

VILLAGE HALL PRESENTATION – 17 JUN 10

Option C – Implement the extension at the SE end of the building only (new WCs and kitchen).

In addition insulate the roof and walls of the existing hall, provide ventilation, re-wiring and replacement heating (night storage?) and re-decorate. The GSHP would not be provided but could be added later if funds become available for underfloor heating in the existing hall area by using a borehole as the energy source rather than the “slinky” beneath the car park. Provide the extended car park at reduced cost (no slinky). Provide PV panels – for income and sustainability (although this could be deferred if absolutely necessary if funding became too difficult – however there are separate “pots” of funding for renewable energy projects and it is hoped that it would be incorporated). It would be necessary to continue to hire portable loos for stage productions but these are at modest cost for limited periods and at no cost to the VH as they are met from box office takings by Phyl’s Follies. It is confirmed that the existing space between stage and wall on each side of the stage (800mm) is acceptable for wheelchair access (750mm). The area behind the stage is increased significantly in this proposal and would also serve as a meeting area, together with the spaces currently occupied by the male and female loos. This option would still be a positive enhancement. **Approximate** estimated cost **£233,000**.

Approx. details:

Existing hall – insulation roof & cavity	£ 5,000
re-wiring, heating, services	15,000
ventilation roof	5,000
re-decorate	5,000
building works	3,000
Extension construction, WCs, shower, kitchen units	60,000
services	13,000
PV system (inc VAT)	18,000
Car park/access/boundary/drainage	40,000
Water supply/bore hole	5,000
Contingency @ 10%	<u>15,000</u>
	184,000
Fees @ 14%	22,000
VAT @ 17.5%	<u>27,000</u>
	233,000

- Notes:**
1. A detailed professional costing will be available shortly and will show a similar total
 2. A possible addition to the above to compensate for the omission of the GSHP, although it would weigh against ever fitting one thereafter, would be to lift the floor of the hall and insulate beneath – a positive energy saving measure with long term financial benefits. Very approximate cost £12,000.
 3. The above estimated works figures are on the high side and can probably be reduced to some extent by the use of local firms and resources

Option 2 is recommended by the sub-committee in view of the current grants funding situation. It also means that the remaining work can be carried out at a later date when funding becomes available.

Funding

To remove any possible doubt, funding refers to the grant of money from various bodies for the purpose of implementing the project and covering the attendant costs of VAT and fees etc.. There is no liability or debt incurred by the village.

The project has very recently found a freelance funding expert, Gill Gray who is the former head of CVS Teignbridge and lives in Holne; she has agreed to help at a modest fee.

Since work on the project began four years ago the funding position has changed dramatically for the worse especially with the demise of The Big Lottery Fund. We are advised that we are most unlikely to be able to raise the total amount which would enable the whole project to be implemented at once and that a **phased** approach is therefore necessary.

The sub-committee has identified two options for phasing: both must include the extended car parking because of the condition in the DNPA planning approval.

Finally the non-phased **“Do Nothing” Option E**. Duff up the hall and the kitchen as is and build on a mini structure to accommodate a disabled access WC. The sub-committee do not support this option and have not pursued it since it falls outside their terms of reference and would not meet any of the expressed aspirations of the village in the village consultation of 2006.