

**Village Hall Working Party Committee meeting – VHWC**

**19<sup>th</sup> March 2019 – 7pm – The Fox, Ousden**

**Attendees from the working party:**

Christine Ingham – CI

Richard Hurrell – RH

Julie Pryke – JP

Alan Christie – AC

John Whitefield – JW

Mike Hole - MH

Paul Leaves – PL

DRAFT

**To Action**

**Time Frame**

AC opened with a presentation of his Gantt chart with time frames from Team Gantt. AC said that he would give an explanation of the chart during the meeting

AC to MH can we add another name for Paul Leaves?

AC informed the committee that the business plan has been started and is working back from the 12<sup>th</sup> June (the planned Public Open meeting) hoping

to have something for the end of April.

MH – informed the committee that the pre-app is started, he does need to add photographs, map and proposals as referred to in the open meeting.

MH – will circulate before sending it to planning, it will take 20days approximately for a response from the application date

There are charges and to have a meeting on site with a written report we would expect to pay £360.00.

MH suggested that he attend the meeting possibly with one other and report back to the committee in relation to the plot of land to be sold and to the Village Hall planned location.

MH requested access to the hall for photographs from CI

AC asked for JP/CI follow up to their enquiries in relation to the Charities Commission which is a slightly grey area due to the purpose of the land and that we are selling a piece of land.

JP explained that you apply for an 'order' i.e. the Charities' permission. We would be required to instruct a surveyor to confirm the value etc. to ensure it is all done properly and to give 'good title' to the land. This will need to be done before the sale. Most of it is common sense, but it needs to be done soon.

It was agreed that we have an informal; valuation now with a formal valuation when planning is received, through a surveyor all minuted through the committee and signed off.

Public consultation still planned as the 12<sup>th</sup> June

Construction package element will require a Principal Designer / Principal Contractor instructed as early as possible in the design process to build health and safety regulation folder under CDM regulations. MH was proposed as Principal Designer, MH acts as Principal Designer in his current roles PL proposed and JP seconded. letter will be raised to confirm the appointment MH

JP/CI attended the Parish Council meeting. AC suggested that each committee member attend the Parish Council meetings in rotation, which was agreed.

JW suggested that the Village Hall build become an agenda item at the Parish Council meetings

AC will speak with JG (John Gale) about future meeting dates.

MH spoke about the financial requirements – Carter Jonas to come out for a draft appraisal of the site

MH will need to prepare the Health and Safety file as anyone quoting will need to see it prior to quoting.

AC would like the marketing/story line by end of April PL and AC to get together to go through this.

Funding sources to be reviewed and collated i.e. local business, funding bodies etc. matrix has been created. AC spoke about approach tactics and to organise a formal meeting with ST. Edmundsbury Council, Suffolk County Council. We need to continue keeping in contact with the person that will be elected in place of Clive Pollington as we do not want to miss the opportunity of any remaining community funding from the travellers project, being lost with the change over of councillors.

Committee feels that the formal meetings should be with the Parish Council together I,e, AC and JG and meeting dates need to be between now and the village meeting of the 12<sup>th</sup> June

JP did suggest that the Parish Council will ultimately need to sign the deed of Sale

CI asked all committee members if anyone had any vested interest at this point? **No known connections were declared, no vested interests**

PL spoke about his investigations with the demolition companies that he had approached;

- Cambridge asbestos came with a demolition company
- Also Norfolk based company (Mitchell demolition) do the whole thing asbestos and demolition
- PL informed the committee that an R&D (removal and demolition) report survey would need to be done and there was a difference in cost between the two companies;
- Cambridge Asbestos - £750
- Mitchell - £425
- Mitchell demolition cost (excluding asbestos) £12,460 plus VAT
- SC (Sarah Christie) will investigate VAT on demolition against the village hall and if that is required to be paid up front or claimable if at all
- PL also mentioned that the cost to remove the car park (Mitchell) was £2960 plus VAT (not that removal is in the current plan)
- The costs do include fencing off, water and electricity temporary isolation. Committee would need to obtain costs for removal before an application – S80 - that will be required to be completed PL and CI to summarise the quotations

PL said that the World War Hut charity said that they will come in under any demolition cost, but that they would not be able to touch the asbestos. They have also said that they have permission for the hut of this size and type.

Cambridge Asbestos also have a salvage seller connection.

PL also mentioned that the World war hut society can use the cladding.

As an aside the floorboards in the hall may be worth something.

Suggestion for next meetings Tuesday 23<sup>rd</sup> April 7pm, 21<sup>st</sup> May 7pm

**AOB**

Quiz night 10<sup>th</sup> May as coffers are low

Midsummer Fayre 23<sup>rd</sup> June

Liquid Cosh – Band PL mentioned the big following they have and PL will try to get an actual date they might commit to

Race night, again PL to come up with a date

JW informed us that the Wills Estate would like an agreement and rent for the cricket container

JW informed the committee of the archaeological day and talk at the Lidgate Village Hall by Nick Amour of East Anglia University

**Next meeting for the New Village Hall Working party Tuesday 23<sup>rd</sup> April**