

# Trimingham Village Hall Pathfinder Project

## Project Update Report: 8 July 2010

### Background

Trimingham Village Hall (The Pilgrim Shelter) is a facility that the community of Trimingham is proud of; being something of a cultural/ historic icon locally. It is, however, very small (76 m<sup>2</sup>), has very limited space around it for parking and outdoor uses and is inadequate for many of the potential uses to which it could be put. The building is likely to be lost to erosion within approximately 20 - 30 years; consequently it is not considered to be viable (or sensible) to invest in extensions or improvements to it. This project is to enable a replacement village hall to be provided within the village, in a more sustainable location.

### Community Involvement

The original project suggestion came from the Parish Council. In order to inform decisions about the project outcomes an open day was held in the Pilgrim Shelter, Trimingham on Saturday 6<sup>th</sup> March between 10am and 4pm. The purpose of the event was to provide information about the project to the local community and to gather feedback. Interactive displays provided a means for those attending to contribute views about the following:

- the possible location of a new village hall
- the preferred uses for a new village hall
- issues relating to the design of a new village hall
- issues relating to the existing Pilgrim Shelter
- the process for involving and communicating with the community

The Parish Council publicised the event and provided refreshments; NNDC provided the display materials and a member of staff to assist on the day, alongside the Parish Council.

### *Feedback Summary*

Approximately seventy people attended the open day. A great deal of interest was expressed with overwhelming support and enthusiasm for the project. There was a general consensus that sites to the west of the village were favourable, with the site to the west of Staden Park clearly coming out as the most popular option. The traditional uses for a village hall were suggested, some the seeking additional outdoor uses, such as children's play equipment and a space for the village fete. This was seen as an opportunity to expand the social life of the village as well as potentially bringing valuable new facilities such as 'after-school' activities. As would be expected there were a variety of views expressed about the possible design, with many favouring a traditional style building, some suggesting straw bale construction, and there was overall support for the incorporation of 'green' technologies.

The findings of the open day were fed back to the Parish Council and a summary published in the 'Land and Strand' village newsletter. Very positive reports about the project were published in the EDP and North Norfolk News.

Following this initial event a liaison group was set up which has met several times to develop the project further. The project has also been discussed at Parish Council meetings, which have been well attended by members of the public. A further open meeting will be held on Saturday 24 July to encourage anyone who is interested in this project to find out more and to contribute ideas and offers of help.

## Options

On the basis of the information gathered, further investigations into the likely costs were undertaken. The existing hall and the suggested preferred site were valued and an estimate of costs was also produced for a range of possible build options. Grant availability from various sources is also being investigated.

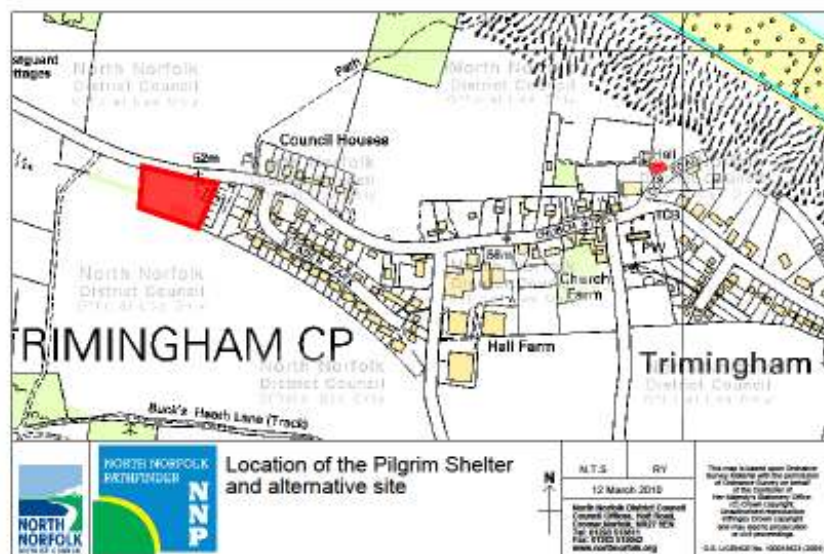
### *Existing Village Hall (Pilgrim Shelter)*

The Hall is an attractive building within the Trimmingham Conservation Area. It is not Listed, however, it would be desirable for it to be put to some beneficial use for the remainder of its life, rather than demolished - a view held by many who commented at the open day.

In principle it is likely that a temporary permission could be granted for a range of alternative uses, especially where this is likely to prevent its dereliction and help facilitate the construction of a new village hall elsewhere. Given the limited life expectancy of the site, however, it is unlikely to have potential to raise a huge amount of revenue. In addition that the deeds to the Hall include a covenant to the effect that if it is sold the Norfolk Diocese have first refusal to possess the building for one pound sterling. The views of the church in respect of this are not yet known.

### *Development of a new Village Hall*

Many possible sites were looked at, however, due mainly to accessibility issues, the options remain limited. The preferred site, which is likely to be suitable in planning terms, is to the west of Staden Park. The existing (100m<sup>2</sup>) building on this site is currently leased to the British Sub Aqua Club (at a 'peppercorn rent') and it is believed that they are unlikely to want to relinquish this. The site area ( approximately 0.5ha) is more than adequate to



accommodate the village hall, its car park, landscaping and areas for outdoor uses. There is therefore considerable flexibility in relation to the layout.

No particular preference has emerged in relation to the type of construction and design of the hall and the site lends itself to a wide variety of options. The liaison group is very keen to be able to complete the project and are minded therefore to accept any building that fulfils the minimum specification and can be achieved within the budget. Advice suggests that the minimum size for the hall would be 170m<sup>2</sup> with the main hall being no less than 10m x 10m. Pre-constructed 'modular' buildings are being considered as an option, however, sustainability (green build) issues were quite a high priority in the open day feedback and therefore it would be preferable to develop a building which is more substantial, has relatively low running costs, a long 'design life' and a low carbon footprint.

### **Budget**

Not all the cost estimates are known at this stage, however, based on a building of the minimum likely requirements on the site to the west of Staden Park the following table demonstrates that there is likely to be a significant shortfall in funding for this project. There are possible additional sources of grant aid that may be available, although it is not yet known whether this project would be eligible. If revenue can be gained by the sale of the Pilgrim Shelter and grant applications are successful this deficit could be substantially reduced (as indicated in the table below).

| <b>Trimingham village Hall Project: Draft Budget Estimate</b> |                  |   |  |
|---|------------------|---|--|
|   | <b>Costs (£)</b> | <b>Available Funds (£)</b>  | <b>Notes</b>   |
| Pathfinder capital budget allocation                          |                  | 200,000   | Not including apportionment of project management costs (@ £8,637)                 |
| Approximate cost of build estimates                           | 200              |   |  |
| Estimated cost of valuation advice                            | 650              |   |  |
| Estimated minimum build costs (for 170m <sup>2</sup> )        | 246,500          |   | Probable additional costs for highway works  |
| Fees for design and construction                              | 36,975           |   |  |
| Expected Cost of site (West of Staden Park)                   | 40,000           |   | Subject to detailed negotiation  |
| <b>Total</b>  | <b>324,325</b>   | <b>200,000</b>  |  |
| <b>Potential additional revenue</b>                           |                  |   |  |
| Existing Hall   |                  | 25,000  | Hall will revert to Church (as per deeds) unless agreement reached to the contrary |
| Village Hall Grant Aid Scheme                                 |                  | Up to 15,000  | Unsure of suitability of this scheme   |
| Low carbon building grants                                    |                  | <i>Possibly</i> up to 50% of costs of low carbon heating installations<br>Assume 15,000 | May not be match-fundable with other Gov't funds.                                  |

|   |                      |               |  |
|---|----------------------|---------------|--|
| Sustainable Development Fund  |                      | Assume 10,000 | Small grants possibly available (under £20k) |
| <b>Maximum additional funds assuming all grants etc. successful</b> |                      | <b>65,000</b> |  |
| <b>Approx. budget deficit for hall of minimum specification</b>     | <b>£60 – 125,000</b> |               |  |

## Conclusions

The preferred site has the support from the local community and is also suitable in planning terms. Suitable pedestrian and vehicular access options exists and the site is available. The Pathfinder budget for this project is insufficient to implement it and so alternative sources of funding are likely to be required. Potential options include the possibility of some funding from the sale (or lease) of the Pilgrim Shelter, external grants and local fundraising initiatives.

Without additional funds, it seems that the design quality and long-term sustainability of the facility will be significantly compromised; however, the desired building would necessitate a longer period of time in order for the funding to be secured. It would seem that NNDC, through the North Norfolk Pathfinder can facilitate the delivery of this project by:

- providing funding and advice to enable the Parish Council to purchase the site;
- helping to secure planning permission;
- evaluating the feasibility of various design options;
- developing an outline business case;
- providing a fund to 'pump prime' the development; and
- assisting in the preparation of grant applications to external bodies.

The advice of Norfolk Rural Community Council is being sought in order to assist the community in making grant applications and implementing the project.

Figure 1 outline process diagram

