

# HAILEY FACILITIES WORKING GROUP

## 1 The Journey So Far

2017

### Neighbourhood Planning Team (NPT)

- Working Group set up in 2017 to develop Hailey's Neighbourhood Plan
- NPT stood down in 2017

### Infrastructure Development Planning Group (IDP)

- Working Group set up in 2017 to identify potential future infrastructure requirements
- IDP stood down in early 2020

2018

2019

### Neighbourhood Plan Referendum

- WODC held a referendum in 2019 that agreed Hailey's Neighbourhood Plan
- Hailey now has a direct say in shaping its own development and growth

2020

2021

### Hailey Facilities (village hall & pavilion)

- Working group set up in 2021 to look at current and future village facilities
- Developed an "Architect's Brief" in 2021 setting out high-level requirements (facilities, capacity, etc.) for a potential new village hall, following on naturally from earlier NPT and IDP work
- Invited architects to tender against the Architect's Brief in 2022. This was a non-binding and non-exhaustive framework to allow bidders to be compared against each other consistently and an Architect was selected to help us move forward
- Agreed to take a closer look at all available options and undertake public consultation from early 2023

2022

2023 on



### VILLAGE HALL

Land owned by Parish Council  
Building owned and managed by  
Village Hall Management Committee



### PAVILION

Land owned by Parish Council  
Building owned by Parish Council  
Building managed by Hailey FC

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## The Process We Are Following

### PROBLEM STATEMENT

**PROBLEM STATEMENT:** Current village hall and pavilion (“village facilities”) may not meet the future needs of all stakeholders (including users), neither of which have been fully identified or consulted on. All options for the future have not yet been fully explored, costed, or had funding identified

### DESIRED END STATE

**DESIRED END STATE:** Future needs of stakeholders (including users) must be fully understood, including through consultation. Full costings for all options must be identified, developed, and considered, as well as funding identified, to enable agreement of the way forward for delivery

**WE ARE CURRENTLY HERE!**

### OPTIONS

**OPTIONS:** Options identified for consideration are: [1] New build of facilities; [2] Refurb of existing facilities; [3] Refurb of existing facilities where possible and new build if required

**SOLUTION:** Once all of the options have been explored against our Problem Statement and the Desired End State, a solution will be identified

### SOLUTION

**IMPLEMENTATION:** This is the stage at which the solution is built. This stage is likely to be several years away and will likely take several further years to complete.

**Everything continues as business-as-usual in the meantime**

### IMPLEMENT

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## 3 Options Under Consideration

**A**

### **REFURB OF EXISTING FACILITIES**

Neither facility would be  
demolished in this option  
AND  
Both facilities would be  
fully refurbished  
(as they are)

**B**

### **REFURB EXISTING FACILITIES (where possible) AND NEW BUILD (if required)**

Both facilities would be  
refurbished (where possible)  
AND  
Additional facility/facilities  
would be built (if required)

**C**

### **NEW BUILD OF FACILITIES**

Both facilities would be  
demolished in this option  
AND  
New facilities would be  
built, likely into  
a single building



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## 4 Options at a High-level

### OPTION A

#### REFURB OF EXISTING FACILITIES

Indicative 450sqm

Pavilion  
115 sqm

Village Hall  
235 sqm

- A recent condition survey of the pavilion states that: [i] it falls far short of Sport England and Football Association standards (e.g. lack of referee's changing room); and [ii] the existing construction and building services fall far short of current standards
- Demolition and replacement of facilities is therefore advised to meet necessary standards
- As such, the required new build of pavilion could be attached or detached from the village hall refurb

### OPTION B

#### REFURB EXISTING FACILITIES (where possible) AND NEW BUILD (if required)

Indicative 780sqm

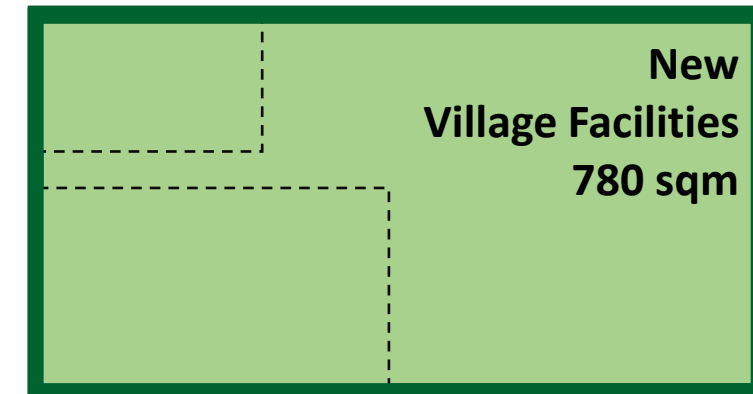


- General refurb of existing village hall
- Additional social spaces, including pavilion facilities, as new build
- Significant alterations to resulting hall layout
- Indicative 780sqm has been used as this reflects the Architect's Brief and provides a useful comparison between Option B and Option C for costings, etc.

### OPTION C

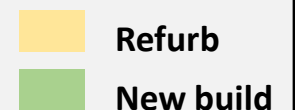
#### NEW BUILD OF FACILITIES

Indicative 780sqm



- Full new build
- Incorporates village hall and pavilion facilities
- Indicative 780sqm has been used as this reflects the Architect's Brief and provides a useful comparison between Option B and Option C for costings, etc.

#### KEY:



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## 5 Options Indicative Costs

	OPTION	Indicative cost excluding VAT		Indicative VAT (*)		INDICATIVE COSTS (**)
		New Build	Refurb	New Build	Refurb	TOTAL
A	<b>REFURB OF EXISTING FACILITIES</b> Refurb village hall and <b>New Build</b> pavilion ( <b>added on</b> )	£375,000	£250,000	£0	£50,000	<b>£675,000</b>
	<b>REFURB OF EXISTING FACILITIES</b> Refurb village hall and <b>New Build</b> pavilion ( <b>separate</b> )	£410,000	£250,000	£0	£50,000	<b>£710,000</b>
B	<b>REFURB EXISTING FACILITIES</b> (where possible) <b>AND NEW BUILD</b> (if required)	£1,560,000	£250,000	£0	£50,000	<b>£1,860,000</b>
C	<b>NEW BUILD OF FACILITIES</b>	£2,100,000	£0	£0	£0	<b>£2,100,000</b>

(\*) **VAT does not apply to NEW BUILD options**

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



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## 6 Potential Funding Opportunities

### OPTION A

#### REFURB OF EXISTING FACILITIES

Indicative 450sqm

#### POTENTIAL

- 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

#### OTHERS (less likely)

- Grants (likely new build only)

### OPTION B

#### REFURB EXISTING FACILITIES (where possible) AND NEW BUILD (if required)

Indicative 780sqm

#### POTENTIAL

- 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

#### OTHERS (less likely)

- National Lottery Community Fund grant (likely new build only)
- Sports England grant (likely new build only)
- S106 developer contribution (e.g. North Witney) (likely new build only)
- Grants (likely new build only)

### OPTION C

#### NEW BUILD OF FACILITIES

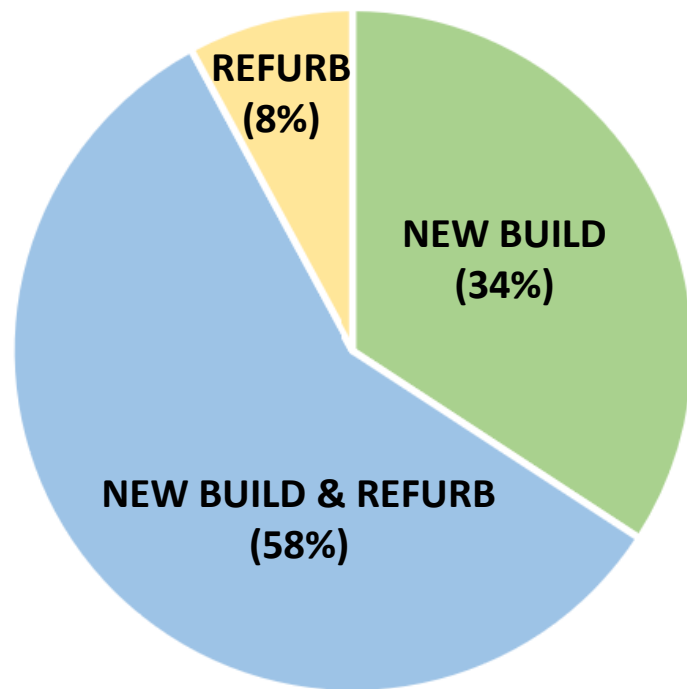
Indicative 780sqm

#### POTENTIAL

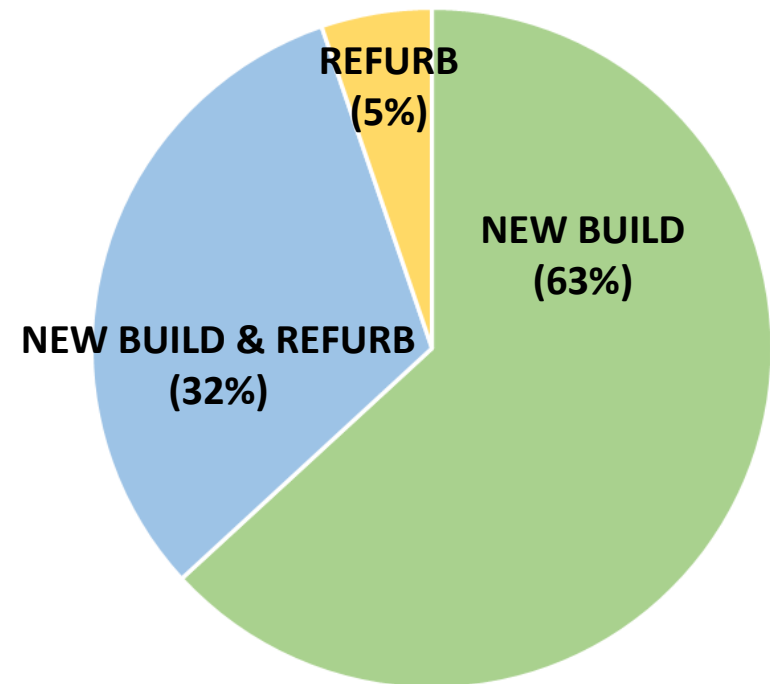
- National Lottery Community Fund grant
- Sports England grant
- Grants
- WODC grant (up to £50k)
- S106 developer contribution (e.g. North Witney)
- Parish Council sinking fund (if/as approved)
- Parish Council precept – i.e. Council Tax (from more residents)
- Parish Council borrowing (mortgage – requires consultation)
- Fundraising

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## 7 Consultation So Far – Preferences



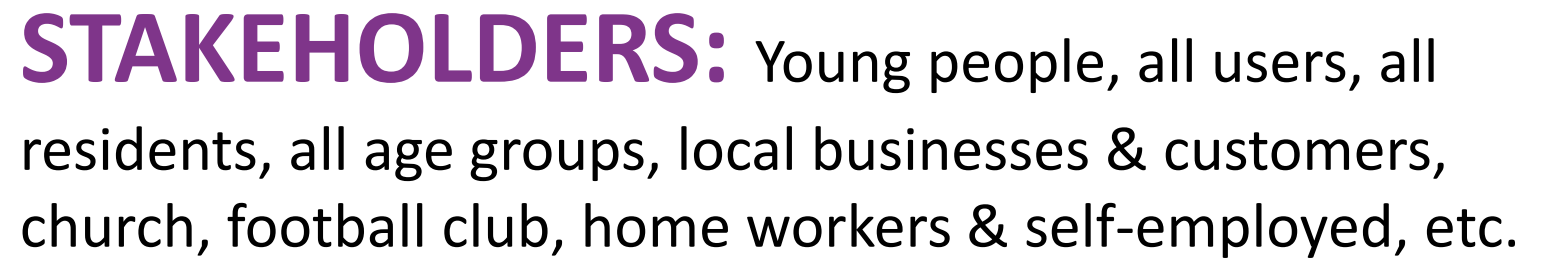
as at  
29/1/23



as at  
12/3/23

After today's visit, please indicate your preference on the cards provided

## 8 Consultation So Far – Feedback

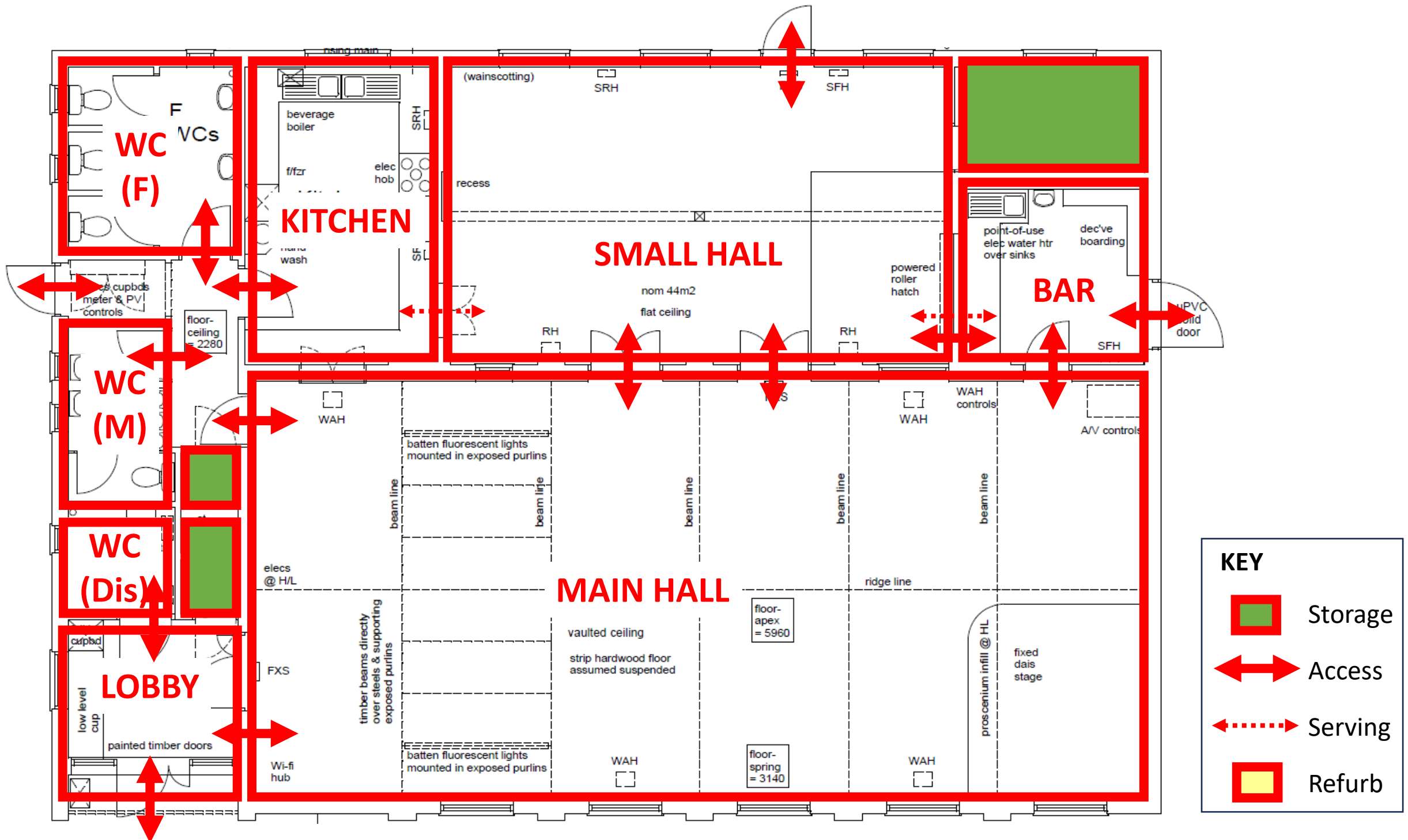


Email, Leaflets, Hailey Herald, Posters, Facebook,  
Website, Word-of-mouth, Text Message, etc.



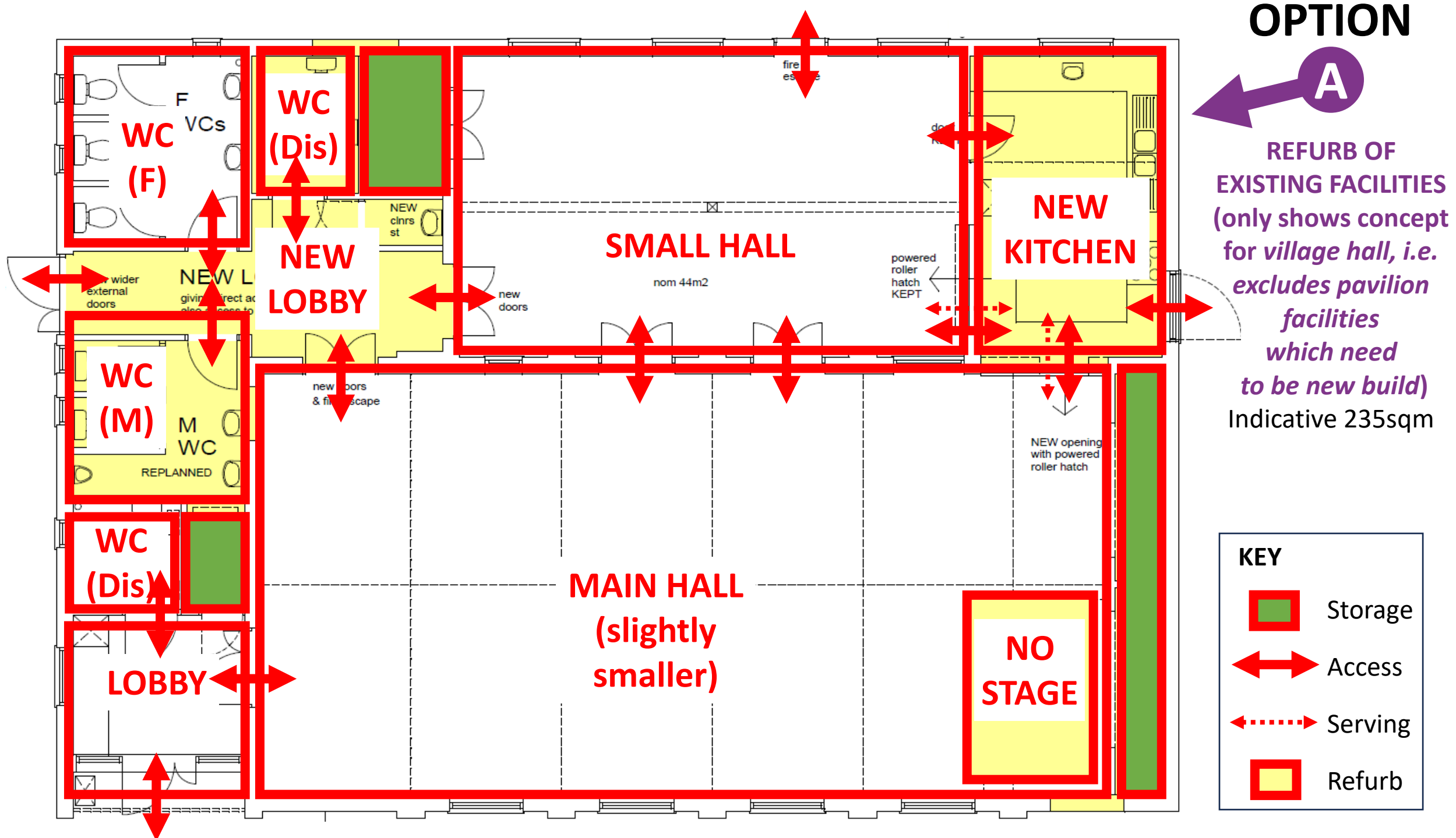
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## 9 Existing Village Hall



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## 10 Refurbished Village Hall (**concept**)



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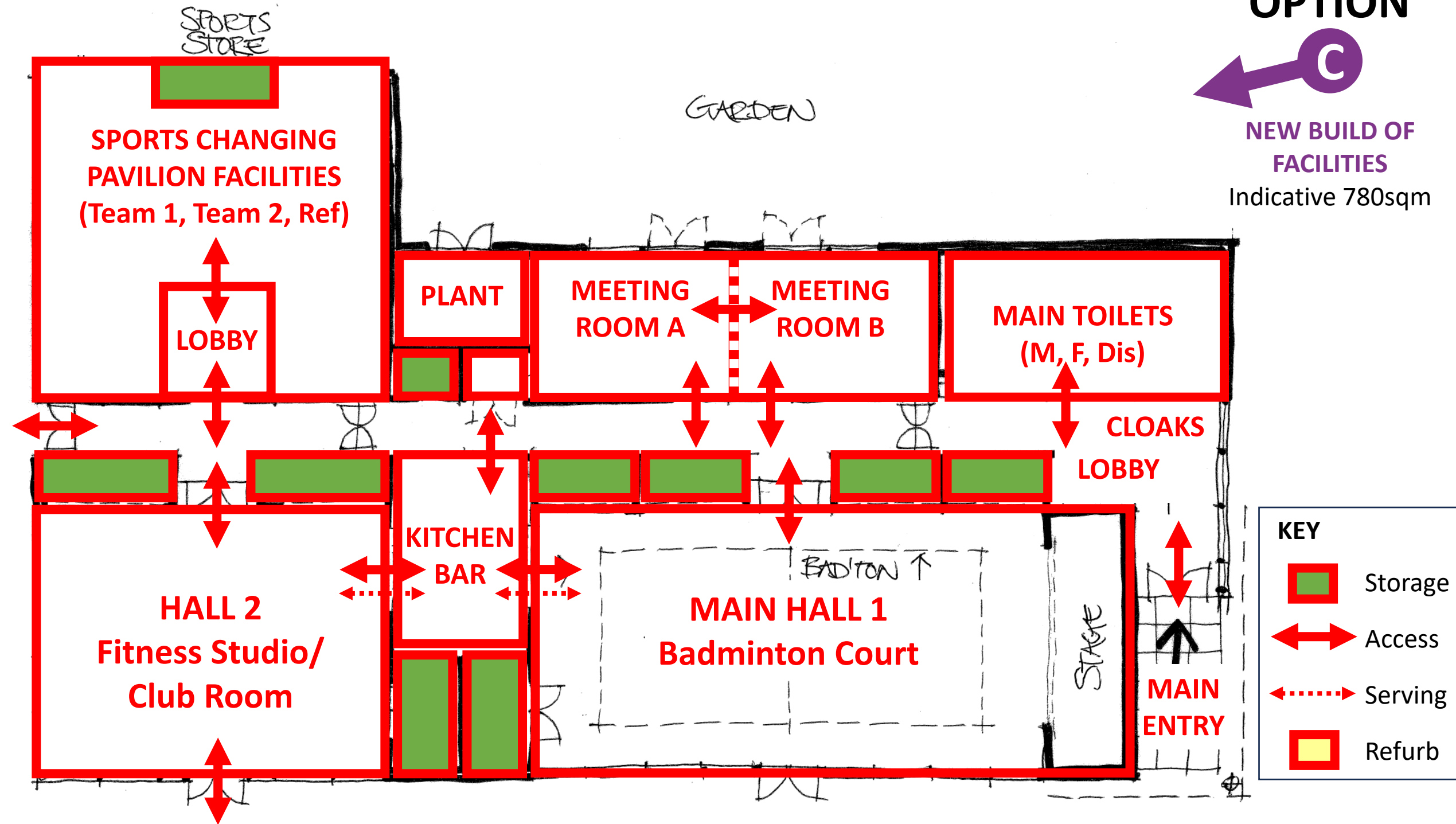
## 11 New Build Village Facilities (**concept**)

**OPTION**



**NEW BUILD OF  
FACILITIES**

Indicative 780sqm



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## 12 New Build Village Facilities (**concept**)

