

## From this



## To this!



## Glatton Village Hall

### Business and Development Plan v1.8.3

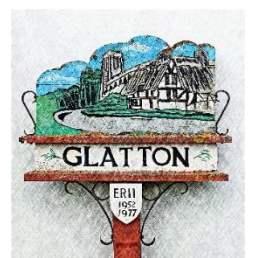
*“For community spirit and a feeling of connectedness to thrive, people need places to meet. We want to see sustainably-run and inclusive spaces that are easily accessible in every community”.*

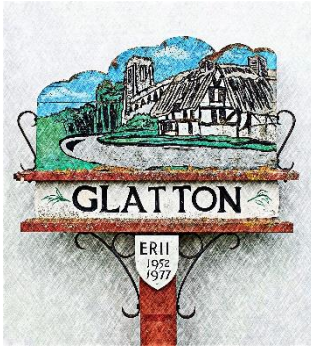
(extract from paper *“By deeds and their results: How we will strengthen our communities and nation”* - Ministry of Housing, Communities & Local Government – July 2019)

Glatton Village Hall Trustees

Registered Charity No: 302636

January 2021





# Glatton Village Hall Business and Development Plan

v1.8.3

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## **The Glatton Village Hall Purpose Statement – 2021**

### ***Vision Statement***

The traditional concept of a village hall no longer serves the community from “cradle to grave” (toddlers through to senior citizens) as required by a modern, flexible, and sustainable community hub. Glatton’s new Village Hall aims to fulfil the needs, realise the aspirations, and promote the wellbeing and cohesion of our local community.

### ***Our Mission***

To support, encourage and promote a vibrant, happy community spirit through the provision of an accessible, welcoming, safe, and versatile space that is available for the enjoyment of all spanning a wide range of activities.

### **Who is Glatton Village Hall for?**

Glatton Village Hall is available for the whole community of Glatton and local surroundings. It is available for public and private functions and provides regular enablement for a number of organised Village groups, bodies, institutions, and functions. Glatton Village Hall actively recognizes and values diversity, welcoming all individuals and groups without distinction.

### **What does Glatton Village Hall provide?**

Glatton Village Hall provides a versatile amenity for the enjoyment of a broad range of social, leisure, educational, entertainment and welfare activities and events.

Glatton Village Hall is:

- Accessible - Readily available and at the heart of the Glatton community
- Welcoming - All members of the local community are welcome to enjoy the amenity
- Safe - Meets all legislative and relevant public building requirements
- Versatile - Capable of accommodating a wide variety of activities

### ***Equality and Diversity Statement***

Glatton Village Hall actively recognizes and values equality and diversity, welcoming 7individuals, and groups without distinction of age, gender, gender reassignment, sexual orientation, marital status, race, nationality, ethnic origin, colour, religion or belief, ability, or disability.

## 1. FORWARD



Glatton Village Hall (GVH) is a registered charity (No 302636) and is held in Trust and managed by the Village Hall Trustees, who are also the Village Hall Committee. The Village Hall is not the property of, or responsibility of Glatton Parish Council and it is not a listed building nor a building of special architectural or historic interest as defined by the Town and Country Planning Act 1971. The land upon which the Village Hall is located is in the process of being registered with the Land Agency.

GVH is a member of Action with Communities in Rural England (ACRE) Cambridgeshire and is registered with the Fundraising Regulator; consequently, GVH has committed to follow their code of conduct.

Re-elected at the 2020 Annual General Meeting (AGM), the Village Hall Committee (the Trustees) are:

|                         |                    |
|-------------------------|--------------------|
| Mr Terence Brignall MBE | Chairman           |
| Mr Stephen Smith        | Parish Council Rep |
| Mr Neil Varnham         |                    |
| Mrs Jane Brignall       | Treasurer          |
| Mrs Lisa Smith          | Secretary          |

The five Trustees have each been in post for between 1 and 8 years and over that time they have observed a marked deterioration in both the external and internal condition of the building, which has become both difficult and expensive to maintain. Moreover, the current building can, in no way, be described as environmentally friendly, energy efficient or sustainable. So, in May 2020, the Trustees initiated a Development Programme to determine the extent of the problems and to assess the feasibility and cost effectiveness of refurbishing the hall. They also tasked the Development Group with assessing and costing the option of rebuilding the Village Hall on the existing site, which is held in Trust by the Trustees. To that end, the Development Group have worked hard to document the extent of the problems and issues surrounding the refurbishment of the existing building and, also to assess the feasibility of building a new, environmentally friendly, greener, and sustainable Village Hall which can be enjoyed by future generations of Glatton's parishioners.

Glatton Village Hall is located on High Haden Road, Glatton, Huntingdon, Cambridgeshire PE28 5RU. The hall is orientated roughly north-south along its length.



## 2. EXECUTIVE SUMMARY



**2.1** Glatton is a picturesque, tranquil, caring, and compassionate village where the Village Hall is the only facility where the whole community can come together and enjoy the full range of recreational, educational and community activities in a welcoming and safe environment. The Village Hall brings together our residents in an environment that promotes a strong, healthy, and vibrant community spirit. Glatton's Village Hall is an essential part of the fabric of our rural life. Trustees have concluded that refurbishment of the old "Nissen Hut" currently used as the Village Hall is neither feasible nor cost effective: consequently, the Trustees have ruled out this option. Relocating the Village Hall has also been ruled out. A Community Survey confirmed the central location of the Village Hall, and its close proximity to St Nicholas' Church, was key to its success. Closing the Village Hall would leave the village without a community hub to the detriment of all those who rely on it for maintaining both their physical and mental wellbeing.

**2.2** Trustees believe the traditional concept of a village hall is outdated and require the hall to be developed as a "community hub". That is, a multi-functional building that is made accessible to the whole community and to external user groups. The Charities Commission 2004 report "Village Halls and Community Centres" summarised the need to adapt their services and their property. Their survey showed evidence of a move away from the traditional village hall concept to a community-based ethos to provide a broader service, a kind of community hub.

**2.3** This paper is cognizant of UK Government's commitment to preserve and protect rural communities as expressed by the Ministry of Housing, Communities & Local Government in their July 2019 paper "By deeds and their results: How we will strengthen our communities and nation"; an extract of which appears on the front page of this document. This paper is also motivated by the Government paper "The Loneliness Strategy", launched in 2018, which emphasises that we can all contribute to building a more socially connected society, and identifies changes that can be made to our country's organisations, infrastructure and culture so that families, friends and communities can better support

each other. This Business and Development Plan is entirely consistent with the aims and objectives of UK Government.

**2.4** Glatton Village Hall Trustees selected and engaged a local architect to design a modern, efficient, environmentally friendly, and sustainable building that met a clearly defined set of requirements expected of its new village hall/community hub. A new building, built on the footprint of the existing site, which is held in trust by the Trustees, meets all the specified requirements and has been presented to the local community and to County, District and Parish Councillors.

**2.5** This Business & Development Plan for a new Village Hall in Glatton builds the case for investment in a facility that will serve the community for the present and many generations for at least the next 200 years. Plans for the new Village Hall is testament to the village's desire to safeguard the environment.

### **3. CHARITY OBJECTIVES**

**3.1** The objective of the charity is to maintain and run a village hall for the benefit of residents of the Parish of Glatton and surrounding areas (the "area of benefit") by providing facilities and delivering activities and services that improve the lives of residents by:

- reducing rural isolation by the creation of a "community hub" where people can meet, converse, and support each other
- improving community cohesion
- creating opportunities for people to feel valued through contributing
- providing access to facilities and activities for the vulnerable, less able, and disabled, thereby reducing personal isolation and solitude
- improving people's mental and physical well-being
- enabling people to acquire new life skills and become active citizens creating a stronger community
- providing facilities to enable local businesses to grow
- providing cost effective, valued, and affordable facilities for our users

**3.2** It is the goal of the charity to provide facilities for recreation or other leisure time occupation of individuals who have need of such facilities by reason of their youth, age, infirmity or disablement, financial hardship or social and economic circumstances or for the public at large in the interest of social welfare and with the object of improving the quality of life of the said residents and user groups.

### **4. ABOUT GLATTON**

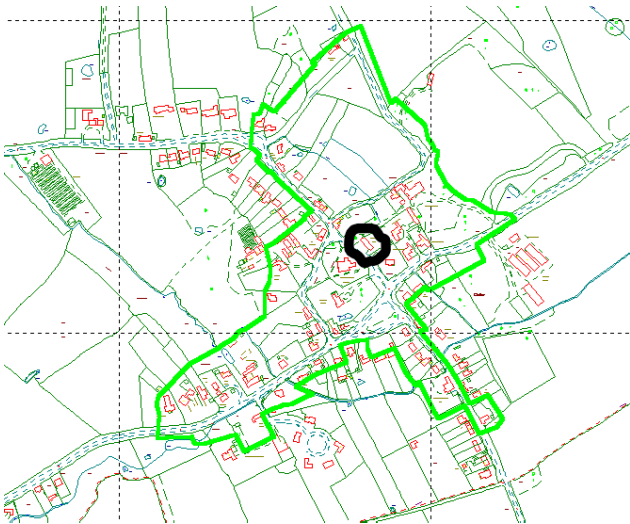
*"I live in the most English of all counties – Huntingdonshire.  
The door of our church is riddled with the bullets of Cromwell's men.  
My own cottage began to tumble in the sixteenth century and shows no sign of stopping"*

*Beverley Nichols (1898 – 1983)*

**4.1** Glatton Village is situated in the Parish of Glatton within the District of Huntingdonshire and within the county of Cambridgeshire. Its Parliamentary constituency is North West Cambridgeshire.



**4.2** Glatton is a community of just 115 houses, many sitting within a conservation area (highlighted in green below). There are no shops in the village and one public house. The current village hall, circled in black on the illustration below, enjoys a central position within the conservation area and enjoys spectacular views to the Grade 1 Listed St Nicholas' Church sitting on the opposite side of the road (photo below).



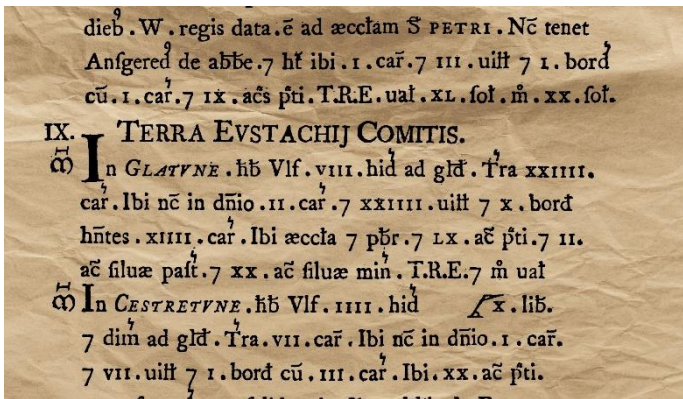
*Village Hall within the Conservation Area*



*The view from the village hall*



### 4.3 Glatton Village History & Heritage



Glatton was listed in the Domesday Book of 1086 in the Hundred of Normancross in Huntingdonshire; the name of the settlement was written as *Glatune*

Glatton Village is frequently described as “quintessentially English” with ten, Tudor, “chocolate box” thatched cottages, lush vegetation, pretty footpaths and country walks.

For a village of its size, Glatton has an extraordinarily rich history which attracts a great deal of interest from not just outside the village but from across the world. Glatton residents are immensely proud of the heritage of their village and the significance and impact it has had on British history. Arguably, Glatton is most famous as the former home of the famous 1930’s writer, playwright, composer and journalist Beverley Nichols (John Beverley Nichols) described as one of the original “Bright Young Things of the 1920’s”. Nichols’ ashes were scattered in the grounds of St Nicholas’ Church after his death, such was his love of the village. His Tudor cottage “Allways” was made famous by Nichols following the publication of the “Glatton Trilogy”. A brief history of “Allways” and Beverley Nichols is at:

<http://gpc.glatton.org.uk/about/allways-a-brief-history>

Glatton is also the last known location where a meteorite landed in the UK. Read the story at:

<http://gpc.glatton.org.uk/about/glatton-meterorite>

The Royal Navy named four of its warships after Glatton Village. The first, under the command of the infamous Captain William Bligh (of Munity on the Bounty fame), served Admiral Nelson at the Battle of Copenhagen with distinction on 2<sup>nd</sup> April 1801. A brief history of the four ships is here: <http://gpc.glatton.org.uk/about/hms-glatton> The fourth HMS Glatton met with a tragic end in 1918, with great loss of life: the compelling and tragic story can be read here: <http://gpc.glatton.org.uk/about/the-tragic-account-of-the-royal-navys-fourth-hms-glatton>

RAF Glatton was built as a base for American B-17 Flying Fortress bombers during WWII. By the end of the war, the 457<sup>th</sup> Bomber Group had flown 236 missions losing 83 B-17’s. The contribution RAF Glatton made to WWII cannot be underestimated. More about RAF Glatton at: <http://gpc.glatton.org.uk/about/raf-glatton-usaaf-station-130>

The spectacular and historic church of St Nicholas was also recorded in the Domesday book, although it is likely the present church which now occupies the same site was built around 1200. The history is documented at: <http://gpc.glatton.org.uk/about/st-nicholas-church> Within the church grounds are graves of relatives of Nurse Edith Cavell (although she is not buried at St Nicholas). Details of the Cavell graves are at: <http://gpc.glatton.org.uk/about/cavells-in-glatton-churchyard>



Glatton is often describes as a “Quintessentially English Village” and with some 10 thatched cottages, most dating back to the 13<sup>th</sup> Century, it has certainly helped attract many, older families who choose to retire here. However, Glatton’s appeal to the “older generation” creates issues for all generations.

#### 4.4 Demography

The latest figures on the demography of Glatton Parish are provided by the Office for National Statistics (ONS) and are based on the 2011 national Census. The next Census is due in 2021, however, these figures will not be publicly available for a few years after that. Glatton’s population has not grown substantially (est ± 5%) since the 2011 census.

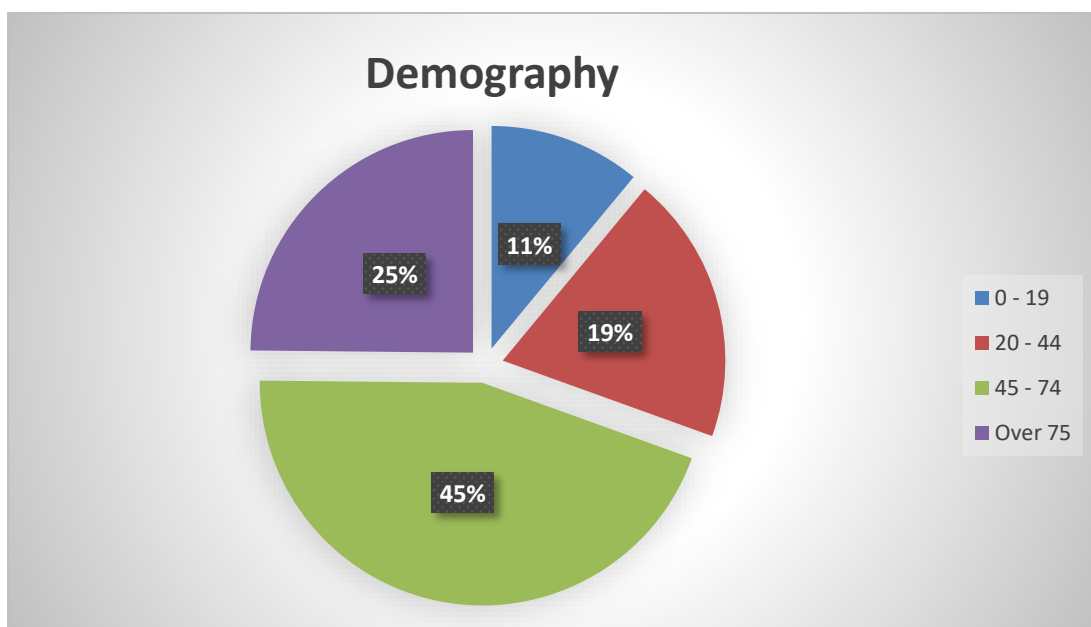
This paper therefore uses the figures provided by the ONS for 2011, which states “the parish covered an area of 2,174 acres (880 hectares), giving a population density in 2011 of 90.7 persons per square mile (35 per square kilometre).

The data below shows Glatton’s growth since 1911

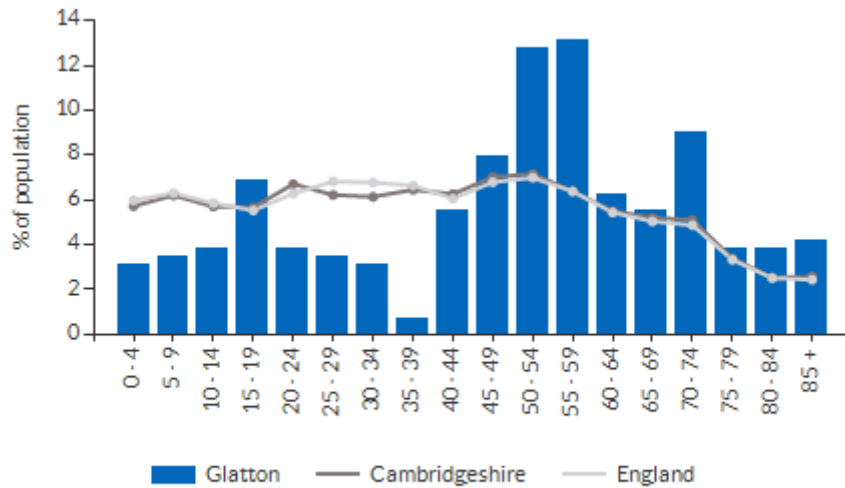
| Census Year               | 1911 | 1921 | 1931 | 1951 | 1961 | 1971 | 1981 | 1991 | 2001 | 2011 |
|---------------------------|------|------|------|------|------|------|------|------|------|------|
| Glatton Parish Population | 154  | 154  | 155  | 136  | 146  | 193  | 214  | 232  | 304  | 308  |

Of the 2011 population of 308:

- 35 were in the 0–19 cohort
- 62 aged 20–44
- 142 aged 45–74
- 79 over 75 years old



ONS: “The structure is weighted to the older population; 70 per cent are above 45 yrs old”



Date: 2018 Source: ONS

The 2018 graphic above, produced by the ONS, shows that the population of Glatton as a whole, is older than the national average and is also older than the Cambridgeshire average, making Glatton a older person's location.

#### 4.5 Glatton's Accessibility

Glatton Village sits on a crossroads with good road access to Peterborough (12 miles away) and Huntingdon (13 miles away). It is however a very rural location with three busses per day to Huntingdon (& three from Huntingdon to Glatton) and three busses to Hampton, Serpentine Green per day (& three back). There is no direct bus service to Peterborough. This can make travelling difficult for the elderly, vulnerable or the visually impaired who cannot drive. This group tend to stay within the village relying on "meet & greets" with fellow villagers to combat loneliness. It is the aim of the Village Hall Trustees that the village hall is developed into an active and comfortable "community hub" where this group can meet and feed from each other's company over coffee, whilst admiring the magnificent view of St Nicholas' Church.

## 5. BACKGROUND TO THE PRESENT VILLAGE HALL



*Nissen Huts at RAF Glatton circa 1943*

**5.1** The current village hall is a converted Nissen Hut, originally constructed at Royal Air Force Glatton around 1943 and used by the United States Air Force during the Second World War. It was gifted to Glatton village in 1952 when it was dismantled and transported to its present site where it was re-erected, with some modifications, on land bought from the Peterborough & District Co-Operative Society. This type of building was designed to last only until the end of the war or ten years at best. A history of the Nissen Hut and its method of construction can be found at: <https://nissens.co.uk/>. The building used as Glatton's Village Hall would have been re-roofed when it was erected in situ at Glatton because the original corrugated tin roof was replaced with asbestos cement sheets. Also, it is almost certain that new bricks were used to form the end walls and the half walls along its length. The windows, being double glazed units, were also new features and part of the building "modification". It is safe to say that the semi-circular steel frame and traversing braces are the only features that remain from the original building.

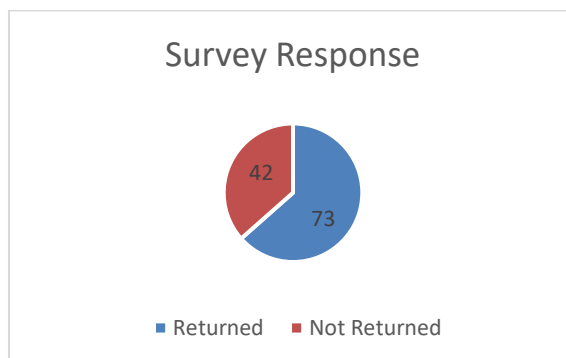
**5.2** The original Trustees of the Village Hall (right) had the vision to create a facility for the benefit of the Glatton community and the Village Hall was formally opened on 24<sup>th</sup> May 1952. Their legacy has served this Parish extremely well for the last 70+ years.



**5.3** The current Village Hall Trustees believe that it is incumbent upon them to act now to ensure that there continues to be a village hall to serve many future generations of the Glatton community.

## 6. THE NEED FOR A VILLAGE HALL & COMMUNITY ENGAGEMENT

6.1 Between 26<sup>th</sup> – 29<sup>th</sup> of May 2020 Trustees carried out a “Community Survey” to determine the value of the Village Hall to the Community it serves. The questionnaire explained the reason for the survey and it also included questions to determine what attributes users wanted to see incorporated in a new village hall should refurbishment prove impractical. The survey was a paper survey which was hand delivered and collected to accommodate those users who are not IT literate and unable to complete an on-line survey. Of the 115 surveys delivered, 73 were returned (42 Not Returned) i.e. a 63.5% return rate.



A full analysis of the survey returns can be read at: <http://gpc.glatton.org.uk/wp-content/uploads/2020/06/Village-Hall-Community-Survey-2020-Analysis.pdf>

6.2 Two important questions from the survey and the answers included:

**Do you consider the Village Hall an important community asset?**

**Yes – 70 (96%)**

**No – 1 (1%)**

**Not Sure - 2 (3%)**

**Do you believe Glatton’s community spirit would suffer if the village did not have a village hall?**

**Yes – 60 (82%)**

**No – 2 (3%)**

**Not Sure – 11 (15%)**

6.3 Some pertinent comments (made anonymously) from survey returns include:

- *“without a village hall, Glatton is just a village. With a Village Hall, it’s a community”.*
- *“I believe that a vibrant village hall speaks volumes about its community”.*
- *“..... without it (the village hall), the village would soon become a dormitory area with no community spirit”.*
- *“we need to create an environmentally friendly building”.*
- *“it would be good to improve on the appearance of the village hall”.*
- *“without a village hall, the village of Glatton would suffer immensely”.*
- *“A valuable resource. The village would be lesser without it. Modern, but “in keeping” facility would be welcome (low energy, eco-friendly, sustainably built, etc)”.*



- *“A village hall is a vital part of a village community. GVH has served many generations for a variety of events over the generations/years and we hope that it will do so for many more”.*
- *“Hall is dated & unfunctional, could use for work if modern & had facilities...”.*
- *“we need to plan for the next 60 years & leave a legacy (for future generations)”.*
- *“if a new hall was built on the existing site, we need to maximize the opportunity”.*

#### 6.4 Community Engagement: Gathering Opinion, Comments & Ideas

Ensuring the local community shares the project’s vision has been a key priority and underpins the community’s involvement at every stage. To communicate our vision and adapt plans to accommodate feedback we have formulated a communications plan involving these means:

- Glatton has a comprehensive website at: <http://gpc.glatton.org.uk/> which regularly posts updates to the village hall project and affords the reader the opportunity to ask questions via posts or by e-mail.
- Glatton Village also maintains a Facebook Page that is updated daily at: <https://www.facebook.com/glattonvillage> .
- A quarterly “Community Newsletter” is delivered in hardcopy to every address in the Parish keeping locals informed about community events, including updates about the Village Hall Development Programme: an example at: <http://gpc.glatton.org.uk/wp-content/uploads/2020/10/Community-Newsletter-Autumn-2020.pdf>
- Ad-hoc e-mails are sent directly to individual personal addresses as required.
- All documents relevant to the project have been posted on the Village Website at: <http://gpc.glatton.org.uk/village-hall/reports> and promulgated through the various mediums listed above. Comment on any/all of these documents is encouraged and welcomed.
- A Public Consultation evening was held on **XXXXXXXXXX** to brief the community on and solicit their views on the proposed plan for a new village hall. The Trustees feel that all reasonable efforts have been taken to engage the community throughout the planning process.

Extensive consultation / communication has already taken place from the early outline designs not only to ensure villagers, and key user groups have had opportunities to have their say but also to confirm the design, layout and facilities will meet their needs. The user group’s requirements were collated and accommodated early in the design requirements stage.

**6.5 Balancing Points of View within the Village.** There is a minority view within the community that the current village hall represents an important and nostalgic piece of Glatton’s history and for that reason, should be retained. Conversely, a view held by a similar

number, is that the current hall is “an eyesore that needs to be replaced” and is “past its sell-by date”. Trustees respect the disparate views from individuals across the community.

**6.6** Taking a balanced judgement, the Trustees have taken the view that the ever-increasing cost of maintaining a 80-year old, environmentally unfriendly & temporary structure that falls woefully short of nearly every mandated building standard, is unsustainable in the medium and longer term and that the significant investment needed to keep the building in a safe and usable state over the next two decades would be false economy. Especially as Trustees are legally accountable for the safe & effective management of this building which is specifically designated “for public use”.

***“You can’t have a better tomorrow if you are thinking about yesterday all the time”.***

*Charles Kettering*

**6.7 Analysis of Benefits.** 85% of Glatton Residents used the village hall during 2019 for recreational or educational purposes (from referenced Community Survey). During 2020 the Village Hall was mostly closed due to the Covid-19 global pandemic. However, from June – October when Government restrictions were relaxed there was a surge in bookings by various exercise classes, art & craft classes and new user groups with each participant expressing their need to engage in some kind of mental or physical exercise to “stimulate both body & soul” which suffered through several months of enforced lockdown and inactivity. This evidenced surge is testimony to the value of our vibrant village hall.

**6.8 Summary of the Need for a Village Hall.** The survey conclusively proved that Glatton’s Village Hall is a vital community asset and critical in maintaining “community cohesion” and in maintaining physical and mental wellbeing across disparate user groups and ages. A common theme expressed by many within the community is that the village hall provides a focal point that brings people together, avoids fragmentation of the community by encouraging social interaction. It reduces the isolation of the frail and older people within the community, gives them a sense of purpose and makes them feel less socially excluded. The village hall is at the heart of the community and is an amenity Glatton can ill-afford to lose. Trustees agree the need to develop a plan for village amenities that reflect the needs of the village as a whole, in all its diversity, over the long term.

## **7. CURRENT VILLAGE HALL USAGE**

**7.1** Glatton Village Hall is extensively used by a range of user groups and has the potential to accommodate a lot more given the right building design and facilities. User groups and activities currently do much to bring people together and help combat isolation amongst Glatton’s aging and vulnerable population. Activities do much to stimulate both physical and mental health and promote all round wellbeing. They benefit many by teaching new skills, including life skills such as defibrillator training and help improve mental and physical dexterity and co-ordination. Loss of our village hall would adversely affect the wellbeing of so many across all age ranges within the community.

| Group/Activity                       | Current or Target Users | Status              | Notes  |
|--------------------------------------|-------------------------|---------------------|--|
| Aerobics Classes                     | C                       | Regular             |  |
| Martial Arts                         | C                       | Regular             |  |
| Line Dancing                         | C                       | Regular             |  |
| Table Tennis                         | T                       |                     |  |
| Dance classes (salsa, ballroom, etc) | C                       | Regular             |  |
| Zumba Classes                        | T                       | Previous user group |  |
| Badminton                            | T                       |                     |  |
| Slimming World                       | T                       |                     |  |
| Pilates Classes                      | T                       |                     |  |
| Yoga Classes                         | T                       |                     |  |
| Carpet Bowls                         | T                       |                     |  |
| Band/orchestra practice              | C                       | Occasional          |  |
| Darts                                | T                       |                     |  |
| Art & Crafts                         | C                       | Regular             | Painting, drawing, sewing, etc<br>Require natural light source                             |
| WI                                   |                         | Dormant             |  |
| Formal Receptions                    | T                       | Sporadic            | Weddings, christenings, etc<br>Requires catering facilities                                |
| Private Parties                      | C                       | Sporadic            | Adult/children<br>Requires catering facilities<br>Disco, live music, etc                   |
| Community events                     | C                       | Sporadic            | Balls, parties, race nights, etc<br>Requires catering facilities<br>Disco, live music, etc |
| Lectures/talks/conferences           | C                       | Sporadic            |  |
| Training Courses                     | C                       | Sporadic            | e.g. defibrillator training, first aid training, etc                                       |
| Away-days                            | C                       | Sporadic            | County & District Councils,<br>commercial away-day venue                                   |

**7.2** In addition to the table above, Trustees would like to provide a facility capable of supporting the use of their space by statutory services and other bodies, for such activities as health checks and appointments, as well as diabetes clinics, blood donor sessions, flu jabs and mental health sessions.

**7.3** A view expressed by a few in the Community Survey is that they would use the hall more if it were better insulated, warmer and better equipped e.g. with broadband, wi-fi, etc.

**7.4 Village Hall / St Nicholas' Church Relationship** Glatton Village Hall and St Nicholas' Church co-exist and enjoy a symbiotic relationship with each benefiting from the close-proximity to the other. The church, without WC or kitchen facilities relies on the village hall for the provision of these amenities during church services and events e.g. weddings, funerals, christenings, mass, etc, where many of the attendees are older, disabled or have young children or babies. Many of those who support the wider activities in the village hall are also members of the church community who, along with the rest of the community wish to see the village hall continue to make these facilities available to the church community.

## 8. STATUS OF THE CURRENT VILLAGE HALL

**8.1** The current village hall's structure is a basic half-round steel-framed building clad with a corrugated asbestos cement sheeting with single skin brick walls built up to eaves level to clad the steel frame which is partly exposed and visible internally. There is no insulation. The building has one large main hall together with a separated kitchen and toilets to the front right of the structure. It occupies its own site, with only narrow, 3ft wide strips of land to the rear, left and right-hand side, with an extended gravel area to the front between the building and the road which has been used as a car park. The gross external floor area is approximately 188m<sup>2</sup>. Mains electricity, water and drainage are connected, and the building has high level wall mounted electric heaters with a fireplace to the rear of the main wall. Given the date this structure was erected on the current site it does not comply with current building and/or electric regulations. The building was not designed or built for disabled access which makes wheelchair passage difficult.

**8.2 The Problem.** Trustees of the Village Hall have, in recent years, become aware that the condition of the building is becoming increasingly problematic and that the deteriorating condition of the hall is accelerating with each passing year. In turn, this has resulted in increasing annual maintenance costs with a commensurate reduction in annual disposable income. Income desperately needed to maintain the hall, including paying all service, utility, non-domestic rates bill and other essential running costs.

**8.3** Of particular concern is the deteriorating condition of the asbestos/cement roofing sheets and their corroding fixings and the ever-expanding cracks in all the external walls that suggest subsidence issues. Coupled with the total absence of any insulation, high heating costs, unsatisfactory electrical cabling, subsiding floors and many "blown" double-glazed window units, the Village Hall Committee (Trustees) commissioned a Building Condition Survey to determine the full extent of the problem. This survey was carried out by Gowers Surveyors of Stamford [https://www.gowers.co.uk/?utm\\_source=GMBListing&utm\\_medium=organic](https://www.gowers.co.uk/?utm_source=GMBListing&utm_medium=organic) in May 2020 and their full report is at: <http://gpc.glatton.org.uk/wp-content/uploads/2020/06/Glatton-Village-Hall-Condition-Survey-2020.pdf>

***The report concluded that the existing building has approached the end of its useful life.***

**8.4** The Royal Institution of Chartered Surveyors state that "*the life expectancy of a asbestos based cement roof could be anything between 25-40 years, depending on environmental factors*". This means that nearly all roofs which used asbestos based cement products are now nearing, or are beyond, the end of their expected lives. With age comes deterioration and the panels can become porous and be prone to leaks.

**8.5** The Village Hall Committee also commissioned a separate Asbestos Survey to identify the full extent, type and condition of asbestos in the building. This survey was carried out by Amosite Ltd, a specialist asbestos management company <https://www.amosite.co.uk/> This survey can be viewed at: <http://gpc.glatton.org.uk/wp-content/uploads/2020/08/Asbestos-Management-Survey-for-Survey-Glatton-Village-Hall.pdf>

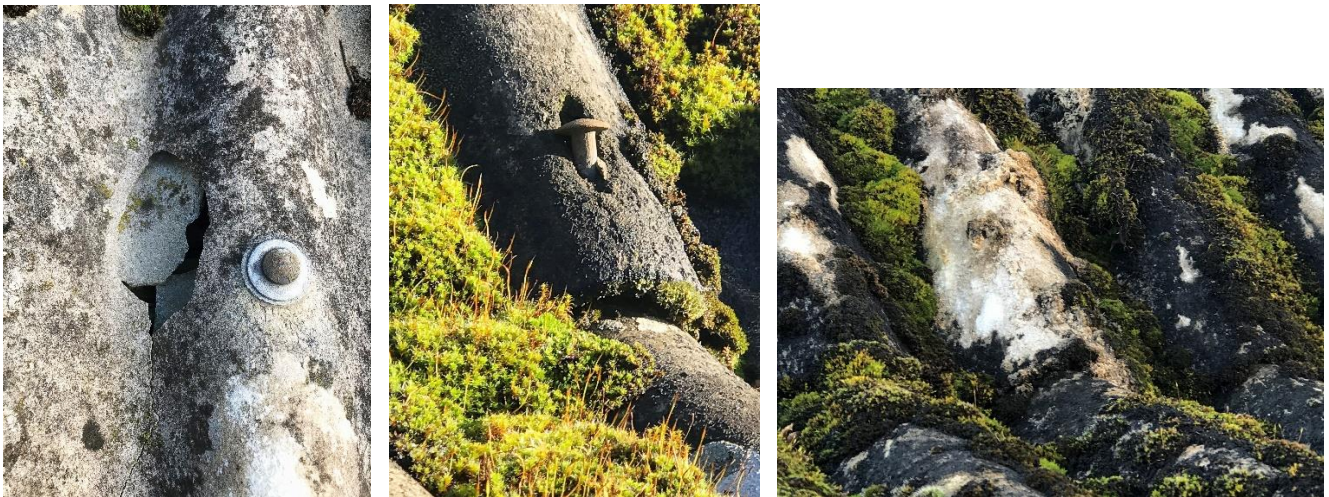
The asbestos/cement roof is gradually buckling under the weight of wet, contaminated moss and Trustees have been advised that even this moss would need to be removed by



specialists and treated as “contaminated waste” and disposed of in accordance with UK Government’s Health & Safety regulations as published at:

<https://www.hse.gov.uk/asbestos/essentials/> .

### 8.6 Gallery of Examples of Village Hall Decay:







**8.7 Actions Taken by Trustees.** Recognising that the majority of the committee did not have the right skillset to take forward plans to develop the village hall for future generations, in May 2020 they agreed to the establishment of a “Village Hall Development Group” whose remit was to:

- Examine the feasibility and cost of refurbishing the existing building.
- Identify the consequences and implications of doing nothing.
- Examine the feasibility, design and cost of building a new village hall.

The Development Group comprises:

Terry Brignall MBE: Chairman of Glatton Village Hall Committee & Trustee. A retired Royal Air Force Wing Commander, Terry has significant experience defining requirements for MoD’s procurement programmes and in project management for multi-million-pound, trans-Atlantic communications infrastructure projects.

Neil Varnham: A qualified chartered surveyor who has significant experience in commercial property development, contract and project management and interfacing with specialist contractors such as architects, engineers, etc

Ian Buckingham: A retired Civil Servant and a qualified building services and civil engineer, Ian has worked on development projects on UK military establishments. Throughout his career Ian has worked as a project manager delivering capability to front line forces globally. Ian is well versed in development from concept design, financial management, design, construction and handover to the client. Ian also worked up designs with the architect to satisfy customer requirements on both military and civilian projects.

Fundraising Manager: *position not yet filled.*

Trevor Bacon: still working on large scale commercial construction projects across Europe, Trevor will act in a review and advisory capacity.

David Owens & Michaela Henson: a husband & wife team of solicitors who will provide legal advice and comment on project documents and contracts.

The purpose of the Development Group is to carry out the full range of work required to inform the Trustees in their decision making.

## **9. THE “DO NOTHING OPTION”**

**9.1** If Trustees did nothing, it is inevitable that the decline in the condition in the village hall would continue apace. The building would eventually become dilapidated and unsafe for public use. It would be forced into closure leaving the community without its much needed and valued community hub with the loss of all the community, welfare and health benefits the hall currently provides and as detailed at Paras 3.1 & 3.2.

**9.2** The Village Hall’s Governing Document (the Scheme) was sealed in August 1963 by the Charities Commission. It is a legal document setting out mandate and rules for the charity. However, the Governing Document lacks a “Dissolution Clause” detailing what would happen to the Charity if it was no longer viable, sustainable or manageable. Advice from Charity Commission legal implies that the charities assets (the land) would most likely be sold at market value with proceeds distributed to other, similar charities around the local area, as directed by the Charities Commission. This option was briefed to the Trustees in September 2020 and ruled out as “not an acceptable solution”.

A full summary and analysis of this option can be found at: <http://gpc.glatton.org.uk/wp-content/uploads/2020/10/Glatton-Village-Hall-Analysis-of-Referbish-and-Do-Nothing.pdf>

## **10. THE “REFURBISHMENT OPTION”**

**10.1** Using Gowers Building Condition Survey as a foundation, the Development Group drew up a “Statement of Work” (SOW) detailing the full range of works needed refurbish the village hall, including removal of all asbestos cement products and bringing the structure up to current building regulation requirements. This work ran concurrent with work to define a “New Build Option” and was to determine the feasibility and cost of refurbishing the existing building.

**10.2** One of the key elements of refurbishing the existing building is to replace its sheet asbestos cement roof. As stated in the Building Condition Report, a replacement roof could not weigh more than the existing roof for structural reasons. It is likely that a replacement roof would be of Coroline corrugated bitumen sheets, as per the example below. Coroline corrugated bitumen sheet is a tough lightweight roofing and cladding material made from bitumen saturated organic fibres. These sheets carry a 15-year guarantee falling far short of requirements for a low-maintenance village hall with longevity. Furthermore, simple roof replacement does not address any of the many other substantive deficiencies in the current building, i.e. foundations, insulation (heat & noise), electrics, etc.



**10.3** Thirty-one (31) local and regional building contractors were invited to request the SOW by submitting an Expression of Interest (EOI). Of the 31 invited to express interest, 17 responded requesting a copy of the SOW. Of these, 11 declined to bid for the work and 6 did not respond. It was clear from these responses that there was no appetite within the industry to bid for the refurbishment option.

**10.4** In June 2020, the Development Group sent detailed photos of the Village Hall roof to one of the countries' leading, and award winning, roofing contractors Ploughcroft Roofing Ltd <https://www.ploughcroft.co.uk/> who specialise in the removal and replacement of cement/asbestos sheet roofs for commercial buildings. Their reply stated:

*“in my opinion as a roofing contractor for the last 30 years dealing with asbestos containing materials the cost will be very onerous to remove the asbestos and in my opinion it would be a safer and more economical proposition to demolish the existing building and rebuild with a new more insulated property with no asbestos”.*

*Chris Hopkins CBEng MIoR Divisional Director Ploughcroft Roofing Ltd*

**10.5** In September 2020 the Development Group briefed its work and conclusion to the Village Hall Trustees, With a well thought out SOW and with solid evidence, it was concluded that Refurbishment of the current Village Hall Nissen Hut was not feasible. Consequently, the trustees agreed to discontinue this option and directed the Development Group concentrate their efforts on planning for demolition and rebuild of a new village hall.

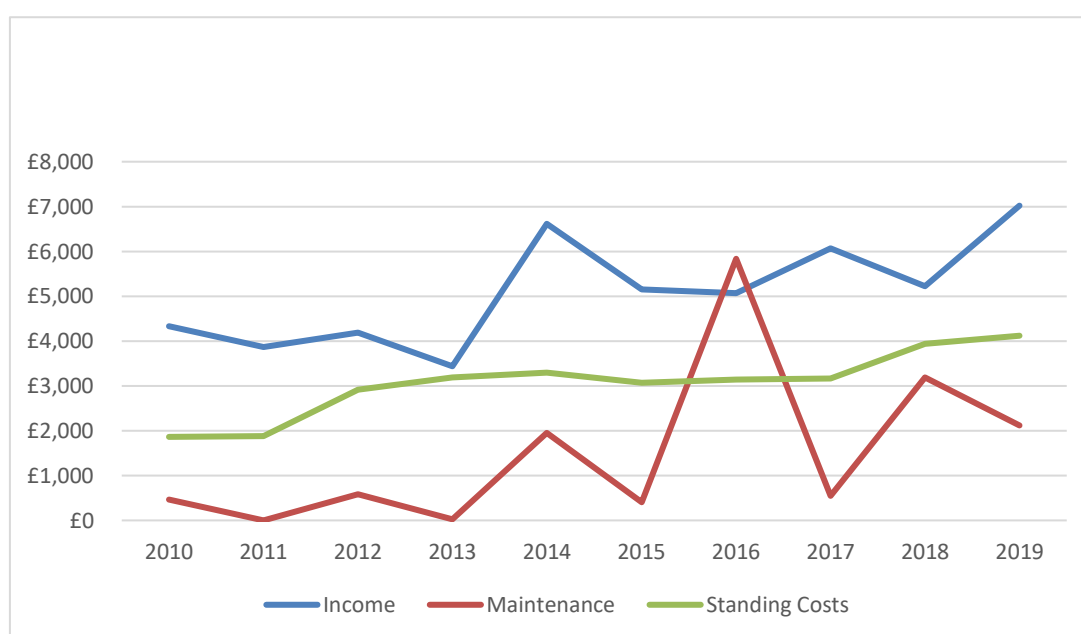
A full summary and analysis of this option can be found at: <http://gpc.glatton.org.uk/wp-content/uploads/2020/10/Glatton-Village-Hall-Analysis-of-Referbish-and-Do-Nothing.pdf>



## 11. FINANCIAL DRIVERS FOR ACTION AND FUTURE PROJECTED COSTS OF MAINTAINING CURRENT VILLAGE HALL

**11.1** Current turnover is just over £7,000 p.a. This is currently sufficient to cover our normal running costs, but urgent action is necessary to fund rapidly increasing capital maintenance costs on the near and medium term horizon. The Village Hall was mostly closed throughout 2020 due to the Covid-19 pandemic and in accordance UK Government advice; consequently, figures for 2020 are excluded from the tables & graphs below.

|                | 2019   | 2018   | 2017   | 2016   | 2015   | 2014   | 2013   | 2012   | 2011   | 2010   |
|----------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Income         | £7,020 | £5,217 | £6,066 | £5,063 | £5,156 | £6,616 | £3,438 | £4,189 | £3,876 | £4,327 |
| Standing Costs | £4,119 | £3,940 | £3,162 | £3,136 | £3,075 | £3,301 | £3,190 | £2,915 | £1,876 | £1,863 |
| Maintenance    | £2,115 | £3,187 | £550   | £5,835 | £409   | £1,955 | £19    | £588   | NIL    | £460   |



**11.2** Projecting Village Hall finances to 2028 by factoring in global financial forecasts, projected income and known village hall maintenance factors to determine the most likely future financial model if the present village hall was retained. Assumptions used and known future costs estimates include:

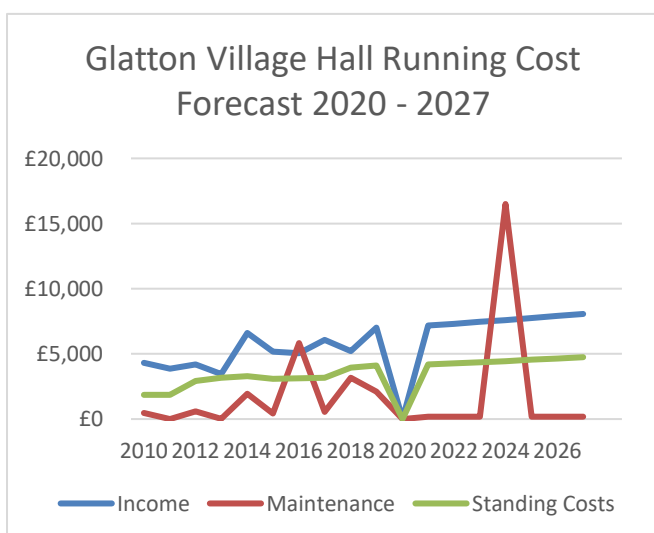
1. The World Bank forecasts that the UK will have an inflation rate of 2% annually through to 2025. This figure has been used in the table and graph below and extended to 2028. The 2% inflation figure has been applied to income (growth) and standing costs only.
2. Electrical certification of the village hall expires in 2024 and we have been advised that the hall must be re-wired and all radiant heaters replaced by that time if certification is to be renewed. The cost has been assessed by Carlin Electrical Ltd (who issued the warning) at circa £16,500 VAT Incl.
3. Only one company quoted to replace the corrugated asbestos/cement sheet roofing and provide secondary external cladding at a cost of circa £84,000 (VAT Incl). In

accordance with recommendations made in the Building Condition Survey, the latest this can be done is by 2028.

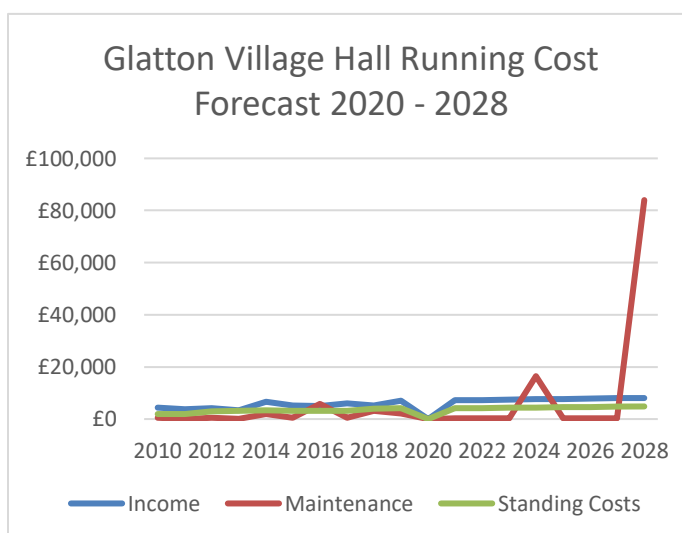
4. Essential maintenance costs only e.g. replacement light bulbs, heating elements, etc.

|                | 2019   | 2020<br>(Covid) | 2021<br>(note 1<br>above) | 2022<br>(note 1<br>above) | 2023<br>(note 1<br>above) | 2024<br>(note 1<br>above)    | 2025<br>(note 1<br>above) | 2026<br>(note 1<br>above) | 2027<br>(note 1<br>above) | 2028<br>(note 1<br>above)    |
|----------------|--------|-----------------|---------------------------|---------------------------|---------------------------|------------------------------|---------------------------|---------------------------|---------------------------|------------------------------|
| Income         | £7,020 | £               | £7,160                    | £7,303                    | £7,449                    | £7,598                       | £7,750                    | £7,905                    | £8,063                    | £8,224                       |
| Standing Costs | £4,119 | £               | £4,201                    | £4,285                    | £4,370                    | £4,457                       | £4,564                    | £4,655                    | £4,748                    | £4,842                       |
| Maintenance    | £2,115 | £               | £200<br>(note 4<br>above) | £200<br>(note 4<br>above) | £200<br>(note 4<br>above) | £16,500<br>(note 2<br>above) | £200<br>(note 4<br>above) | £200<br>(note 4<br>above) | £200<br>(note 4<br>above) | £84,000<br>(note 3<br>above) |

### 11.3 Forecast projections to 2027 and to 2028.



Financial spike in 2024 is for electrical certification



Expenditure in 2028 for latest possible re-roofing

## 12. NEW VILLAGE HALL - DESIGN

**12.1** Having established that it is neither feasible nor cost-effective to refurbish the existing village hall and having established a compelling case to rebuild it, this section introduces the reader to a new, environmentally friendly, sustainable, and cost-effective village hall designed to meet the needs of the community for many generations to come.

**12.2** Based on the Village Hall Community Survey, 93% of the community considered the central location of the village hall had overwhelming appeal. Consequently, the Trustees have ruled out the option of relocating the village hall elsewhere in, or around the village. This means that development of the village hall is confined to the footprint of the existing hall.

**12.3 User Requirements** Trustees compiled a list of attributes required in their village hall based on existing hall usage, responses to the Community Survey, feedback from user groups, potential (target) activities and feedback from social media platforms and the village website. These attributes were captured and prioritised as *essential*, *desirable*,

*aspirational or for future development*, in a User Requirements Document (URD). This document can be viewed at: <http://gpc.glatton.org.uk/wp-content/uploads/2020/10/Glatton-Village-Hall-User-Requirements-V1-5-3-2.pdf>

**12.4 Basis of Design** Although the URD was the basis for design, the final configuration and design is subject to practical architectural considerations, planning requirements, affordability and acceptance by the local community and user groups. An important principle for many in the community is that the new building should not be considered to be “imposing” in design and within the context of its central location and the close proximity of St Nicholas’ Church and those buildings that are immediately adjacent to it.

**12.5 Architect Selection** After we identified six potential candidate architects, we established a down-select process, following which Butcher-Bayley Architects (BBA) <https://wearebba.co.uk/> were selected as our “Architect Partner” for the project, having displayed all the professional credentials, passion and an enthusiasm to help develop local communities that the Trustees were looking for. BBA have worked closely with the Trustees to refine the URD, around which their design work was based. BBA have also advised the Development Group on building conformance standards and engaged with the Planning Authorities at Huntingdonshire District Council (HDC), and other authorities that need to be consulted throughout the planning process. e.g. Highways, English Heritage, etc.

**12.6 Architect Benefits during Early Project Phases** The project has benefited massively through the goodwill of our architects BBA, who, since October 2020 have been working under a “Letter of Intent”. BBA have carried out all project definition work as specified by the Royal Institute of British Architects (RIBA), Plan of Work 2020 Stages 0,1 & 2. Once architects BBA came on-board the 2D and 3D graphic visualisation designs came to life and showed the community how the building would meet the current and future needs of the community. The work has proved critical to gaining community support and “buy-in” to the project.

**12.7 Environmental Credentials of a New Building** The community, and the Trustees in particular, have expressed a desire that a new building should be as environmentally friendly and sustainable as possible. Consequently, a desire to use less energy, cause less pollution, create less waste, and help reduce our communities’ contribution to climate change by reducing carbon footprint, has been an important design driver. Trustees also feel that incorporating as many green features as practical into a new building provides an excellent opportunity to communicate the importance of ‘greener’ choices to the community and beyond. The environmental aspirations of the new village hall will be covered more fully in Section 13.

**12.8** After one year working with the architect from BBA, Trustees have been delighted with the excellent, productive, working relationship they have developed with frequent exchanges of visions, concepts, ideas and practical solutions. This outstanding working relationship has led to a building design that meets all the requirements as specified in the URD.

**12.9 Front Elevation** A first look at the proposed Village Hall as viewed from High Haden Road and St Nicholas' Church (looking east) shows the main hall to the right running parallel with the road and an adjacent "service wing" projecting forward of the main hall. There is a small reception/foyer area adjoining the service wing. The service wing is of brick construction with vertical, sustainable, cladding decorating the external walls of the main hall. Roof material is of zinc specially selected to match with the roof colour of St Nicholas' Church.



*Above: the front elevation of the building shows a building of composite design with the main hall to the right of a two-story service wing which extends forward of the main hall.*



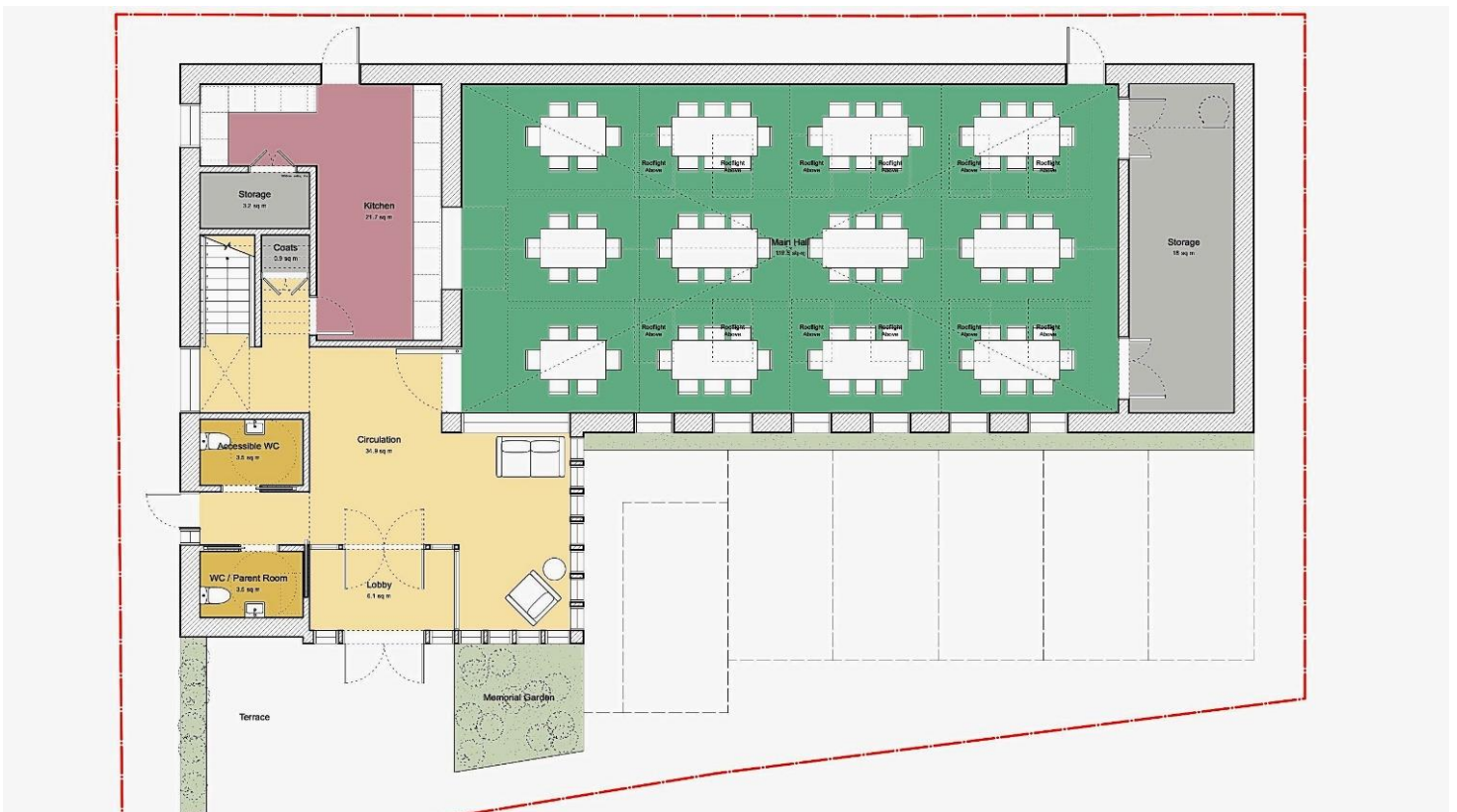
*Above: a three-dimensional impression from ground level of the front elevation.*





Above: an elevated impression showing the main hall with integrated service wing on the left.

**12.10 Plan Views** The ground floor plan (below) shows the 49.2ft x 24.6ft main hall with a seating capacity of 90. There is generous storage over two floors at one end of the hall



to allow greater flexibility in use. Tables, chairs and other equipment can be stored allowing the main hall to be used for a great many activities that require open, uninterrupted floor space. To the left (north end) is the service wing accessible both directly from the main hall and from the front entrance.

**12.11 Main Hall** The main hall has been designed for use by all the activities previously identified in Section 7.1. With an open roof design of exposed timber glulam trusses, the hall will appeal to a wide variety of users including community events, activities to promote physical and educational wellbeing and for private functions. The hall will have premium heat and acoustic insulation properties helping to create a safe & comfortable environment and to minimise external noise to neighbouring properties. The hall will also provide high quality natural light for art & craft users. All users of the hall can enjoy excellent views to St Nicholas' Church across the road.

There will be serving access directly from the kitchen into the main hall which can be used to serve food directly from the adjoining kitchen or used as a bar serving area. Access into the hall from the service wing will eliminate rushes of cold air from the main external doors.

A gallery window will provide viewing access from the first floor of the service wing into the main hall.



*Above: the main hall showing exposed timber glulam trusses, entry door, serving access & first floor viewing gallery window.*

## 12.12 Service Wing Ground Floor Detail



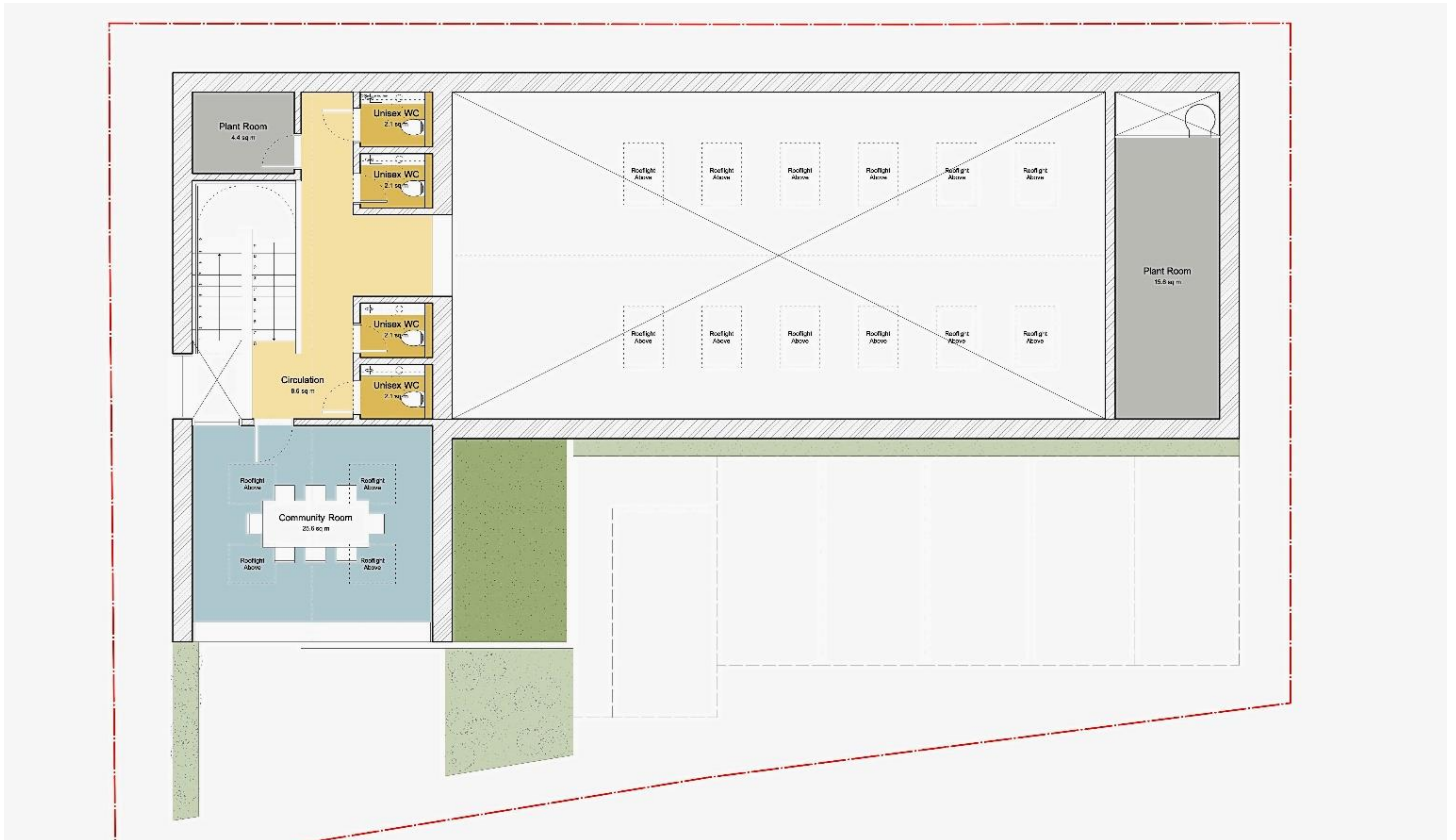
Looking at the ground floor of the service wing in more detail shows a small reception/ community area behind an entrance lobby. Two ground floor WC's, one equipped with parenting facilities, provide amenities for the disabled & parents requiring baby changing facilities. These WC's are made accessible via a separate external door to facilitate those visiting St Nicholas' Church to attend church services, weddings, christenings, funerals, etc.

A combined kitchen/utility room has both an external and internal door in addition to a serving hatch directly into the main hall. This is to ensure both in-house and external caterers have adequate access to food preparation and serving areas by multiple users simultaneously. In addition to multiple wall and base units there is also a large storage room in the kitchen.

Access to the first floor of the service wing is via staircase.



**12.13 First Floor Plan** The plan below shows the main hall with roof windows annotated, a storage area to the right of the hall and the two-story Service Wing to the left (north) of the main hall. Access is via staircase from the ground floor.



Two WC's are located either side of a viewing gallery window and a Plant Room accommodates essential M&E equipment. A function/community/conference room is sited on the first floor at the front of the Service Wing. It incorporated a large feature window that fully exploits the magnificent view to St Nicholas' Church across the road.

making best use of view





**12.14 Rear Elevation** The representation below shows the view from the back of the proposed Village Hall looking towards St Nicholas' Church. The door on the right is the external kitchen door whilst the left-hand door is the fire door from the main hall.



*Rear elevation looking West toward St Nicholas' Church*

**12.15 Elevations from the North & South**



*Above: elevation looking North*



*Above: elevation looking South*

**12.16 Car Parking** After development, the number of car parking spaces will remain at six; the same as before development i.e., there will be no reduction in the number of parking spaces.

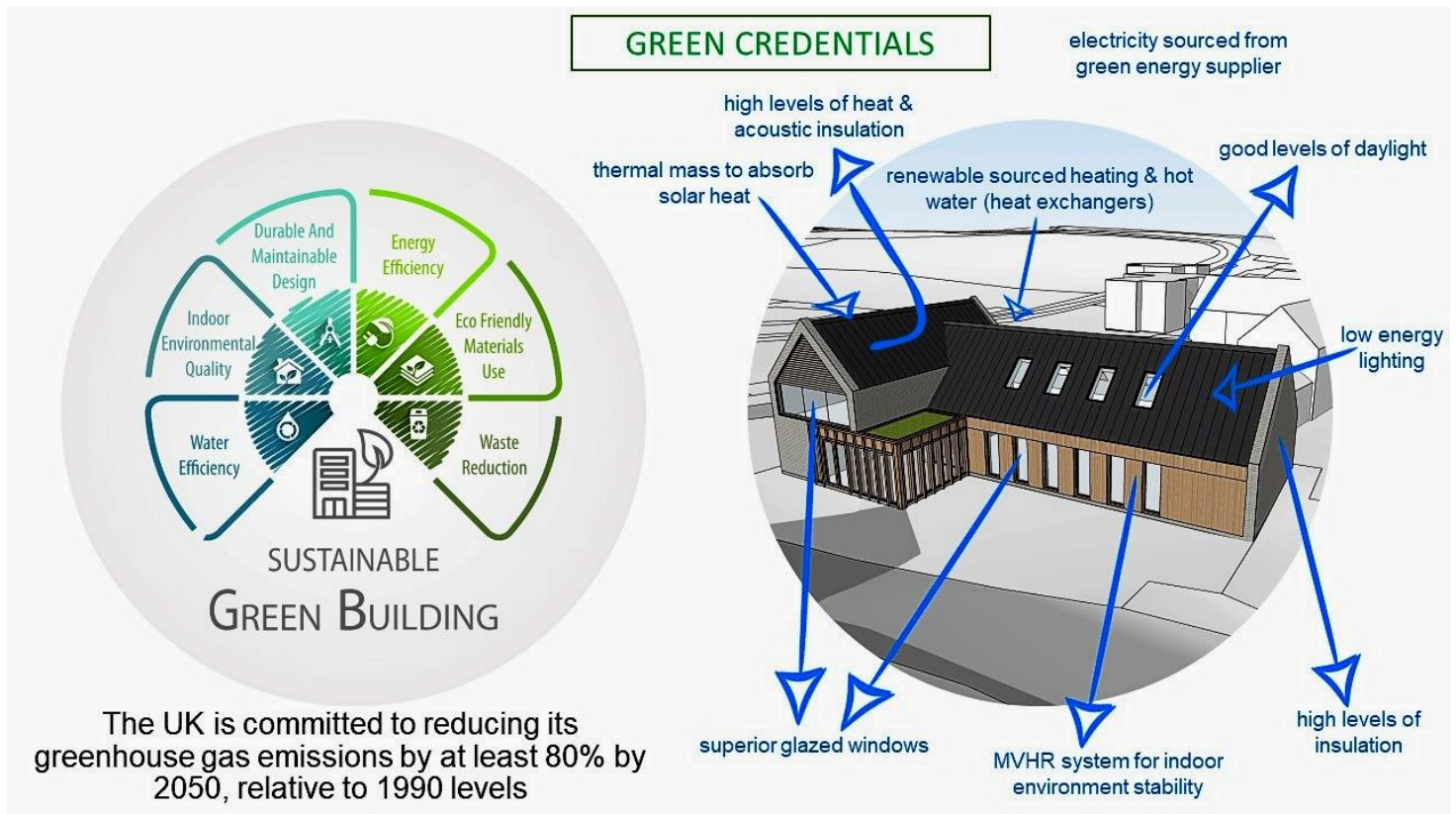
### **13. ENVIRONMENTAL CREDENTIALS OF THE NEW VILLAGE HALL**

**13.1** The UK Government has committed to reducing its greenhouse gas emissions by at least 80% by 2050, relative to 1990 levels. Trustees believe that community buildings play an important part improving environmental sustainability by demonstrating their commitment to renewable energy. It is the aim of the Trustees to play their part in helping the UK Government to achieve this target by building the new hall as close to “carbon zero” as possible. This will be achieved by the inclusion of as many environmental/green features as is practical and affordable. Those under consideration and subject to an analysis of cost-benefits, affordability and planning constraints include:

- Efficient mass
- Brise Soleil on South elevation to help mitigate excess solar gains in summer
- Utilisation of recycled aggregate in foundations
- Low CO<sub>2</sub> concrete (and avoiding the use of concrete where possible)
- Insulation in excess of minimum standards set out in Building Regulations, to ensure a highly performing building envelope
- Improved air tightness to ensure minimum heat loss
- All timber to be FSC certified

- Responsible material resourcing, utilising sustainable materials with lower embodied carbon, with a preference for locally sourced materials where feasible
- Opportunities to use recycled materials
- Green roof to improve biodiversity and reduce rainwater runoff
- LED lighting
- Intelligent lighting controls and systems that take account of absence or occupancy
- Sensors throughout including temperature, air quality and occupancy to create a 'smarter' building that ventilates as needed.
- Air Source Heat Pump for hot water and heating
- Mechanical ventilation with heat recovery (MVHR)
- Opportunities for natural ventilation wherever possible (in conjunction with mechanical system)
- Air purification system / filters
- Water saving toilets
- Electric hand dryers
- VOC free or Low-VOC paint
- Recycling points
- Signage within the hall with targeted messaging to encourage positive user choices and behavioural change
- Education display post occupancy to help educate the community on sustainable design, including accurate meter readings of energy and water use in the building
- Sustainable urban drainage system for external landscaping and car park
- Where on site generation of power is not feasible, a commitment to source energy from a sustainable provider that prioritises renewable generation over fossil fuels
- Electric vehicle charging point
- Cycle /scooter racks to encourage the use of sustainable transport
- Employing a local architect practice to support the design process, reducing the carbon footprint during design and construction through lower transportation related CO2 to attend site
- Employing a local contracting company to construct the project, reducing the carbon footprint during construction through lower transportation related CO2 to attend site
- Rainwater harvesting (potential)
- Triple glazed windows (potential) or other high-performance glazing
- Solar panels (potential)
- Waste heat capture system linked to toilets and kitchen, capturing excess / waste heat from water and utilising to re-heat incoming water to those areas (potential)
- Ambition to achieve Zero Carbon and exploration of other suitable certifications, such as Pasivhaus, BREEAM or WELL





## 14. FUNDING, AFFORDABILITY & FINANCIAL SUSTAINABILITY

**14.1.1** In Section 11 we established that it is not financially viable or prudent to refurbish the current Nissen Hut Village Hall. This section therefore examines the financial viability of a new build village hall. This can be sub-divided into two sections:

- Capital Cost – cost of new-build.
- Running Costs.

**14.1.2** The Trustees have published a “Financial Propriety & Accountability Statement”. This document can be viewed at: <http://gpc.glatton.org.uk/wp-content/uploads/2020/10/Glatton-Village-Hall-Financial-Propriety-Accountability-Statement-V2-0.pdf> . The document sets out agreed principles by which the project is to be financially managed. The document also contains details of the “ringfenced” Village Hall Development Account; the account that will fund the project.



## 14.2 Capital Cost – Funding the New Build

**14.2.1** The Architect has estimated the cost of demolishing the existing hall and disposal in accordance with current asbestos removal and other relevant disposal regulations and the rebuilding cost of between **£480,000 and £520,000**. This figure does not include essential consultancy fees e.g. architect, quantity surveyor, structural engineer, M&E consultancy, etc or contingency funding.

**14.2.2** The need to fund ever increasing maintenance costs over the last ten years has left Glatton Village Hall with an account balance poorly positioned to launch the re-build programme. The global Covid crisis of 2020/21 has exacerbated the situation despite a Grant of £10,000 which gave compensation for the almost total lack of rental income. Sustaining the aging and zero insulated building has drained any surplus funds to a point where a major fundraising programme by the whole community is required to fund the much-needed new village hall. A comprehensive Fundraising Strategy detailing how funds will be raised has been agreed by Trustees and is at:

<http://gpc.glatton.org.uk/wp-content/uploads/2020/11/Glatton-Village-Hall-Fundraising-Strategy-V1-5-2.pdf>

Glatton Village Hall is registered with the Fundraising Regulator and has committed to follow their fundraising code of conduct.

**14.2.3** The diagram below is a simplified illustration of the Fundraising Strategy which identifies potential sources of funding as follows:

- Fundraising Events & Activities
- Person Donations & Bequeathments
- Tax Relief & Gift Aid
- Grants & Awards
- Local Business & Commerce
- Trading
- Local Development & Infrastructure Projects
  - Community Infrastructure Levies (CIL)
  - Project Borrowing

**Fundraising Events & Activities**

- Themed parties, dances, gala balls
- Race Nights, quiz nights, etc
- BBQ's
- Concerts, street parties, etc
- Fairs, bazaars
- Sponsored events (swims, walks, bike rides, fun runs, pub crawls, etc)
- Lotteries, raffles, sweepstakes, etc
- Auction of Promises
- Bring & bake tea/coffee mornings
- Others

**Trading**

- Establish "eBay shop" for the resale of unwanted donated items of value
- Sale of larger or small value items via local "Facebook" or "sales & wants" pages or other local advertising
- Spot sales in/outside the village hall of specialist items e.g. garden plants, golf equipment sale, etc



**Personal donations & bequeathments**

**Tax Relief**

- Gift Aid

**Grants & Awards**

- Government Grants
- Community Funds
- Environmental Grants

**Local Business & Commerce**

- Cash donations
- Sponsorship
- Donation of products, goods, services or produce for auction, raffle or resale
- Provision of free professional services etc, legal advice, financial services, etc
- Future partnership arrangements / collaborations

Funding sources outside the blue circle in the above diagram should be viewed as the responsibility of the Village Hall Committee (the Trustees) and the community as a whole with the Trustees providing co-ordination. Funding sources inside the blue circle can only be attained by the Parish Council.

**14.2.4** Trustees agree that asking the Parish Council to apply for a loan from the Public Works Loan Board (PWLB) is not a preferred source of funding.

**14.2.5** It is estimated that approximately 80% of the capital cost might come from various grants, awards and/or sponsorships.

**14.3 On-Going Running & Maintenance Costs**

**14.3.1** Our vision is that the building will generate sufficient income to cover our on-going running and long-term maintenance costs. The objective of the Charity and the Trustees is to ensure that the new village hall is a financially sustainable amenity for the future. Any surplus funds will be used to support community activities such as events, as well as investing in equipment and making provision for future maintenance requirements. With a new build, maintenance costs are expected to be minimal in the first ten years. However, the "Maintenance Cost" figures in the table and graph below include projected costs per annum for internal cleaning, window cleaning, PAT testing, electric consumables e.g. light bulbs, etc, certification certificates e.g. fire extinguishers, etc.

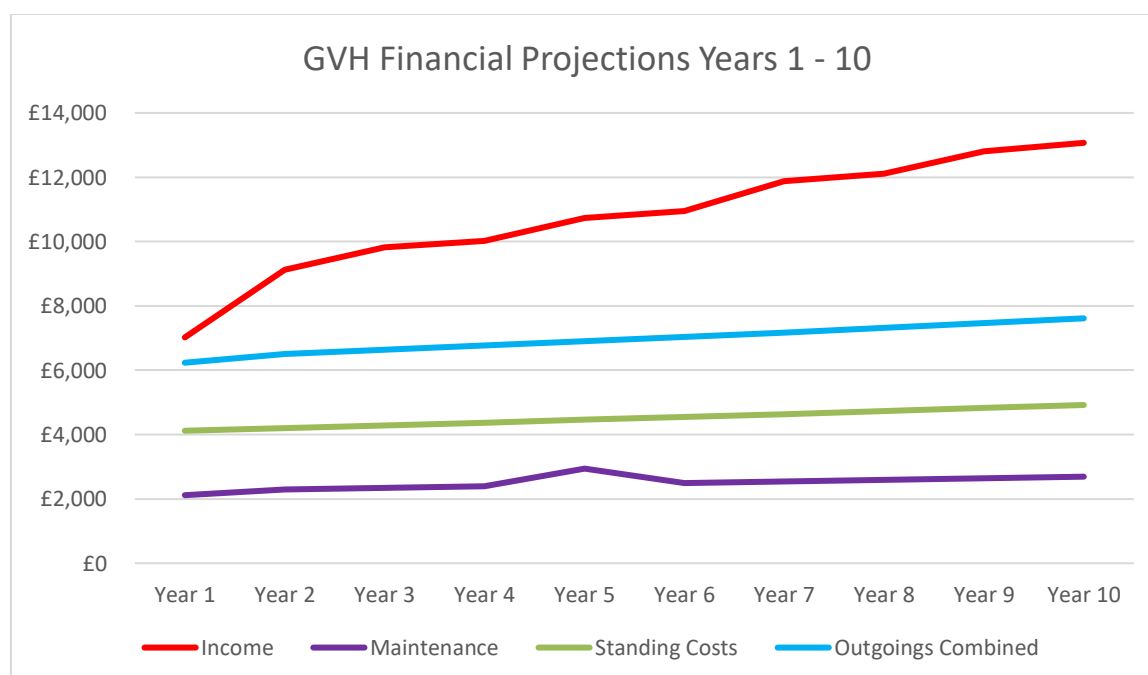
**14.3.2** “Standing Charges” include business rates, electricity, water rates, insurance, subscriptions to professional bodies e.g. ACRE, etc.

#### 14.4 Financial Projections Year 1 - 10

**14.4.1** Year 1 figures represent the baseline costs and figures are based on income & expenditure for the last “typical year” in 2019. Figures for 2020 have not been used because the hall was closed for the most part of the year due to Government COVID-19 restrictions and is not therefore a “typical year”.

| Year | Income  | Maintenance Cost | Standing Charges | Outgoings Combined |
|------|---------|------------------|------------------|--------------------|
| 1    | £7,020  | £2,115           | £4,119           | £6,234             |
| 2    | £9,120  | £2,300           | £4,201           | £6,501             |
| 3    | £9,820  | £2,346           | £4,285           | £6,631             |
| 4    | £10,016 | £2,393           | £4,370           | £6,763             |
| 5    | £10,730 | £2,941*          | £4,457           | £7,398*            |
| 6    | £10,944 | £2,489           | £4,546           | £7,035             |
| 7    | £11,877 | £2,539           | £4,637           | £7,176             |
| 8    | £12,115 | £2,590           | £4,729           | £7,319             |
| 9    | £12,815 | £2,642           | £4,823           | £7,465             |
| 10   | £13,071 | £2,695           | £4,919           | £7,614             |

Year 5 maintenance figure (outgoing combined) includes £500 for electrical re-certification



**14.4.2 Basis for Financial Projection.** Given that Year 1 figures (2019 figures) are the baseline for future forecasts, the World Bank’s inflation figure for the UK of 2% has been applied to each successive year after Year 1. Trustees believe the new Village Hall will be an attractive venue for hosting “life events” such as birthdays, anniversaries, christenings, weddings, wakes, etc and other private functions. To validate the figures used in this financial

forecast the Development Group visited three similar sized, newly built village halls in comparable sized catchment areas and held video conferences with three others to obtain a realistic appraisal for this financial forecast. We have also carried out a thorough assessment of other village halls throughout Cambridgeshire and neighbouring counties to compare hire rates of similar sized venues. Trustees believe this assessment is both realistic and achievable.

**14.4.3** To ensure Glatton’s new Village Hall remains a desirable and attractive venue to rent for events, functions and education/training classes, our hire rates will be competitive but subject to continuous review.

**14.4.4** All of the newly built/rebuilt village halls we visited reported an immediate increase in their income through greater demand. Given that these halls were comparable in scale to Glatton’s proposed new village hall, their income increased from circa £8k pa to between circa £12k - £16k pa. This is in line with our most conservative forecast included here.

## 15. SUMMARY

**15.1** Demolishing the old Nissen Hut Village Hall and replacing it with a modern, environmentally friendly and cost-effective building is considered to be the best way to maintain the essential amenities so valued by Glatton’s rural community. Trustees believe the village needs a “Community Hub” rather than a replacement Village Hall. Plans for the new Village Hall is testament to the village’s desire to safeguard the environment.

**15.2** Our aims and objectives are entirely consistent with UK Government’s commitment to preserve, protect and develop rural communities. This paper also aims, in no small way to, address and remedy many of the issues identified by the Government in 2018 paper “The Loneliness Strategy”, which emphasises that rural communities can contribute to building a more socially connected society. The Government’s paper identifies changes that can be made to our country’s organisations, infrastructure and culture so that families, friends and communities can better support each other. This Business and Development Plan is entirely consistent with the aims and objectives of UK Government and, further, our vision addresses many of the issues highlighted in Public Health England’s 2017 paper “Health and wellbeing in rural areas” which specifically, states:

*“Rural social networks are breaking down with a consequent increase in social isolation and loneliness, especially among older people. The fact that social isolation influences health outcomes in its own right suggests that this and the emotional and mental wellbeing of people in rural areas is an important and hitherto neglected area in the promotion of public health”.*



**15.3 Outcome of Benefits.** It is important to note that the “area of benefit” for a new village hall extends beyond the local Glatton community. Half of those attending regular classes in the current Village Hall come from neighbouring villages. Our near neighbour Sawtry is expanding and there are plans to build a new 350-home residential development (the Larkfleet Development) on the Glatton side of Sawtry. The increased population of Sawtry and other neighbouring villages will inevitably make good use of amenities in neighbouring villages, including Glatton. Trustees assess that facilities offered by the new hall will be embraced, and fully utilised by villages, hamlets and isolated houses extending 15-miles from Glatton. Trustees assess the benefits of the new village hall will include:

- An improvement in villager’s wellbeing and a stronger community with the new building becoming a community hub offering a welcoming, friendly and safe environment for social activities and social contact for all age groups within the local community.
- Facilities / activities for the whole village from toddlers through to our senior citizens.
- Improved access to a range of existing and new community services, activities and events.
  - An increase in participation in recreational, leisure, cultural, social and sporting activities e.g. community café, ‘juice bar’ for our young people, carpet bowls, fitness training, dance classes, art & craft and other learning opportunities.
  - An increase in villagers, particularly younger residents and families being involved in the activities and running of village organisations.
  - The provision of a community café, where the community can meet in pleasant surroundings. This will reduce the sense of isolation in a rural community felt by some amongst the youth, elderly, vulnerable, single parents, and stay at home mothers.
- Reduction in the need for villagers to undertake activities or hire venues outside of the village, reducing traffic journeys with benefits to the environment.

**15.4 Affordability & Financial Sustainability** Trustees have absolute confidence that, once built, the new village hall represents a financially sustainable amenity for the future. The Capital Cost of the building will be determined by the community’s willingness to engage in activities to fundraise and upon the generosity and willingness of grant and award-makers at all levels from medium and large corporate organisations through to Government departments, organisations, and bodies and at multi-level civil council structures.

***And finally***

***Thank you for reading our Business & Development Plan, we hope you can share our vision for a better community and help us to achieve it.***

## 16. Appendix A: Risk Register

*Available on request*

**Risk Assessment**

Glatton Village Hall Development Team

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