



MINUTES OF THE MEETING OF COMMUNITIES BUILDING COMMITTEE
South Stoke Village Hall 19:30 Thursday 10th January 2019

Members Present:

Chairman	Geoff Ward (GW)
Members	Maurice Scarratt (MS)
	David Kennedy (DK)
	Kevin Flynn (KF)
	Bryan Urbick (BU)
	Sally Woodall (SW)
Guests	Chris Owens (CO) Architect

Officers Present:

Clerk	Laura White (LW)
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Public and Press: None

CBC.19.01.1 Apologies for absence.

Louise Verrill (LM)
Shannon Stegman (SS)
Chris Bertrand (CB)

CBC.19.01.2 To receive Declarations of Qualification and Register of Interests forms from any outstanding Members.

None, all received.

CBC.19.01.3 Declaration of Interests by Committee Members on any items on the Agenda.

None

CBC.19.01.4 Public Forum - an opportunity for members of the public to express their point of view on any item on the agenda. With the Chairman's permission, a member of the public may express their point of view on specific items of business. Ten minutes are reserved for this.

No Public, none.

CBC.19.01.5 To approve minutes of the meeting of 3rd December 2018.

Approved

CBC.19.01.6 To receive information regarding Survey of the Village Hall, completed by the Amenities Charity.

BU:

Several people have been approached regarding bids / quotes for the current Hall. One person has refused, one has given observations and thoughts, but too busy until February.



Paul Devine (Goring), is a specialist in getting older buildings to pass current legislation, has visited the hall and will provide a summary report on his observations on the current hall and a list of investigations needed to assess exactly what work would need doing. In the meantime he verbally told BU, there MUST NOT be any more than 60 people in the hall. MUST have an asbestos survey and become access compliant. Issues with the roof also need to be remedied. Mr Devine [PD] also said it is not likely there is a foundation (as all other buildings of this type do not). PD also said it is possible to fix the building, but need to consider that as work is completed, more issues may be uncovered which also need work. It is likely the renovations would cost more than rebuilding the current hall.

Phil Wortley is running with this item going forwards through the Amenities Charity.

WRT to the previous report (completed by a structural engineering company) the recommendations at the time was more of a structural recommendation, the Summary of which being” although remedial measures should be carried out, mainly to the roof structure, we also recommend consideration be given to constructing a new building on the same foot print, it is likely to be more cost effective than completing remedial work”

CO: stated we need to be aware that to get the building to current present day recommendations, there is a lot of work to do, and will make the building a better place. As changes are made, the building will get better, but you will be stuck with this current level of space.

CBC.19.01.7 To receive an update on Housing Development plans: consider any impact on the Community Building project and consider any actions.

SSPC has sought legal advice on a Memorandum of Agreement between the SSPC, SODC & Developer, SSPC will be discussing the Draft at the next SSPC Meeting January.

9m Covenant: Lawyers were appointed to look at the validity of the covenant, and building within it. A sample of homes were checked as to whether they have a covenant application. The legal advice recommends taking out insurance to indemnify after planning permission is granted. SSPC will probably need to take out the insurance.

CBC.19.01.8 To consider a reduced building plan for the Hall and Shop based on a build cost of £850,000.

DK: Has suspended all actions, dependent upon receipt of legal advice regarding 9m covenant and the report on the state of the current hall. DK & MS Want to

wait until the community has been apprised of the state of the hall and what the community buys into.

GW: can see three ways forwards:

- 1) The exercise for £850k
- 2) Asking the architect how to get the current design down to £850k
- 3) Look at a prefab (for example from pine log) and engage with them at what / how much it would cost to get a similar building

BU: important to engage the village again, with what we know now, regarding costs to bring the current village up to, and the plan to look at a reduced cost version of the hall. Could not do this until the end of Feb, to ensure sufficient publicity to allow villagers to come and see the options. Amenities Charity needs to review the reports, it is an item on the agenda for their meeting on 14th January 2019.

KF and BU to liaise re: putting an article in to the February newsletter regarding the various options.

LW: to set up a Communities Buildings Committee area on the SSPC OneDrive Folder System.

CBC.19.01.9 To consider current position regarding submission of Planning Application and agree actions arising.

The housing developer have said they have plans to put in their application in the Spring. Currently have no concerns, regarding meeting their deadlines, as they are planning to put in a pre planning application first, which takes a minimum 12 weeks.

CBC.19.01.10 Budget

10.1 Review the overall budget, consider plans and actions.

No concerns.

CBC.19.01.11 Village Fund raising: review progress, consider plans and actions.

SW: suggesting a fashion show end of March 2019, a dinner / ladies evening. Ideas for a Bake off etc.

GW: requests a report input to the next meeting regarding the plans going forwards.

CBC.19.01.12 Grant Applications: review progress: consider plans and actions.

KF: still waiting for input from SODC. No grants available now until after the Elections in May. Not eligible for the WREN grant, but they have a list of requirements which would need to be "ticked" and would probably be applicable to any grants applied for, including:



There has to be a clear and genuine need.

If we approach this from a physical perspective, we need evidence to show the Hall is not in a fit state to be used or will decline in the next 5 years.

We need to examine refurbishment options and costs.

Are there alternative venues in the village?

From a community perspective

What is the appeal of the premises?

How many of the community use it?

Do they feel it is essential or could other options suffice?

If it were refurbished or replaced would they engage with a new space?

What is the cross-community appeal?

CBC.19.01.13 Publicity: need for volunteers, communications to villagers, consider actions.

GW has spoken with Tracy Lason, she is very keen to get involved in communication and getting it out in to the community (not necessarily writing the communications)

CBC.19.01.14 To review progress on actions from previous Community Building Committee meetings and agree any revision of actions on the action list.

Completed

CBC.19.01.15 Matters for future discussion.

BU: Spoke with the former PC Chairman for Streatley, who had previously raised £750k in Streatley to buy an area of land there. Brian Baldwin to be engaged to help with how that was done. GW to engage with Brian.

KF: do we have any statistics from other village halls which show an increase in usage. (Cholsey / Moulsoford / Aldworth) Robert Small has done a little work on this previously.

CBC.19.01.16 To confirm the date and time of the next meeting.

Thursday 7th February 2019.



COMMUNITY BUILDINGS COMMITTEE ACTION LIST

Item	Topic	Owner	When
1	PW to take to Amenities Charity request to find out the cost of refurbishing the current village hall and how much extra time this would add to the life of the hall, and hence to provide a justification of the decision to move to a new hall. Actions Taken: See CBC.19.01.06	PW & BU	02/2019
2	BU & DK to investigate the covenant, and the possibility of removing it. NOTING: the covenant being put on the green space on the Glebe, and not to try to challenge the covenant on the Recreation Ground if it is of a similar type. Actions Taken: CBC.19.01.7	BU & DK	Closed
3	To consider what sort of hall & shop could be built for £850k (£600k Glebe Development; £200k grants; £50k Villagers / Donations). Costing to include, full build and landscaping, including any movement of the current play equipment. Actions Taken: CBC.19.01.7	DK & MS	Closed
4	To publish redacted feedback form comments to show the villagers. Actions Taken: Completed	LW	Closed
5	To put an article in the Village Newsletter, to discuss and include details of the latest status of the consultation etc. Actions Taken: Completed	BU	Closed
6	To ask Mick Woodall to provide a statement/business plan for the café. Actions Taken: Currently in Draft Form	MW	02/2019
7	To investigate grants for design activities. Actions Taken: Awaiting further feedback	KF	02/2019
8	Need for volunteers, consider actions. Tracy Lasan to be approached to help with this. Actions Taken: CBC.19.01.13	GW	Closed
9	LW to set up Shared Space on OneDrive	LW	02/2019
10	KF & BU – Article in to the Feb Newsletter Re Progress to date	KF & BU	02/2019
11	GW to Liaise with Brian Baldwin Re: fundraising	GW	02/2019