

IMPORTANT NOTICE OF MEETING

TO BE HELD AT 7.30PM IN POSTBRIDGE VILLAGE HALL ON THURSDAY 17TH JUNE 2010 TO UPDATE THE COMMUNITY ON THE PROPOSAL TO MODERNISE THE VILLAGE HALL

Background – A Reminder

Following the Extraordinary Village Hall Meeting of 2006 a small sub-committee of volunteers chaired by Dave Fisher has been working on a project to modernise the Village Hall. Views were sought from around the community as part of a village consultation, information obtained, architectural plans produced, costings obtained and Conditional Planning Permission granted.

Progress Update

The sub-committee recently commissioned a quantity surveyor to provide a realistic budget estimate for grant application purposes. The total cost of what are in fact four sub-projects (works to the existing hall, new extensions, renewable energy and heating, car park) is currently estimated at **£435,750**.

The surveyor recommended a two-phase approach to reduce the initial funding needed by an estimated **£70,000**. **Phase 1** would be most of the works and equipment installation (initial funding **£365,750**). Phase 2 would be the meeting/changing room extension behind the relocated stage (balance of funding **£70,000**). We are advised this is feasible. A brief summary of the cost breakdown and work involved for the whole project is as follows:

Works to the existing hall – £53,600

Demolitions and alterations, insulation to walls and roof, new skirtings, new windows and internal doors, taking up and relaying existing boarded floor on new base for under floor heating, installing shower, internal and external decoration, and relocating stage.

New extensions – £104,800

Foundations and insulated ground slab, rendered block cavity walls, slate pitched roof including insulation, doors and windows, plastered internal walls and partitions with tiled splash backs, toilets, kitchen units and appliances, flooring, skirtings, plumbing, electrics, internal and external decoration.

Renewable energy and heating – £90,000

Ground source heat pump and heat exchanger, under floor heating, hot and cold water, photovoltaic panels, lighting and power, 3-phase connection, installation. **Note:** Electricity generated by the photovoltaic panels will be fed into the national grid providing revenue to offset against the hall's electricity costs.

Car park – £46,600

Bitmac topping to existing car park, ground protection mesh stabilised car park extension, relocated site entrance, gravel paths, disabled access ramp, new/relocated boundary banks, fence with gate, drainage. **Note:** The car park has to be completed before the extended hall can be used and will have underground pipework for the ground source heat pump.

Contingency – £29,500

Consultants and fees – £45,500

VAT – £65,750

Therefore total cost = £435,750.

View of the Sub Committee

The Village Hall is 75 years old and has always struggled to raise enough money to maintain itself to the required standards. As problems have increased with age so the income from lettings has decreased and compounded the situation. Many other village halls are in a similar situation. The Sub Committee therefore feels that the refurbishment should aim to incorporate those features that will guarantee the financial and material sustainability of the hall for the next generation. That is why they feel the renewable energy items (ground source heat pump and photovoltaic panels) should be included in Phase 1, together with the insulation and ventilation measures to make the hall proof against the elements as well as comfy to use, attractive to hire and affordable to maintain.

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Conclusion by the Postbridge Village Hall Committee

If it was felt that this was the hall that the community wanted and needed we would have to start the fundraising effort. This would mean applying to the charities, foundations, and government agencies etc. (as well as fundraising ourselves) that offer such funds. However, no guarantees can be given that we will qualify for funding even if funding is available..

This document gives a very brief overview of what is, and has been, a massive undertaking by the sub-committee. Pulling together all the information necessary to get to this stage has taken hundreds of hours of discussions and meetings. We feel now that it is important for the community to have its say. We therefore urge you to come to the meeting on the 17th June to express and share your views. We will aim to provide a more detailed presentation at the beginning of the meeting explaining how and why the project has got to this scale.

Should you be unable to attend can you please try to convey your opinion to someone that is coming? The decision we reach over the next few weeks could affect the future viability of the hall with consequences to the wider community **SO WE NEED YOUR INPUT BEFORE MAKING A DECISION TO PROCEED.**

Thank you from the Village Hall Committee. We look forward to seeing you on the 17th June 2010.