

# **Whitchurch on Thames**

## **Village Pavilion Project**



**1<sup>st</sup> March 2016**



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## Project Overview

Village halls are at the heart of rural community life – providing a hub for social activities, classes and sporting activities. The Village Hall in Whitchurch on Thames has provided the focus for many village activities and functions for over 70 years. It was built by Canadian Servicemen in 1945 and at that time was admired and met the needs of the local community.

People's needs have changed since the hall was first built – although it might be more correct to say that recognition of people's needs has become more understood and appreciated. Legislation is also in place to ensure minimum standards are met. We need to respond to these needs and provide a facility fit for the 21<sup>st</sup> Century. We also need to cater for the growing number of groups with diverse needs who wish to use the Village Hall.



### **We have three main drivers for this Project:**

1. The Village Hall in Manor Road is no longer fit for purpose - In the 2009 Village Plan, the need to refurbish the Village Hall was supported by residents – but it was noted that this could only be a stop-gap measure.
2. The Cricket Pavilion on the Village Green, Eastfield Lane is in dire need to renovation, so much so that it is more economical to build a new Pavilion.
3. We would like to provide affordable housing to first-time buyers or people on low or moderate incomes cannot afford to buy their own home.

**Therefore we are proposing to sell the existing Village Hall in Manor Road to provide for affordable housing and rebuild a Village Pavilion on the Village Green, Eastfield Lane, which will combine both changing facilities for sporting events and also meeting and catering facilities for Village Hall events.**

## Conceptual Designs – Affordable Housing - Manor Road

One of the main drivers for this Project is to make provision for Affordable Housing within Whitchurch Parish. Often house prices are very high in rural areas - and first-time buyers or people on low or moderate incomes cannot afford to buy their own home.

When a housing development is being planned, the housing developer is required to provide some affordable houses. As part of this Project, we are proposing that we will only sell the Old Village Hall plot with Planning Permission granted. This will enable us to ensure that whoever purchases the land will be limited to building to the permission specified. Planning obligations can be used to make sure developers contribute towards the infrastructure and services that are necessary to mitigate the impact of a development on our local community. These are agreed between the planning authority - and the developer under Section 106 of the Town and Country Planning Act 1990.

Our aim is to be able to provide an opportunity for residents who are currently unable to purchase their own property within the village and to build houses that are within their economic reach.

The development is likely to be flats, and may look like this:



Or this...



## Conceptual Designs – Village Pavilion – Eastfield Lane

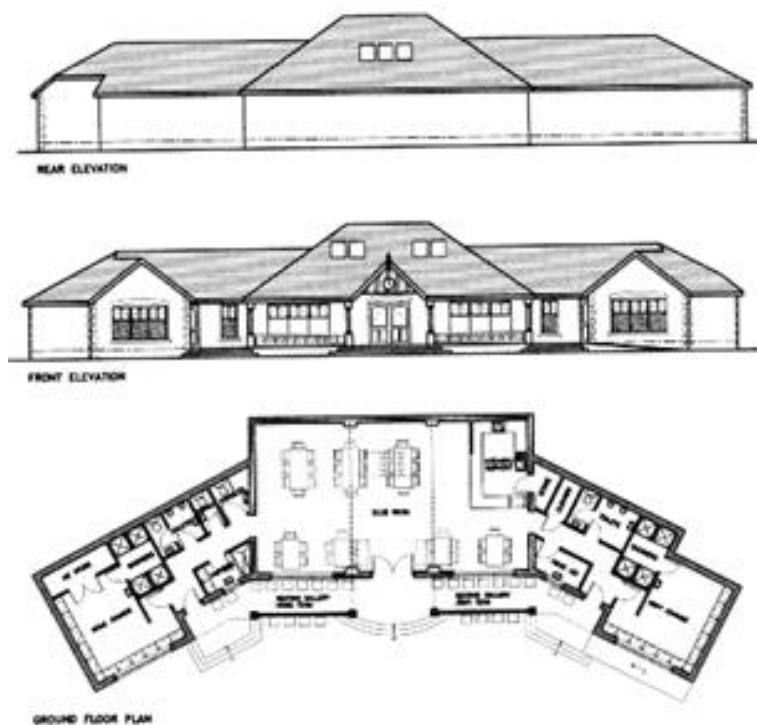
There are a number of factors which require us to update the facilities to satisfy current requirements and to meet current legislation. We also need to develop the building to provide space and facilities to manage increasing usage and to enable us to manage the building efficiently. In particular, we need to provide facilities for the disabled – both adequate access and toilet facilities.

For example, we are currently unable to support parties local wedding receptions wanting a Hall with good catering facilities and out-door space, both of which are restricted by the limited facilities. Other users we wish to encourage are local youth groups and music workshops. Moving the Village Hall facility and combining it with sporting facilities on the Village Green, Eastfield Lane would enable us to provide up-to-date facilities and increase Hall usage.

We propose that the existing cricket pavilion and ancillary buildings are to be removed and the new Village Pavilion to be relocated to the South Eastern corner of the Village Green. This would make the most of the sunlight and also distance the Pavilion from residents.

We would propose that the car parking and bike parking is improved as part of this Project and that Eastfield Lane is resurfaced once the project is completed.

The new Village Pavilion may look like this...



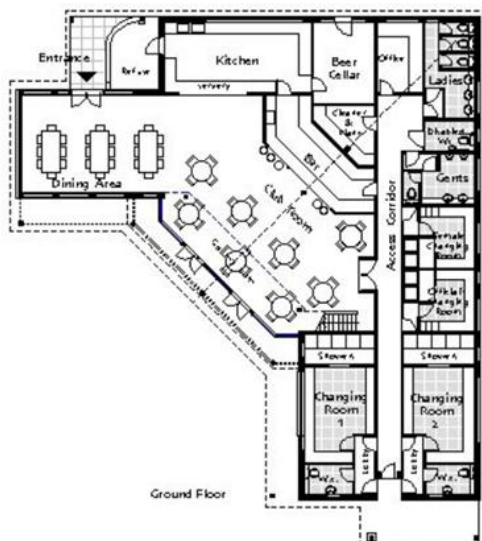
Or this...



Or this...



Or this....





## Timeline

### Planning Phase and Referendum 3-6 months

The estimated time scale for the Planning Phase is 3-6 months, and Village Referendum will then be held to decide whether we, Whitchurch Parish, would like to commence with The Village Pavilion Project.

### Planning Permission and Fundraising 6-9 months

If support for the Village Pavilion is received – Planning Applications for both the Village Pavilion and the regeneration of the existing Village Hall site for affordable housing will be submitted to South Oxfordshire Planning Department. As a parallel activity – a fundraising group will be established and fundraising will commence.

### Sale of existing Village Hall Plot for Affordable Housing

The sale of the existing Village Hall plot with Planning Permission granted for flats to be sold as affordable housing is likely to take 3-6 months dependant on market interest, and transfer of legal ownership.

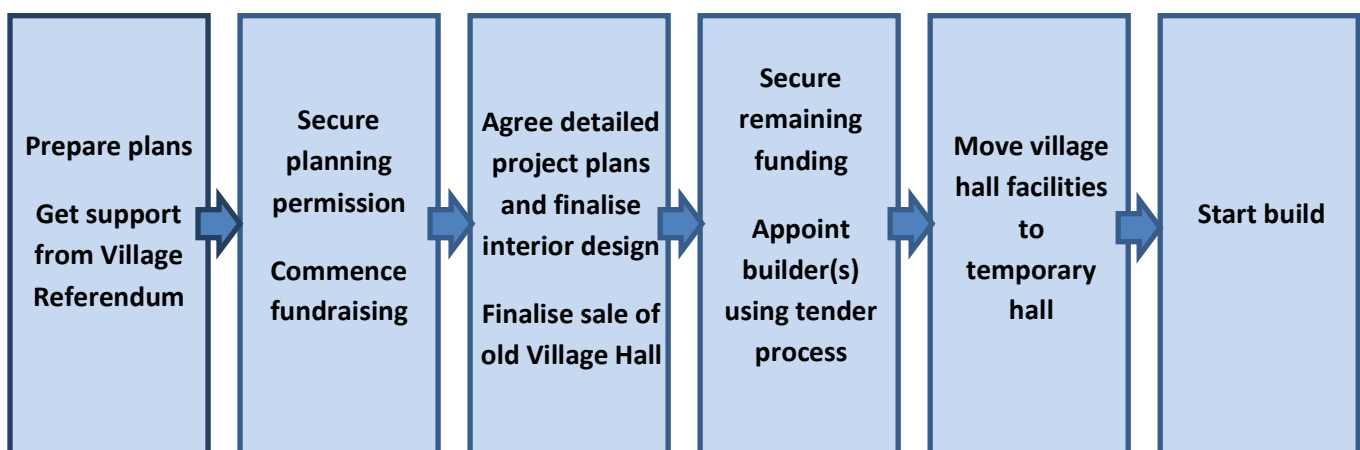
### Detailed Design and Bid Process 3 months

Once Planning Permission has been secured, detailed plans will be drawn up. These will then be sent out to tender to a minimum of 5 building contractors. A tender review to ensure bid compliance and best value will be carried out. Due to wanting to ensure a best price – the tender process will be commercial in confidence, until an award is made. The bids and the process followed will be made available as public information once the project is complete, as it is public funds we are spending.

### Build Phase

The groundwork's, rerouting of existing utilities, build of Village Pavilion and demolition of old cricket pavilion and ancillary buildings is expected to take 6-9 months.

A simple summary of major project milestones is as follows:



## Budget Costs and Funding

The Council have undertaken a budget income and cost forecast for the Village Pavilion Project. These costs are early project estimates and should be viewed for budgeting purposes only.

<b>INCOME</b>	
Estimated Value of Funds - sale of Village Hall	£550,000
Grant from Cricket England	unknown
Other Grants	unknown
Local fundraising	unknown
<b>TOTAL</b>	<b>£550,000</b>

<b>EXPENDITURE</b>	
Planning Permission for Affordable Housing flats on Village Hall Plot	£5,000
* including: Survey, Architects fees, Planning Application fees, Flood Risk, Assessment	
Planning Permission for Village Pavilion	£8,000
* including: Survey, Architects fees, Planning Application fees, Flood Risk, Assessment	
Referendum for Village Pavilion	£4,000
Building Regulations for Village Pavilion	£5,000
Demolition and disposal of Eco Existing Cricket Pavilion and ancillary buildings	£5,000
Build Cost of Village Pavilion, including car park and re-route of utilities	£400,000
Risk & Contingency (10% of build cost)	£40,000
Re-Paving of Eastfield Lane	£35,000
Re-layout of Eastfield Lane Junction with High Street	£5,000
<b>TOTAL</b>	<b>£467,000</b>

<b>BALANCE - to be discussed for Community Projects</b>	<b>£43,000</b>
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## Frequently Asked Questions

### **I've heard rumours about a New Pavilion and sale of the Existing Village Hall – what's being proposed?**

We are considering selling the existing Village Hall in Manor Road to make provision for affordable housing. It is proposed that planning will be limited to 1 and 2 bedroom flats, enabling some of the young people and people on low incomes in our Village an opportunity to buy their own property and stay in the Village where they grew up.

With the funds that are raised from the sale of the Old Village Hall we propose to invest them in rebuilding the Cricket Pavilion on Eastfield Lane and incorporate a Village Hall within this facility. We are proposing a beautiful building in keeping with the stunning location of the cricket pitch. This will then be a multi-purpose facility.

### **Will I get a say about this?**

Yes!

We will hold a referendum, so all Parishioners can vote whether to go ahead with the new build or whether to keep the existing Cricket Pavilion and Village Hall.

### **Do we need a New Pavilion?**

We have a fantastic opportunity to make best use of combining the needs of local sporting activities and Village Hall needs into one facility. The existing cricket pavilion is in need of replacement, so this would seem a sensible investment for the village.

### **There is already a Village Hall in Whitchurch Hill!**

We feel that it is key to our community to have a Village Hall that is accessible to all – and that being able to walk/cycle/roller-skate to it will ensure that all residents young and old are able to best use the facility.

### **Will we be without a Village Hall whilst the new one is being built?**

Yes. We anticipate this to be 6-9months. The Council will ensure temporary facilities are provided at the Church Rooms or Whitchurch Hill Village Hall.

### **What's going to be built on the old Village Hall site?**

We are proposing to sell the Old Village Hall for development as affordable housing. We propose a development of 1 and 2 bedroom flats to be built on the plot. We will ensure that Planning Permission is strictly limited to affordable housing, enabling some of the young people in our Village an opportunity to buy their own property and stay in the Village where they grew up.

**What's going to happen to the old Village Hall?**

The Village Hall facilities will be incorporated in to the New Village Pavilion proposed to be built on Eastfield Lane. The Old Village Hall will be sold and be replaced with affordable housing.

**What will happen if the funds from the sale of the Old Village Hall don't cover the cost of the New Pavilion?**

We will ensure that the design specification of the Village Pavilion meets our budget. A suitable contract will be drawn up to ensure the scope of works is clearly stated and understood by the successful contractor.

**What if there are funds left over from the sale of the Old Village Hall?**

If there are funds left over from the Village Pavilion Project – we will invest them into the Parish. We have already budgeted for the resurfacing of Eastfield Land and layout of the Eastfield Land/High Street junction.

**Is the New Pavilion going to be built in the same location as the existing Cricket Pavilion?**

It is proposed that the Village Pavilion will be built on the cricket pitch, on the Village Green – but to be relocated to the South-East corner to make best use of the sun, and to create distance between residents.

**What about flooding and water logging of the construction site?**

A Flood Risk Assessment is a pre-requisite for Planning Applications within a Zone 2 flood risk (which this is). Therefore the groundwork's and building design will have to be suitable to withstand flooding.

**Will my Council Tax increase to pay for the New Pavilion?**

No.

**What will the New Pavilion be used for?**

The Village Pavilion is to be available to all within the Parish. Residents and groups from outside the Parish may also hire it if available.