



# Bradfield Village Hall Business Plan



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## NEW FACILITIES FOR THE COMMUNITY IN BRADFIELD, BERKSHIRE

Southend Road  
Bradfield Southend  
Berkshire RG7 6EY

[www.BradfieldVillageHall.co.uk](http://www.BradfieldVillageHall.co.uk)

**JULY 2020**

# Bradfield Village Hall Development Project

A new Village Hall, Playground,  
MUGA and Site Improvements

Replacing this



With this!



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Looking to the Future

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## PROJECT SUMMARY

### Vision and Objectives

A Community space for ALL, young and old, to meet for recreation, social events, education and entertainment, catering for the needs of today and for a larger community in the decades ahead:

#### Key Principles

- A village hall Bradfield can be proud of, with facilities appropriate for the 21<sup>st</sup> Century
- Economical, low maintenance and eco-friendly building
- Flexible spaces designed for good circulation and choice of rooms for simultaneous events
- Suitable space for casual sport, e.g. badminton, table tennis
- Modern kitchen and catering facilities
- Facilities for those with disabilities and young children
- Adequate storage
- New playground in a safer location and new multi-use games area [MUGA]
- Improved and enlarged car park and safe pedestrian access
- To keep the existing hall open for as long as possible during construction

#### Recognising

- The need to replace a totally inadequate building built in 1951, which requires costly repairs and maintenance, is expensive to heat and whose long-term future is in doubt
- The high expectations of potential hirers
- The huge benefits to the local community as reported by other newly refurbished or rebuilt village halls

### How the Proposals came about

#### The Need

- There are no facilities for those with disabilities and people with very young children.
- The Hall plumbing, electrics, and heating all need replacing. Poor noise attenuation.
- The playground is deteriorating and the tennis court needs replacing.
- The car park is insufficient for its various uses and dangerous for pedestrians.

#### The Evolution of the Plans

- The Parish Plan 2008 revealed that 63% of respondents wanted a new Village Hall.
- A feasibility study consulting the community and users provided the requirements for the new development.
- Architects specialising in community projects were appointed to draw up plans.
- Community Consultations on five subsequent occasions have consistently shown over 60% support.
- Throughout the process, plans were adjusted in response to comments and concerns from the local Community, as shown in the Community Engagement Report.
- Other village hall projects were visited to learn from their experience.

### The Proposals

- A new Village Hall with a footprint of some 434 metres comprising large hall, smaller hall and committee room, all with dedicated catering, suitable toilets and adequate storage facilities.
- A generous foyer for socialising/waiting out of the weather and safe circulating space.
- Indoor storage for the After-School Club, Bridge Club, table tennis tables and other equipment belonging to the hall.
- Outside secure storage for the Village Shop, the Pigeon, Dog and Rabbit Clubs, offsetting the loss of the current inadequate shed and dilapidated garages. External disabled toilet.
- Play equipment suitable for all ages on the field.
- Replace the tennis court with a flexible Multi-Use Games Area catering for football, netball and tennis. A safe space for youngsters to learn to ride their bikes.
- A much improved and safer car park.
- A safe and dedicated pedestrian access from the Southend Road to the Hall, field and outside facilities, as well as to the Primary School, without crossing the car park or the entrance gate.
- A garden for relaxation to be situated in the current playground area to keep the rural aspect of the street scene.

### Costs

- It is estimated that the total cost of the scheme will be in the order of £2,200,000
- It will be completed on a phased basis of 5 stages with the aim of allowing the existing Hall to remain open for as long as possible whilst construction goes ahead.

# 1 HALL BACKGROUND

## 1.1 History

In 1941 Henry Benyon conveyed to the Parish of Bradfield a total of 4.18 acres (1.69 ha) of land in Bradfield Southend (historically known as Bookers Piece) for the purposes of building a village hall. It took some 10 years for this to come to fruition.

The catalyst was the funds left over following the local Silver Jubilee celebrations of King George V in 1935, and it was decided that these should be used to help pay for the construction of a village hall for the local community, together with an associated playground, tennis court and bowling green, although the latter was never built. The remainder of the land was kept as the village hall field.

Subsequently, Bradfield Village Hall, was opened in 1951.

In recognising the importance of having a village hall, the Land Conveyance enabled a Trust to be established in October 1941, which stated that the future Trust premises were:

*'..... for the purposes of physical and mental training, and recreation and social, moral and intellectual development ..... for the benefit of the inhabitants of the Parish of Bradfield and its immediate vicinity.'*

A Charity known as BRADFIELD VILLAGE HALL TRUST (registered number 300129) was set up in 1941 and was regulated by the Trust Deed. The Trust became a Charitable Incorporated Organisation (registered number 1180330) in 2018, whilst maintaining the intentions of the original Trust.

It is administered by Bradfield Village Hall Management Committee who are volunteers from the local community.

## 1.2 Context

Set in an Area of Outstanding Natural Beauty, and equidistant between Reading and Newbury in Berkshire, Bradfield is a thriving parish with population information shown in the table below.

Year	Number of Residents	Number of Vehicles
1951*	1336 residents (BVH Minutes]	c. 50 vehicles registered
2001**	2172 residents (Census figures)	c. 990 vehicles.
2011**	2177 residents (Census figures)	c. 1500 vehicles
2018**	c 2278 residents (Approx figures)	

\* Bradfield Village Hall Minutes Book, 1947-1952

\*\*[https://www.citypopulation.de/en/uk/southeastengland/admin/west\\_berkshire/E04001154\\_\\_bradfield/](https://www.citypopulation.de/en/uk/southeastengland/admin/west_berkshire/E04001154__bradfield/)

It is poorly served by public transport and there has been limited development in the parish in recent years, although there is planning permission for another 11 houses which have not yet been built.

Within the Parish, there is

- A primary school which has a meeting hall, although usage is restricted due to the demands of school activities and child protection issues.
- St Peter's Church which accommodates the Pre-school every weekday, Lunch Club and Whist Club
- Cricket club with pavilion providing a bar and social area for members and guests.

- Community Convenience Store and Post Office which has a lease to use 8 parking spaces in the adjacent village hall car park.
- A Pub which serves food
- Bradfield Social Club. A private members club sited just outside Bradfield Southend, which is available to hire.
- The village hall

### 1.3 The Village Hall and External Areas

The hall was constructed to the fairly basic standard typical of the 1950s, with limited insulation, an asbestos roof and concrete guttering. When originally opened, the building comprised a main hall, male and female toilets and a kitchen at the rear. An extension in 1985 provided the current kitchen and store room, enabling the conversion of the original kitchen into a small committee/meeting room. It has a floor area of some 240 sq. metres. A tennis court was built in the 1940s and a children's play area, originally located at the Cock Lane end of the site was moved to its current site adjacent to Southend Road in 1977.

#### 1.3.1 Village Hall Usage

The Hall and external play areas have become a vital local meeting point and contribute to the social cohesion of village life. It provides premises for locals and others of all ages and backgrounds to meet, be entertained, keep fit and form friendships. Residents have the benefit of enjoying all these facilities in the most populated area of the parish - Bradfield Southend - and thus the hall has a unique position as a hub at the centre of all these activities.

The hall is or has been used by a large number of social, educational and recreational groups over the years, some weekly, some monthly and some not quite so regularly. Examples are Sunshine Club (Before and After School Club), Ballet, Bridge, Club, Monkey Music, Tai-chi, Gardening Club, Bradfield Parish Council, WI, Pilates, Dog Training classes, Dog Shows, Pigeon Clubs, Jazz Dance, Ballroom Dance Practice, Quiz nights etc. In addition, many parties (both childrens and adults), wedding receptions and celebrations have taken place as well as outreach theatre performances and pantomimes.

Until about 5 years ago, the hall ran up to 85% utilisation during the week in term time and about 65% at weekends. However, with the decline in the building itself, at the same time as the expectations of what facilities are expected by hirers increased, bookings have declined, particularly at weekends.

#### 1.3.2 External uses

The Hall is fortunate to have a large field (1.30 ha) adjacent where the annual Village Mayfayre is held. It is also used by numerous dog club meetings, the annual fairground visit and for many informal get-togethers. The nearby primary school used the field for PE and sport until the mid-90s. Since then the field has only been used for informal play, all organised football takes place on the adjacent Fields in Trust cricket pitch.

A tarmacked footpath has recently been constructed which provides a link from the car park and village shop across the field to the primary school.

For the last 15 years, the Village Shop - a community enterprise - has been located in premises immediately adjacent to the western boundary of the Hall site. It has a lease to use 8 parking spaces (including one disabled space) in the Hall car park for customer and staff use. Delivery vehicles, the mobile library, local bus service and parents for school pickups also use the car park regularly. It is also a popular parking place for walkers and cyclists.

## Arial View of Existing Village Hall Site and Field (with Location of New Proposals marked in Red and Green)



## The Car Park Surrounding the Hall (as seen from the Children's Playground, with the Village Shop in the Background).



### 1.3.3 Condition of the Premises and External Areas

Now almost 70 years old, the village hall has served the Parish well but it is clearly showing its age and is no longer fit for purpose. The building, in terms of its appearance, interior and accommodation goes nowhere near meeting modern aspirations or requirements.

The tennis court and children's play area, whilst used a good deal over time, have now seen their use seriously compromised because of their poor condition. The court is now only fit for 'kick around', informal play and not team games. The car park is inadequate for the demands made of it and is in a poor state. The condition of the current hall and the external facilities is now giving serious concerns hence the need for their replacement is becoming critical.

## 1.4 Current Issues

The main issues identified regarding the fabric of the Hall and the state of the outside facilities are:

- A very ugly building in a prominent location
- The fragility of the fabric of the building - the asbestos roof, the concrete gutters, lack of insulation in the roof, damp walls in the committee room
- The constant need for costly repairs to the boiler, heating, plumbing, drains and electrics
- The ageing, costly oil-fired boiler and heating system are temperamental meaning the hall is cold on occasions when hired out.
- The tarmac in both the car park and the court is deteriorating through extensive use.
- The very poor condition of the court fencing and lighting (which means it is no longer usable)
- The deterioration of the playground equipment
- The very poor state of the two garages currently used for storage

In addition, the accommodation offered suffers from:

- Inadequate number and quality of toilets and no toilets for those with disabilities nor baby changing facilities
- Inadequate storage for both Hall equipment and that of user groups
- Impractical kitchen, which is too small, particularly for large numbers of people, and which no longer meets current catering standards for outside caterers.
- The Committee Room has no dedicated access to toilets, as well as having poor noise attenuation with the hall, so preventing concurrent events.
- Standard of the décor and facilities not acceptable to fitness class users
- Inadequate car parking for larger events
- Dangerous access across the car park from the field footpath to the Southend Road
- Dangerous access to the playground for pedestrians through the car park

All these elements mean that some potential hirers can be put off from using the premises. Furthermore, despite usage of the hall declining because of the poor quality of the facilities, the demands of the car park have increased significantly in recent years.

## 1.5 Current Limitations to Increase Income

At the moment, no one else can use the current building whilst the Sunshine Club is in session because of the requirement for lockdown (related to child protection regulations of restricting access and exit). Since they use the building every afternoon, except Thursday, between the hours of 3 pm and 6 pm, no afternoon bookings can be made. The Bridge Club has to meet over the lunchtime period in order to have enough hours.

In addition, despite having both a hall and a committee room, the configuration of the building means that anyone using the committee room as a separate user from the main hall has no access to toilets. There is also no sound proofing between the two spaces. Therefore, it is only the Parish Council and the Management Committee who currently use the committee room.

## 2 COMMUNITY NEED AND DEMAND

### 2.1 The Need

The Trustees has been aware for some years that the building , tennis court and children's play area are inadequate for the current needs of some 2,500 local residents and other users, which has been reflected in the steady decline in the usage of the Hall and playing tennis is not possible on the court nor any other ball sports.

Hirers' expectations, for the hall in particular, have risen considerably and many are no longer prepared to hire a building without a decent kitchen, acceptable to outside caterers and of sufficient size to cater for large numbers if required, and without facilities for babies and those with disabilities. In addition, some potential user groups require secure storage for their equipment and currently there is very little storage space and what there is, is not secure.

### 2.2 Potential Demand

Essentially, it is considered that there are three distinct aims in respect of providing a new hall;

- To provide decent facilities for current users.
- To bring back previous users who have gone elsewhere because the accommodation is poor.
- Bring in a whole group of new users by providing these new facilities

In respect to the latter point, over just the last twelve months, there have been many enquiries regarding booking the current Hall but subsequently went no further. Events discussed included:

- 15 parties for children and families
- Regular bookings for Messy Play, Hungarian Dance class, Diddi Dance, 4 dog training clubs, and a focus group
- Running club venue, school social event and private cinema
- Celebratory/family events

Indications are that having the new Hall would have resulted in these potential bookings being successful.

### 2.3 Meeting the Demand

#### 2.3.1 The Building

The design of the proposed Hall's interior has been carefully planned to be as flexible as possible. The main hall will be large enough to provide space for social badminton and meetings of up to 150 people with provision for storage. The adjacent kitchen will provide facilities from serving tea and coffee to being suitable for use by outside caterers for events.

#### a. Large Hall

The improved facilities in the hall will enable a greater variety of activities. The space is ideal for:

- Physical activity of all sorts - Social Badminton, table tennis [there are currently three table tennis tables available but they are stored in a shed outside, across the car park. Consequently, they are never used], Zumba, Pilates and other forms of keep fit classes, in addition to dance lessons and sessions.
- Large meetings - such as community consultations, seminars, lectures and theatrical productions and company away-days.
- Children and young people – over the years, there have been attempts to run activities for the younger groups in the community, but lack of storage has been a major hindrance. Young Farmers currently only use the outside court on dry winter evenings. They will be able to use the hall when wet.

- Toddler groups and baby music sessions will bring families together

b. Small Hall

The small hall will provide space for up to 64 people and will have its own kitchenette to provide refreshments for meetings.

- This space will be ideal for smaller gatherings for groups such as WI, coffee mornings, 'knit and natter' type groups – particularly for the older residents in the afternoons, even while Sunshine Club is in session.

c. Shared Spaces/Equipment

Both halls will have audio and visual equipment for presentations. Between the halls will be space providing dedicated storage for the Sunshine Club as well two toilets, one of which will be for disabled users with baby changing units. With 'Jack and Jill' doors, this space will be able to be used in conjunction with either hall whilst maintaining 'lock down' This will enable other groups to use the other hall whilst Sunshine Club is in session – one of the key advantages of the new hall.

d. Committee Room

The Committee Room will also have a facility to make refreshments, and provision for audio visual presentations.

It is envisaged that this space will largely be used on an ad hoc basis.

- The Parish Council specifically requested space where a Parish Surgery could take place on occasions. This is currently impractical.
- There are many small businesses based in the local area and this provides the ideal place to meet customers or business colleagues. The adjacent community shop has no private space to interview potential staff. It would also be used by the Management Committee for meetings.
- The hall is currently used as a Polling Station but this will no longer prevent other users being in the building as it does now.

e. Foyer

The building is designed with an inviting foyer for ease of circulation but also to provide a casual seating area with facilities for providing tea/ coffee from the kitchen. Toilets with baby changing and shower facilities will be accessed from the foyer.

f. Hiring the Whole Premises

It will be possible to hire the whole building for:

- Celebratory events – It is envisaged that the new hall will be popular for family events, such as wedding receptions and anniversary parties. Direct access to the play area outside from the main hall will be an added attraction for children's parties.
- Dog/Rabbit/Pigeon Shows – These currently take place in the hall (or on the field), although many clubs have gone elsewhere due to the lack of facilities. It is envisaged these will return, as the adjacent field is an added bonus not available in many halls.

### 2.3.2 The Grounds

#### a. The Children's Playground

The new playground will be in two parts, one for small children in an enclosed area between the Hall and the MUGA and a second 'free flow' area around the end of the MUGA for the older children.

#### b. The Multi Use Games Area

The MUGA will cater for a variety of organised sport in addition to the informal games currently played. It will allow the continuation of the village tradition of being an area on which the children can learn to ride a bicycle in a safe environment.

#### c. Outside Toilet

The design of the building incorporates an outside toilet (which will be accessible by those with disabilities) for the benefit of those using the MUGA, playground and garden. It will only be open during the daytime and was included in the design following specific requests from users of the site, in particular parents of young children. In addition, the shop is popular with local trades people and itinerant workers, who buy their lunch and then enjoy the fresh air using the picnic benches and field.

#### d. The Garden

The garden will be a space for relaxing, meeting with friends and to eat lunch. During large events in the Hall, it will also cater for overflow car parking.

#### e. Daily Mile Track

Since its inception in 1941, it has always been the responsibility of the Village Hall to provide the recreational facilities on the site, including the MUGA and the Playground. The intention is to extend the tarmacked footpath - currently only connecting the hall, village shop and the primary school - across the Cock Lane end and back up the eastern side of the field. This will create a circuit ideal for achieving half the distance for the "Daily Mile", accessible in all weathers and suitable for wheelchair users and those with limited mobility.

## 2.4 **New Income Streams and Reducing Costs**

The Trustees are confident that the new Hall will be used extensively by all ages and by having three spaces to hire out, the income should certainly increase. The bar and coffee area will also provide a useful income stream.

The cost of running a well-insulated building with an efficient heating system will be dramatically less than current costs despite the new building being larger.

Possibilities of hiring out the MUGA too will bring in an income stream which is not available at the moment.

In conclusion, much thought has been given to the potential of the new hall and grounds and Trustees are confident that there is significant scope to widen the activities offered both in terms of recreational sport, as encouraged by Sport England, and social activity.

## 3 PROJECT PROPOSAL

### 3.1 Formal Resolution

Trustees formally resolved in January 2013 that, to be cost effective, a new hall should be provided ideally in a position where the existing hall can be kept open until the new one is built. This resolution was formulated by;

- Support via the parish plan (carried out in 2008) for a new village hall
- On-going local consultation throughout the process of plan formulation (see Community Engagement Report shown on the Good Exchange Web-site),
- A feasibility study as to whether to renovate/extend or construct from new (paid for by Bradfield Parish Council)
- Extensive knowledge by the Trustees of how the Village Hall works in practice

### 3.2 Design Objectives

In formulating the development proposals for a new hall complex, the objectives of Trustees were to create something truly inspirational in providing a beautiful new social centre and community hub which will ensure benefits for users, not just now but well into the future. Trustees believe that it should be something that everyone can be proud of. More particularly all the intended varieties of use mentioned in the Trust document (see para 1.1) would also be accommodated.

Considerable research went in to establishing what facilities were required in the new hall which would be capable of meeting the needs of current user groups, as well as needs which might arise in the future from within our growing community. Flexibility of accommodation was also an important element.

### 3.3 The Design Process

The proposals were formulated by means of extensive consultation with user groups and the local community, which fed into the detailed plans. Architects (JBKS of Aston Rowant, Oxfordshire) with a high level of experience in designing public buildings, were appointed in 2014 following a formal selection process. They were required to draw up plans for a new, energy efficient building, more suited to current and future needs. Community inputs have continued to be promoted, through consultation, publicity and public meetings, as the final design of the building has gradually been formulated.

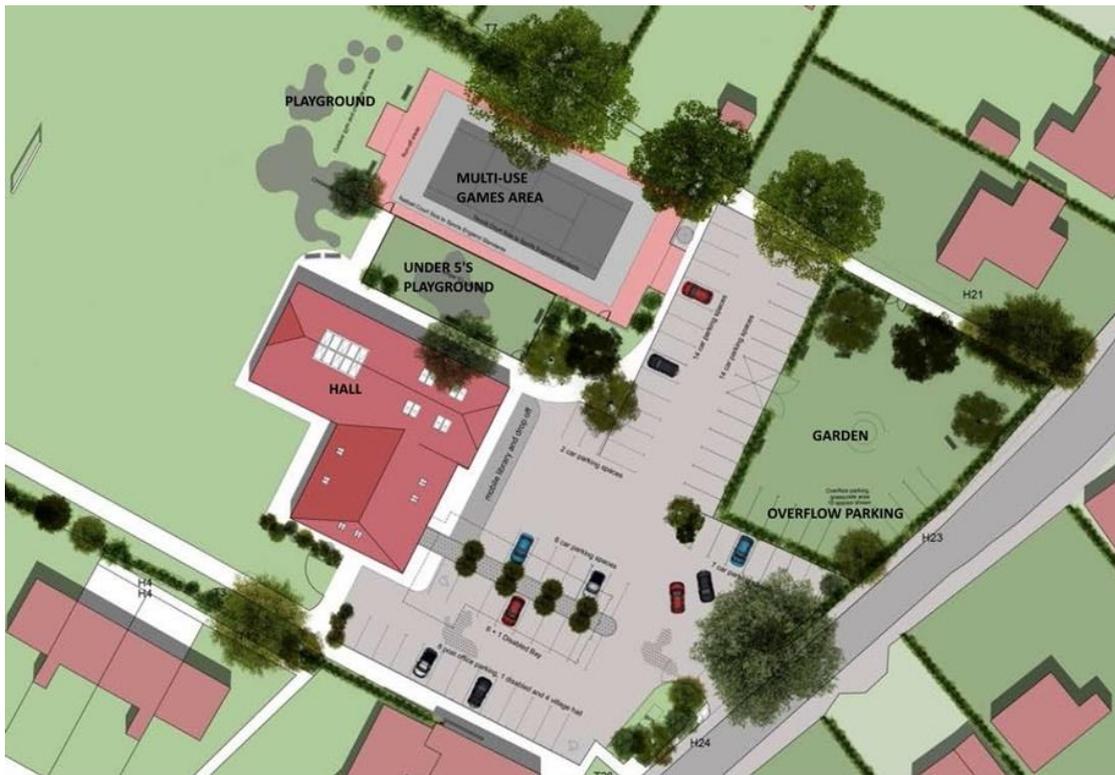
One essential element was the need to be able to have the ability for 'lock-down' (for child protection) for the Sunshine Club. Hence, the two halls are linked by a small foyer which provides toilets, and storage. This can be accessed from either hall whilst the other is locked. As a consequence, the two halls can be used together or separately.

### 3.4 The New Proposals

Subsequently, a planning application (18/02472/FUL) was submitted to West Berkshire Council with consent awarded in October 2019. The planning consent, with a link to view the conditions are shown as **Appendix 1** for the following:

*Demolition of the existing village hall and garages and construction of a new village hall and associated parking and access, removal of existing recreational facilities, creation of a new multi-games area, relocation of children's play area, new boundary treatment, landscaping and ancillary works.*

### 3.5 The Site Plan



### 3.6 Elevations of the Proposed Building



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Front View from Southend Road



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Rear View from the Field



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Side View from the Shop



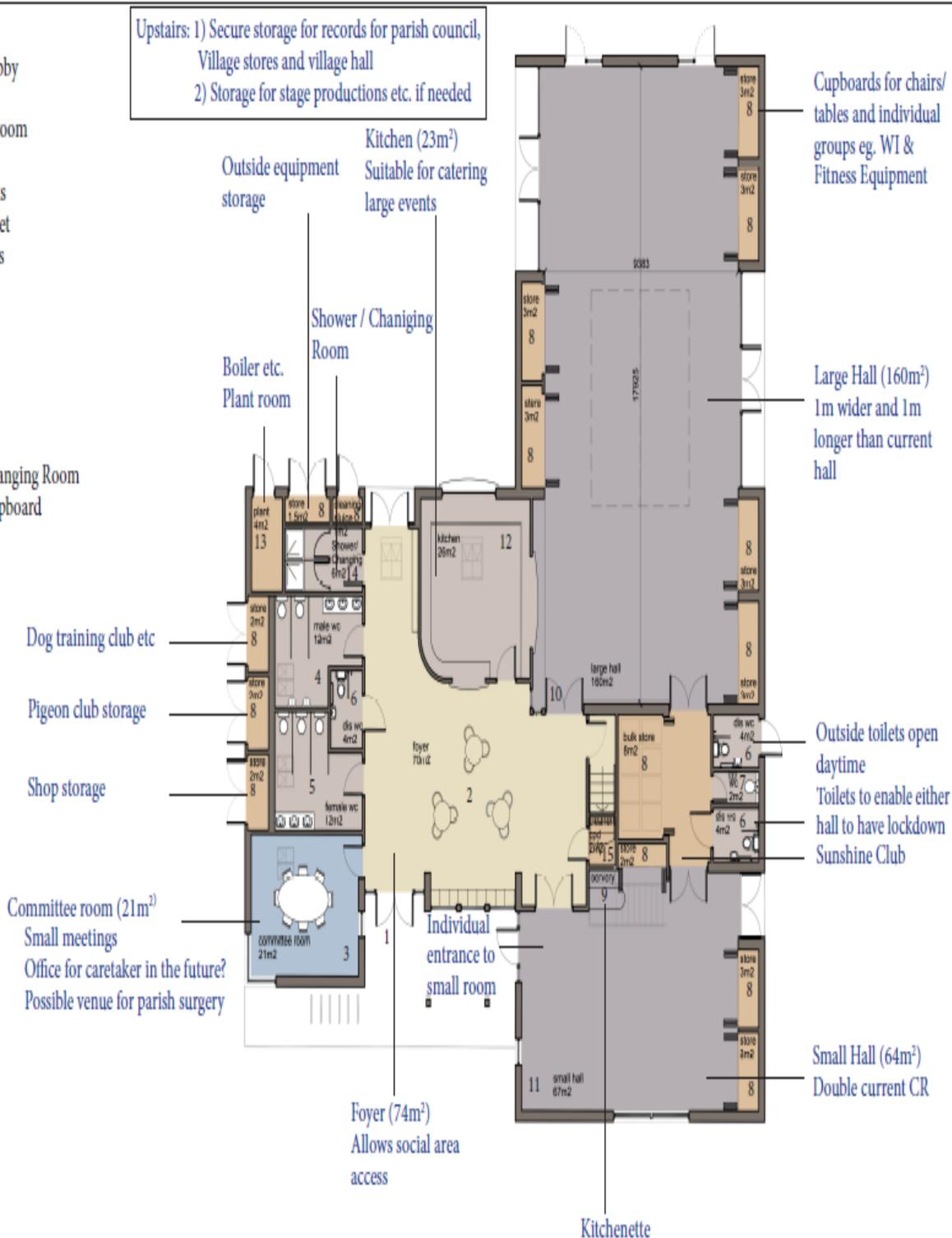
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Side View from MUGA

### 3.7 The New Hall Ground Floor Plan

#### Proposed Ground Floor Plan

1. Entrance Lobby
2. Foyer
3. Committee room
4. Male toilets
5. Female toilets
6. Disabled toilet
7. Unisex toilets
8. Store
9. Kitchenette
10. Large hall
11. Small hall
12. Kitchen
13. Plant
14. Shower / Changing Room
15. Cleaner's Cupboard



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This plan has been distorted somewhat in order to fit on the page and for the notation to be legible

### 3.8 Breakdown of Proposed Floorspace

Accommodation	Proposed Internal Measurement
Large Hall	160
Small Hall	64
Committee Room/Office	21
Foyer and circulation space	74
Kitchen	23
Toilets (including 3 disabled, one external)	38
Ground Floor Storage Areas & Plant Room	54
1 <sup>st</sup> Floor Storage and Audio-Visual room	63
<b>Totals</b>	
<b>Ground floor &amp; Building Footprint</b>	<b>434</b>
<b>First floor</b>	<b>63</b>
<b>Total Floorspace created</b>	<b>497</b>

### 3.9 Phasing the Development

As a means of continuing to get income from hiring the existing Hall and to allow existing hirers to continue their activities, a major aim of the Trustees is that it should remain open as long as possible during the construction phase.

Construction of the total development can be considered as being in 5 phases:

- Hall
- MUGA
- Children's play areas
- Car park with Landscaping
- Garden and restoration of the front hedge

There will be a requirement during construction to have safe on-site spaces for the contractor's site accommodation, storage space for materials and off-road delivery of those materials as well as parking spaces for contractors' vehicles. This can be achieved by creating a new temporary access through the existing hedge and on to land currently used for the children's play area, MUGA and some of the field beyond, giving easy access to the site where the hall will be constructed.

As all of the construction land will be enclosed by hoarding, it will be possible to use the existing access for users of the old hall, shop etc. as it will be protected from the building works.

Once the hall is completed, the old hall can be demolished, the MUGA can then be constructed and the children's play area built. The car park can be resurfaced and the whole area landscaped. The garden will be the final element which will be completed. Following which contractors will leave the site and the hedge will be replaced. It should be noted that it is a planning condition that this hedge should be moved back ½ metre in order to provide a wider pavement along Southend Road so breaking through this will not be detrimental in the long term.

## 4 FINANCES

### 4.1 Current Funding

From the outset of this project careful consideration has been given to the need to ensure that once the new Hall has been constructed, it can 'pay its way', with income received for the use of the facilities exceeding operating and maintenance costs.

It should be noted that, being a charity, there is no requirement for Bradfield Village Hall to have a profit element in its finances: only a need for it to be able to generate sufficient income to pay for the costs of insurance, heating, lighting, cleaning and maintaining the building and external areas, with some monies held in reserve for a 'rainy day fund' (The current fund has about £5,000 in a deposit account)

In considering the future situation regarding income and operating costs, certain assumptions (detailed later in the section) have been made; but a key input to this assessment is an appreciation of the recent past and current situations, taking account of ongoing and special factors.

Details of income and expenditure incurred over the last five years are detailed below [Table 4A]. Expenditure has been extraordinary throughout those years, since the formal accounts include projects costs – architects, advisors and planning applications, as well as the costs of converting from a Trust into a Charitable Incorporated Organisation.

**Table 4A - Income and Expenditure from 2015 to 2019**

		2015	2016	2017	2018	2019
<b>INCOME</b>	Lettings and Rentals	21,328	18,097	17,390	18,711	19,541
	Committee Fundraising	3,506	2,333	2,648	2,048	1,854
	Grants and Donations	10,527	7,266	4,339	6,055	5,819
	Bank Interest	25	16	8	4	27
	<b>TOTAL INCOME</b>	<b>35,386</b>	<b>27,712</b>	<b>24,385</b>	<b>26,818</b>	<b>27,241</b>
<b>EXPENDITURE</b>	Rates, Utilities and Insurance	5,111	4,605	5,943	5,509	4,347
	Maintenance and Repairs	7,660	8,527	8,249	9,019	10,124
	Licenses and Memberships	586	638	822	663	1,223
	Administration Costs*	640	1,746	3,268	9,011	6,798
	Architect and Planning Fees	24,072	16,558	10,930	9,548	6,350
	<b>TOTAL EXPENDITURE</b>	<b>38,069</b>	<b>32,074</b>	<b>29,212</b>	<b>33,750</b>	<b>28,842</b>

\*includes cost of CIO conversion in 2018/19

Removing from the accounts the cost of the Building Project and grants received towards it, as well as the one-off costs of the CIO conversion, demonstrates that the hall is able to cover its normal operating costs [Table 4B] with some surplus.

<b>Table 4B - Income and Expenditure from 2015 to 2019 excluding the Building Project and CIO Conversion</b>						
		<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>
<b>INCOME</b>	Lettings and Rentals	21,328	18,097	17,390	18,711	19,541
	Committee Fundraising	3,506	2,333	2,648	2,048	1,854
	Grants (Parish Council + Mayfayre)	4,200	4,200	3,800	4,000	4,200
	Bank Interest	25	16	8	4	27
	<b>TOTAL INCOME</b>	<b>29,059</b>	<b>24,646</b>	<b>23,846</b>	<b>24,763</b>	<b>25,622</b>
<b>EXPENDITURE</b>	Rates, Utilities and Insurance	5,111	4,605	5,943	5,509	4,347
	Maintenance and Repairs	7,660	8,527	8,249	9,019	10,124
	Licenses and Memberships	586	638	822	663	1,223
	Administration Costs	640	1,746	3,268	4,271	4,098
	<b>TOTAL EXPENDITURE</b>	<b>13,997</b>	<b>15,516</b>	<b>18,282</b>	<b>19,462</b>	<b>19,792</b>
<b>SURPLUS</b>		<b>15,062</b>	<b>9,130</b>	<b>5,564</b>	<b>5,301</b>	<b>5,830</b>

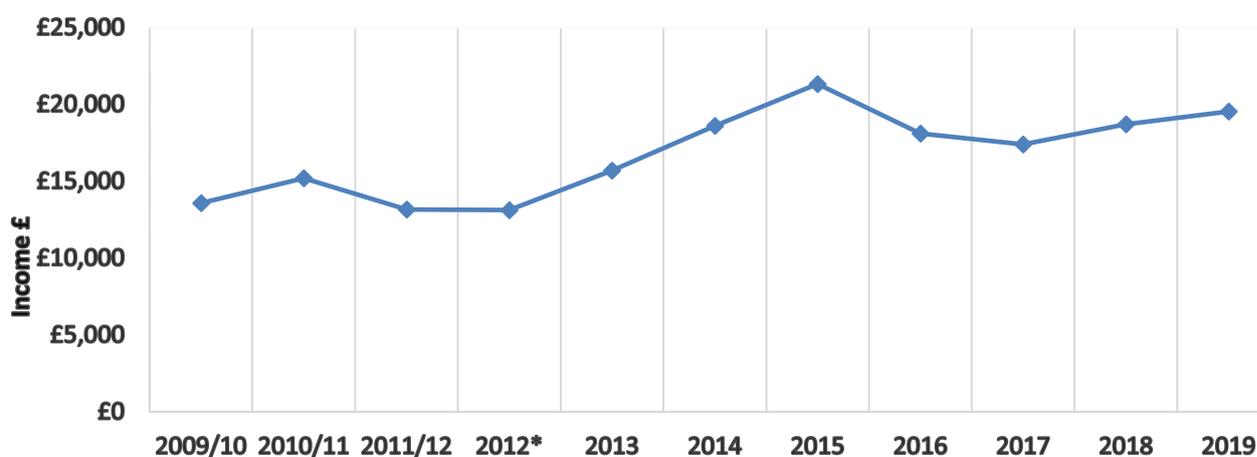
## 4.2 Current Income

In the recent past, there have been various sources of income paid to the village hall.

### 4.2.1 Lettings

The main income has been from lettings of the hall and field, and year on year there has been a steady increase in the amount of money received, particularly from 2009 to 2015. Since the peak of 2015, it has levelled off. The proportion of bookings resulting from enquiries has noticeably declined, with the standard of the facilities being the most common reason for those enquiring not to go ahead.

**Table 4C - Annual Lettings Income 2009 to 2019**



\* 9 months due to change of accounting period.

## 4.2.2 Additional Sources of Income

The Management Committee has also traditionally attracted income from other sources and grants every year averaging around £4,000, thus increasing the annual income. The regular funders are as follows:

May Fayre Parish Council	Neither grant nor amount guaranteed Variable, through Regular Support towards upkeep of the field
Shop Pigeon & Rabbit Clubs	Ground Rent for use of the car park Rent for use of the garages

In exceptional circumstances, such as major repairs to the tarmac in 2012, additional grants have been received from both the Parish Council and the Village Shop.

The trustees of the Village Hall regularly organise fundraising events – a monthly Saturday market, annual theatre productions and occasional music events. There have also been fund raising activities arranged by user groups, a small grant from Awards for All for audio equipment and several more significant grants from Greenham Common Trust and Englefield Trust towards the costs of obtaining planning consent.

## 4.3 **Projected Income and Expenditure**

### 4.3.1 Projected Income

The hall is used extensively on week-days, to the extent that at times organisations have had to move to other venues temporarily because of a clash of timing. At the same time the demand for weekend events has declined, mainly because of the quality of the premises. It is anticipated that with a new improved hall, demand will rise again and with more rooms available, the need to turn down bookings during weekdays, or requiring a hirer to move premises temporarily should be reduced.

As the new building will provide modern, attractive facilities, including toilets accessible to those with disabilities and facilities for nappy changing, it will undoubtedly appeal to a wider audience, comprising both existing and new users. By having two halls with effective noise attenuation, concurrent events will be possible. The provision of a committee room will also enable small meetings - such as the monthly Parish Council meeting, those for small businesses or ad hoc coffee mornings - to be held. There is an awareness that with the projected growth in the elderly population, the need for suitable types of social events for this age group will also rise.

Besides demand from social and business activities, it is expected that an increase in physical recreational activities will play a very important part in the future of the hall. The new hall will be a more suitable and attractive space for physical activity such as a social badminton group, table tennis club, more dance/exercise classes. Five-a-side football and football training will also be possible on the MUGA. There will be showers available for those playing sport.

Consequently, projections show (see Table 4D) that potential lettings income could grow sufficiently to cover any increase in annual expenditure due to having a larger building. Using the 2019 lettings figure as a base level - (£19,541), a conservative estimate of the level of this uplift in income is of the order of 10% for the first year, 15% in year 2, 20% in Year 3 rising to around 25% in the subsequent 2 years.

In respect of this, it was encouraging to learn from the experiences of trustees of other local village halls that have rebuilt their premises, who reported almost full diaries within a very short time of opening. Trustees have already received enquiries from a badminton group and a pet show who would be interested in making regular bookings.

It is anticipated that the additional income paid to the Village Hall by the Parish Council and the Village Shop will remain the same or indeed rise a little (due to rent reviews etc).

#### 4.3.2 Projected Expenditure

It is considered that with the benefit of the improved insulation and green energy, energy costs of having the bigger building will not increase, over and above an allowance for inflation, as the output will be much more efficient. One of the key factors in the design of the building has been to focus on energy efficiency to reduce running costs. The intention is to include a ground source heat pump and photovoltaic tiles.

However, with the greater floor space, it is certain that insurance costs and rates will rise - possibly by 50% or more - and caretaking will require paying someone for more hours, which in turn does provide some part-time employment. In respect of other costs, such as grass cutting, litter picking, licences, memberships etc – these will rise to a smaller degree (allowing for inflation). To balance this, the on-going need for making expensive repairs as at present diminish significantly, thus off-setting some of the increased costs.

An overall expenditure increase of 20% has been allowed for in the 1<sup>st</sup> year of operation, from a base figure of £19,792 in 2019 (see Table 4B). This figure excludes a one-off payment of £2,700 for converting to a CIO and a 3% rise in each subsequent year.

<b>Table 4D - Projected Income and Expenditure Year 1 to Year 5</b>					
	<b>Year 1 increase 10%*</b>	<b>Year 2 increase 15%*</b>	<b>Year 3 increase 20%*</b>	<b>Year 4 increase 25%*</b>	<b>Year 5 increase 25%*</b>
<b>Income</b>					
Lettings*	21495	22472	23449	24426	24426
Grants and Fundraising	6000	6000	6500	6500	6500
<b>Total</b>	<b>27495</b>	<b>28472</b>	<b>29949</b>	<b>30926</b>	<b>30926</b>
<b>Expenditure</b>					
Rates, Utilities and Insurance	5216	5373	5534	5700	5871
Maintenance and Repairs**	12149	12513	12889	13275	13674
Licenses and Memberships	1468	1512	1557	1604	1652
Administration Costs	4918	5065	5217	5374	5535
<b>Total</b>	<b>23750</b>	<b>24463</b>	<b>25197</b>	<b>25953</b>	<b>26731</b>
<b>Potential Surplus</b>	<b>3745</b>	<b>4009</b>	<b>4752</b>	<b>4974</b>	<b>4195</b>

\* The 2019 Lettings Figure (£19,541) is used as the base figure for projected income

\*\* The repair costs will initially be much lower in the new building, however it is anticipated that the need to hire a caretaker will increase this expense.

**3%** Percentage used to calculate annual expenditure increase

It is considered that the projected operating costs and the projected increased income which it is likely to be generated, clearly demonstrate that the new Hall will be viable.

## 5 ESTIMATED COSTS OF THE PROJECT

### 5.1 The Cost of the Building Project so far

It has been over seven years since this project started in earnest, due to a prolonged saga obtaining planning consent, [see Appendix 2 for details]. The costs are outlined in Table 5A. Of the £76,352 spent, almost 20% was incurred on planning fees. They were paid for out of the Hall reserves, augmented significantly by grants from Greenham Common Trust and Englefield Trust, as well as the proceeds from fundraising events and donations.

<b>Table 5A - Project Costs - 2013 – 2019</b>		
<b>INCOME</b>	Fundraising organised by BVH - Watermill	10,643.00
	Fundraising organised by BVH - Markets	3,757.00
	Fundraising events by Supporters	11,530.00
	Donations	3,675.00
	Gift Aid	324.00
	Grant - Greenham Common	15,000.00
	Grant - Englefield Trust	4,000.00
	BVH Reserves saved from general income	27,423.00
	<b>TOTAL INCOME</b>	<b>76,352.00</b>
<b>EXPENDITURE</b>	Architects and other Professional Fees	61,514.00
	Planning Fees to West Berkshire Council	14,838.00
	<b>TOTAL EXPENDITURE</b>	<b>76,352.00</b>

### 5.2 Project Costs Forecast

The granting of planning consent has helped to demonstrate the credibility of the proposals and efforts have been made to obtain up to date quotations/estimates for each aspect of the development. The latest indicative budget costings provided by the architect (JBKS) for the hall and external works are as follows:

New Hall	£1,430,000
Additional costs – Furniture/blinds etc, including VAT	£144,000
External Works, including landscaping, paving, fencing and car park	£200,000
Children’s Play Area Multi Use Games Area, lighting, fencing	£140,000
Architects, Planning and Consultants Fees, Pre-construction design, on-costs, including VAT	£257,000
Client Contingency	£100,000
<b>TOTAL</b>	<b>£2,271,000</b>

These figures constitute the maximum costs at today's figures. However, Informal meetings have been held with developers, where it has been indicated (and confirmed by the architects) that some

significant savings can be made by the use of 'engineering solutions': that is changing some building methods, processes or materials to cheaper alternatives, whilst achieving the same outcome. Furthermore, the figure for furniture assumes it being provided from day one and ignores the fact that the hall already has a good deal of the necessary equipment/furniture. In addition, fees will be the subject of negotiation. As an example of alternative construction methods, trustees have received two quotations for a modular form of building almost £100,000 less than those quoted using traditional methods.

All these aspects will be explored further in much greater detail during the tender process, prior to awarding the contracts for the construction of the hall and external areas.

### **5.3 Where is the Money coming from?**

The Trustees are aware of the enormity of the challenge they face in raising the money. A variety of funding streams are actively being pursued:

- Major grant funders
- Donations from
  - local individuals
  - local businesses
  - Individuals who use the Hall
  - Organisations and groups using the Hall
- Fund raising events
  - Organised by Trustees
  - Organised by Hall user groups

As the fundraising begins, there have already been promises of £356,500 from local individuals and users. However, the project cannot commence until funding is substantially committed.

### **5.4 The Cost of Delay**

There has already been a delay of several years with this project in getting to the point of receiving planning consent. During this time building costs have risen considerably but more worrying the condition of the existing hall has continued to decline significantly. Thus, the need to replace it has risen to becoming urgent.

In the event that construction of the new building does not take place within the near future, Trustees are aware that the existing hall may reach a stage that it is beyond repair and would then have to be closed and demolished. Thus, the parish will be left with no village hall.

### **5.5 The Coronavirus Pandemic - May 2020**

The worldwide pandemic has had a significant impact on all charities. Whilst it is tempting to abandon all thoughts of fundraising towards such a major capital project, the Management Committee are of the opinion that it is imprudent to do so. Considerable amounts of effort, time and money has already been expended thus far. Whilst all activities usually held in the Village Hall have had to cease for the foreseeable future, the building is currently being used as additional storage space for the neighbouring community shop. Without this facility, the village operation supporting for those currently in isolation with groceries and other necessities would have been much more difficult.

The Management Committee planned to launch a Fund-Raising Appeal at its next AGM to be held in June 2020. However, due to the pandemic, plans for a formal launch have been put on hold although the appeal is still going ahead. Alternative methods of advertising the need for funding locally are being considered. As a start, the Committee planned a collective sponsored walk in June 2020 'virtually' visiting the two other Bradfield Village Halls in Yorkshire and Essex respectively, a 'journey' of 467 miles - all walked locally in Berkshire. To date this has raised over £2,000.

## 6 MANAGEMENT AND ORGANISATION

### 6.1 The Management Committee

Bradfield Village Hall CIO [Charity No: 1180330] currently has six Trustees (as defined by the Charity Commissioners) who are voting members of the Management Committee, and run the charity.

•	Christine Evans	Chairman, Committee Member -16 years
•	Eva Roggenstein	Treasurer, Committee Member -17 years
•	Jane Gaut	Committee Member - 12 years
•	Sam Grey	Committee Member - 9 years
•	Antony Powell	Committee Member - 3 years, Representative Bradfield Gardening Club
•	Paul Henwood	Committee Member - 3 years, Representative of Bradfield Parish Council
Also	Sarah Westcar	Secretary [Not a trustee]
	Julie Noakes	Development Team Member

### 6.2 Role of Trustees

Trustees oversee the day-to-day running of the hall and external areas through regular meetings and written reports. Their areas of responsibility include:

- Building - maintenance and repairs, access and security, supervising paid cleaner, access for external contractors
- Bookings – supervising paid employee who carries out this function, application of terms and conditions of hire, website coordination
- Operations - working with the paid Hall administrator
- Communications - Parish magazine, website, direct marketing
- Finance - receipts and payments, balance sheet, banking
- Governance - regulatory returns, Trustee meetings, reports, training sessions with CCB

Currently, Trustees are working on the newly introduced **Village Hall Accreditation Hallmark Programme** with Connecting Communities in Berkshire (CCB). This quality standard scheme recognises good standards in the management of village halls *and* demonstrates that Trustees are meeting their legal obligations, following the adopted constitution and serving their local community well. Bradfield Trustees have been accredited with Level 1 (out of 3) of the Hallmark. They are actively working towards Level 2.

### 6.3 Rates and Charges

The Trustees are responsible for setting the charges for hiring the hall. It is charged at tiered rates depending on the hirer - commercial, social or private - and their connection with the village. Those living in Bradfield parish or those who have regular bookings receive a discount. The kitchen, tables, chairs and use of the audio equipment are included in the hiring rates. High speed internet connection is also free.

Integrated storage sheds accessible externally will be available for rent to the shop, and the pigeon/dogs/rabbit clubs. Space for archived material will also be offered for rent to local community groups, particularly in the upstairs room with its under eaves storage.

### 6.4 Opening Hours

The hall operates seven days per week as the table below shows and it is intended that the same hours will be used in the new hall.

Hall	Hours of Use	Notes
Licensed Activities	Monday – Sunday 09.00 – 23.00	As per Licence no 014155
General Bookings	Monday to Sunday 08.00 – midnight 15 minutes allowed for setting up, prior to 08.00	Site to be cleared and silent by midnight
Exceptional Bookings	Some early morning activities ie before 08.00. Overnight events	Only at Trustees discretion and with an assurance that no noise is generated.
<b>Car Park</b>		
Gates Unlocked	Monday to Friday 06.30 Saturday & Sunday 07.30	Opened by Shop Staff
Locked	Monday to Sunday By 22.00 Late night booking by midnight	By Caretaking Staff or Hirer
<b>Village Hall Field</b>		
Pelhams Fair Caravan Rallies	Overnight allowed ..	Hirer has to sign undertaking regarding restrictions on noise.
Dog Shows/ Pigeon Clubs / Rabbit Shows	08.00 – Dusk	Field has to be cleaned up after use.
Tennis Court Floodlights	Dusk – 21.30	Lights now disconnected due to safety concerns

## 7 MARKETING THE NEW HALL

### 7.1 Hiring the Hall and MUGA

Currently, Hall bookings are both taken and organised by an administrator who also oversees the cleaning and carries out some minor repairs. She liaises with the Trustees. Opportunities to hire the current Hall are advertised as an ongoing advertisement in the monthly Newslink magazine, which is delivered to every household in the parish. On-going activities held in the Hall are also included in the Village Diary in the magazine. The Hall also has its own web site which provides a calendar showing existing bookings, information on how to book and Terms and Conditions. This situation will be continued in the new hall.

### 7.2 Target Audience and Opportunities

As mentioned in para 2.2 the target audience comprises three groups: existing users, previous users that have gone elsewhere and new users. Specific opportunities are represented by the following;

- Babies and Toddlers  
The commercial under 5's category is a competitive market with numerous activities offered for babies and toddlers. Currently, this potential is not being fulfilled as there are no baby changing facilities.
- Primary school aged groups  
The Sunshine Club, which provides care for children attending the local primary school in the existing hall from 8am - 9.00am and from 3.00 – 6pm is a well- used facility and the numbers of children registered is increasing. Furthermore, children from other local primary schools are brought to the site by minibus each weekday evening. With the additional space more children can be accommodated.
- Teenage groups  
It is hoped that a youth club could be set up in the new premises, once more games such as badminton and table tennis can be accommodated and storage for other equipment is available.
- The Working Age population  
This group is likely to spend a greater part of the day and week out of the village. So their usage of the hall would be more for social or leisure purposes at evenings and weekends. Already significant numbers attend the yearly outreach theatre performances and musical evenings which will continue. The proposed sport facilities will also be a draw.
- Retired groups  
These are more likely to be in the village for most of the day and therefore would be a key group to target.

The hall is in the centre of the main settlement of the parish and within walking distance for a significant proportion of the catchment population, an advantage when access to public transport is so limited. Furthermore, there would be opportunities for exercise groups, adult education classes and hobby-based groups, increasing opportunities for social interaction and integration. The ability to hold activities in varying sized 'rooms' thus increasing the flexibility of usage will be an important element.

It is clear from local experience that there is a significant number of residents who work from home and so having a self-contained committee room / office with high speed internet and catering facilities will allow business users to hold meetings, interviews etc. The community shop and Parish Council already make use of the committee room to do this.

There are already a number of activities carried out in the hall. The following list indicates these together with the new potential activities which are identified in **Bold**

**Table 7a Existing and Potential Users**

Existing	Potential
Pre/ after-school club childcare	<b>Parents and child activities, Baby Sensory, Monkey Music, Baby Ballet</b>
Bridge, Dog/Rabbit shows, Pigeon Club Pilates, Tai-chi Gardening Club, Women's Institute	<b>Informal football group, Beavers/ cubs, Youth Club, Ballet/Dance Activity Clubs, Table Tennis, Short Mat Bowls, Zumba</b>
Community Events, Annual May Fayre, Outreach Theatre Group	<b>Flower arranging club, film nights Charity Groups and Events, Afternoon teas</b>
Birthday parties, wedding receptions, christening parties, funeral wakes	<b>Exhibitions of art plus local planning application documents Consultation events, Health Related consultations</b>
Monthly Village Market Parish Council meetings Polling Station	<b>Business events, Use as a Training Centre Community Based Organisation meetings</b>
The hall and associated garages are also used for storage of equipment on behalf of hirers.	<b>Storage of Parish council records Storage of Shop files</b>

### 7.3 Planned Marketing Activities

The opportunities presented by the new hall (and MUGA) will be extensively publicised well before completion so hirers are signed up as soon as the facilities are completed. This will be by means of:

- A leaflet drop to all households in the parish giving information about the hall and details of an open day once the hall is completed, for local people to look around
- Regular advertisements in the Bradfield Parish magazine and information provided when new groups have set up.
- Information provided on the BVH web site: [www.BradfieldVillageHall.co.uk](http://www.BradfieldVillageHall.co.uk)
- Social media pages –
  - Facebook - Bradfield Village Hall, as well as the Bradfield Village page;
  - Twitter @HallBradfield
- Local Press and Media –
  - Newbury Weekly News - the District's weekly newspaper to print articles regarding the hall and opportunities for new groups etc.
  - Radio Berkshire to broadcast news as an on-going process
- Posters in the local community and on the hall noticeboard as well as on the parish council noticeboard
- Leaflets in the community shop, primary school, St Peter's Church, Bradfield College
- Direct Contact with Local businesses
- Networking with Existing groups

## 8 ENVIRONMENTAL IMPACT

### 8.1 Current Situation

The Trustees are acutely aware of how far short the Hall currently falls in nearly every environmental standard. Whilst the property has the benefit of double-glazed windows and external doors, insulation of the walls and roof (which is asbestos) is very poor and thus to heat the property to a satisfactory temperature is very expensive.

One of the major reasons that the Trustees took the decision to replace the hall, was that even with a major overhaul of the existing facility and significant sums being spent, it could not achieve the benefits of a new hall. They concluded that continual renovation does not offer value for money and would not bring the carbon savings strived for.

The main source of heating is by means of an oil-fired boiler with the heating supplemented by a wall mounted fan heater in the committee room. Both forms of heating are expensive as well as not being environmentally friendly.

The current toilets and kitchen area are all out-dated and have a high demand for water usage, with turning taps and running urinals.

### 8.2 New Proposals

A key aim of the Trustees is to considerably reduce the environmental impact of the new Hall in the proposals. In addition, the planning consent requires the project to achieve a BREEAM standard\* of "Very Good". Care has been taken to ensure all decisions reflect this. Included in the design are:

- Heat and Light - the many large windows will optimise the natural light in the building and capitalise on the use of a natural heat source; a ground source heat pump for underfloor heating. There is ample space on the field to locate the necessary cabling, thus reducing the need for fossil fuels. Proposals have been drawn up by a specialist Mechanical and Electrical consultancy for the heating/lighting element of the scheme accompanied the planning application.
- Solar Panels – solar panels for water heating, the approximate north south slant to the roof optimises the position and benefits of solar panels,
- Insulation - very high levels of thermal insulation, in the walls and roof spaces
- Water efficiency - The new toilets will have a dual flush, the sink taps will be push/motion activated and the urinals will be fitted with a motion sensor, all to reduce the water consumption. Hand dryers will be on a sensor and much more energy efficient.
- Noise - The building will be fitted with a noise inhibitor. The increased insulation and sound-proof doors will also act as a barrier to noise.
- Access - A very high percentage of the residents of the parish live within a mile and therefore the able-bodied can easily access the hall on foot or cycle. A cycle shed will be built within the car park, to encourage cycling.
- Electric Car Charging Unit - For those bringing their electric/hybrid vehicles to site, an electrical charging unit will be installed and some parking reserved for those using it.
- Recycling - Recycling and composting will be encouraged wherever possible for all the Hall users, by providing suitable bins and signs.
- Drainage – a sustainable drainage system [ SuDS] will be provided to ensure that any rain falling is taken off the car park area and field safely and channelled appropriately.
- Ecology - The area of green land being used for the new Hall will be mitigated by the new trees which will be planted around the site,\*\* together with the creation of a new garden fronting Southend Road. These will assist in improving the look of the surrounding area.

\*BREEAM Standard = Building Research Establishment Environmental Assessment Method

\*\*The Woodland Trust will supply these for free <https://www.woodlandtrust.org.uk/plant-trees/schools-and-communities/tree-pack-application/>

Care will be taken to ensure that the construction of the project is in line with all the advice given regarding flora and fauna. Only one tree will need to be removed together with a hedgerow (to allow for the widening of the pavement on Southend Road). When these are to be removed, it will be done during the correct season (avoiding nesting birds) through the services of a suitably qualified company.

The tree will be replaced by a 5-year-old tree or numerous saplings to ensure that the impact of tree removal is negligible on the carbon capture as well as the beneath-ground impact of the root system on drainage. The hedge will be replaced once the site development is complete.

## 9 CONCLUSION

Bradfield Village Hall and its site amenities play a very important role in the social fabric of the local community. However, their current condition and quality of accommodation, together with a mounting list of urgent and expensive repairs, are increasingly giving Trustees cause for concern. They feel it is incumbent on them to provide a new Hall, improved and safer Children's Play Area and Multi Use Games Area for both existing and future users.

Considerable research has been undertaken into the nature of facilities required in the new hall, capable of meeting the needs of current user groups, as well as needs which might arise in the future from within our growing local community. There has also been extensive consultation with user groups and the local community about the proposals, which has been fed into the detailed plans for the new hall and facilities.

This is the third attempt in the last 35 years to provide updated/improved facilities. However, we are now very close to a situation where, should nothing happen again this time, there is a danger that the hall will actually have to close permanently. This is because the mounting costs of the necessary repairs to the building, (and which would still only provide limited and basic facilities), would be difficult to justify in financial terms and would not be supported by booking fees

Even so, the importance of having these facilities available for the local community has been demonstrated through their use by a wide and changing range of user groups and people of all ages since the hall was originally built in 1951. However, their deterioration means they need replacing by a modern building, capable of meeting current and future requirements in a cost-efficient manner. Tweaking at the margins will not achieve a modern, energy-efficient building. A new one with additional facilities is required which will attract increased bookings, such as for new activities or family events, as well as providing a much better environment for existing users.

Examination of the projected income and expenditure flows for the new hall has demonstrated that it would be viable and would pay its way. Consequently, the Hall Trustees consider that there is a sound business case for a new hall and external areas, and with a great deal of hard work to raise the funding, this will be achievable and will give so many benefits to the local community.

TOWN AND COUNTRY PLANNING ACT 1990



JBKS Architects  
Katie Duggan  
Suite 1 Parkwood Stud  
London Road  
Aston Rowant  
Oxfordshire  
OX49 5SP

**Applicant:**  
The Trustees Of Bradfield  
Village Hall

**PART I - DETAILS OF APPLICATION**

**Date of Application Application No.** 10th September 2018  
**18/02472/FUL**

**THE PROPOSAL AND LOCATION OF THE DEVELOPMENT:**

Demolition of existing village hall and garages and construction of new village hall (D1/D2 mixed use) and associated parking and access, removal of existing recreational facilities, creation of new multi-games area, relocation of children's play area, new boundary treatment, landscaping and ancillary works.

Bradfield Village Hall, Southend Road, Bradfield Southend, Reading Berkshire RG7 6EY

**PART II - DECISION**

In pursuance of its powers under the Town and Country Planning Act 1990, West Berkshire District Council **GRANTS** planning permission for the development referred to in Part I in accordance with the submitted application form and plans, subject to the following condition(s):-

The Consent No 18/02472/FUL can be viewed in full, with Conditions and Officer's Report on the Village Hall's web site:

[www.BradfieldVillageHall.co.uk](http://www.BradfieldVillageHall.co.uk)

## Appendix 2      Consultation and Project Delays

Extensive consultation in the feasibility study and planning stages of this project involved user groups, individual users and Bradfield Parish Council, as well as local residents and public meetings. Some 900 copies of the local parish magazine, Newslink, is distributed monthly to local households and others outside the parish and regularly carries updates as to the progress of this project. In addition, leaflets describing the plans and questionnaires were also distributed to all households. When the initial planning application was submitted, the Trustees were confident of significant local support, reflecting the 63% support in the Parish Plan.

Having previously received wholehearted support from the Parish Council, when the plans were submitted, several individuals, not immediately affected by the proposals, led an extremely vocal and aggressive campaign against the plans. Their objections centred around the mantra, "too big, too expensive and in the wrong place".

1        The Trustees are convinced that the building is no bigger than necessary to provide facilities of sufficient improvement to allow for growth over the next 30 years.

2        It has always been the intention to spend as little as possible, but it would be a false economy to spend less and then not be able to provide the necessary facilities for now and the future. The proposal to build some housing to provide a considerable sum towards the cost has had to be abandoned due to the opposition and has increased the probability of needing to borrow some of the money.

3        The positioning of the new hall took into consideration that the old building needed to be kept in operation while the project was fulfilled as well as the requirement of West Berkshire Council that all parking spaces have to be in front of the hall, something difficult to comply with if the building is further forward.

The opposition resulted in the necessity to submit four rounds of planning applications, culminating in the final decision being made by WBC Planning Committee (rather than being Officers' decisions) who passed the plans unanimously. The Trustees are very confident that there is still a significant proportion of the locals who support this project. This is illustrated by the fact that prior to the launch of the Fund-Raising Campaign, £356,500.00 has already been promised.