

**FEASIBILITY STUDY**

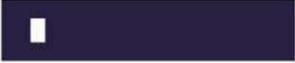
**THE FUTURE OF**

**HOLWELL VILLAGE HALL**

October 2018



*Holwell Village Hall*

ORIEL   
ARCHITECTURE  
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## **Introduction**

Holwell Village Hall is used regularly by various clubs, but the look and condition of the building undoubtedly limit the range of activities that can take place. In addition, the exterior of the hall itself has long been regarded as shabby and unkempt and unlikely to attract new users.

In October 2016, a survey of residents' views on the village hall was conducted and demonstrated that an overwhelming majority of those residents who responded believed the hall needed either to be improved or to be rebuilt.

In order to enable residents to make an informed decision as to whether the hall should be refurbished and/or extended, or a new hall built, the hall's Management Committee decided to commission an independent feasibility study. Following a successful bid to the Big Lottery Fund, Oriel Architecture was selected in February 2018 to conduct a proper and independent evaluation of the options available.

These options are now presented to Holwell's residents for them to decide which option or options they consider the Management Committee should pursue on their behalf.

## **The Project – Improvement or Replacement of Holwell Village Hall**

Although the hall is used regularly by various clubs, the look and condition of the building undoubtedly limit the range of activities that can take place. For example, the lack of a properly functioning kitchen means the hall cannot be hired out for private functions or used for village events where catering is essential, and the toilet facilities are sub-standard. In addition, the appearance of the hall does not create a favourable impression and this is unhelpful in attracting new users.

The Household Questionnaire undertaken as part of the Neighbourhood Plan process in 2016 asked for residents' views on the Village Hall. This demonstrated that the majority of Holwell's residents viewed the presence of a village hall as an important, if not essential, part of a village community, as detailed below:

Up to 92% of respondents (79% of households) said they agreed or strongly agreed that

- A hall promotes good community relations
- A hall can ensure a wide range of activities for residents
- A thriving hall can promote social inclusion
- A hall should meet the needs of both young and ageing populations
- A thriving village/community hall is important to our village.

When asked about the condition of the hall, the kitchen and toilets were the main areas where improvement was suggested, although provision of recreation equipment, additional storage and new chairs was also mentioned.

The Household Questionnaire asked residents which of the following options for the village hall they would like the Management Committee to look at, and the following table shows the responses:

23% said refurbish existing hall	
19% said refurbish and extend existing hall	42%
16% said build similar size hall on current plot	
20% said build larger hall on current plot	47%
11% said build larger hall on different plot/same location	
9% said build hall at different location	9%
2% wanted another option	2%

It is clear that an overwhelming majority of respondents wanted changes made to the existing village hall, and of those wanting a new hall, the majority indicated their preference for the hall remaining at or close to its current location. However, the survey showed a division between those who wanted a new hall at the same site (47%) and those wanting the existing hall refurbished and/or extended (42%) with 9% choosing the option for a new hall at a different location.

This division of views led the Committee to decide that the most appropriate way forward was to commission an independent feasibility study that would investigate and quantify the issues, costs and timescales associated with various options for the future of the hall.

An application for funding was made to the Big Lottery Fund to cover the cost of the feasibility study, and following a successful bid and the receipt of funds in February 2018, the Committee selected Oriol Architecture to carry out this work.

**These options are now set out for village residents to consider, in conjunction with the relevant funding information, so that they can identify their preferred option(s) and give clear direction to the Management Committee.**

## **Background**

### **About Holwell**

Holwell is a small village in West Dorset, located some 7 miles from Sherborne, the nearest main town. The village comprises a number of hamlets and is fairly dispersed, with development being concentrated along three principal roads, Crouch Lane, Stony Lane and Fosters Hill. Since mid-2017, the bus service linking Holwell with surrounding villages and the towns of Sturminster Newton and Sherborne has been discontinued and residents now rely solely on private transport.

Holwell's last public house, The Fox Inn, burnt down in 1963, and the garage and village shop closed in 1988 and 1995 respectively. The nearest village shops now are at Kings Stag, Bishops Caundle and Pulham. Having been reopened in 1982, and despite having 38 children attending in 1987, the village primary school closed in 1990, and the building is now used by Holwell Nursery, a privately-run charity.

There are three community facilities in Holwell - the nursery school, the Church of St Laurence, and the village hall. The parish has a range of regular activities, which include annual events such as the church fete and harvest supper, and more frequent events such as bi-annual 'Fish & Chip' quizzes, Parish Council and Village Hall meetings and various club activities.

With the exception of the church fete and Youth club, all meet at the Village Hall, although the Youth Club does make use of the Hall on a monthly basis for activities which cannot be enjoyed at the Granary, its normal venue.

The village lacks open spaces that could be used by its residents for events and activities, and no playing fields are available for Holwell's growing number of children.

### **Holwell Village Hall - Origins and recent history**

The hall is located on the fringe of the village on Fosters Hill. The land on which the hall stands was conveyed to the village in 1923 by the Digby family for the specific purpose of providing a village hall for use by the community. The building itself is an ex-army corrugated iron hut which was erected in 1924, and has since seen little change except for the addition of a kitchen area.

In 2005, a 50-year lease of the land behind and to the side of the hall was agreed with the Digby family in order to provide adequate and safe off-street parking for users of the hall.

In 2011, an informal survey of the hall raised concerns as to the likely life of the hall's structure, prompting the need to consider the longer-term future of the building.

In 2014, the Committee was approached by a local landowner who offered to transfer the freehold of some two acres of land to the village hall under a S106 agreement, thereby providing the space for a new hall to be built in return for the Committee making a joint planning application for the residential development of adjoining land at Crouch Lane. The proposal was put before residents at the hall's Annual General Meeting in May 2015, and it was clear that the majority of residents present did not support the proposal, largely reflecting their opposition to the proposed residential development.

At the May 2016 Annual General Meeting, it was reported that the Committee had subsequently withdrawn from their involvement with the Crouch Lane site and had then investigated the possibility of building a new hall next to the existing hall, reaching agreement in principle with Sherborne Castle Estates and the Mitchell family for additional road frontage land, and an area to the rear for recreation. A pre-planning application had been sent to West Dorset District Council in April with a basic plan showing the outline of a new village hall based on Morden village hall (26m x 16m) next to the existing hall site with three open market houses proposed on the existing site. A formal response to the pre-planning application was received in July which agreed with the proposal for a new hall, but not for the housing element since it conflicted with the Local Plan.

However, in the planning officer's response, it was suggested that a new village hall funded through open market housing on the existing site – an 'enabling development' - might be achieved by engaging in the neighbourhood planning process. The village hall site was therefore registered under Holwell's Neighbourhood Plan Working Group's 'Call for Sites' as a potential site for residential development, ensuring it was included in the Neighbourhood Plan process. In the event, the process did not support the village hall site as appropriate for housing development.

### **Management of the Village Hall**

The body which looks after the Village Hall on behalf of the residents of Holwell is a registered charity (number 301141) called Holwell Parish Hall and Recreation Room. Its governing document is a trust deed dated March 1951 made by the Parish Council of Holwell as the then trustees of the charity. The trust deed states that the trustees will hold the land and the hall (the trust premises) upon trust for the purpose of 'physical and mental training and recreation and social, moral and intellectual development for the benefit of the inhabitants of the Parish of Holwell.'

The trust premises are held by the Official Custodian of Charities and their general management and control is vested in a Committee of Management of up to 12 members (the "Committee"). All Trustees of the charity are members of this Committee and all are volunteers. Bookings are managed by the Booking Officer

and the hall is cleaned regularly by members of the Committee.

When the trust deed was signed in 1951, there were eight groups using the Hall who were represented on the Committee:

The Parochial Church Council (PCC)

Women's Institute

Parish Council

School Managers

Holwell Methodist Chapel

Cricket Club

Social Club

Slate Club

Of these, only the first three now exist. The PCC and Parish Council are still represented on the current Committee, along with the Neighbourhood Plan Working Group, one of the groups currently using the hall.

### **Maintenance and repair**

Since the informal survey in 2011, only limited repair and maintenance work had been undertaken until more recently when a survey was carried out by one of the Trustees in conjunction with volunteers from the village. The aim was to evaluate the condition of the hall, and establish what could be done in the short to medium term to improve it and prolong its life. A plan to address maintenance, repair and possible improvements or replacement was drawn up in July 2017, since when volunteers have carried out some repair and maintenance works at no cost to the hall to ensure it remains safe and available for use.

### **Finances**

For the hall's last financial year ending 31 March 2018, total income from hire charges, donations and fundraising events was £5,510, against total expenditure of £3,901, leaving an excess of £1,609. The Hall's total funds as at the end of March 2018 were £29,773 (excluding grant funding for the feasibility study), representing the accumulation of excess income and donations over a period of time. Accounts are audited annually and presented at the hall's Annual General meeting.

### **Current use of the hall**

In the 2016 Household Questionnaire, residents were asked whether they used the hall and 80% of those who responded said 'Yes' of which the largest number (21% of responses) was for elections as the hall is used as a Polling Station. Respondents gave information about when they used the hall and a significant proportion used it for regular weekly or monthly events, while a further, larger group attended occasional social events such as the Harvest Supper.

The hall's regular users at present are as follows:

On a weekly basis, it is used by **Dance Fit**, **Table Tennis** and **Circuit Training**

groups, and the village **Youth Club** has increased its use from monthly to fortnightly. A **U3A fine art** class meets once a week for some 18 weeks of the year. Monthly users include Holwell's **Short Mat Bowls** group which meets on Saturday afternoons and Holwell **Women's Institute** which meets on the first Friday of the month ten or eleven times a year. Other regular users include the **Parish Council** and **Neighbourhood Plan Working Group**. The hall is also hired on a quarterly basis by **BearCat Music** for music, poetry and performance evenings while the Committee host two **Quiz Nights** a year together with the annual **Harvest Supper**.

In 2017, two new events were staged by the Committee – **Skittles & Scoff**, a skittles evening with BBQ using the hall's own skittles alley, and a pre-Christmas '**Winter Warmer**' with local craft stalls, refreshments, raffle and auction.

The hall has also been let increasingly for **private parties** and is used for all **parish and general elections**. In past years, it has been used for community gatherings such as the Queen's Jubilee celebrations. (See **Appendix A** for more detail).

## **Potential for change in the future**

### **Changing purpose**

Given that the majority of residents consider a thriving village hall is an important community asset, the Committee believe it should become a **community hub** – widening its activities to become a focal point for all residents.

Enhancing the facilities available at the hall (whether through a new hall or the refurbishment and/or extension of the current hall) will widen its appeal and broaden the range of residents and visitors making use of the hall. The addition of the recreation ground which has been agreed with Sherborne Castle Estates will provide a positive contribution to community facilities within Holwell. It will help put the hall itself on a more solid long term footing and provide much-needed recreation space for the village, not just for organised sports by the Youth Club for example, but for individuals to play on, or organise their own games and sports, and for community events to take place.

In the longer term, the feasibility of some of the uses that residents requested in the Household Questionnaire such as shop, pub etc, can also be investigated.

### **Changing demographics**

The hall exists specifically to serve the population of Holwell which numbered 369 in the Census of 2011 (2016 interim figures now show 358).

Since 2011, 20 properties have been granted planning permission, including 14 affordable homes to be built at the top of Crouch Lane. In addition, sites for a further 3 homes have been identified as part of the Neighbourhood Plan which is currently with West Dorset District Council for consultation.

This would bring the total number of households to 189, with the potential addition of up to 50 residents, assuming an increase in the number of younger families, given the significant element of affordable housing.

### **Change to land holding**

Discussions that had begun in 2015 between the Committee and Sherborne Castle Estates regarding the purchase of the freehold of the car park land currently leased from the Estate were renewed in 2017, and the purchase of the freehold has now formally been agreed. This will provide the opportunity for the hall to be extended, or for a replacement hall to be built on another part of the site.

As mentioned above, it has also been agreed that the Estate will grant a long lease on approximately one acre of road frontage land adjacent to the car park to the east. It is hoped that funding will be forthcoming in the near future to provide some equipment, thereby encouraging greater use of the hall and its facilities.

### **Change to users, events and functions**

A more welcoming hall with better facilities will be able to provide for the additional activities suggested by residents, as well as attracting a greater number of external users for private hire etc, thereby reaching out to more people both in Holwell and in neighbouring villages. This would result in increased income for the hall, not least as the provision of better facilities should enable hire charges to be raised.

The following information is an extract from the Household Questionnaire carried out as part of the Neighbourhood Plan process in 2016.

<b>Proposed Activity</b>	<b>Likelihood of attending (from survey)</b>
Film nights	More likely
Tea/coffee drop in sessions	Less likely
Horticultural association	More likely
Social events/dances	More likely
Bridge Club	Unlikely
Bingo	Unlikely
<b>Proposed future activities</b>	<b>Frequency</b>
Badminton	Weekly
Bicycle hire	Annually for event eg sponsored ride
Boules in carpark area	Weekly in summer
Car boot sales again	Ad hoc over summer
Coffee and chat session	Weekly
Dancing	No additional equipment needed
Drama society	Annually
Farmer's / local producers market	Monthly
Lunch Club	Functioning kitchen, lighter tables so easily moved
Open village hall meetings	Bi monthly / quarterly
Shop/Post Office	One day per week?
Visitor centre - Local history	Permanent exhibition?

**Change to relationships with neighbouring villages and halls**

The ability to share space with other parishes and create a more effective network between residents of surrounding villages would help make the halls viable and able to retain their place as community hubs for residents.

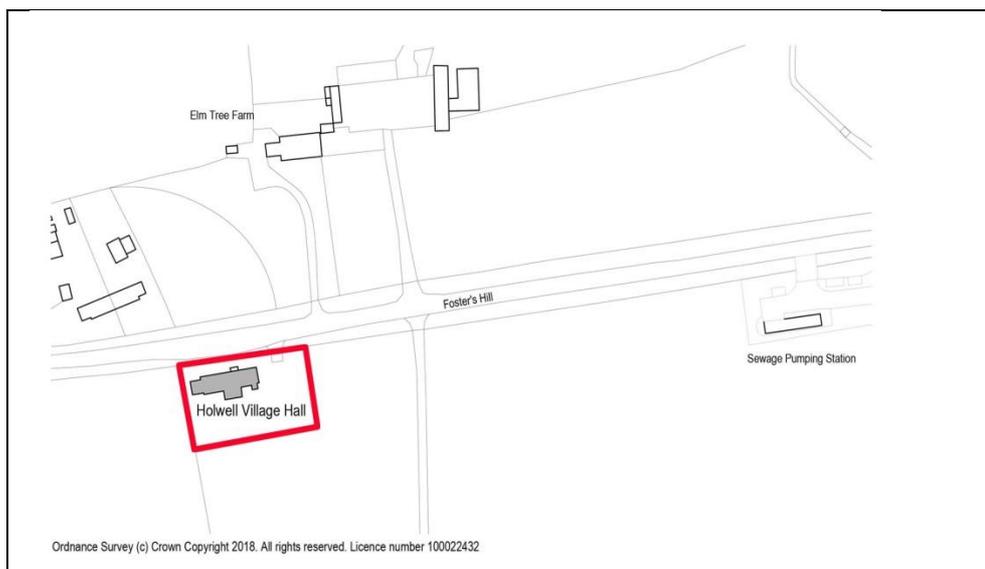
## Existing Building

### General description

Holwell Village Hall is located on Fosters Hill, one of Holwell's three main roads, on the fringe of the village overlooking agricultural land to the south. The building is not listed and is not within a conservation area or Area of Outstanding Natural Beauty (AONB), but it does lie close to Elm Tree Farm, a listed building.



*Aerial view of Holwell showing the location of the Village Hall*



*Extract of OS Map showing location of site & Holwell Village Hall*

Many villages possess barrack huts such as this, which were sold off in the 1920s, then moved and re-erected to be put to good use as village halls. Since it was erected on the site, Holwell's hall has been little altered, with the exception of a small extension on the south to accommodate a kitchen, and an extension at the east end of the building (although the latter may have been part of the original reconstruction). As such, the hall has retained much of its original integrity and most of the original features. (See **Appendix B** for plans and elevations).

## Construction

The building is of simple construction with walls comprising vertical timber studs which sit on a plinth consisting of hollow clay blocks or bricks. The founding depth, or the nature of the foundation if any exists, is not known. The timber studs are clad with overlapping sheets of corrugated iron.



*Masonry plinth and metal wall cladding*

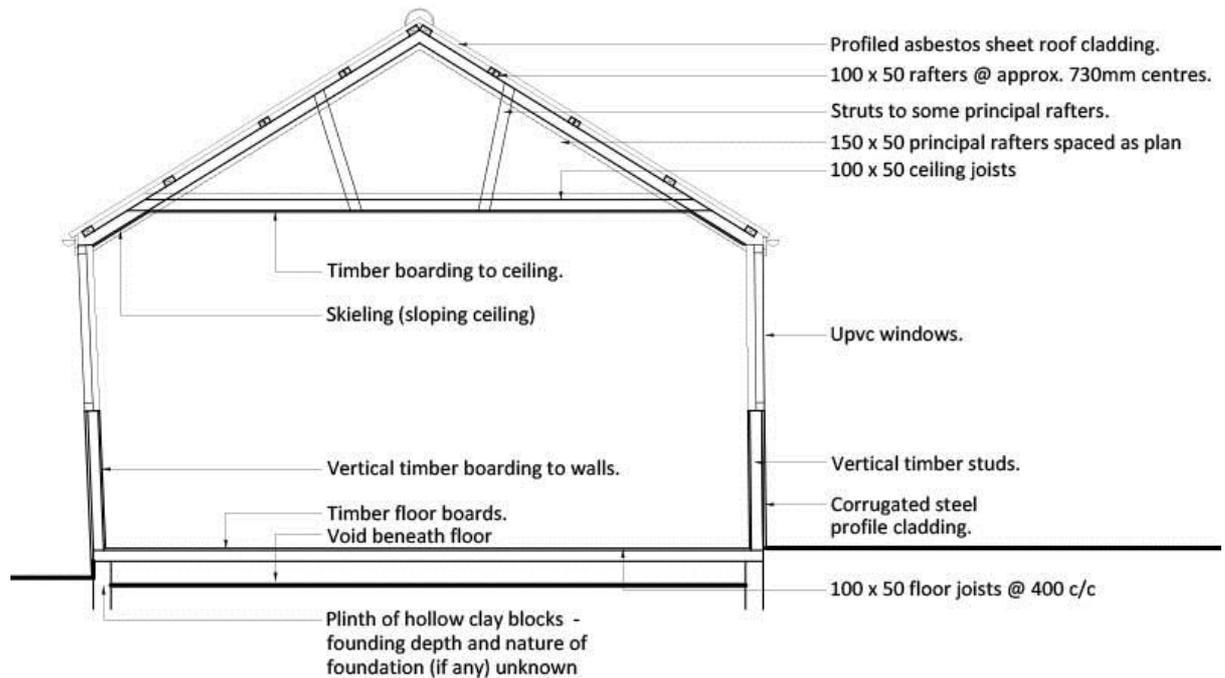


*Asbestos sheet roof covering*

The floor consists of timber joists spanning from side to side above a void. The roof covering of profile asbestos cement sheets is supported on the roof structure which consists of basic trusses spaced at varying intervals ranging from 1.8 to 3.5metres, with smaller intermediate rafters at wide centres. The trusses appear to consist of 150mm x 50mm rafter members with a raised collar or tie. On some trusses, struts have been installed in a rather haphazard pattern, but these appear to be a later attempt to strengthen the roof rather than an original feature.



*Loft showing widely spaced rafters*



*Typical Cross Section through the Hall*

### **Condition**

Whilst a detailed condition survey was not carried out, a visual inspection was made by Oriel Architecture and Mike Priddle, a quantity surveyor employed by the Committee, to provide budget costings on the proposals arising from this report.

As one would expect of a building of this nature (ie one that must originally have had a very limited life expectancy of perhaps 25 years at most), numerous deficiencies were found.

In summary, the condition of the building can be described as follows:-

- The brick and hollow clay block plinths are in a poor state of repair with spalling bricks and weathered or loose pointing. Some areas of brickwork have previously been rendered, probably to hide or protect the damaged brickwork. On the south elevation, ground levels are raised above the masonry plinth and air bricks, if they exist in this area, are therefore ineffective.
- It was impossible to see timber floor joists to inspect their condition, but the floor boards are in good condition. However, it should be noted that the floor slopes considerably along its length, particularly to the south-west corner.
- The timber stick walls comprise studs of about 100 x 50 mm (4" x 2") vertical members built directly off a timber sole plate which sits on the masonry plinth. There is no damp proof course. The spacing of the studs is

uncertain, but they may align with the rafters in which case they will be wide apart, possibly up to 750mm (30"). It was noted that the north wall of the hall is significantly out of plumb. At its most extreme (adjacent to the porch), the wall leans by at least 11.5cm (4½") over a height of 275cm (9 feet). The south facing wall also leans, but to a lesser extent. Access to the timber frame for inspection was not available, but the October 2016 survey reported that in a small section of wall which was exposed, timbers (including the sole plates) were in reasonable condition.

- The loft was viewed from the hatch only, partly because of restricted headroom, but also because entering the part of the roof in the proximity of the leaning walls may be hazardous. The roof timbers appear to be in generally good condition, although there were signs of some water ingress which has caused wet rot to a purlin member close to the eaves. In some areas the ceiling within the sloping part of the ceiling (skeiling) appears to be sagging, particularly in proximity to the leaning walls, which suggests that the rafters may be deflecting here.
- The roof covering is corrugated asbestos sheets. These appear to be in relatively good condition and, with the exception of a small leak, also appear to be quite water tight. Extensive moss growth, mainly within the troughs, does not appear to affect the performance of the sheets and is best left as removal may damage the material and be hazardous.
- The corrugated iron sheet cladding to the external walls is galvanized and generally seems to be in reasonable condition, albeit distorted and bent in places. The paint coating is in poor condition and coupled with the unsightly asbestos roof, gives the building a shabby and neglected appearance.
- Internally the tongue and groove boarded walls and ceilings are in reasonable order.
- Original windows have been replaced with double glazed units with white UPVC frames and generally these are in reasonable condition. The exception is the timber window within the kitchen and a small window to the store, both of which require repair and decoration. External doors are timber and also require redecoration.
- Space heating in the main hall space is provided by four wall mounted electric convector heaters which are operational, whilst artificial light is provided by fluorescent strip lighting. There is a further convector heater in the kitchen.

## General deficiencies

- If the building is to be refurbished, compliance with current building regulations is essential. In almost every area which falls within the control of the building regulations, the hall currently falls well short of the standards which would be required.
- Apart from a 100mm layer of mineral fibre quilt laid between the ceiling joists, the building is uninsulated. Coupled with the lightweight construction, this means that many people taking part in sedentary or only mildly energetic activities in low or even mild temperatures are likely to feel uncomfortably cold in the hall even when the heaters are operating at capacity. Conversely, in hot weather the hall has the potential to create discomfort for hall users due to overheating because it has very low thermal mass to act as a store.
- The four wall mounted electric convectors are inadequate for the main hall space and slow to respond. Since the building is uninsulated and has little thermal mass to store heat, this heating type is not well matched to the building as it stands.
- The lack of an entrance lobby and a south facing entrance door means exposure to prevailing south westerly winds and cold draughts creating discomfort and increased heat loss.
- Kitchen space and fittings are inadequate, and the galley shape is unpopular.
- There is inadequate storage, especially for table tennis tables. Carrying items to and from the backstage storeroom is hazardous especially as stage steps have to be negotiated.
- Smaller gatherings or meetings have to be held in the main hall space which is cold and draughty and difficult to heat.
- Sanitary accommodation is generally outdated and inadequate in number for the potential occupancy levels and mix of genders.
- The floor is not level thus making it unsuitable for some activities such as short mat bowls.
- Although there is an accessible toilet facility, generally speaking the building (including the kitchen area) is not wheelchair friendly.
- There is no fire detection and alarm system installed, although there are mains operated emergency directional light fittings placed over final exits.
- Generally the unattractive external appearance and inconsequential entrance creates a very poor impression on arrival.
- North and south facing walls lean approximately 125mm from vertical suggesting structural issues which need to be addressed (see **Appendix C** for more detail of action required).

## **The Brief**

Following an initial meeting with the Trustees and a survey of the hall in March 2018, Oriel Architecture prepared an outline brief (see **Appendix D**). This consists of a schedule of accommodation which is complimented by and reflects the views of hall users as surveyed by the Trustees (see **Appendix E**). It became clear that accommodating all the activities listed would be straightforward within a new building, whereas if the building were refurbished only, the existing spatial constraints would require compromise in terms of which activities could be accommodated.

## **Planning**

In planning terms, a village hall can clearly be recognised as a ‘community facility’, and the Local Plan (West Dorset, Weymouth & Portland Local Plan 2015) states that such development “is important for the social wellbeing of the community” (paragraph 6.3.1). The National Planning Policy Framework 2018 (NPPF) also recognises at paragraph 92 that community facilities should be planned for positively to “enhance the sustainability of communities and residential environments”, and to “ensure that established ... facilities and services are able to develop and modernise, and are retained for the benefit of the community”. In principle, therefore, both national and local planning policy is supportive of the provision of community facilities.

Nevertheless, caution should be employed when putting forward the proposals, especially if a substantial extension to the existing hall or a new replacement hall is proposed. Firstly, the site of the hall falls within the ‘open countryside’ and therefore policy ENV1 of the Local Plan applies. This policy recognises and seeks to protect the landscape and therefore any proposed development “should be located and designed so that it does not detract from and, where reasonable, enhances the local landscape character”. With careful design, compliance with the policy should not be difficult to achieve. In addition, although the housing element of the outline scheme submitted with a pre-planning application in 2016 was not well received the planning officer’s formal response was supportive of a replacement hall.

Whilst both local and national policies support, and indeed encourage, the retention and improvement of community facilities, both the Local Plan and the NPPF emphasise the importance of the development being “within or adjoining an existing settlement” (Policy COM2 of The Local Plan). In this case, the existing hall is clearly well established and a proposal either to extend or replace the hall is unlikely to be opposed on these grounds. It could also be argued that as Holwell has a dispersed settlement pattern with no clear centre or boundaries, the hall serves a population spread across a considerable distance, and its current location is therefore appropriate. The possibility that adverse disturbance could be caused to neighbouring residential properties by an increase in traffic generation and noise as a result of greater use being made of the hall should be assessed and managed.

## Options

In investigating the options available, it was necessary to consider carefully the scope for refurbishment, alteration, extension or replacement of the existing village hall, which involved initial design work for pricing by an independent quantity surveyor. The base design of the replacement hall also allowed estimates of cost for more unconventional construction methods such as modular or timber framed buildings to be included (Options E and F). Option C represents a proposal for refurbishment and extension of the hall from a Holwell resident.

- a) **Option A** - to demolish the kitchen extension and lobby to the existing building, refurbish the existing hall, and construct new extensions to accommodate a kitchen and sanitary accommodation along with a new lobby.
- b) **Option B** - refurbishment only retaining the kitchen and sanitary facilities in the existing locations.
- c) **Option C** – Proposal put forward by local resident for minimal refurbishment and new extensions to replace existing.
- d) **Option D** – to demolish the existing building and replace it with a new purpose designed hall built using traditional building methods.
- e) **Option E** – A factory assembled modular building with the standardized design utilised by the manufacturer to suit its use as a village hall.
- f) **Option F** – A timber framed hall designed and built by a company specialising in this type of construction.

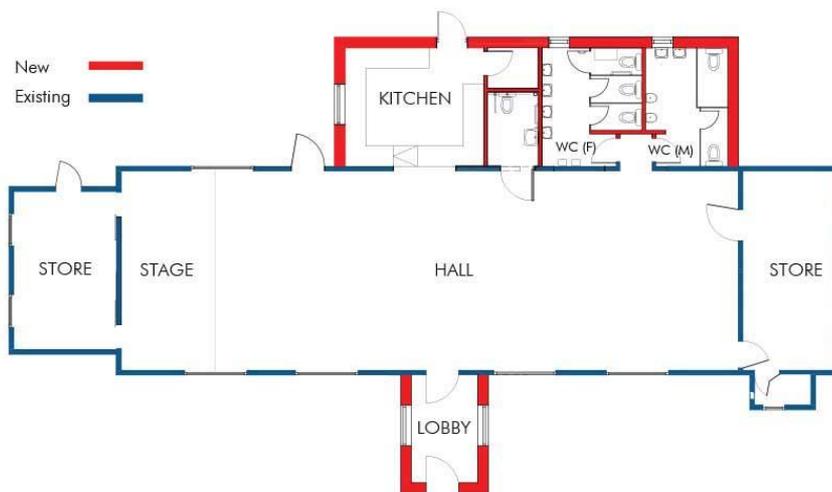
There follows a brief description of each of these options, and Table 1 (on page 23) provides estimates of the construction costs for each. The costs for options A, B and D are based upon the detailed cost analysis carried out by Mike Priddle, a professional Quantity Surveyor. The costs for Options E and F are based on costings provided by companies specialising in modular and timber frame construction methods, and the cost for Option C was provided by the local resident.

### Option A - Refurbished and Extended Hall

This option involves the retention and refurbishment of the existing hall and the construction of a new extension on the north side of the building to accommodate a new kitchen and sanitary facilities, including a new accessible WC. The existing kitchen extension will be removed. New service installations and underground drainage would also be required. The existing toilet area would be converted into a store room. The existing stage would be retained, and a new entrance lobby added.

Full plans and elevations can be found in **Appendix F**.

#### *Refurbishment and extension floorplan*



The refurbishment work would broadly comprise the following:

#### **DEMOLITION & STRIPPING OUT**

- Demolish existing kitchen extension and porch.
- Remove existing external corrugated cladding sheets & internal boarding.
- Remove existing profiled asbestos roof sheets.
- Remove existing sanitaryware above ground drainage and other services.
- Remove partitions in proposed store room conversion.
- Remove redundant below ground drainage.
- Strip out all services (electricity and water installations).
- Take up existing floor boards throughout and set aside.
- Remove existing floor joists in Hall.

#### **FLOOR/ SUBSTRUCTURE**

- Carry out repairs as necessary to sleeper walls and external plinth brickwork/hollow clay blocks, providing new airbricks as required to provide adequate ventilation.
- Fix new floor joists in hall to provide level floor, fit insulation in voids beneath floor joists and re-fix existing floor boards in hall and throughout.

### **TIMBER FRAME**

- Carry out repairs to timber frame as necessary, replacing defective members, and addressing the issues relating to the lean of the structure. Strengthen frame as necessary if required to carry new cladding.
- Form new window openings.
- Infill some existing openings.
- Structural engineer's advice required.

### **EXTERNAL WALLS**

- Insert 100mm thick semi-rigid mineral fibre insulation batts between voids of wall studs, and further 50mm layer continuously on outside face.
- Fit breather membrane to face of insulation, vertical battens and Marley Cedral Lap horizontal cladding system (including reveals to window and doors)  
or
- As above, but with powder coated aluminium sheet cladding  
or
- As above, but with timber featheredge weatherboarding (including reveals to windows and doors).
- New vertical internal tongue and groove boarding to walls on a vapour control layer.

### **WINDOWS & DOORS**

- Fit new and replacement u-pvc windows and 3 external doors, and an aluminium external entrance door with level accessible threshold as part of the new lobby.
- New wider window boards and wider internal reveals.
- New replacement internal timber doors.

### **ROOF COVERING**

- Fit new corrugated 95mm wide onduline roofing sheets or Marley profile 3.
- Extend rafters to take thicker wall into account with new end rafters and ladder rafters at gables.
- New fascia and soffits in Cedral board. Ventilation slots at eaves and ridge.
- Fit 100mm mineral fibre insulation between ceiling joists with 170mm layer over.

### **RAINWATER GOODS**

- New plastic gutters and rain water down pipes throughout.

### **SPACE HEATING**

- Air source to air or air source to wet heat pump, with supplementary new electric convector heaters.

### **LIGHTING**

- New low energy LED lighting.
- New external lighting.

### **POWER**

- New installation throughout.

### **HOT WATER**

- Instantaneous electric heaters at source.

### **DECORATIONS**

- New throughout including internal timber boarding with class 0 coating (either new or existing).

In order to reduce costs, some aspects of the work could be omitted such as the replacement of the existing floor joists, the outer layer of external wall insulation, reuse of existing windows and sanitary ware where possible and the omission of the air source heat pump. It is considered that such omissions could yield a possible reduction in cost of approximately £25,000.

### **OPTION B – Refurbishment only**

This option would retain the existing building layout, the kitchen remaining within the existing extension and the sanitary facilities being largely unchanged. The fabric and service installations would be fully refurbished in order to create a more comfortable and attractive facility. As with Option A, the scope of the refurbishment and renewal could be reduced to limit expenditure; hence the overall construction cost in Table 1 is expressed as a range.

### **OPTION C – Self help community scheme**

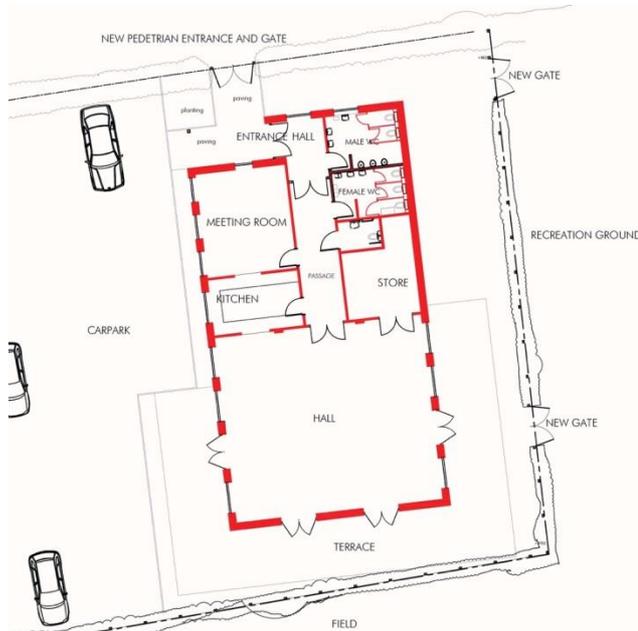
A Holwell resident has provided the Committee with a scheme to refurbish the hall and replace the existing kitchen, toilet block and front porch, with new facilities within newly built extensions. At this stage, only limited detail has been provided, and it is assumed that the scheme would rely heavily upon members of the community volunteering their time and skills freely. Such an enterprise would require a significant level of commitment from the community, and strong leadership from an experienced and skilled individual(s).

A brief specification was included with the submission, certain aspects of which require additional investigation as the proposed works raise concerns in respect of health and safety and the structural capacity of the building, particularly in relation to the existing roof, which could adversely impact both the scope of work and its cost.

### **OPTION D –New Hall – Architect-designed**

The construction of a new hall would provide modern and convenient facilities designed to meet its users' specific requirements, with a main hall capable of accommodating 60 people seated. Plans and elevations can be found in **Appendix G**.

The positioning of the hall adjacent to the eastern boundary of the site means that the existing hall could remain in use whilst the new facility is being developed. This location also relates more closely to the proposed recreation area (including the play area), and would also directly overlook the agricultural land to the south.



*New Hall floorplan*

### **OPTION E – Modular building**

This option involves the use of an ‘off the shelf’ building system which is factory assembled in modules that are brought to site and joined together. Some site works are required such as the construction of the foundations, external drainage, external finishes and final decoration. The primary advantage offered by this type of approach is speed of construction and cost certainty. However, the adoption of a standardized system such as this would inevitably impose constraints on design flexibility and entail compromises in terms of the activities that could be accommodated. The cost estimate in Table 1 for this option is based on the drawings for Option D and was provided by Rollalong, a company based in Wimborne Minster who quoted a price per square metre.

### **OPTION F – Timber framed building**

A further option is to commission an ‘off the peg’ village hall from a company specialising in timber framed buildings. Some companies are able to provide a complete or ‘turn key’ solution including design, local authority approvals etc. The cost estimate in Table 1 for this option is again based on the drawings for Option D and was provided by Homelodge Buildings Ltd of Winchester, Hampshire who quoted a price per square metre.

## Construction Cost Estimates

As part of the feasibility study, Mike Priddle Quantity Surveyor Services was instructed by the Committee to produce budget construction estimates for Options A (refurbishment and extension) and D (purpose designed new hall).

These costs are shown as detailed elemental break downs in **Appendix H** (refurbishment and extension) and **Appendix I** (purpose designed new hall). They exclude professional fees, local authority fees and VAT. Costs are based on prices current as at August 2018 and no allowance has been made for future inflation. Ranges are shown for Options A and B to reflect potential omissions to their specifications. The cost for Option C (community scheme) is the estimate provided by the local resident.

The costs shown for Options E and F are based on the cost per metre square provided by the suppliers.

In summary, the estimated construction cost figures are as follows:

<b>OPTION</b>	<b>Estimated construction cost</b>	<b>Contingency</b>	<b>Total (exc VAT)</b>
<b>Refurbishment / Extension</b>			
A Refurbished and extended hall	£178,000 to £202,980	15%	£204,700 to £233,428
B Refurbished hall	£153,000 to £177,890	15%	£175,950 to £204,573
C Community scheme for limited refurbishment with extensions	£59,700	-	£59,700
<b>New build</b>			
D New hall	£299,047	5%	£314,000
E Factory assembled modular hall	£431,600 to £482,600	3%	£444,548 to £497,078
F Timber framed building designed supplied and built by specialist	£457,500 to £500,000	3%	£470,700 to £515,000

**Table 1 (construction cost estimates)**

It should be emphasised that these are budget estimates based on conceptual sketches for projects which are not fully designed, and should therefore be treated with some reserve. Whichever option is selected, checks will be required during the detailed design stage as a means of controlling costs in line with the budget estimate.

## **Professional Fees, Local Authority and Statutory Fees**

In addition to the construction cost, it will be necessary to engage the services of professional consultants to advise at both the design and construction stages. There are various procurement methods which might be suitable for this project (eg traditional competitive tendering, negotiation, or in the case of a new build option - design and build) and the choice affects the type of advice which will be required and therefore the level of involvement of each individual specialist.

In the case of a competitive traditionally tendered method, as well as the architect and quantity surveyor, it will be necessary to engage the services of a structural engineer, and possibly an electrical services and mechanical services consultant. In addition under Health & Safety regulations there is a legal duty for the client to appoint a 'principal designer' to fulfill the requirements of Construction Design and Management Regulations 2015 (CDM 2015) and this role is usually fulfilled by the architect or designer. This legislation is intended to ensure that health and safety issues are properly considered during a project's development so that the risk of harm to those who have to build, use and maintain structures.

In addition, in the case of a new building, an energy assessor will be needed to prepare a Simplified Building Energy Model (SBEM) calculation. This is a government approved methodology which is used to calculate the energy required to heat, cool, ventilate and light a new non-residential building and is required in order to demonstrate compliance with the Building Regulations. An ecologist will also be required to carry out a survey and prepare a biodiversity report to accompany the planning application. The report will ascertain whether bats or other protected species are present in or around the existing building and if so what mitigation measures are necessary.

In the case of a new building a topographical site survey will be required and it would also be advisable to commission an underground survey to establish whether there are any services beneath the site.

With respect to the costs associated with local authority applications, the planning application for the new build project would be £1,848, and building regulations application and inspection fees in the order of £2,000 for Options A, B or D should be anticipated.

In terms of professional fees, in the case of refurbishment and alterations to existing buildings there are normally a number of complex factors that complicate the design and have an impact on the amount of work involved for the architect and other consultants. Professional fees as a percentage of the construction cost for existing buildings are usually higher than for new, purpose designed buildings and this would apply here to Options A and B. In the case of 'off the shelf' system buildings supplied by specialist companies, (Options E and F), the detailed design service is usually provided as part of the package, and the client's own architect has a much reduced level of involvement.

We believe it would be reasonable to budget for professional fees as follows:

Options A and B – 18% of the construction estimate.

Option D – 12% of the construction estimate.

Option E and F- approximately 2% of the construction estimate.

After taking the above fees and other costs into consideration the total project cost budget estimates are shown in the table below:

	Construction Cost (£) inc. contingency (estimated)	Total cost (£) inc. VAT ** (%)	Cost £/m <sup>2</sup>	Professional Fees inc VAT (estimated)	Estimate of other costs (planning, Building regs fees etc)	Grand Total
<b>Option A</b>	204,700	245,640(20%)	1,313	£50,400	£3,500	<b>£299,540</b>
<b>Area 187m<sup>2</sup></b>	to	to				<b>to</b>
	233,428	280,113(20%)	1,498			<b>£334,013</b>
<b>Option B</b>	175,950	211,140(20%)	1,380	£44,220	£3,500	<b>£258,860</b>
<b>Area 153m<sup>2</sup></b>	To	to				<b>to</b>
	204,573	245,487(20%)	1,600			<b>£293,207</b>
<b>Option C</b>	59,700	71,640(20%)	250	None shown	£3,500	<b>£75,140</b>
<b>Area 187m<sup>2</sup></b>	(no contingency)					
	(?)					
<b>Option D</b>	314,000	314,000(0%)	1,547	£37,700	£5,750	<b>£357,450</b>
<b>Area 203m<sup>2</sup></b>						
<b>Option E</b>						
<b>Area 187m<sup>2</sup></b>	415,514	415,514(0%)	2,222	£10,000	£5,750	<b>£431,264</b>
<b>Area 203m<sup>2</sup></b>	444,548	444,548 (0%)				<b>£460,298</b>
<b>Option F</b>						
<b>Area 187m<sup>2</sup></b>	433,840	433,840 (0%)	2,320	£10,000	£5,750	<b>£449,590</b>
<b>Area 203m<sup>2</sup></b>	470,960	470,960(0%)				<b>£486,710</b>

**Table 2 (estimates of overall costs including fees)**

\*\* VAT Notice 708: buildings and construction, updated 29 July 2018 states that the construction of new buildings intended for use solely by a relevant charitable purpose will be zero-rated (sections 3 and 14 refer). The Notice confirms that the standard rate applies to refurbishment and extension works regardless of whether the building is listed (zero rating for listing buildings having been withdrawn in October 2012).

### **Ongoing running costs**

The decision on whether to refurbish or renew the hall will be of major significance in terms of the ongoing running costs (heating and lighting). The development of a new hall offers the opportunity to design a building which reduces running costs due to a well-insulated fabric and the use of appropriate renewable and efficient energy sources. A refurbishment project would not be able to include modifications to the fabric to provide the same level of thermal efficiency and incorporating appropriate renewable energy sources and efficient heat emitters would be very problematic. **Appendix J** briefly summarises the issues involved.

## **Funding - What happens next**

In December 2017 the Committee were awarded Big Lottery funding through the Awards for All programme to commission an independent study of the options available for improving the village hall.

Whichever option is preferred by residents, the study shows that at least £210,000 will need to be raised, with the exception of Option C.

Funding for capital build projects is currently extremely difficult to find – not only are there fewer large grants available now, but competition for them is fierce. (See **Appendix K** for details of grants currently available).

In light of this, the Committee propose the following strategy:

1. Ongoing review of and application to all relevant sources of external funding, regardless of value; and
2. Implementation of a community fundraising programme

It is beneficial to show grant providers that there is a strong local commitment through fundraising and support from groups including the local Parish Council. With this in mind, we will look to increase the number and type of our fundraising activities and events in order to generate additional income. We will also establish a range of regular long term schemes which could include a “Buy a Brick” programme, donations, a Just Giving page or a Community Share scheme.

Action Plan in outline ahead of a proposed fundraising strategy meeting in December 2018:

1. Review all current fundraising activities and agree a plan for maintaining these
2. Agree whether and how we can increase the frequency of these events
3. Agree what new events may be possible to put on and agree who will action that
4. Review all day to day fundraising activities and decide which ones are appropriate to pursue. Agree who will prepare detailed paper on these for decision making
5. Agree which elements of the paper to pursue and agree who will implement

Throughout any period of fundraising, the Committee will continue to ensure both user groups and the wider community can make use of the hall’s current facilities. Not only will it be necessary to ensure sufficient funds are available to run the hall on a day to day basis as it stands, but it will also be increasingly important that funds are available to maintain the hall’s infrastructure to ensure it complies with relevant statutory requirements and remains a safe and secure place for its users.

## **Oriel Overview**

Two options have been costed in detail by a professional quantity surveyor (Mike Priddie) based on the works being carried out by a building contractor charging commercial rates.

The first costed option (Option A) relates to the refurbishment and extension of the existing hall, while the second option (Option D) relates to the construction of a new purpose designed hall.

## **Refurbishment / Extension options**

### **Option A – Refurbishment and extension**

As well as improving the existing fabric, this scheme would provide a more spacious and modern kitchen, upgraded sanitary facilities and small separate entrance lobby.

### **Option B - Refurbishment only (derived from cost information for Option A)**

This option would improve comfort levels, upgrade some facilities such as kitchen fittings and sanitary ware, and prolong the life of the hall.

### **Option C – Refurbishment and extension – community scheme**

This scheme has been proposed by a Holwell resident and is intended as a community project with services, labour and expertise being offered voluntarily. No allowance has been made for the provision of any professional services, and significant resource from within the community will be required to organize and administer the proposed project.

## **New build options**

### **Option D – traditional build**

This building will meet modern standards of comfort, providing better spacial design to accommodate a main hall, smaller meeting room, entrance lobby, additional storage space with a modern kitchen and sanitary facilities, ensuring it can serve the community for many years.

### **Options E and F – turn key solutions**

Both Option E a modular build, and Option F, a timber framed building, offer a significant advantage in terms of speed of construction. However, if designed to offer the same space and facilities as Option D, neither option offers the cost savings that might be expected from such buildings, based on the per square metre cost quoted by the respective providers.

All new build options are more cost-effective than the refurbishment/extension options in terms of energy efficiency and longer term maintenance.

# HAVE YOUR SAY ON THE FUTURE OF YOUR VILLAGE HALL

## Feedback Form

Below is a summary of the options and their associated costs taken from the Feasibility Study.

Please turn over to mark your choice in the box next to the Option you wish the Trustees to pursue on your behalf. Please email to [holwellvillagehall@gmail.com](mailto:holwellvillagehall@gmail.com) or deliver to Jane Goodfellow at Wendover, Barnes Cross DT9 5LA by 17 November 2018.

### SUMMARY OF OPTIONS AND COSTS

#### Oriel Overview

Two options have been costed in detail by a professional quantity surveyor (Mike Priddle) based on the works being carried out by a building contractor charging commercial rates.

The first costed option (Option A) relates to the refurbishment and extension of the existing hall, while the second costed option (Option D) relates to the construction of a new purpose designed hall.

#### Refurbishment / Extension options

##### Option A – Refurbishment and extension

As well as improving the existing fabric thereby prolonging the life of the hall, this scheme would provide a more spacious and modern kitchen, upgraded sanitary facilities and small separate entrance lobby.

##### Option B - Refurbishment only (derived from cost information for Option A)

This option would improve the existing fabric, upgrade some facilities such as kitchen fittings and sanitary ware, and help prolong the life of the hall.

##### Option C – Limited refurbishment and extension – community scheme

This scheme has been proposed by a Holwell resident and is intended as a community project with services, labour and expertise being offered voluntarily to refurbish the hall and replace the existing kitchen, toilet block and front porch with new extensions. Significant resource from within the community will be required to organize and administer the proposed project.

#### New build options

##### Option D – architect designed traditional build

This site specific building will meet modern standards of comfort, providing better spacial design to accommodate a main hall, smaller meeting room, entrance lobby, additional storage space with a modern kitchen and sanitary facilities, ensuring it can serve the community for many years.

**Options E and F – turn key solutions**

Both Option E a modular build, and Option F, a timber framed building, offer a significant advantage in terms of speed of construction. However, if designed to offer the same space and facilities as Option D, neither option offers the cost savings that might be expected from such buildings, based on the per square metre cost quoted by the respective suppliers.

Name \_\_\_\_\_ Address \_\_\_\_\_

OPTION	Area m <sub>2</sub>	Description	Total cost £ **	Please mark your choice below	
<b>Refurbishment / Extension options</b>					
<b>Option A</b>	187	Refurbish and extend	<b>300,000 to 330,000</b>		
<b>Option B</b>	153	Refurbish only	<b>260,000 to 290,000</b>		<input type="checkbox"/>
<b>Option C</b>	187	Community scheme	<b>80,000</b>		<input type="checkbox"/>
<b>New build options</b>					<input type="checkbox"/>
<b>Option D</b>	203	Architect/purpose designed	<b>360,000</b>		
<b>Option E</b>	187/203	Modular turn key	<b>430,000 / 460,000</b>	<input type="checkbox"/>	
<b>Option F</b>	187/203	Timber framed turn key	<b>450,000 / 490,000</b>	<input type="checkbox"/>	

\*\* Costs to nearest £10,000 include contingency, fees and VAT

If you would like to make any additional comments, please write them in the box below.

The Trustees will actively pursue grants to fund whichever option is chosen by a majority of the villagers attending either of these two presentations, but everyone's help will be needed to raise the funds required to see that option become reality.

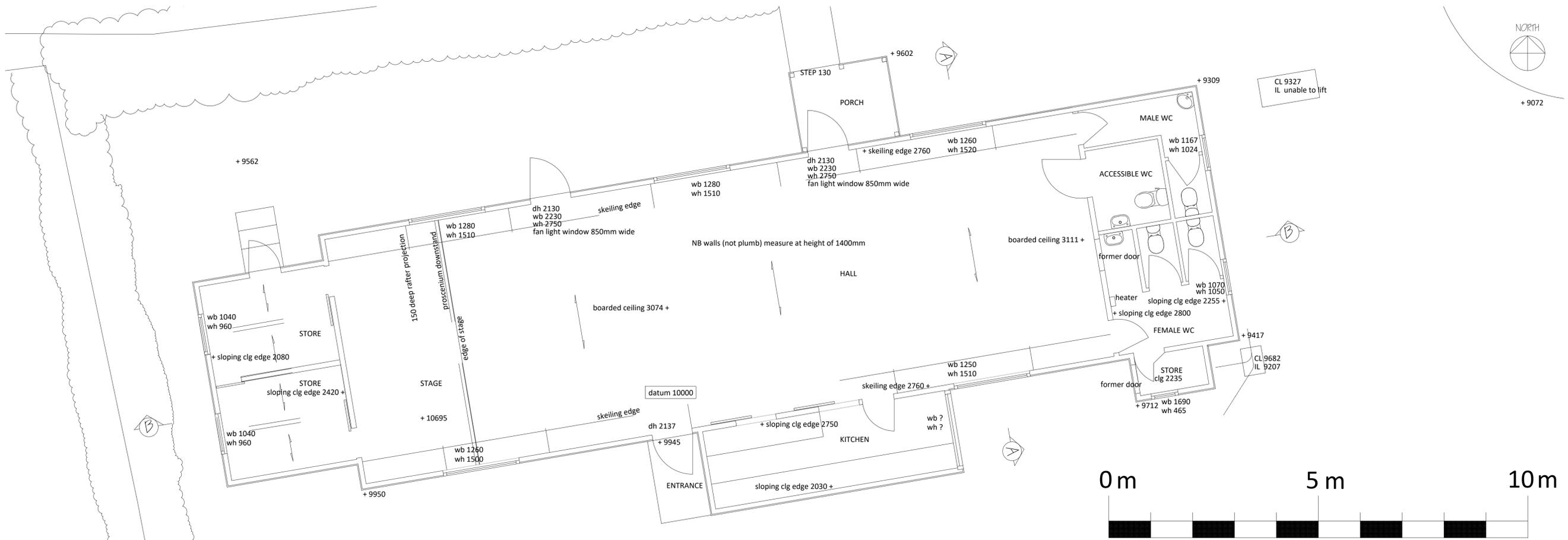
If you are interested in helping to fundraise, please let one of the Trustees know.

**Appendix A**  
**(Usage and Facilities)**

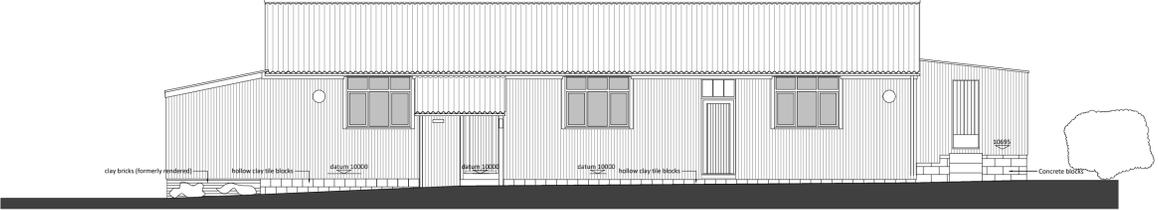
<b>Current activity</b>	<b>Frequency</b>	<b>Attendance</b>	<b>Hire charge</b>
Get Fit, Stay Fit	W	10 to 15	£3.50 per head
Dance Fit	W	15 to 20	£3.50 per head
Table tennis / cards	W	6 to 9	£16 per session
U3A	F (3 terms)	12	£16 per session
Women's Institute	M (10 p.a.)	15 to 25	£16 per session
Short mat bowls	M	6 to 8	£16 per session
Music Evenings	Q	20 to 40	
Youth Club	F	5 to 15	£5 per session
Quiz Nights	H	50 plus	
Harvest Supper	Y	30 to 35	
Other village hall events	A	20 to 40	
Parish council meetings	5 per annum	5 to 20 (up to 50)	
Neighbourhood Plan	A	15 to 20	
Village hall AGM	Y	5 to 20	
White Hart Vale AGM	Y	3 to 6	
Elections	A		
National Celebrations	A		
Key	W = weekly	F = fortnightly	
	M = monthly	Q = quarterly	
	H = half yearly	Y = yearly	A = as required

## **Appendix B**

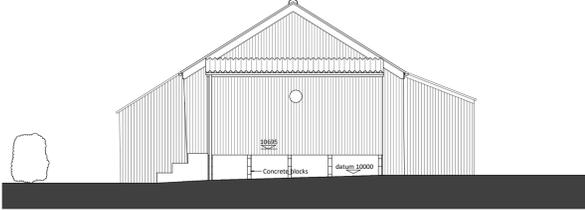
**(Existing Hall - Plan, Elevations & Sections)**



EXISTING GROUND FLOOR PLAN



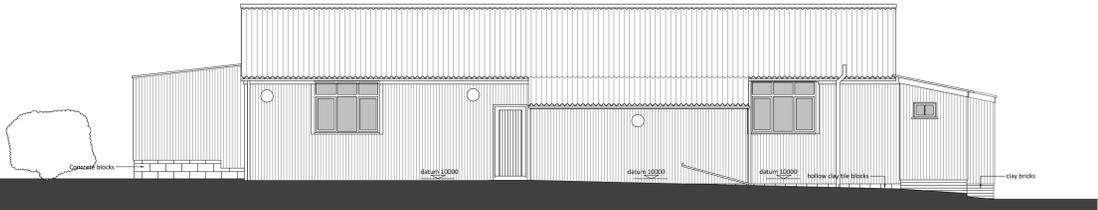
EXISTING NORTH ELEVATION



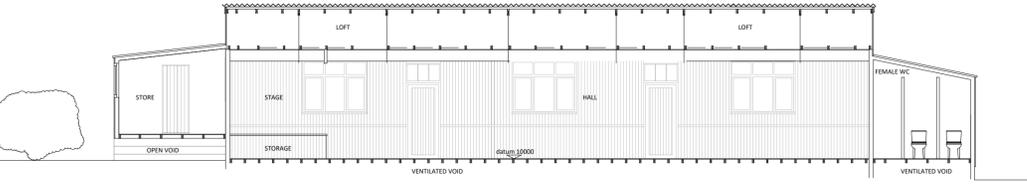
EXISTING WEST ELEVATION



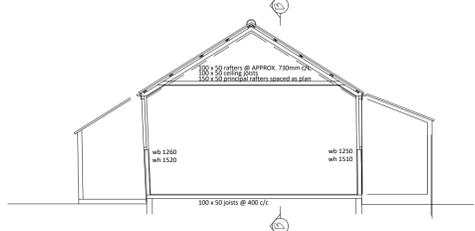
EXISTING EAST ELEVATION



EXISTING SOUTH ELEVATION



SECTION B-B



SECTION A - A

## **Appendix C**

**(Action Concerning Leaning Wall)**

Notwithstanding any decision taken about the future of the hall, it is suggested that the leaning walls are investigated in the near future as it may signify structural issues which need to be addressed as a matter of urgency. The concern is that stick built structures such as this have little rigidity and consequently little resistance to movement at the junction between the wall and the roof structure, especially when the ceiling joist or collars are raised as they are here (i.e. they do not connect directly to the wall). Furthermore, the building is long and the lack of any intermediate cross walls adds to this lack of resistance to the tendency of the rafters to spread outward at the eaves, thus destabilising the structure and resulting in a racking motion which is perhaps what is happening here. Also, the nature of the structure offers little resistance to wind loads, and it may be significant that the walls are leaning to the north east, away from the prevailing south westerly winds.

It is possible that the movement may be historic and the structure is now stable, but remedial measures may be required and if the movement is progressive there may be an opportunity to arrest the problem before the situation deteriorates further. As part of a wholesale refurbishment and repair project for the hall, dealing with this issue would be of less significance since the building would need to be stripped back to its carcass so that the walls could be straightened and roof timbers re-set. However, if the hall is retained as part of a more modest repair and/or refurbishment option, it is strongly suggested that this matter is investigated further preferably by a suitably experienced Structural Engineer as it may have implications in terms of the safety of users.

**Appendix D**  
**(Outline Brief)**

## Accommodation Schedule for new Holwell Village Hall

At the Holwell Village Hall, the maximum number assumed attending functions is 60 (assuming 60% male & 60% female) therefore 36 males and 36 females.

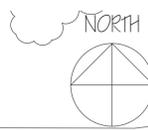
	Approx. Area	Remarks (including comments from user groups)
Entrance & lobby	5m <sup>2</sup>	Entrance to be welcoming, prominent and legible for visitors arriving by car and on foot. Lobby desirable to minimise draughts.
Meeting room/s	25m <sup>2</sup> (single room)	Desirable – potential to partially heat building by zoning thus reducing heating costs. Could be used for other activities such as art or as rest room.
Sanitary facilities	10m <sup>2</sup> + 10m <sup>2</sup> + 3.2m <sup>2</sup>	Male: 2 toilets; 1 urinal & 3 wash basins. Female: 3 toilets; 3 wash basins. Accessible wc. Facilities for baby changing. Preferably not be accessed from hall.
Kitchen	14m <sup>2</sup>	Not galley kitchen. Plenty of storage space required. Large kitchen could be use to cater for functions. Connected directly to Hall with servery counter.
Small office	4m <sup>2</sup>	Secure storage of confidential documents.
Hall	100m <sup>2</sup>	Light fittings recessed for ball games; sufficient height for ball games such as badminton. A demountable partition could create a smaller room for meetings. Used for: Exhibitions; Dance/circuit training; sit down social functions; public meetings; committee meetings; art group sessions; table tennis; youth groups; ball games including badminton. Stage desirable possibly using demountable portable stage. Could overspill in fine weather onto external area – opportunity to exploit rural setting and views. Floor should be suitable for dance and ball games.
Storage	25m <sup>2</sup>	Large space required to accommodate several table tennis tables; stackable chairs, and collapsible tables and demountable stage. For safety should be on same level as hall. Area based on existing storage rooms and 'informal' storage area on stage and in toilets.
Parking & pedestrian access		Site provides ample space for plenty of parking. Disabled spaces required adj. to entrance. Adequate access required for deliveries and emergency vehicles. If possible reutilise original pedestrian gate at boundary and route to entrance by foot to be defined and segregated as far as possible from carpark. Soft landscaping to create attractive setting for hall.

**Appendix E**  
**(User Group Views)**

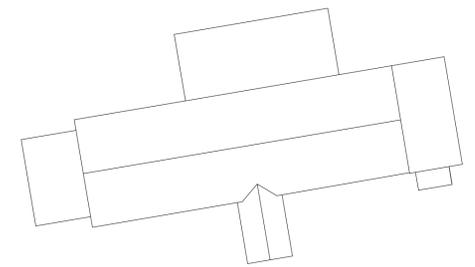
	Dance Fit / Circuit Training	USA Art Group	Youth Club	Women's Institute	Table Tennis	Neighbourhood Plan
Main hall	Good size	Fine	Higher ceiling for ball games / badminton Consider suitability for games if new hall	Good size		Used for open exhibitions and committee meetings - good for both.
Floor	Good - well sprung			Good		Generally good
Stage	Need raised area half as deep		Mobile not fixed	Shame to lose stage, but could be collapsible, wooden blocks	Not fixed, use wood blocks	No comment
Kitchen	Upgrade	Upgrade. Not galley shape.	Upgrade	Upgrade. Not galley shape. Extra storage space	Too small	Due to condition, only used for tea/coffee Unsafe lifting tables and chairs stored on stage.
Storage	More needed	Inadequate. Need space for table tennis tables, and GF storage for tables		Inadequate. Need space for table tennis tables.	Need lots more storage	Storage for archive NPWG papers could be required.
Meeting room	No comment	Essential	Rest room	Good idea	Yes, possibly have 2	Definitely. Cost effective in terms of heating Good for heating and positive impression on visitors
Entrance hall	Would be welcoming			Cloakrooms off hall	Cloakrooms off hall	
Cloakrooms	Need changing space, showers not necessary	Need more space in cubicles, more comfortable		Need to be better heated		
Heating	Upgrade. Yoga class ended as hall too cold and draughty	Upgrade. Inadequate in cloakrooms				Needs to be improved
Insulation		Needed to ensure no problems with water				
Lighting		Fine. Do not want spotlights.	Protected / recessed			OK
Equipment	Would like bars to hang a TRX system from	Better chairs, projector screen	Trampoline or mini trampolines	Chair trolley for stacking		Chairs uncomfortable, tables heavy. Review provision of noticeboards.
Car park / external		Very important to have offroad parking. Decked area would be useful	Hard surface for games, eg netball/basket ball court, plus grassed area			
Additional uses		Film nights, pilates/yoga, whist/bridge, post office/shop	Folk dances (youth club leader)			
General comments		Wifi could encourage more users		Problem with vermin. Hall has good character, is unique, could it be listed	General view that refurbishment is a waste of money. New hall is required	Great community asset. NPWG meetings would otherwise have been in volunteer's homes.

## **Appendix F**

**(Option A – Plans, Elevations & Sections)**



0 m 5 m 10 m 15 m  
Scale bar for roof plan



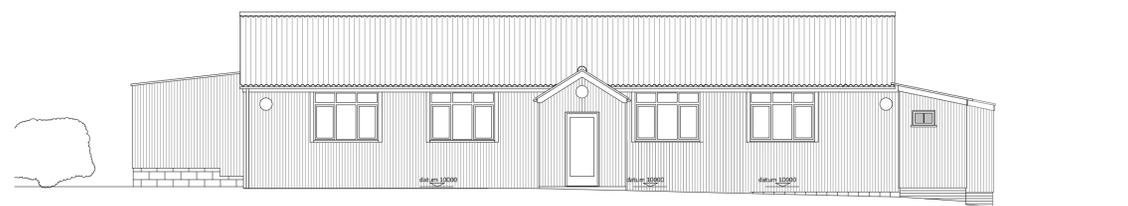
PROPOSED ROOF PLAN 1:200



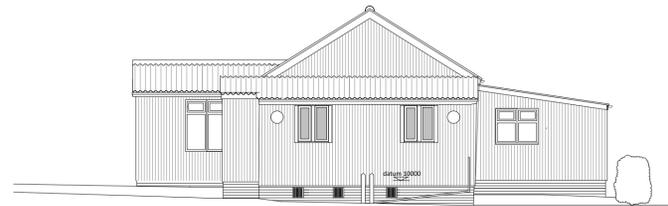
PROPOSED GROUND FLOOR PLAN

 NEW WALLS  
 EXISTING WALLS

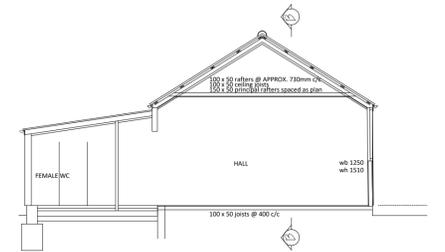
0 m 5 m 10 m 15 m  
Scale bar for floor plan



PROPOSED NORTH ELEVATION

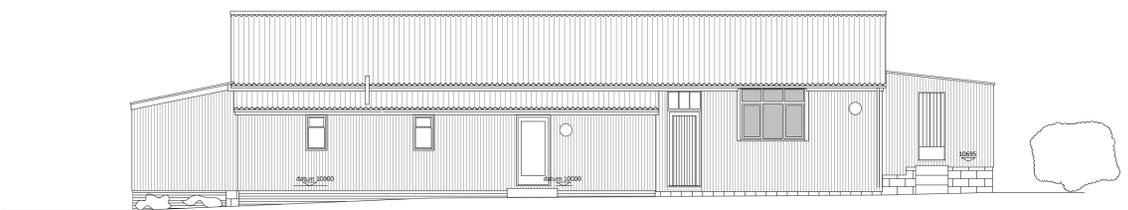


PROPOSED EAST ELEVATION

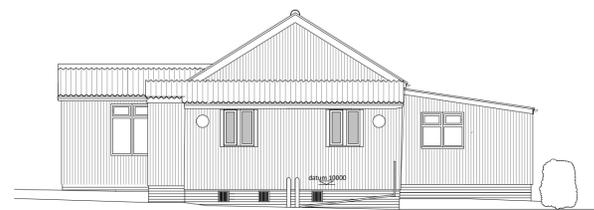


PROPOSED SECTION A-A

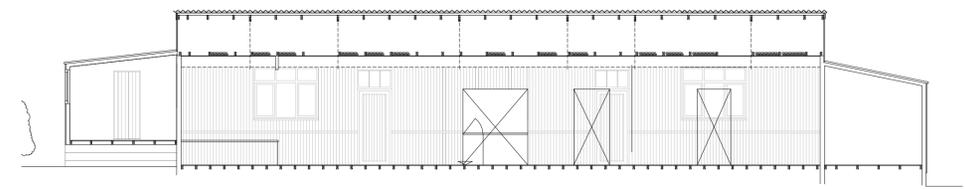
0 m 5 m 10 m  
Scale bar for elevations & sections



PROPOSED SOUTH ELEVATION



PROPOSED WEST ELEVATION



PROPOSED SECTION B-B

OPTION A REFURBISHMENT & EXTENSION - plan, elevations & sections

## **Appendix G**

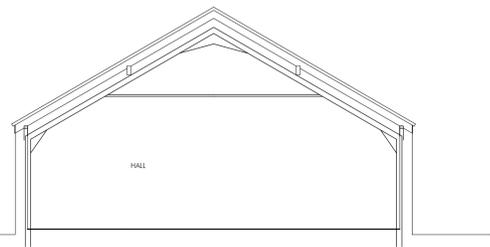
**(Option D - Plan, Elevations & Section for New Hall)**



PROPOSED NORTH ELEVATION



PROPOSED SOUTH ELEVATION



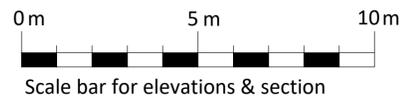
SECTION THROUGH HALL



PROPOSED EAST ELEVATION



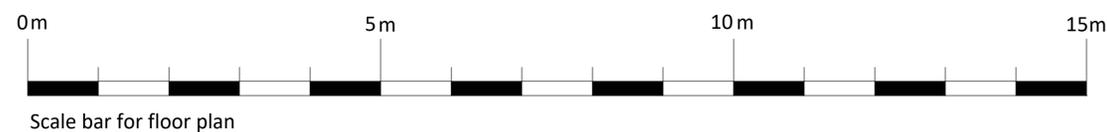
PROPOSED WEST ELEVATION



Scale bar for elevations & section



GROUND FLOOR PLAN

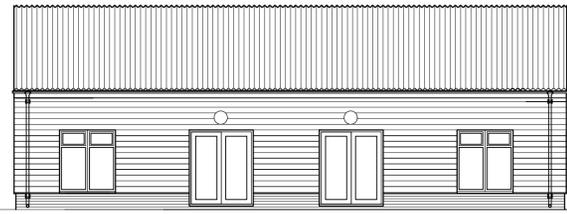


Scale bar for floor plan

OPTION D - NEW HALL possible layout - plan, elevations & section



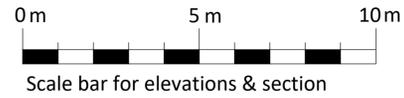
PROPOSED NORTH ELEVATION



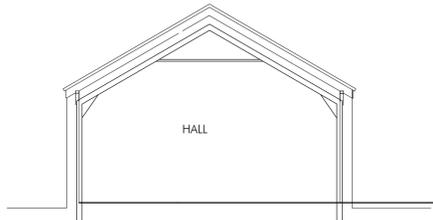
PROPOSED SOUTH ELEVATION



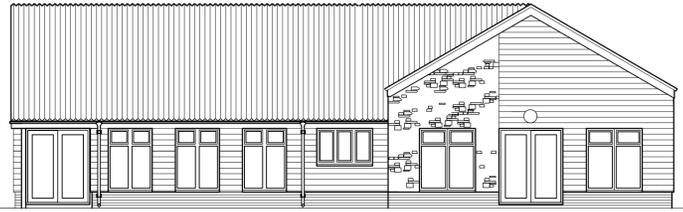
PROPOSED EAST ELEVATION



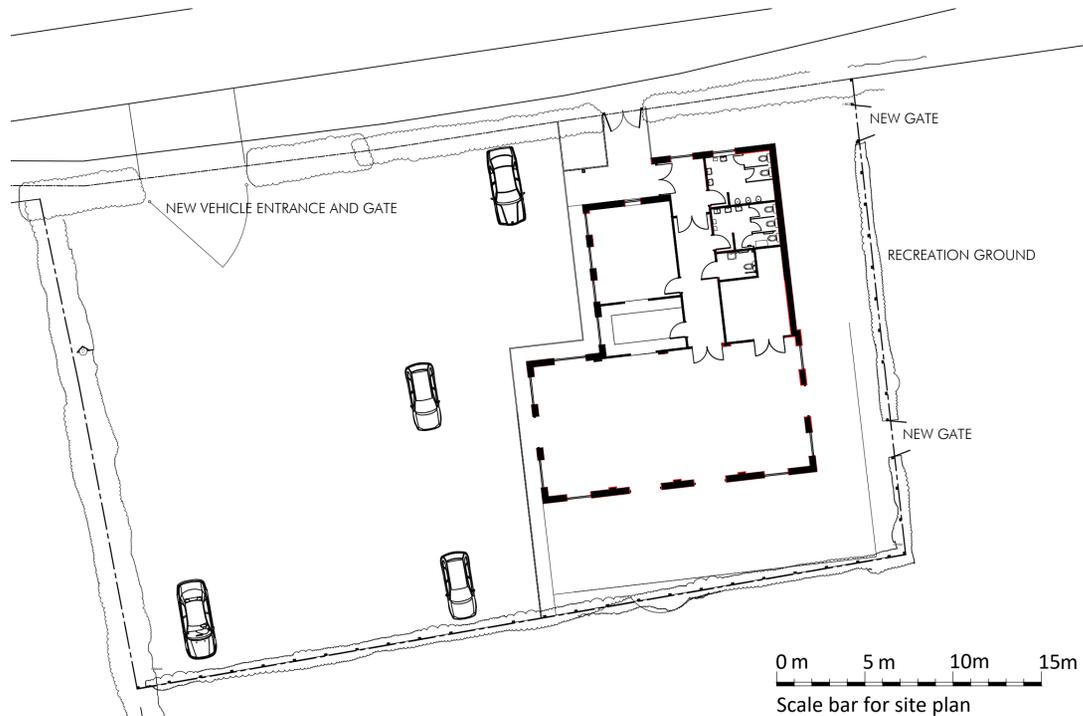
Scale bar for elevations & section



SECTION THROUGH HALL



PROPOSED WEST ELEVATION



SITE PLAN

OPTION D - NEW HALL alternative possible layout - plan, elevations & section

## **Appendix H**

### **(Option A - Budget Costing)**

## BUDGET A (ALTERATIONS AND REFURBISHMENT)

Ref	Description	Qty	Unit	Rate	Total
<b>DEMOLITION &amp; STRIPPING OUT</b>					
1	Cut back and make safe water, waste and electric services prior to demolition	1	item	299.00	299.00
2	Remove sanitary ware, fittings and fixtures	1	Item	86.25	86.25
3	Remove corrugated roof sheeting (assumed asbestos)	1	item	5,175.00	5,175.00
4	Demolition remainder of structures forming kitchen and porch extensions including breaking out and removing substructures	1	item	1,094.80	1,094.80
5	Remove remaining rainwater goods, fascias/barges, external corrugated wall cladding and internal boarding exposed by demolition (meas o/a opngs)	180	m2	5.13	923.40
6	Remove windows and external doors and frames	1	Item	86.25	86.25
7	Remove internal partitions including doors in proposed store room area	1	Item	186.30	186.30
8	Carefully dismantle stage and set aside for reuse	1	Item	202.40	202.40
9	Remove internal boarding to external walls (meas o/a opngs).	161	m2	5.13	825.93
10	Remove internal boarding to end walls in Hall (meas o/a opngs).	36	m2	5.13	184.68
11	Remove internal door; lining to remain	2	nr	7.59	15.18
12	Take up floor boards and joists in Hall and clear away	106	m2	9.89	1,048.34
13	Take up floor boards in remaining areas and set aside for reuse	30	m2	3.54	106.20
14	Strip back redundant drainage below ground and block off	1	Item	186.30	186.30
15					
16	<b>SUBSTRUCTURE</b>				
17					
18	<b>Foundations</b>				
19					
20	<u>Existing</u>				
21	Repair external plinth brickwork/hollow clay blocks as necessary	1	Item	750.00	750.00
22	Repair sleeper walls to hall floor as necessary	1	Item	500.00	500.00
23	<u>New</u>				
24	Strip footing to external wall; 1.00m deep below ground level; 600mm wide trench fill foundation and 300mm thick cavity walling to dpc level:-				
25	Excavate trench commencing at reduced level; n.e. 1.0m deep				
26	Level and consolidate surface of excavation				
27	Earthwork support				
28	RF&R selected excavated material				
29	Remove excavated material from site				
30	Plain concrete in foundations; over 450mm deep				
31	103mm facing bricks (PC £450/1000) in skin of hollow walls				
32	100mm dense concrete blockwork in skin of hollow walls				
33	Form 100mm cavity				
34	60mm partial fill cavity wall insulation				
35	Weak mix concrete filling to cavity				
36	Hyload hdpc; 100mm wide				
37	Hyload cavity tray; 450mm girth				
38	Telescopic underfloor void ventilator plus extension sleeve to cavity wall				
39	220 x 60 x 70mm airbrick				
40		28	m	152.64	4,273.92
41					
42	100 x 65 x 675mm long prestressed concrete lintel	6	nr	7.57	45.42
43					
44	Strip footing to internal wall; 1.00m deep below ground level; 450mm wide trench fill foundation and 215mm thick walling to u/s of beam and block:-				

## BUDGET A (ALTERATIONS AND REFURBISHMENT)

Ref	Description	Qty	Unit	Rate	Total
45	Excavate trench commencing at reduced level; n.e. 1.0m deep				
46	Level and consolidate surface of excavation				
47	Earthwork support				
48	RF&R selected excavated material				
49	Remove excavated material from site				
50	Plain concrete in foundations; over 450mm deep				
51	215mm dense concrete blockwork in walls				
52	Hyload hdpc; 150mm girth				
53		7	m	99.30	695.10
54					
55	<b>Ground Floor</b>				
56					
57	<u>Existing</u>				
58	New timber joists in Hall (at 400mm ctrs)	106	m2	18.49	1,959.94
59	Fit insulation between floor joists.	106	m2	43.24	4,583.44
60	New softwood boarding to floor in Hall	106	m2	41.06	4,352.36
61	Sand and seal new softwood floor boarding in Hall	106	m2	12.21	1,294.26
62	Relay salvaged floor boards in remaining areas	30	m2	13.69	410.70
63	Sand and seal existing softwood floor boarding	30	m2	12.21	366.30
64	<u>New</u>				
65	Suspended beam and block ground floor :-				
66	Excavate to reduce level to formation av. 405mm deep				
67	Remove excavated material from site				
68	Level and consolidate surface of excavation				
69	1200 guage polythene dpm				
70	50mm concrete blinding				
71	155mm deep prestressed floor beams and 100 dense block infill incl split course and closure blocks				
72	1200 guage polythene dpm (Radon protection)				
73	1200 guage polythene turned up to lap with hdpc 550mm girth				
74	125mm Xtratherm Thin-R XT/U insulation to beam and block floor				
75	25mm Xtratherm Thin-R XT/U insulation vertically 75mm high				
76	500 guage polythene damp proof membrane				
77	75mm cement:sand screed with fibre				
78		46	m2	149.59	6,881.14
79					
80	<b>SUPERSTRUCTURE</b>				
81					
82	<b>External Walls</b>				
83					
84	<u>Existing</u>				
85	Repair existing timber frame where required including addressing leaning of the structure and strengthening frame as necessary to take new cladding.	1	Item	2,500.00	2,500.00
86	Adapt frame for new openings and infilling old	1	Item	775.10	775.10
87	100mm thick semi-rigid mineral fibre insulation batts between framing	140	m2	9.34	1,307.60
88	50mm insulation to external face of framing	140	m2	14.15	1,981.00
89	Breather membrane to face of insulation	140	m2	2.25	315.00
90	Option A				
91	50 x 38mm tssw vertical battens (at 600mm ctrs)	140	m2	9.34	1,307.60
92	50 x 38mm tssw counter battens (at 600mm ctrs)	140	m2	8.03	1,124.20
93	Powder coated aluminium single skin profile vertical cladding including flashings	140	m2	74.75	10,465.00
94	Vapour control membrane; vertically to framework walls	161	m2	1.75	281.75
95	New vertical internal t & g boarding to framework walls	161	m2	35.95	5,787.95

## BUDGET A (ALTERATIONS AND REFURBISHMENT)

Ref	Description	Qty	Unit	Rate	Total
96					
97	<u>New</u>				
98	142 x 50mm tssw sole plate; bolted/strapped	28	m	24.62	689.36
99	142 x 50mm tssw framing in external walls	148	m	11.82	1,749.36
100	OSB lining both sides	130	m2	17.80	2,314.00
101	Breather membrane externally	65	m2	2.25	146.25
102	50 x 38mm tssw vertical battens (at 600mm ctrs)	65	m2	9.34	607.10
103	Marley Cedral Lap horizontal cladding	65	m2	55.64	3,616.60
104	extra; external asymmetric corner	9	m	19.56	176.04
105	extra; start profile	29	m	14.29	414.41
106	extra; connection profile around openings	27	m	18.06	487.62
107	extra perforated closure mill	29	m	13.36	387.44
108	140mm mineral insulation between studs	65	m2	14.38	934.70
109	Vapour control membrane internally	65	m2	1.75	113.75
110	38 x 25mm tssw vertical battens to service void (at 600mm ctrs)	65	m2	2.38	154.70
111					
112	<b>Windows &amp; External Doors</b>				
113					
114	Upvc double glazed new and replacement windows and doors by specialist subcontractor	30	m2	364.26	10,927.80
115	Aluminium main entrance door by specialist subcontractor	1	Item	1,552.50	1,552.50
116	Window board	18	m	23.87	429.66
117					
118	<b>Roof Structure</b>				
119					
120	Extend foot of rafter to take thicker wall	120	nr	3.05	366.00
121	50 x 100mm tssw rafters	32	m	9.66	309.12
122	50 x 100mm tssw collars	25	m	9.66	241.50
123	50 x 150mm C16 tssw rafters	114	m	11.13	1,268.82
124	50 x 100mm tssw purlins (at 610mm ctrs)	122	m	9.66	1,182.38
125	38 x 225mm tssw ridge board	5	m	9.45	47.25
126	M12 x 130mm HRH bolt including drilling 100mm sw	80	nr	5.01	400.80
127	extra M12 washer	80	nr	0.63	50.40
128	extra 50mm dog tooth connector	80	nr	0.79	63.20
129	Hangers and straps	1	Item	75.00	75.00
130					
131	<b>Roof Covering</b>				
132					
133	95mm wide onduline roofing	233	m2	20.94	4,879.02
134	extra eaves filler and tray	65	m	10.79	701.35
135	extra verge	38	m	21.97	834.86
136	extra ventilated ridge	23	m	27.03	621.69
137	Marley Cedral board fascia or barge on framed bearers	65	m	17.34	1,127.10
138	Ventilated soffit board ( <i>existing &amp; porch</i> )	65	m	13.17	856.05
139	100mm mineral fibre insulation between ceiling joists ( <i>existing &amp; porch</i> )	143	m2	6.51	930.93
140	170mm mineral fibre insulation across ceiling joists ( <i>existing &amp; porch</i> )	143	m2	5.65	807.95
141	100mm Xtratherm Thin-R/PR roof insulation board between rafters	40	m2	20.93	837.20
142	80mm Xtratherm Thin-R/PR roof insulation board to underside of rafters and joints taped	40	m2	15.17	606.80
143					
144	<b>Rainwater Goods</b>				
145					
146	uPVC gutter incl brackets and joints in the length	66	m	12.39	817.74
147	extra over for stop end	9	nr	11.22	100.98
148	extra over for running outlet	9	nr	15.53	139.77

## BUDGET A (ALTERATIONS AND REFURBISHMENT)

Ref	Description	Qty	Unit	Rate	Total
149	uPVC rw pipe incl clips	27	m	12.80	345.60
150	extra over for swanneck/offset	9	nr	14.39	129.51
151					
152	<b>Internal Partitions</b>				
153					
154	100 x 50mm studwork	142	m	6.37	901.74
155	19mm plywood both sides	74	m2	23.85	1,753.93
156	Toilet cubicle partitioning	1	Item	3,750.00	3,750.00
157					
158	<b>Internal Doors &amp; Screens</b>				
159					
160	<u>Existing Openings</u>				
161	Patch repair lining to receive new door	2	nr	16.10	32.20
162	Single door blank; prefinished flush and ironmongery; PC Sum of £125.00 for supply; fitting to existing lining	2	nr	242.42	484.84
163	<u>New Openings</u>				
164	32 x 132mm softwood door lining set complete with loose stops; to single door	1	nr	42.46	42.46
165	Single door; prefinished flush and ironmongery; PC Sum of £115.00 for supply	5	nr	218.96	1,094.80
166	32 x 132mm softwood door lining made up	25	m	12.39	309.75
167	19 x 32mm wsw stop	25	m	3.68	92.00
168	19 x 50mm wsw chamfered architrave	50	m	5.51	275.50
169	Automatic fire curtain to servery opening	1	nr	2,300.00	2,300.00
170					
171	<b>Floor Finishes</b>				
172					
173	Latex preparation	46	m2	6.90	317.40
174	Vinyl sheet (non-slip)	46	m2	43.70	2,010.20
175	extra for coved skirting	51	m	20.70	1,055.70
176	Transition threshold	4	m	34.50	138.00
177	Entrance matting	1	Item	125.00	125.00
178					
179	<b>Wall Finishes</b>				
180					
181	12.5mm MR plasterboard to timber frame walls	54	m2	11.48	619.92
182	12.5mm MR plasterboard to studwork walls	56	m2	11.48	642.88
183	Skim coat plaster to plasterboard walls	110	m2	8.80	968.00
184	Thin ct galv angle bead	38	m	2.77	105.26
185					
186	<b>Ceiling Finishes</b>				
187					
188	12.5mm Duplex plasterboard to ceilings	46	m2	13.06	600.76
189	Skim coat plaster to plasterboard ceilings	46	m2	11.21	515.66
190					
191	<b>Fittings, Furnishings &amp; Equipment</b>				
192					
193	Refix salvaged stage	1	item	489.90	489.90
194	Kitchen units (excluding white goods)	1	item	5,000.00	5,000.00
195	Sundry fittings, signs, coat hooks, etc.	1	item	200.00	200.00
196	Baby change unit	1	nr	225.00	225.00
197					
198	<b>Mechanical &amp; Electrical Installations</b>				
199					
200	Supply only sanitary ware complete with fittings:-				
201	Doc M fully compliant set	1	nr	1,495.00	1,495.00
202	Close Coupled WC Bowl and seat	5	nr	115.00	575.00

## BUDGET A (ALTERATIONS AND REFURBISHMENT)

Ref	Description	Qty	Unit	Rate	Total
203	Wall mounted Washbasin	6	nr	97.75	586.50
204	Range of 2 Urinals, cistern and sparge pipes	1	nr	506.00	506.00
205	Disposal installations				
206	Hot, cold, soil and waste services to appliances including fixing only sanitary ware, ventilation	1	Item	6,325.00	6,325.00
207	BWIC	1	item	575.00	575.00
208					
209	<b>Electrical Installations</b>				
210					
211	Distribution, power, lighting, point of use water heaters, electrical space heating and fire detection	1	Item	17,250.00	17,250.00
212	Air source heat pump(s)	1	Item	5,175.00	5,175.00
213	Audio Frequency Induction Loop System to Hall	1	Item	2,645.00	2,645.00
214	BWIC	1	item	287.50	287.50
215					
216	<b>Decorations</b>				
217					
218	Internal	182	m2	30.94	5,631.08
219					
220	<b>EXTERNAL WORKS</b>				
221					
222	<b>Foul Water Drainage</b>				
223					
224	Excavate trench for 110mm dia pipe; av 500mm deep	28	m	7.45	208.60
225	Earthwork support	28	m2	0.59	16.52
226	Level and consolidate base	13	m2	1.02	13.26
227	450 x 310mm granular bed and surround	28	m	23.28	651.84
228	Backfilling with selected exc material consolidated in layers	2	m3	36.23	72.46
229	Remove excavated material from site	4	m3	34.50	138.00
230	110mm dia plastic drain pipe laid in trench	19	m	9.99	189.81
231	110mm dia plastic drain pipe laid in trench; n.e. 3.0m long	9	m	15.38	138.42
232	110mm dia plastic drain pipe laid vertically; n.e. 3.0m long	2	m	20.46	40.92
233	extra; 110mm dia bend	18	nr	12.54	225.72
234	extra; 110mm dia rest bend	6	nr	14.87	89.22
235	extra bottle gully incl grid, bend and P trap	2	nr	67.02	134.04
236	110mm dia adaptor to s&vp/waste	4	nr	13.69	54.76
237	450mm dia plastic inspection chamber; n.e. 500mm to invert; 100mm connections	5	nr	224.97	1,124.85
238	Connection to existing manhole	1	nr	240.00	240.00
239					
240	<b>Surface Water Drainage</b>				
241					
242	Adapt and extend existing system to serve revised layout	1	Item	750.00	750.00
243					
244	<b>Paving and Steps</b>				
245					
246	Form 2m x 2m paved area at entrance:-				
247	Excavate to reduce levels 200mm deep			6.67	26.68
248	Remove excavated material from site			50.31	40.25
249	Level and consolidate surface of excavation			1.38	5.52
250	150mm hc bed			16.45	65.80
251	Paving slabs on 40mm solid mortar bed and pointed with Fast Point Jointing Compound			90.64	362.56
252		4	m2	130.89	523.56
253					
254	Handrails to existing external stair	1	Item	470.00	470.00
255	Reinstate carpark damaged by the works	1	Item	1,000.00	1,000.00

## BUDGET A (ALTERATIONS AND REFURBISHMENT)

Ref	Description	Qty	Unit	Rate	Total
256					176,504.89
257					
258	<b>Preliminaries</b>				26,475.73
259					
260	<b>Total Estimated Build Cost (excluding VAT)</b>				<b>202,980.62</b>
261					
262					
263					
264	<b>ALTERNATIVE OPTIONS</b>				
265					
266	<b>Cladding to External Walls</b>				
267					
268	Option A - Included in Build Cost above (Omit before adding B or C below).				
269	50 x 38mm tssw vertical battens (at 600mm ctrs)	140	m2	9.34	1,307.60
270	50 x 38mm tssw counter battens (at 600mm ctrs)	140	m2	8.03	1,124.20
271	Powder coated aluminium single skin profile vertical cladding including flashings	140	m2	74.75	10,465.00
272					12,896.80
273	Option B				
274	50 x 38mm tssw vertical battens (at 600mm ctrs)	140	m2	9.34	1,307.60
275	Marley Cedral Lap horizontal cladding system	140	m2	55.64	7,789.60
276	extra; external asymmetric corner	20	m	19.56	391.20
277	extra; internal corner	21	m	17.80	373.80
278	extra; start profile	60	m	14.29	857.40
279	extra; connection profile around openings	48	m	18.06	866.88
280	extra perforated closure mill	60	m	13.36	801.60
281					12,388.08
282	Option C				
283	50 x 38mm tssw vertical battens (at 600mm ctrs)	140	m2	9.34	1,307.60
284	50 x 38mm tssw counter battens (at 600mm ctrs)	140	m2	8.03	1,124.20
285	Timber featheredge weatherboarding	140	m2	26.60	3,724.00
286	Stain finish	140	m2	5.24	733.60
287					6,889.40

## **Appendix I**

### **(Option D - Budget Costing)**

## BUDGET B (NEW BUILDING - SCHEME D)

Ref	Description	Qty	Unit	Rate	Total
<b>DEMOLITION</b>					
1	Cut back and make safe water, waste and electric services prior to demolition	1	item	292.50	292.50
2	Remove corrugated roof sheeting (assumed asbestos)	1	item	5,062.50	5,062.50
3	Demolition remaining Hall including breaking out and removing substructures	1	item	3,375.00	3,375.00
4	Strip back redundant drainage below ground and block off	1	Item	182.25	182.25
5					
6	<b>SUBSTRUCTURE</b>				
7					
8	<b>Foundations</b>				
9					
10	<u>Existing</u>				
11	Strip footing to external wall; 1.00m deep below ground level; 600mm wide trench fill foundation and 310mm thick cavity walling to dpc level:-				
12	Excavate trench commencing at reduced level; n.e. 1.0m deep				
13	Level and consolidate surface of excavation				
14	Earthwork support				
15	RF&R selected excavated material				
16	Remove excavated material from site				
17	Plain concrete in foundations; over 450mm deep				
18	103mm facing bricks (PC £450/1000) in skin of hollow walls				
19	100mm dense concrete blockwork in skin of hollow walls				
20	Form 100mm cavity				
21	60mm partial fill cavity wall insulation				
22	Weak mix concrete filling to cavity				
23	Hyload hdpc; 100mm wide				
24	Hyload cavity tray; 450mm girth				
25	Telescopic underfloor void ventilator plus extension sleeve to cavity wall				
26	220 x 60 x 70mm airbrick				
27		65	m	149.32	9,705.80
28					
29	100 x 65 x 675mm long prestressed concrete lintel	14	nr	7.40	103.60
30					
31	Strip footing to internal wall; 1.00m deep below ground level; 450mm wide trench fill foundation and 215mm thick walling to u/s of beam and block:-				
32	Excavate trench commencing at reduced level; n.e. 1.0m deep				
33	Level and consolidate surface of excavation				
34	Earthwork support				
35	RF&R selected excavated material				
36	Remove excavated material from site				
37	Plain concrete in foundations; over 450mm deep				
38	100mm dense concrete blockwork in walls				
39	Hyload hdpc; 100mm girth				
40		41	m	83.98	3,443.18
41					
42	Strip footing to internal wall; 1.00m deep below ground level; 450mm wide trench fill foundation and 215mm thick walling to u/s of beam and block:-				
43	Excavate trench commencing at reduced level; n.e. 1.0m deep				
44	Level and consolidate surface of excavation				
45	Earthwork support				
46	RF&R selected excavated material				

## BUDGET B (NEW BUILDING - SCHEME D)

Ref	Description	Qty	Unit	Rate	Total
47	Remove excavated material from site				
48	Plain concrete in foundations; over 450mm deep				
49	215mm dense concrete blockwork in walls				
50	Hyload hdpc; 215mm girth				
51		19	m	97.14	1,845.66
41					
42	<b>Ground Floor</b>				
43					
44	Suspended beam and block ground floor :-				
45	Excavate to reduce level to formation av. 405mm deep				
46	Remove excavated material from site				
47	Level and consolidate surface of excavation				
48	1200 guage polythene dpm				
49	50mm concrete blinding				
50	155mm deep prestressed floor beams and 100 dense block infill incl split course and closure blocks				
51	1200 guage polythene dpm (Radon protection)				
52	1200 guage polythene turned up to lap with hdpc 550mm girth				
53	125mm Xtratherm Thin-R XT/U insulation to beam and block floor				
54	25mm Xtratherm Thin-R XT/U insulation vertically 75mm high				
55	500 guage polythene damp proof membrane				
56	75mm cement:sand screed with fibre				
57		209	m2	146.34	30,585.06
58					
59	<b>SUPERSTRUCTURE</b>				
60					
61	<b>Frame</b>				
62					
63	3 nr Portal frames and associated bracing, etc	1	Item	7,875.00	7,875.00
64					
65	<b>External Walls</b>				
66					
67	103mm facing bricks (PC £450/1000) in skin of hollow walls	16	m2	80.27	1,284.32
68	100mm dense concrete blockwork in skin of hollow walls	165	m2	30.68	5,062.20
69	extra over for raking cutting	26	m	15.20	395.20
70	100mm insulation block in hollow walls	181	m2	32.06	5,802.86
71	extra over for raking cutting	26	m	15.78	410.28
72	Form 100mm cavity	181	m2	2.26	409.06
73	60mm partial fill cavity wall insulation	181	m2	15.19	2,749.39
74	Cavity Tray Ltd Type H Covicloser or similar closer to 100/150 cavity	85	m	8.19	696.15
75	50 x 38mm tssw vertical battens (at 600mm ctrs)	165	m2	9.14	1,508.10
76	Option A				
77	Marley Cedral Lap horizontal cladding	165	m2	54.43	8,980.95
78	extra; external asymmetric corner	14	m	19.14	267.96
79	extra; start profile	81	m	13.98	1,132.38
80	extra; connection profile around openings	85	m	17.66	1,501.10
81	extra perforated closure mill	81	m	13.07	1,058.67
82	9mm Supalux closer to head of 100mm cavity	67	m	11.72	785.24
83					
84	<b>Windows &amp; External Doors</b>				
85					
86	Upvc double glazed windows by specialist subcontractor	29	m2	450.00	13,050.00
87	Upvc double glazed double doors by specialist subcontractor	5	nr	1,856.25	9,281.25
88	Window board	18	m	23.36	420.48
89	Catnic lintel 900mm long	1	nr	79.46	79.46
90	Catnic lintel 1500mm long	5	nr	121.19	605.95
91	Catnic lintel 1950mm long	7	nr	195.37	1,367.59

## BUDGET B (NEW BUILDING - SCHEME D)

Ref	Description	Qty	Unit	Rate	Total
92	Catnic lintel 2100mm long	5	nr	209.09	1,045.45
93	Hyload cavity tray 450mm girth	33	m	7.22	238.26
94	Type W Cavivent / stopped end	88	nr	1.15	101.20
95					
96	<b>Roof Structure</b>				
97					
98	100 x 50mm treated sw wall plate	60	m	6.19	371.40
99	50 x 175mm tssw rafters	250	nr	5.58	1,395.00
100	50 x 100mm tssw collars	201	m	9.45	1,899.45
101	50 x 150mm tssw purlins	504	m	10.89	5,488.56
102	38 x 225mm tssw ridge board	21	m	9.25	194.25
103	M12 x 130mm HRH bolt including drilling 100mm sw	38	nr	4.91	186.58
104	extra M12 washer	76	nr	0.62	47.12
105	extra 50mm dog tooth connector	38	nr	0.78	29.64
106	30 x 2.5 x 1200mm galv ms vertical restraint strap at 1.2m ctrs	38	nr	8.18	310.84
107	30 x 5 x 1800mm galv ms horizontal restraint strap and noggins at 1.2m ctrs	10	nr	10.28	102.80
108					
109	<b>Roof Covering</b>				
110					
111	Option A				
111	Black Marley Profile 6 fibre cement sheeting to sw with sealed laps	277	m2	45.56	12,620.12
112	extra eaves filler and tray	42	m	28.13	1,181.46
113	extra barge	26	m	32.31	840.06
114	extra ridge	21	m	45.63	958.23
115	100mm roof insulation board between rafters/purlins	257	m2	20.48	5,263.36
116	80mm roof insulation board to underside of rafters/purlins	257	m2	14.84	3,813.88
117					
118	<b>Rainwater Goods</b>				
119					
120	Lindab 125mm black metal gutter incl brackets and joints in the length	42	m	26.36	1,107.12
121	extra over for stop end	4	nr	10.40	41.60
122	extra over for outlet	6	nr	21.24	127.44
123	Lindab 125mm black metal rw pipe incl brackets	18	m	20.57	370.26
124	extra over for shoe	6	nr	26.31	157.86
125					
126	<b>Internal Walls</b>				
127					
128	100mm dense concrete blockwork in wall	167	m2	30.68	5,123.56
129					
130	<b>Internal Partitions</b>				
131					
132	Toilet cubicle partitioning	1	Item	3,750.00	3,750.00
133					
134	<b>Internal Doors &amp; Screens</b>				
135					
136	Single door; prefinished and ironmongery; PC Sum of £115.00 for supply	3	nr	214.20	642.60
137	Single door; prefinished FR30 and ironmongery including closer; PC Sum of £200.00 for supply	2	nr	344.93	689.86
138	Double door; prefinished and ironmongery; PC Sum of £230.00 for supply	1	nr	402.08	402.08
139	Double door; prefinished FR30 with glazed aperatures and ironmongery including closer; PC Sum of £200.00 for supply	2	nr	963.00	1,926.00
140	32 x 132mm softwood door lining set complete with loose stops; to single door	4	nr	41.54	166.16
141	32 x 132mm softwood door lining made up	17	m	12.12	206.04

## BUDGET B (NEW BUILDING - SCHEME D)

Ref	Description	Qty	Unit	Rate	Total
142	19 x 32mm wsw stop	17	m	3.60	61.20
143	19 x 50mm wsw chamfered architrave	84	m	5.39	452.76
144	Automatic fire curtain to servery opening	1	nr	2,300.00	2,300.00
145	525 x 750mm insulated Roof Trap	1	nr	72.56	72.56
146					
147	<b>Floor Finishes</b>				
148					
149	Latex preparation	36	m2	6.75	243.00
150	Vinyl sheet (non-slip)	36	m2	42.75	1,539.00
151	extra for coved skirting	37	m	20.25	749.25
152	Transition threshold	4	m	33.75	135.00
153	Entrance matting	1	Item	225.00	225.00
154					
155	<b>Wall Finishes</b>				
156					
157	13mm lightweight plaster to walls	373	m2	15.41	5,747.93
158	13mm lightweight plaster to walls; n.e. 300mm wide	14	m2	27.23	381.22
159	Galv angle bead	101	m	2.85	287.85
160	Softwood skirting	75	m	9.46	709.50
160					
161	<b>Ceiling Finishes</b>				
162					
163	12.5mm Duplex plasterboard to ceilings	224	m2	12.78	2,862.72
164	Skim coat plaster to plasterboard ceilings	224	m2	10.97	2,457.28
165					
166	<b>Fittings, Furnishings &amp; Equipment</b>				
167					
168	Kitchen units (excluding white goods)	1	item	5,000.00	5,000.00
169	Sundry fittings, signs, coat hooks, etc.	1	item	200.00	200.00
170	Baby change unit	1	nr	225.00	225.00
171					
172	<b>Mechanical &amp; Electrical Installations</b>				
173					
174	Supply only sanitary ware compete with fittings:-				
175	Doc M fully compliant set	1	nr	1,462.50	1,462.50
176	Close Coupled WC Bowl and seat	5	nr	112.50	562.50
177	Wall mounted Washbasin	5	nr	95.63	478.15
178	Range of 3 Urinals, cistern and sparge pipes	1	nr	675.00	675.00
179	Disposal installations				
180	Hot, cold, soil and waste services to appliances including fixing only sanitary ware, ventilation	1	Item	6,187.50	6,187.50
181	BWIC	1	item	562.50	562.50
182					
183	<b>Electrical Installations</b>				
184					
185	Distribution, power, lighting, point of use water heaters, electrical space heating and fire detection	1	Item	18,562.50	18,562.50
186	Air source heat pump(s)	1	Item	5,062.50	5,062.50
187	Audio Frequency Induction Loop System to Hall	1	Item	2,587.50	2,587.50
188	BWIC	1	item	281.25	281.25
189					
190	<b>Decorations</b>				
191					
192	Internal	208	m2	30.26	6,294.08
193					
194	<b>EXTERNAL WORKS</b>				
195					

## BUDGET B (NEW BUILDING - SCHEME D)

Ref	Description	Qty	Unit	Rate	Total
196	<b>Foul Water Drainage</b>				
197					
198	Excavate trench for 110mm dia pipe; av 500mm deep	8	m	7.29	58.32
199	Earthwork support	8	m2	0.57	4.56
200	Level and consolidate base	4	m2	1.00	4.00
201	450 x 310mm granular bed and surround	8	m	22.77	182.16
202	Backfilling with selected exc material consolidated in layers	1	m3	35.44	27.27
203	Remove excavated material from site	1	m3	33.75	33.75
204	Excavate trench for 110mm dia pipe; av 750mm deep	24	m	11.75	282.00
205	Earthwork support	36	m2	0.57	20.52
206	Level and consolidate base	13	m2	1.00	13.00
207	450 x 310mm granular bed and surround	24	m	22.77	546.48
208	Backfilling with selected exc material consolidated in layers	5	m3	35.44	177.20
209	Remove excavated material from site	3	m3	33.75	101.25
204	110mm dia plastic drain pipe laid in trench	29	m	9.78	283.62
205	110mm dia plastic drain pipe laid in trench; n.e. 3.0m long	3	m	15.04	45.12
206	110mm dia plastic drain pipe laid vertically; n.e. 3.0m long	2	m	20.01	40.02
207	extra; 110mm dia bend	15	nr	12.26	183.90
208	extra; 110mm dia rest bend	3	nr	14.55	43.65
209	extra bottle gully incl grid, bend and P trap	2	nr	65.57	131.14
210	110mm dia adaptor to s&vp/waste	3	nr	13.39	40.17
211	450mm dia plastic inspection chamber; n.e. 500mm to invert; 100mm connections	3	nr	220.08	660.24
212	450mm dia plastic inspection chamber; n.e. 1000mm to invert; 100mm connections	3	nr	326.86	980.58
212	Septic tank including percolation bed	1	Item	3,500.00	3,500.00
213					
214	<b>Surface Water Drainage</b>				
215					
216	Excavate trench for 110mm dia pipe; av 750mm deep	67	m	11.75	787.25
217	Earthwork support	101	m2	0.57	57.29
218	Level and consolidate base	30	m2	1.00	30.00
219	450 x 310mm granular bed and surround	67	m	22.77	1,525.59
220	Backfilling with selected exc material consolidated in layers	13	m3	35.44	460.72
221	Remove excavated material from site	9	m3	33.75	303.75
222	110mm dia plastic drain pipe laid in trench	65	m	9.78	635.70
223	110mm dia plastic drain pipe laid in trench; n.e. 3.0m long	2	m	15.04	30.08
224	extra; 110mm dia bend	18	nr	12.26	220.68
225	extra; 110mm dia rest bend	9	nr	14.55	130.95
226	extra junction	4	nr	37.94	151.76
227	110mm dia adaptor to rw pipe	9	nr	13.39	120.51
228	Forming soakaway (5m3 capacity each)	2	nr	700.00	1,400.00
229					
230	<b>Paving</b>				
231					
232	Excavate to reduce levels 200mm deep	121	m2	6.53	790.13
233	Remove excavated material from site	24	m3	49.22	1,181.28
234	Level and consolidate surface of excavation	121	m2	1.35	163.35
235	150mm hc bed	121	m2	16.09	1,946.89
236	Paving slabs on 40mm solid mortar bed and pointed with Fast Point Jointing Compound	121	m2	88.67	10,729.07
237					
238	Reinstate carpark damaged by the works and demolition	1	Item	2,500.00	2,500.00
239					
240	<b>Fencing &amp; Gates</b>				
241					

## BUDGET B (NEW BUILDING - SCHEME D)

Ref	Description	Qty	Unit	Rate	Total
	Take down existing entrance gate and posts and install in new position including forming opening in hedge.	1	Item	572.63	572.63
	Double gate and posts including forming opening in hedge.	3	nr	596.25	1,788.75
242					267,006.58
243					
244	<b>Preliminaries</b>				32,040.79
245					
246	<b>Total Estimated Build Cost (excluding VAT)</b>				<b>299,047.37</b>
247					
248					
249					
250	<b>ALTERNATIVE OPTIONS</b>				
251					
252	<b>Cladding to External Walls</b>				
253					
254	Option A - Included in Build Cost above (Omit before adding B or C below).				
255	50 x 38mm tssw vertical battens (at 600mm ctrs)	165	m2	9.14	1,508.10
256	Marley Cedral Lap horizontal cladding system	165	m2	54.43	8,980.95
257	extra; external asymmetric corner	14	m	19.14	267.96
258	extra; start profile	81	m	13.98	1,132.38
259	extra; connection profile around openings	85	m	17.66	1,501.10
260	extra perforated closure mill	81	m	13.07	1,058.67
261					14,449.16
262					
263	Option B				
264	50 x 38mm tssw vertical battens (at 600mm ctrs)	209	m2	9.14	1,910.26
265	50 x 38mm tssw counter battens (at 600mm ctrs)	209	m2	7.85	1,640.65
266	Powder coated aluminium single skin profile vertical cladding including flashings	209	m2	73.13	15,284.17
267					18,835.08
268					
269	Option C				
270	50 x 38mm tssw vertical battens (at 600mm ctrs)	209	m2	9.14	1,910.26
271	50 x 38mm tssw counter battens (at 600mm ctrs)	209	m2	7.85	1,640.65
272	Timber featheredge weatherboarding	209	m2	26.02	5,438.18
273	Stain finish	209	m2	5.13	1,072.17
274					10,061.26
275					
276	<b>Roof Covering</b>				
277					
278	Option A - Included in Build Cost above (Omit before adding B below).				
279	Black Marley Profile 6 fibre cement sheeting to sw with sealed laps	277	m2	45.56	12,620.12
280	extra eaves filler and tray	42	m	28.13	1,181.46
281	extra barge	26	m	32.31	840.06
282	extra ridge	21	m	45.63	958.23
283					15,599.87
284					
285	Option B				
286	Slates on felt and battens complete by specialist subcontractor	277	m2	73.13	20,257.01
287					20,257.01

## **Appendix J**

**(Brief Outline of Implications on Running Costs)**

## **Impact of refurbishment / new build on future maintenance & running costs**

### **New Village Hall**

The cost of heating a new building that has been built to satisfy the thermal requirements of the current building regulations will be significantly reduced. The design of the new hall can also address heating costs and increase efficiencies through the introduction of a draught lobby and provision of smaller spaces for some user groups.

The opportunity to incorporate underfloor heating instead of radiators will improve flexibility of space usage, and the thermal mass of a screed system can further reduce running costs.

Heating with renewable energy sources, such as an Air Source Heat Pump, will create a sustainable building, reduce electricity bills and could make the hall eligible for grants associated with Low Carbon use. In addition the building could be eligible for Non Domestic Renewable Heat Incentive payments, which are payable over a 20 year window based on metered usage.

### **Example of Non Domestic RHI payments:**

Estimated Heat demand of New Village Hall = 20kW (kilowatt)

Estimated Annual thermal usage 30,000 kW per hour (kWh)

NDRHI rate = 2.6p per kWh

$30,000 \times 0.026 =$  payment of £780 per year (index linked) for 20 years

Total payment over 20 years = £15,600

A new heating system could be controlled remotely meaning that it would no longer be reliant on user groups turning off the heating when they exit the building.

New LED lighting which can also be controlled remotely will prevent lights being left on when the building is vacant and further reduce lighting costs.

As an estimate, the cost of electricity bills could be reduced to perhaps a third (pro rata) depending on how much the hall is used and whether a Non Domestic RHI application is applied for.

### **Renovated Existing Village Hall**

Improved insulation levels will reduce heating costs, and the introduction of new heating systems could further reduce bills. Renewable energy heating systems with their associated grants and incentives could also be used.

Replacing all the existing light bulbs, including strip lights, with LED bulbs will reduce electricity bills and is cost effective as part of a renovation programme.

**Appendix K**  
**(Potential Funding Sources)**

## POTENTIAL FUNDING SOURCES

Awards of £10K +	Name of Fund	Maximum amount available	Open	Close
National Lottery	Awards for All	£10,000	Ongoing	Ongoing
The Hedley Foundation	The Hedley Foundation	£15,000		
Acre	Rural Community Buildings Loan Fund	£20,000		
Trusthouse Charitable Foundation	Trusthouse Charitable Foundation	£30,000		
Low Carbon Dorset		£40,000		
The Princes Trust	Countryside Fund	£50,000	Autumn 2018	
The Tudor Trust	The Tudor Trust	No minimum or maximum amounts		
National Lottery	Reaching Communities England	tbc	Ongoing	Ongoing
Sport England	Community Asset Fund	various levels	Ongoing	Ongoing
<b>Small Value Awards</b>				
WDDC Sports Development	Small Grants for Sports	£250		
WDDC	Social Inclusion Awards	£500		
Waitrose	Community Matters	£1,000	monthly	
Leisure Development Fund WDDC	Village Hall Capital Projects	£1,000		
Leisure Development Fund WDDC	Community Projects	£1,000		
Wessex Water	Community Fund	£1,500		
Rotary Club of Sherborne Castle	Community Fund * last funding 2017	£2,000		
WDDC	Section 106 funding * Parish Council to apply	£3,000		
Hall and Woodhouse	Community Chest	£3,000		
Calor	Rural Community Fund	£5,000	May	June
Dorset Community Foundation	Neighbourhood Fund	£5,000	Nov-18	
Bernard Sunley Charitable Foundation	Bernard Sunley Charitable Foundation	£1,000 to £5,000		
Battens Solicitors	Battens Charitable Trust	small value grants		

Garfield Weston	Garfield Weston	£1000 and above. No set limits		
Leonard Laity Stoate Charitable Trust	Leonard Laity Stoate Charitable Trust	£2,000; fund capital projects only if less than 250K to raise		
Simon Digby Trust	Simon Digby Trust	none stated		
<b>Funds reviewed where we do not meet the criteria</b>				
Biffa	Outside catchment area			
Viridor	Outside catchment area			
Sturminster Newton Cheese Festival	Changing Young Lives and grants to supporters			
<b>Funds now closed</b>				
North Dorset Local Action Group	LEADER Rural Development Programme			
Dorset County Council	Dorset Community Innovation Fund	Micro £2,000, Main £8,000	03/09/2018	21/09/2018
Aviva	Community Fund	£25,000	11/09/2018	09/10/2018

Viridor

Sturminster Newton Cheese Festival

Outside catchment area  
Changing Young Lives and grants to supporters