

Bradfield Village Hall Project Report

Current Situation

In addition to the considerable task of keeping existing hall open, organising repairs etc. this year there have been two main elements in making progress with the project.

- Pre-tender technical design
- Fund-raising

Pre-tender design

Over the last couple of years, quite understandably, we have been asked how much the costs were going to be both by local people and potential funders.

We have previously used the costings given to us by the architect, worked out as the cost of construction per m² prevailing at the time and consultants' fees based on an accepted percentage of that total, plus construction contingency etc.

At the end of 2020, whilst we were not in a position to go out to tender, and thus enable the building to get underway because of insufficient funds, we were aware that the pre-tender preparation and technical design can take many months. With the award of the CIL grant from West Berkshire Council we were able to commission this work. Thus, it allowed decisions to be made on all sorts of detail/materials within the building, and externally, where the bin store (for the shop as well) and covered cycle stands etc, would go, type of fencing for the play area etc. The consultants were extremely good at this process having had huge experience in working on community buildings.

In all some 80 odd plans and schedules were prepared, which will make up the tender package, ranging from the design of the foundations, roof etc to decisions on flooring, doors, and door handles, together with much of the evidence for the BREEAM environmental standards. Some £95,000 has already been spent on this with some final detail not being able to be completed until going out to tender is imminent although this could be arranged in quite a short time.

The other part of this package was to get a formal cost plan from the Quantity Surveyor. This was the first time we had been able to get such a detailed price as it lists all the elements of the development broken into phases. It was prepared a few months ago as an indication of costs but before all the consultants' work was completed. It indicated that the costs would be over the £2.2 million figure which we have quoted in the past, with phase 1 of the scheme -primarily the hall and some car parking at £1.8 million including on-costs (fees, contingency, inflation allowance of 3%).

Phases

Phase 1 - the hall and surrounding car park, fencing for children's play area and MUGA, some boundary treatments and external works

Phase 2 – Construction of Overflow car park, construction of garden area

Phase 3 – Demolition of the existing hall and associated buildings, construction of new main car park, improving new entrance to site, remaining boundary treatments and external works.

Now all the technical work has been completed, the QS will be going through this process again and produce an updated Cost Plan.

He is already indicating that it is not great news; he considers that costs have risen since his last estimate and he predicts that they should rise again possibly by a similar amount in 2024. We will be going through the costs again with him and the architect shortly. Furthermore, it should be noted that we will not know what the final cost will be until we go out to competitive tender.

Fund -raising

Because of Covid we were not able to start serious fund-raising activities until November 2020. Similarly, we were aware that grant funders (such as Sport England who had been very enthusiastic about our scheme) were changing their focus to Covid recovery programmes. Nevertheless, we were successful in getting grants and the local community started making donations.

The table below identifies the extent of the funding we have received or been promised, as at July 22.

Funding Sources since Planning was granted

Funds Raised Locally			
Donations and Events	£52,028		Through fund raising events & donations
Gift Aid	£6,432		Already Claimed/Expected
Pledges of Donations	£376,092		Available when construction starts
Interest Free loan	£100,000		Available when construction starts
		£534,552	
Grants Received			
Bernard Sunley	£25,000		Available when construction starts
Englefield Charitable Trust	£5,000		Received
Greenham Trust	£100,000		Has to be Match Funded - to be available when construction starts
Greenham Trust	£10,000		Double Match Day, Received
Peter Baker Foundation	£5,000		Received
Sovereign Housing	£1,750		Received
West Berkshire Council	£59,700		CIL money, payment on completion of Stage 4
Lennox Hannay Charitable Trust	£5,000		Received
West Berkshire Council	£5,000		Parish Plan grant - available when construction starts
Syder Foundation	£2,000		To be match funded and available when construction starts
		£218,450	
Total raised		£753,002	

We are aware that there is a large gap between what we need and what we have raised but undoubtedly over £750,000 is an impressive figure by any standards, and money is continuing to creep up. It is very humbling that people have set up direct debits to pay into our Project account every month, some donate their premium bond winnings and others have pledged not inconsiderable amounts once the building gets underway.

Applications/ appeals for grants and donations are on-going, other sources of possible funding are being pursued and there will be fund raising events in the autumn, the first one being on September 22 – a cookery demonstration by Annie Assheton, former semi-Finalist in Masterchef.