

# PUBLIC CONSULTATION MEETING 2

ABOUT

## HAILEY FACILITIES (VILLAGE HALL & PAVILION)



# PUBLIC CONSULTATION MEETING 2

- **WELCOME** – From today's presenters
- **RECAP**
- **FACILITIES** – What's important to you?
- **INDICATIVE COSTS** – For each option
- **FUNDING OPTIONS** – How it could be paid for
- **NEXT STEPS**
- **Q&A / FAQs** – What are your current thoughts?

## TODAY'S AGENDA

# PUBLIC CONSULTATION MEETING 2

- **THANK YOU** for coming
- **Do ask questions** (please introduce yourself)
- **Signing in**



**WELCOME**

# PUBLIC CONSULTATION MEETING 2

At our last consultation meeting **we told you** about

- The **background to this project** covering the past few years
- The **high-level process** we are taking
- **Options we have identified** so far
- High-level **potential funding opportunities**
- We will recap some of this today and start to go into more detail

And **you told us** your thoughts about

- Who you think will be **future facilities' users and other stakeholders**
- Your preferred **methods of communications**
- **6 pages of “pros and cons”** for the options identified so far – **THANK YOU!**
- Which option was **your current favoured option**
- **General questions** arising (*we have developed a live FAQ document*)

## RECAP – Consultation Meeting 1

# PUBLIC CONSULTATION MEETING 2

## YOUR LIST OF USERS AND STAKEHOLDERS

YOUNG PEOPLE  
USERS  
RESIDENTS

All age groups

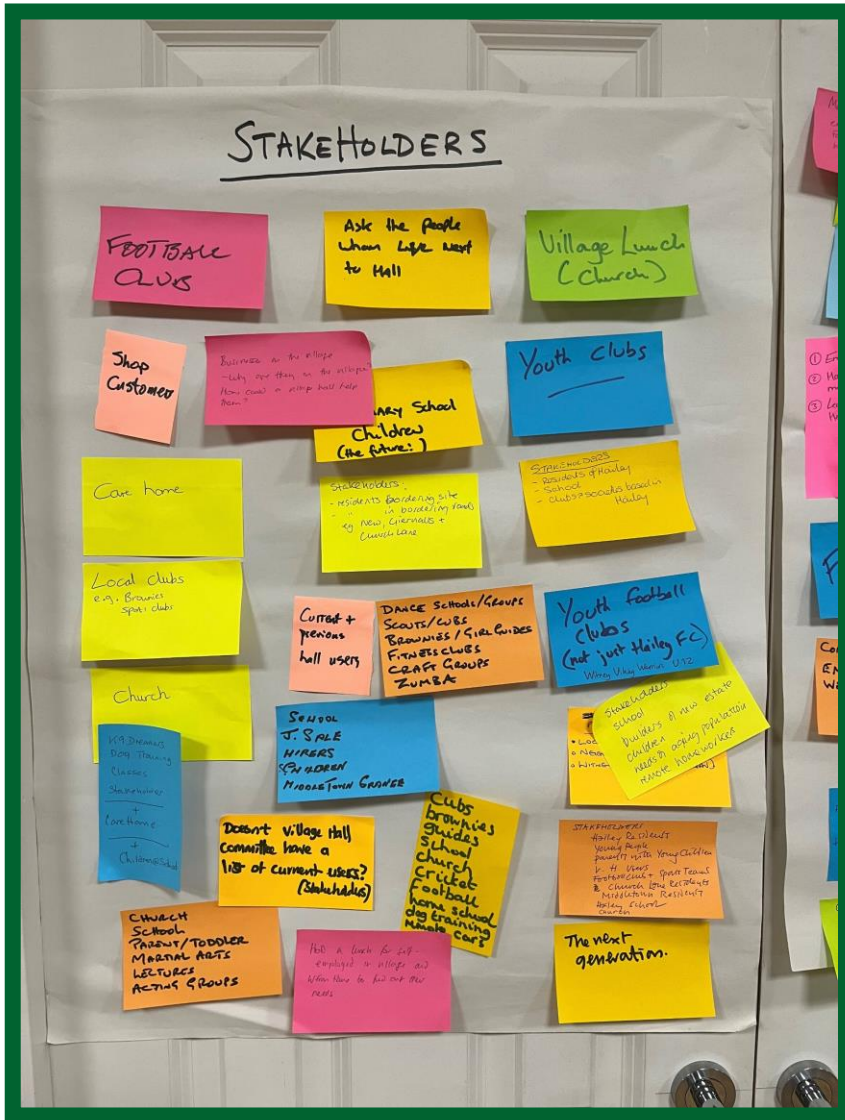
Local businesses & customers

Church

Football club

Home workers & self-employed

Etc.



# RECAP – Your feedback

# PUBLIC CONSULTATION MEETING 2

## YOUR PREFERRED METHODS OF COMMUNICATION

EMAIL  
LEAFLETS  
HAILEY HERALD

Posters

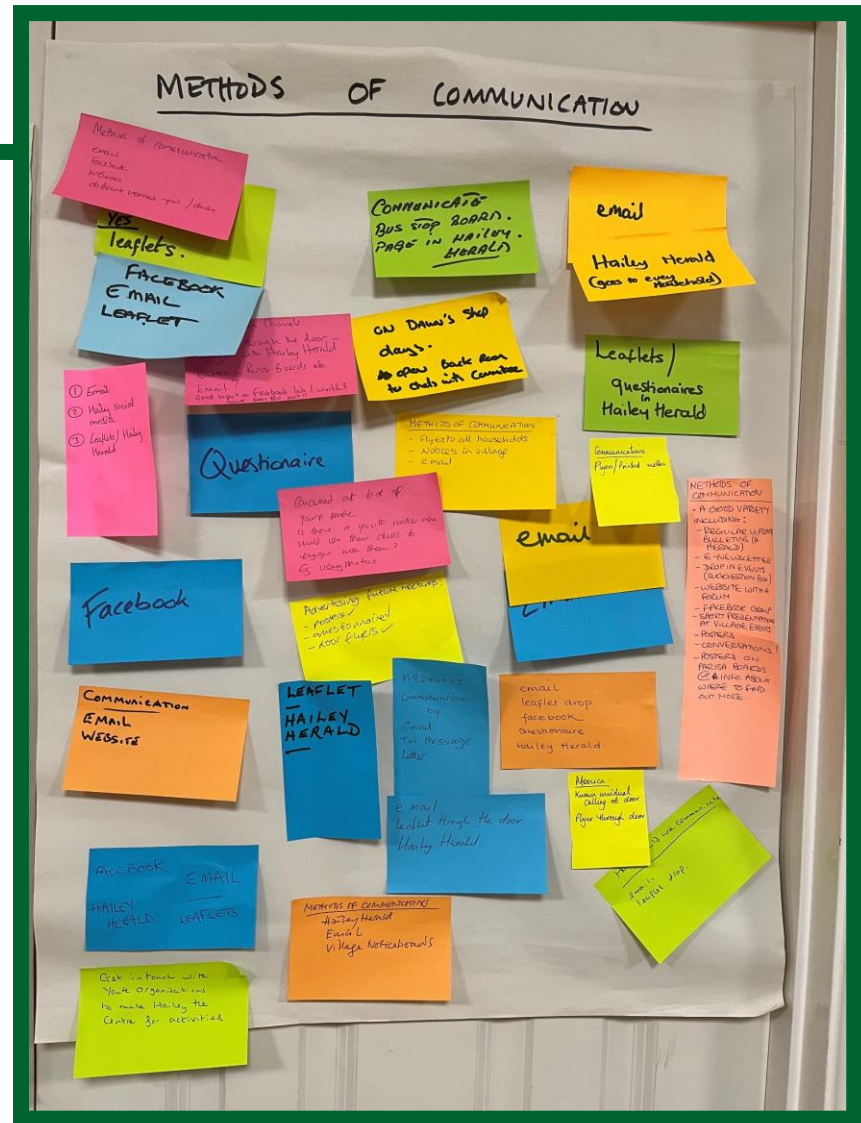
Facebook

Website

Word-of-mouth

Text message

Etc.



# RECAP – Your feedback



# PUBLIC CONSULTATION MEETING 2



## VILLAGE HALL

Land owned by Parish Council

Building owned and managed by Village Hall Management Committee

## PAVILION

Land and building owned by Parish Council

Managed by Hailey FC



# RECAP – Current facilities



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## OPTION EXPLAINED

**New build of facilities**

**Refurb of existing facilities**

**Refurb of existing facilities  
where possible and new build  
if required**



**Both facilities would be  
demolished in this option**

**AND**

**New facilities would be built,  
likely into a single building**

# RECAP – The options

# PUBLIC CONSULTATION MEETING 2

## OPTION EXPLAINED

New build of facilities

Refurb of existing facilities

Refurb of existing facilities where possible and new build if required



**Neither facility would be demolished in this option**

**AND**

**Both facilities would be fully refurbished (as they are)**

# RECAP – The options

# PUBLIC CONSULTATION MEETING 2

## OPTION EXPLAINED

New build of facilities

Refurb of existing facilities

Refurb of existing facilities  
where possible and new build  
if required



**Both facilities  
could be refurbished**

**AND**

**Additional facility/facilities  
could be built**

# RECAP – The options

# PUBLIC CONSULTATION MEETING 2

## What facilities are important to you?

- Look through the list provided
- Discuss it as a group on your table
- Indicate on the form **your personal view** of what is
  - “Essential”, “nice to have”, “not needed”?
- **Please add any others that aren't on the list**



**FACILITIES**

# PUBLIC CONSULTATION MEETING 2

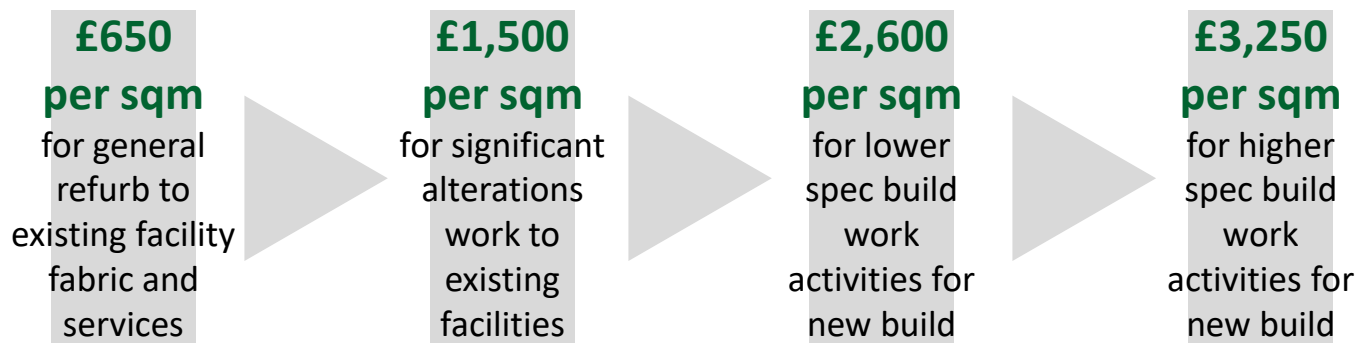
REFURB  
of facilities

REFURB  
of facilities & NEW BUILD  
where required

NEW BUILD  
of facilities

## Indicative high-level cost modelling approach

- A variety of tasks will be required, all with different indicative £costs per sqm
- We sought advice from an Architect and a Quantity Surveyor and completed some very high-level cost modelling based on a real, local, current project



- *NOTE: Some activities and costs (e.g. demolition, external works, incoming mains, design fees, VAT, etc.) are not included in the indicative cost modelling*

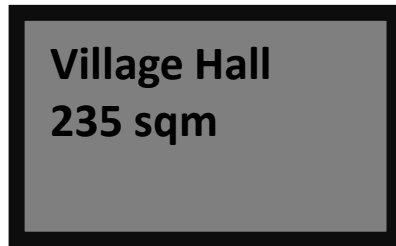
# INDICATIVE COSTS – Approach

# PUBLIC CONSULTATION MEETING 2

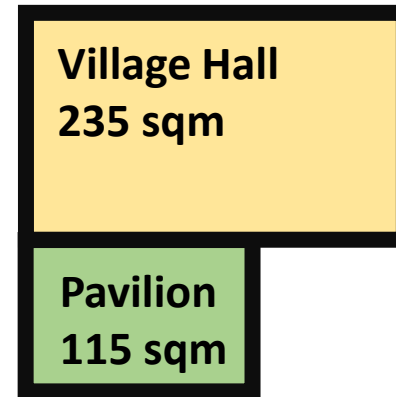
REFURB  
of facilities

REFURB  
of facilities &  
NEW BUILD  
where required

NEW BUILD  
of facilities



From  
350 sqm  
to  
350 sqm



KEY:  
Refurb  
New build

- High-level condition summary on the pavilion
  - *Falls far short of current layout and spaces standards as recommended by Sport England and by the Football Association. The standard of construction and of building services also fall far short of current standards. Accordingly, we do NOT recommend any refurbishments to the existing building and advise its demolition and replacement by new facilities to current standards, to provide team changing facilities for two football or cricket teams; plus, changing facilities for match officials*

Refurb Village Hall + Add-on Pavilion = £625,000 (indicative)

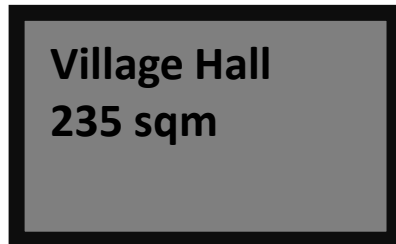
## INDICATIVE COSTS – Options

# PUBLIC CONSULTATION MEETING 2

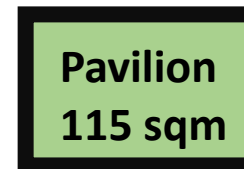
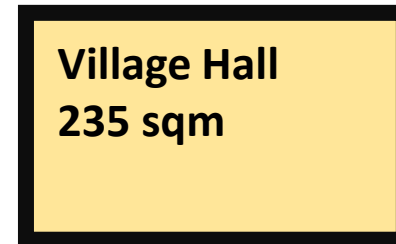
REFURB  
of facilities

REFURB  
of facilities &  
NEW BUILD  
where required

NEW BUILD  
of facilities



From  
350 sqm  
to  
350 sqm



**KEY:**  
Refurb  
New build

- High-level condition summary on the pavilion
  - *Falls far short of current layout and spaces standards as recommended by Sport England and by the Football Association. The standard of construction and of building services also fall far short of current standards. Accordingly, we do NOT recommend any refurbishments to the existing building and advise its demolition and replacement by new facilities to current standards, to provide team changing facilities for two football or cricket teams; plus, changing facilities for match officials*

Refurb Village Hall + Separate New Build Pavilion = £660,000 (indicative)

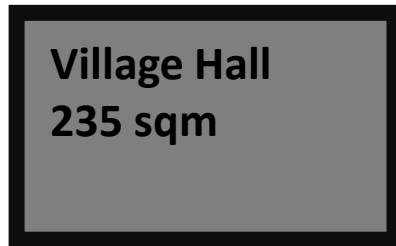
## INDICATIVE COSTS – Options

# PUBLIC CONSULTATION MEETING 2

REFURB  
of facilities

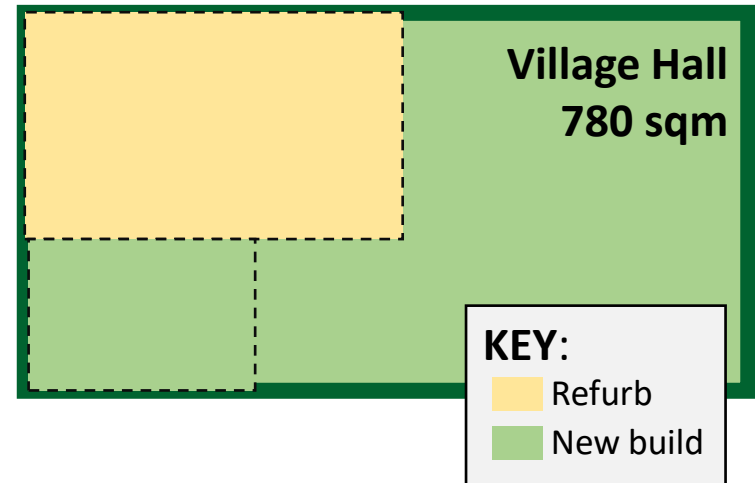
REFURB  
of facilities & NEW BUILD  
where required

NEW BUILD  
of facilities



From  
350 sqm  
to  
780 sqm

A grey arrow pointing from the existing facilities to the proposed new layout, indicating an increase in total area from 350 sqm to 780 sqm.



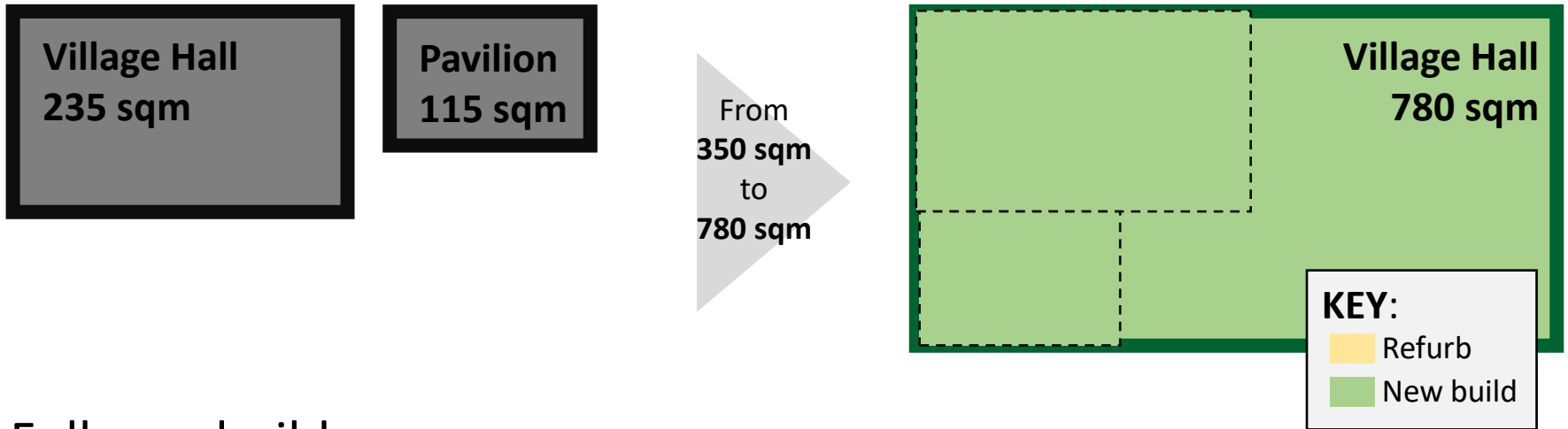
- General refurb of existing village hall
- Additional social spaces, including pavilion facilities, as new build
- Significant alterations to resulting hall layout

Refurb Village Hall + Add-on Pavilion + Add-on Social Spaces = £1,810,000 (indicative)

## INDICATIVE COSTS – Options



# PUBLIC CONSULTATION MEETING 2



- Full new build
- Incorporates village hall and pavilion facilities

New Build Village Hall and Pavilion Facilities = £2,100,000 (indicative)

## INDICATIVE COSTS – Options

# PUBLIC CONSULTATION MEETING 2

REFURB  
of facilities

A

B

REFURB  
of facilities

&

NEW BUILD  
where required

C

NEW BUILD  
of facilities

D

## OPTION

A

Refurb Village Hall + Add-on Pavilion

B

Refurb Village Hall + Separate New Build Pavilion

C

Refurb Village Hall + Add-on Pavilion + Add-on Social Spaces

D

New Build Village Hall and Pavilion Facilities

*(\*) NOTE: Some activities and costs (e.g. demolition, external works, incoming mains, design fees, VAT, etc.) are not included in the indicative cost modelling*

## INDICATIVE COSTS – Summary

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## Refurbishment

Considered to be maintenance, not capital expenditure

**Grants (sometimes possible but usually available for New Build only)**

**WODC grant (up to £50k)**

**Parish Council sinking fund (if/as approved)**

**Parish Council precept – i.e. Council Tax (from more residents)**

**Parish Council borrowing (mortgage – requires consultation)**

**Fundraising**

NOTE: S106 developer contribution (e.g. the planned North Witney development) could only be available if providing additional or new facilities (i.e. New Build)

# FUNDING – Options

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## Refurbishment & New Build

National Lottery Community Fund grant – for New Build

Sports England grant – for New Build

S106 developer contribution (e.g. North Witney) – for New Build

Other grants (usually for New Build)

WODC grant (up to £50k)

Parish Council sinking fund (if/as approved)

Parish Council precept – i.e. Council Tax (from more residents)

Parish Council borrowing (mortgage – requires consultation)

Fundraising

# FUNDING – Options

# PUBLIC CONSULTATION MEETING 2

## New Build

National Lottery Community Fund grant

Sports England grant

Other grants

WODC grant (up to £50k)

S106 developer contribution (e.g. North Witney)

Parish Council sinking fund (if/as approved)

Parish Council precept – i.e. Council Tax (from more residents)

Parish Council borrowing (mortgage – requires consultation)

Fundraising

# FUNDING – Options

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## Notes ref VAT

Grants do not typically provide contributions towards VAT costs

Refurbishment works	Subject to 20% VAT
New Build construction works	No VAT costs
Other Costs (fees etc.) in all scenarios	Subject to 20% VAT

Any questions on funding options?

**FUNDING – Options**

# PUBLIC CONSULTATION MEETING 2

REFURB  
of facilities

A

B

REFURB  
of facilities

&

NEW BUILD  
where required

C

NEW BUILD  
of facilities

D

OPTION	Indicative cost excluding VAT	
	New Build	Refurb
A Refurb Village Hall + Add-on Pavilion	£375,000	£250,000
B Refurb Village Hall + Separate New Build Pavilion	£410,000	£250,000
C Refurb Village Hall + Add-on Pavilion + Add-on Social Spaces	£1,560,000	£250,000
D New Build Village Hall and Pavilion Facilities	£2,100,000	£0

(\* NOTE: Some activities and costs (e.g. demolition, external works, incoming mains, design fees, ~~VAT~~, etc.) are not included in the indicative cost modelling

## INDICATIVE COSTS – Summary

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## Key points to consider at this stage

- **Costs** – There is a relatively small difference between “**New Build**” option and “**New Build & Refurb**” option (c10%) due to the application of VAT
- **Funding** – Is typically much more available/accessible for “**New Build**” projects

**INDICATIVE COSTS – Summary**



# PUBLIC CONSULTATION MEETING 2

- ✓ CONSULTATION MEETING 1 – 29-Jan-23
- ✓ CONSULTATION MEETING 2 – 12-Mar-23
- **CONSULTATION MEETING 3** – 2-Jul-23 (tbc)

## Our next consultation meeting

- Exhibition style, walk around event
- Large-scale drawings for the options, to bring them to life
- Architect in attendance
- Yet more opportunity to give us your thoughts
- Tea and coffee!

**NEXT STEPS**

# PUBLIC CONSULTATION MEETING 2

- Would you like to join the Working Group?
- Thank you for coming – Q&A / FAQs

**What are your current thoughts**

**NEW BUILD**

**REFURB**

**NEW BUILD  
& REFURB**

**from what you've heard so far?**

**Q&A / FAQs**