

Indoor Space – Stage 1 Business Plan

The objective of this plan is to describe at high level how each of the options could be delivered and identify approximate costs and risks. The costs are produced by a professional Quantity Surveyor, and other information has been supplied by the individual groups or the Architect. There are of necessity many uncertainties at this stage of the project.

Facilities

The facilities required for each indoor space have been defined. All 4 of the options as shown on the exhibition boards meet the requirements identified and outlined by the Assets and Amenities Committee.

Property and land

It is key that any option retains an interest in the land for the future of the village. Each option has a slightly different approach.

Village hall – the land is already owned by the Village Hall trustees, in perpetuity for use for the benefits of the village.

Red Lion – The value of the land needed from the RL is estimated between £100k to £140k. Subject to agreement from shareholders.

Church – The Church would retain title to the Church. The investment made by the village could be safeguarded by a legal charge being applied to the village's investment. There may be limitations to the use of the church for some activities.

Church Acre – This land is currently held in trust by the Diocese of Gloucester. Agreement for its use in perpetuity would need to be negotiated. This has not yet been explored and it's likely to be complex and take time. The value is uncertain but would lie between agricultural land and a building land.

Planning

It is key that any option is accepted by the planning and conservation authorities.

Village hall – A pre-planning meeting was held with SDC last year. They are in agreement with the concept of the extension. The conservation officer has not been approached as yet, however with the development of the Chapel in Friday Street, it is hoped this would not be an issue.

Red Lion – No approach has been made as yet.

Church – The church is responsible for the planning control of its properties. Input so far has been positive.

Church Acre – Advice from the Architect was that this might be achievable, however the SDC planner has advised that a car park could be built, however locating a facility outside the village would have to be justified by good reasons.

Indoor space management and governance

In all cases except the church, the Village Hall Management Committee would be expected to take over the running of the asset.

This is subject to the VHMC voting that the proposal meets the charitable objects of the charity.

For the Church option, there would need to be a joint management committee which reflects the needs of the two sets of users.

Sustainability – income and running costs

The Village Hall has survived as a village resource solely due to the existence of Victory House, and the income received from rentals.

Income from running events barely covers the cost of insurance. Therefore it is proposed that the Victory House asset or an equivalent be retained by the governing body to assure an ongoing income.

Events

The Village Hall runs a number of events which would be expected to be continued and expanded by the improvement to the Hall. It is expected that the same events would be held by all the alternate venues.

Costs and budget

Capital costs for the schemes shown in the display have been assessed by a qualified Quantity Surveyor and are presented below along with projected available.

Item	Village Hall	Red Lion	Church	Church Acre
Capital costs				
Building cost	£243k	£308k	£335k	£364k
VAT	(20% ?)*	0%	20% (£66k)	0%
Land cost	-	£120k TBC	-	Up to £40k**
Contingency	-	-	£100k reserve	-
Fees (Estimated)	£20k	£20k	£20k	£20k
Total	£263	£448k	£421k to £521k	£424k
Available funds				
Chapel Trustees	£250k	£250k	£250k	£250k
Sale of Village Hall assets	£13k	£75k	£75k	£75k
Minimum		£350k	£350k	£350k
Maximum				
Available funds	£250k	£250k to £600k	£250k to £600k	£250k to £600k
Potential surplus for other parish projects		Up to £152k	£69k to £169k	Up to £176k

* Annex build may not attract VAT

** Estimated land valuation not for housing

Advantages and disadvantages

	Village Hall	Red Lion	Church	Church Acre
Advantages	Central location Existing site Historical significance	Central location Potential to hold joint events Potential for community hub and extended facilities New modern build	Maintains the asset for the next 700 years Historical significance Large space Options for large events	Close to play area Car park included Close to outdoor space New modern build
Dis-advantages	Smallest hall option Impact on garden of Victory House Parking Disruption during construction unless modular	Parking Smaller garden in RL Sharing space with pub garden to be resolved Disruption during construction	Further from the village Minor limitations to use Risk of major expenditure Village money tied up in asset not owned by village Large space to heat Disruption during construction	Further from the village

Project risks

Village hall – Low risk. Planners engaged, established site.

Red Lion – Medium risk due to planning and car-parking. Dependent on shareholder agreement.

Church – Medium risk, Church governance, could be a complex process.

Church Acre - High risk due to planning, risk that land may not be available, low risk construction.

YOUR VIEWS ARE IMPORTANT TO US

We want to make sure you have an opportunity to comment on the proposal before it is finalised. Please take a few minutes to provide your feedback. Your feedback will be used to inform the final phase of design work.

Should you wish to have more time to consider your responses then please visit www.arlingham.co.uk to download a copy of the report. Feedback can be emailed to Arlinghamindoorspace@gmail.com