £2.5M                      | Rough estimate cost from m2                                                                                  | Significant            | Significant long term but offset by some carbon cost of demolition | Major                                  |
| <b>5. New build on car park</b>                            | £2.75M                     | Rough estimate cost from m2                                                                                  | Significant            | Significant long term but offset by some carbon cost of demolition | Major                                  |

Ref 1 . Excludes interest of any loan

## Features of current 5 ideas – (Slide 1 of 2)

|   | Options                                          | Positive Features                                                                                                                                                                                                                                     | Negatives Features                                                                                                                                                               | Tasks / Works                                                                                                                                                                                                                                                                                                                                                                                                                                      | Period of works                                                       | Project Build Cost, £ | Comments on Building                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|---|--------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|-----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | Maintenance                                      | Lowest Disruption<br>Minor disruption (dust noise, access) while some maintenance is carried out<br>Usually for short periods – could be scheduled for school holidays to                                                                             | No benefits for functionality of the Hall<br>Still have key problems of access<br>Pre-school use of toilets and                                                                  | Replacement of windows, Re-covering of flat roof, cladding, roof repairs, gutter repair                                                                                                                                                                                                                                                                                                                                                            | sporadic over the next 10 years.                                      | £400,000              | Could be scheduled for school holidays to minimise impact.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 2 | Rebuild - Flat roof                              | Only addresses maintenance issues<br>Possibly insulation<br>Possibly appearance.<br>Youth Club and Function room should be useable for most of the time                                                                                               | Minimal improvements to functionality and access.                                                                                                                                | Replace flat roof, reclad existing walls of whole village hall (if sound).<br>Very minor rearrangement internally (possibly).<br>This would allow for an element of redesign to improve some aspects of layout and facilities. It would also allow us to improve the insulation and possible provision of renewable energy technologies.<br><b>Note</b> this cost also includes a provision for Maintenance on some original parts of the building | 2 – 4 months                                                          | £800,000              | During any demolition and building work – obviously Pavilion and changing rooms unavailable – need to provide temporary accommodation for pre-school and changing rooms.<br>Main Hall unusable – part of ceiling affected by flat roof removal and may need to change doors and windows on the side next to the Pavilion.                                                                                                                                                                                                                                                  |
| 3 | Rebuild, renovating and reorganisation of spaces | All of above<br>Improvements to layout to address key issues of access, pre-school, changing rooms, etc.<br>Some new drainage to address issues.<br>Improved appearance.<br>Improved insulation<br>Could provide an additional meeting room for hire. | Throughout the development work, the car park is likely to be occupied by materials, contractor's vehicles, portaloos, portacabins, etc and not available for users of the Hall. | Would be as option 2, but with some internal rearrangement to try and address other functionality issues in other parts of the main hall.<br><b>Note</b> this cost also includes a provision for Maintenance on some original parts of the building                                                                                                                                                                                                | 6 months<br>(Demolition and rebuild – 4 months, fitting out 2 months) | £1,100,000            | Function room would be affected if a new kitchen is created for the FR/Main Hall.<br>During any demolition and building work – obviously Pavilion and changing rooms unavailable – need to provide temporary accommodation for pre-school and changing rooms.<br>Once most of the rebuilding has been done - it might be possible to seal off the new entrance to the hall from the extension and use the Main Hall but it could be noisy during the day.<br>Fitting out stage for the extension – Main Hall would probably be useable but again noisy during the daytime. |

Note: Options 2-5 may also have an impact on the village green. Scaffolding, access to the building work and temporary storage of materials are likely to extend onto the edge of the green and affect the cricket pitch (the boundary

## Features of current 5 ideas - (Slide 2 of 2)

|   | Options                   | Positive Features                                                                                                                                                                                                                                                                                                                                                                                                                                               | Negatives Features                                                                                                                                                                                                                   | Tasks / Works              | Period of works | Project Build Cost, £ | Comments on Building                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|---|---------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|-----------------|-----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 4 | New Build - original site | <p>All of above</p> <p>New building would be designed to address all the issues with the current layout.</p> <p>Allow for a complete rethink on the design, how the hall is used and its facilities.</p> <p>Modern building materials and to modern standards (for the whole building) in terms of insulation, renewable energy, plumbing, electrics, heating and ventilation.</p> <p>Improved appearance of the building.</p> <p>Reduced maintenance costs</p> | <p>All facilities unavailable for the duration of the building work.</p> <p>High cost</p>                                                                                                                                            | New Build as to new design | 12 months       | 2.5 million           |                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 5 | New Build - car park      | <p>All of above</p> <p>This would allow for the existing village hall to continue to be used alongside for as much as the work as possible.</p> <p>Village Hall still partly useable while new build continues although access to some parts of the Hall, eg changing rooms might be difficult.</p>                                                                                                                                                             | <p>No car park.</p> <p>Materials storage, portacabins, etc will be difficult to locate and may need space on the village green.</p> <p>Playground will probably be unusable for safety reasons and may be partly or wholly lost.</p> | New Build as to new design | 12 months       | 2.75 million          | <p>Once the new hall is complete it could be useable but there may be access restrictions during demolition of the old hall and, of course still no car park until old hall has been cleared and new car park created.</p> <p>If the playground space is needed for the new hall, a new playground will be needed at the other end of the car park, so won't be available until that work is complete, ie no play ground for full duration of the works.</p> |
| 6 | Other                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                      |                            |                 |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

Note: Options 2-5 may also have an impact on the village green. Scaffolding, access to the building work and temporary storage of materials are likely to extend onto the edge of the green and affect the cricket pitch (the boundary

# Potential Funding

## Woodcote Parish Council Tax Implications

|    |                                                  | Time of increase, Years | How much of Increase on Precept, % | How Much per year extra from village, £ | Grand total extra from village, £ |
|----|--------------------------------------------------|-------------------------|------------------------------------|-----------------------------------------|-----------------------------------|
| 1a | Maintenance (less Village projects)              | 0                       | 0                                  | 0                                       | 0                                 |
| 1b | Maintenance                                      | 10                      | 21                                 | 24,250                                  | 242,500                           |
| 2  | Rebuild - Flat roof                              | 8                       | 13                                 | 15,000                                  | 120,000                           |
| 3  | Rebuild, renovating and reorganisation of spaces | 12                      | 17                                 | 20,000                                  | 240,000                           |
| 4  | New Build - original site*                       | 25                      | 86                                 | 100,000                                 | 2,500,000                         |
| 5  | New Build - car park*                            | 25                      | 98                                 | 114,000                                 | 2,850,000                         |

Note1 : For ideas 2-5, £200K of the CIL has been used leaving only £155K for other projects

Note2 : For idea 3 a Grant of £300K and for ideas 3-5 a Grant of £500K has been assumed possible

### CAUTION :

All estimates of finance for the ideas so far are only approximate for comparative demonstration purposes only  
 Additionally no accurate estimates for site costs, contingency, professional service costs or increasing costs of raw materials have been made !

## Funding Options

|   |                                    | Woodcote Parish Council Precept | Parish Council Reserves | CIL funds | Grant funding | Increase Woodcote Parish Council Tax | Fund Raise |
|---|------------------------------------|---------------------------------|-------------------------|-----------|---------------|--------------------------------------|------------|
| 1 | Maintenance                        | ✓                               | ✓                       | ✓         | ✗             | ✓                                    | ✓          |
| 2 | Rebuild - Flat roof                | ✓                               | ✓                       | ✓         | ✓             | ✓                                    | ✓          |
| 3 | Rebuild - Flat roof and Renovation | ✓                               | ✓                       | ✓         | ✓             | ✓                                    | ✓          |
| 4 | New Build - original site          | ✓                               | ✓                       | ✓         | ✓             | ✓                                    | ✓          |
| 5 | New Build - car park               | ✓                               | ✓                       | ✓         | ✓             | ✓                                    | ✓          |

# Potential Funding Summary – How Much ?!!

| Impact on Woodcote Parish Council Tax |                                                            | Woodcote Parish Council Tax £/year |    | Band A                  |                                    | Band B          |                    | Band C          |                    | Band D          |                    | Band E          |                    | Band F          |                    | Band G          |                    | Band H          |                    |
|---------------------------------------|------------------------------------------------------------|------------------------------------|----|-------------------------|------------------------------------|-----------------|--------------------|-----------------|--------------------|-----------------|--------------------|-----------------|--------------------|-----------------|--------------------|-----------------|--------------------|-----------------|--------------------|
|                                       |                                                            |                                    |    | 73.13                   |                                    | 85.32           |                    | 97.5            |                    | 109.7           |                    | 134.08          |                    | 158.46          |                    | 182.83          |                    | 219.4           |                    |
|                                       |                                                            |                                    |    | Time of increase, Years | How much of Increase on Precept, % | Annual Increase | Per Month Increase | Annual Increase | Per Month Increase | Annual Increase | Per Month Increase | Annual Increase | Per Month Increase | Annual Increase | Per Month Increase | Annual Increase | Per Month Increase | Annual Increase | Per Month Increase |
| 1a                                    | Maintenance (less Village projects)                        | 0                                  | 0  | 0.0                     | 0.0                                | 0.0             | 0.0                | 0.0             | 0.0                | 0.0             | 0.0                | 0.0             | 0.0                | 0.0             | 0.0                | 0.0             | 0.0                | 0.0             | 0.0                |
| 1b                                    | Maintenance                                                | 10                                 | 21 | 15.4                    | 1.3                                | 17.9            | 1.5                | 20.5            | 1.7                | 23.0            | 1.9                | 28.2            | 2.3                | 33.3            | 2.8                | 38.4            | 3.2                | 46.1            | 3.8                |
| 2                                     | Rebuild - Flat roof                                        | 8                                  | 13 | 9.5                     | 0.8                                | 11.1            | 0.9                | 12.7            | 1.1                | 14.3            | 1.2                | 17.4            | 1.5                | 20.6            | 1.7                | 23.8            | 2.0                | 28.5            | 2.4                |
| 3                                     | Rebuild - Rebuild, renovating and reorganisation of spaces | 12                                 | 17 | 12.4                    | 1.0                                | 14.5            | 1.2                | 16.6            | 1.4                | 18.6            | 1.6                | 22.8            | 1.9                | 26.9            | 2.2                | 31.1            | 2.6                | 37.3            | 3.1                |
| 4                                     | New Build - original site                                  | 25                                 | 86 | 62.9                    | 5.2                                | 73.4            | 6.1                | 83.9            | 7.0                | 94.3            | 7.9                | 115.3           | 9.6                | 136.3           | 11.4               | 157.2           | 13.1               | 188.7           | 15.7               |
| 5                                     | New Build - car park                                       | 25                                 | 98 | 71.7                    | 6.0                                | 83.6            | 7.0                | 95.6            | 8.0                | 107.5           | 9.0                | 131.4           | 10.9               | 155.3           | 12.9               | 179.2           | 14.9               | 215.0           | 17.9               |

All number on table are £