

Church Broughton's Community Plan



Church Broughton Village Meeting Places

May 2019

Village Meeting Places

1. Demand for meeting places in Church Broughton
2. Existing buildings, size, seating capacity etc
3. Potential options
 - Parish Church modifications
 - Methodist Chapel and Schoolroom
 - New Village Hall
 - Do nothing
4. Pros and Cons

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Is there a demand for a meeting space?

- Exercise classes – pilates, yoga, dance, chair-based exercise
- Ballroom dancing classes
- Concerts
- Parish Council meetings
- Table tennis
- Book cafe
- Pantomime
- Social events eg. parties, film nights etc
- Shop / cafe
- Desire for badminton
- Desire for a club for teenagers

Yes, definitely!

NOT EXHAUSTIVE

Existing meeting places

- School
- Parish Church
- Pub
- Methodist Chapel & School room
 - Ceasing of worship here means that some activities may need alternative venues, depending on what happens

Meeting Places demand & potential revenue

EVENT	FREQUENCY PER YEAR	DURATION HRS PER EVENT	HRS PER YEAR
Parish Council Mtgs	10	2	20
Table Tennis	12	2	24
Pilates	35	1	35
Yoga	35	1	35
Dance fitness	35	1	35
Ballroom Dancing	15	1.5	22
Chair-based Exercise	50	1.5	75
Book cafe	12	2	24
TOTAL			270

- Existing regular meetings amount to approx. 270 hours per year
- If all these were held in one venue at £10* per hour, annual revenue = £2,700

*reasonable hourly charge for meeting space

Meeting Places demand & potential revenue

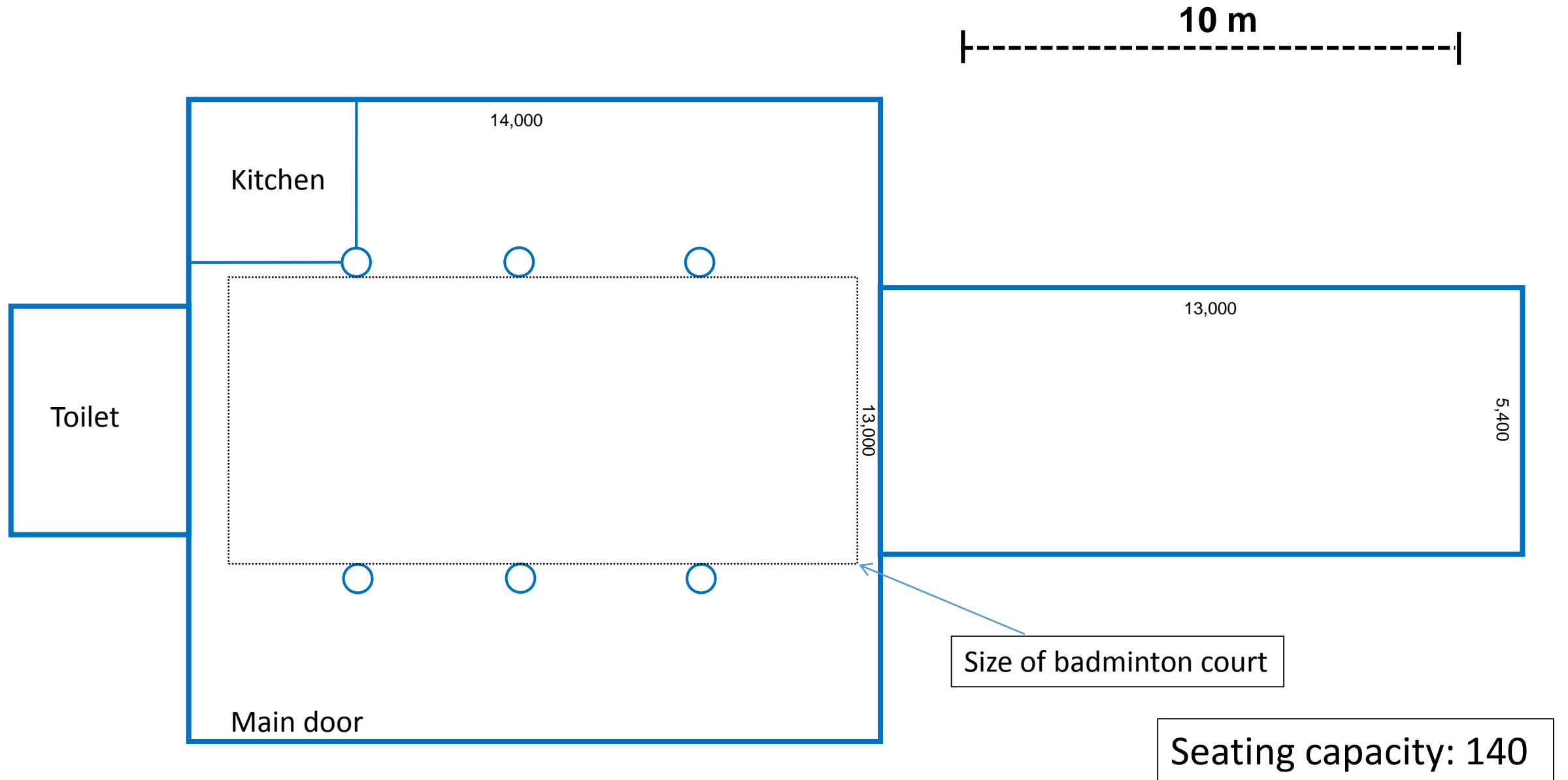
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Chair-based Exercise	50	1.5	75
Book cafe	12	2	24
Concerts	6	3	18
Film nights	4	3	12
Social events	12	4	48
Village Shop / Café	12	6	72
Pantomime	1	100	100
Badminton	80	1	80
TOTAL			600

- Existing regular meetings plus other potential meetings amount to approx. 600 hours per year
- If all these were held in one venue at £10 per hour, annual revenue = £6,000
- This is broadly consistent with assessment of other village halls, which also successfully cover costs

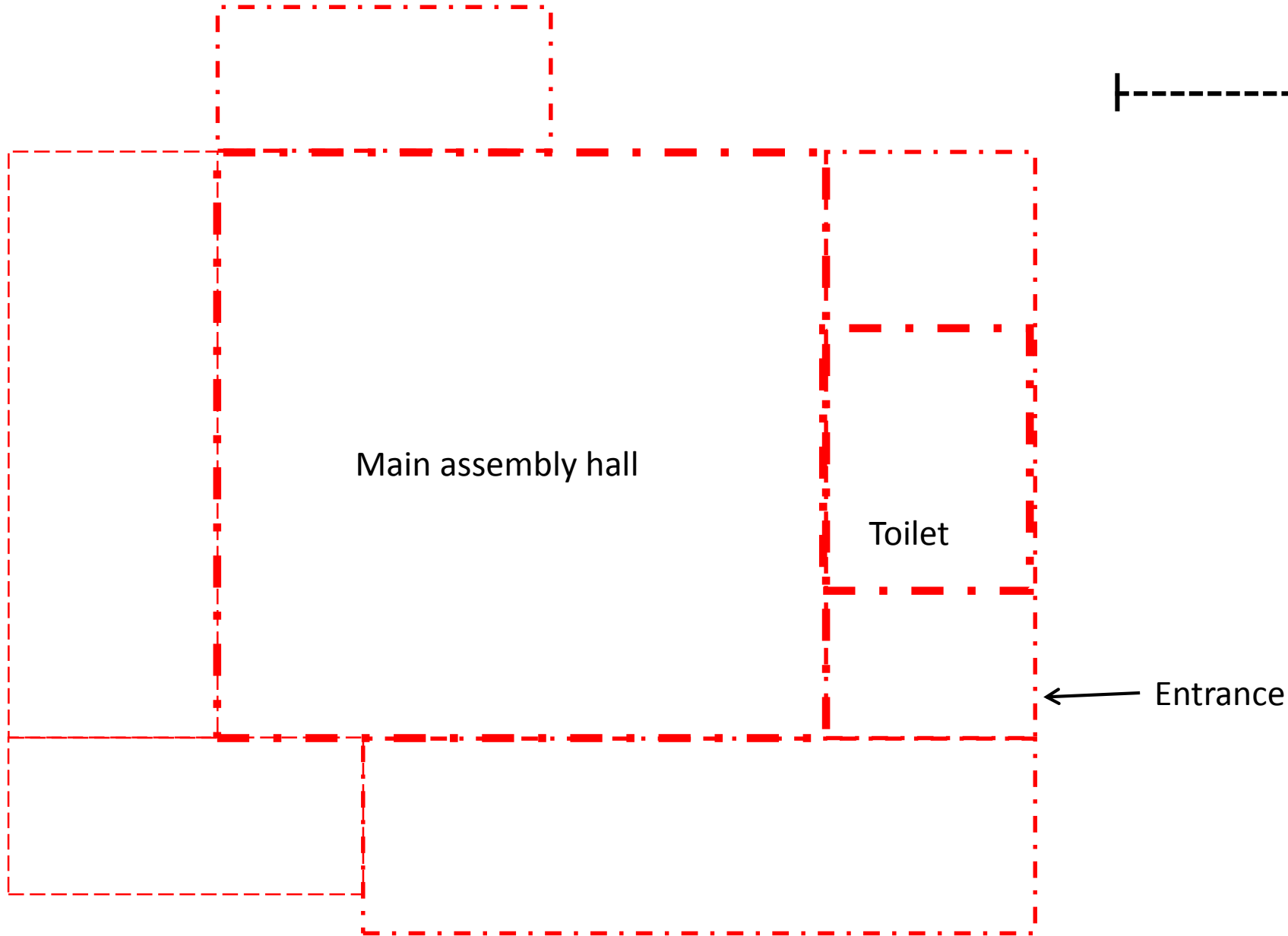
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Parish Church Plan



School Plan

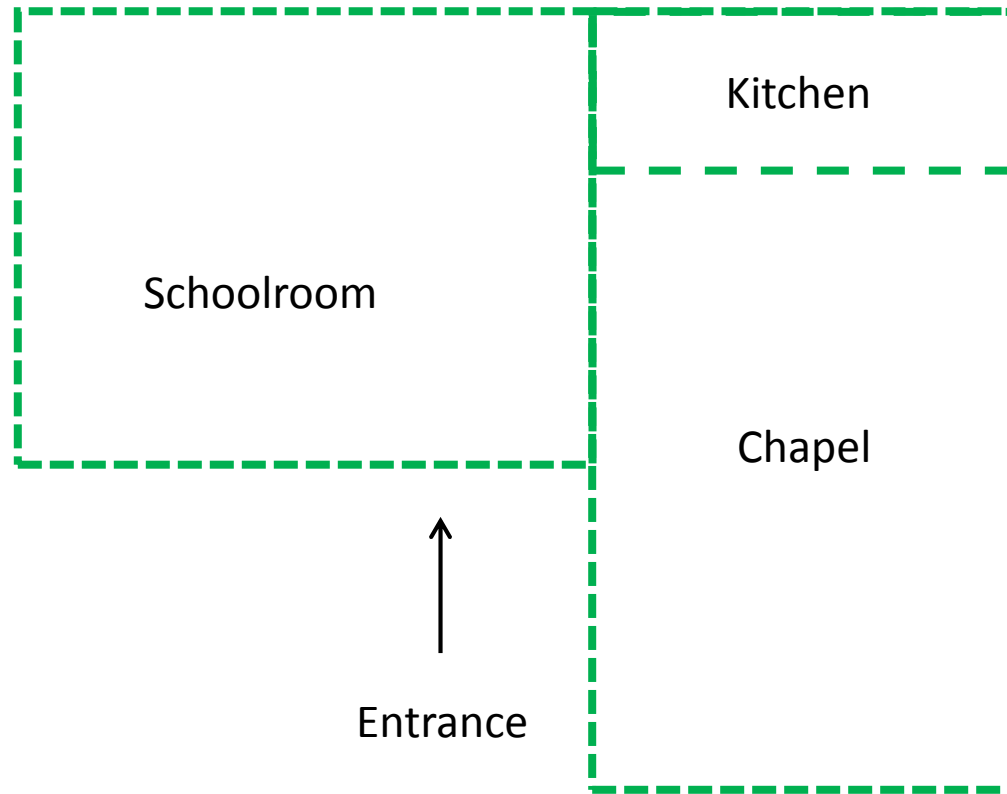
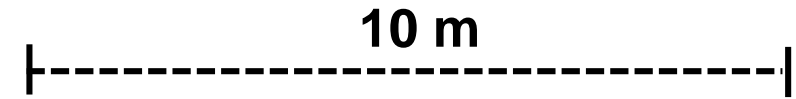


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Entrance

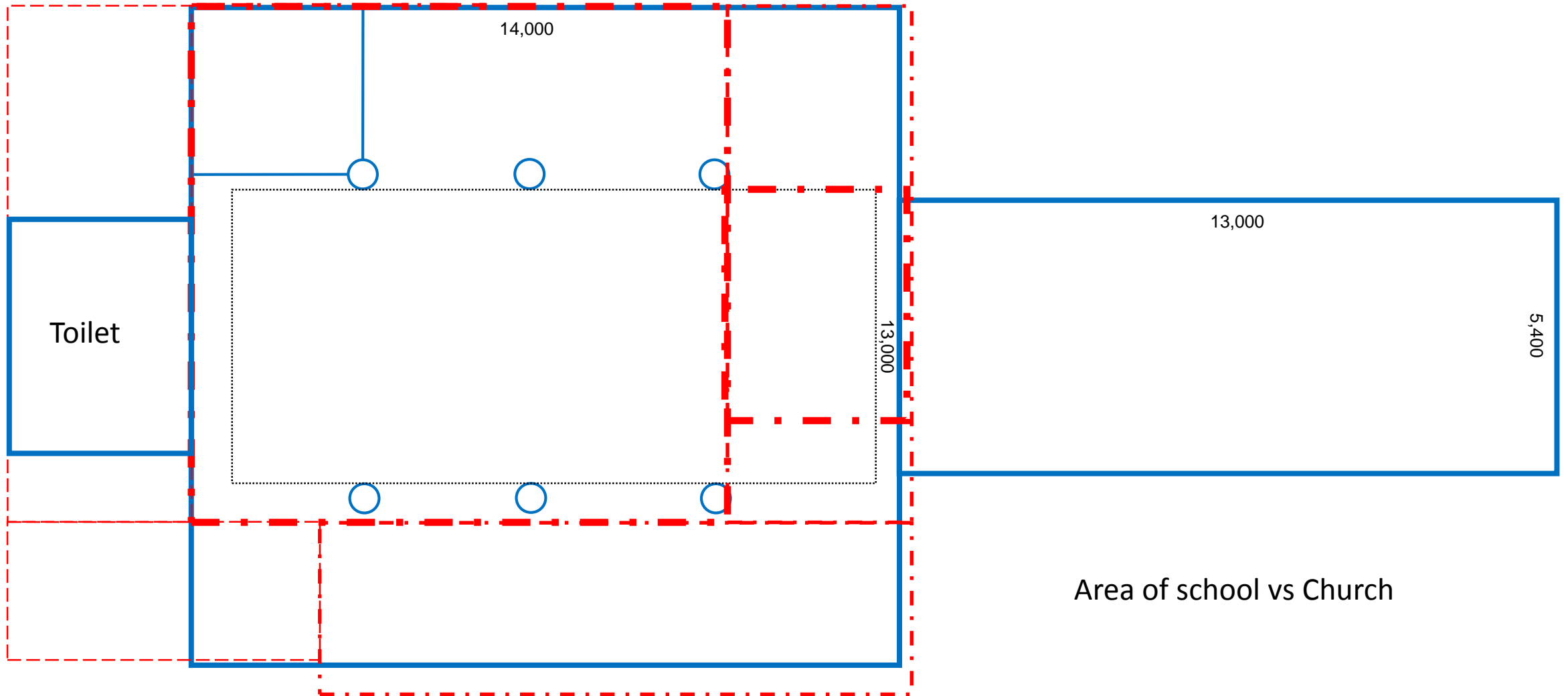
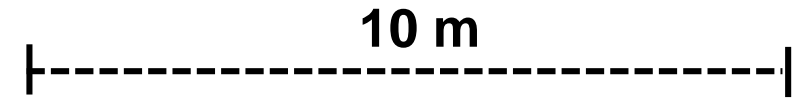
Seating capacity: 120

Methodist Chapel and Schoolroom Plan



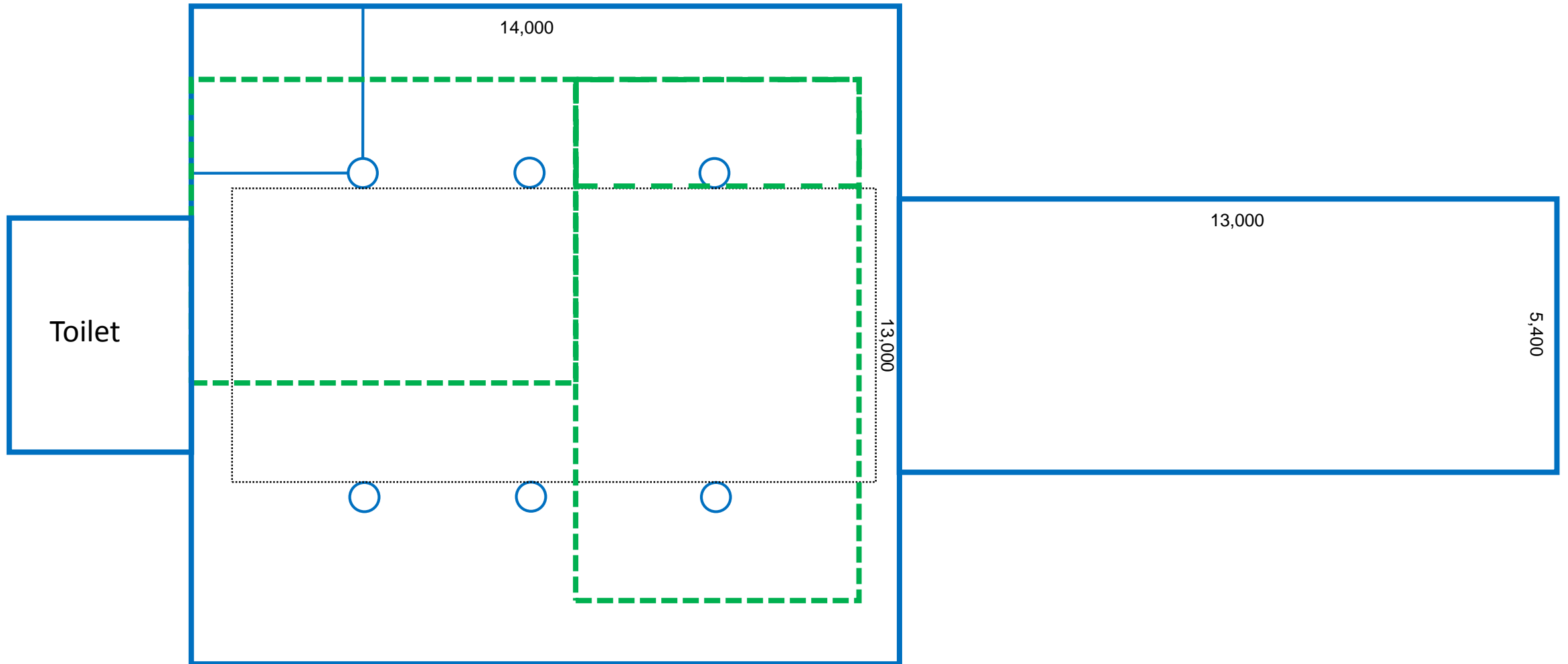
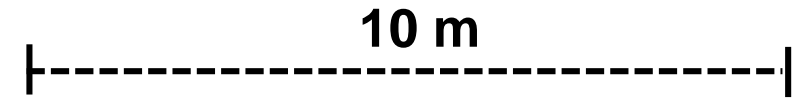
Seating capacity: 80?

Parish Church Plan with outline of school

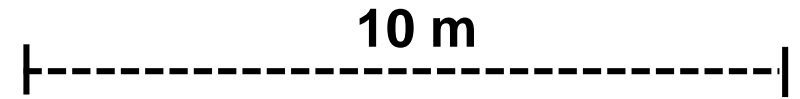
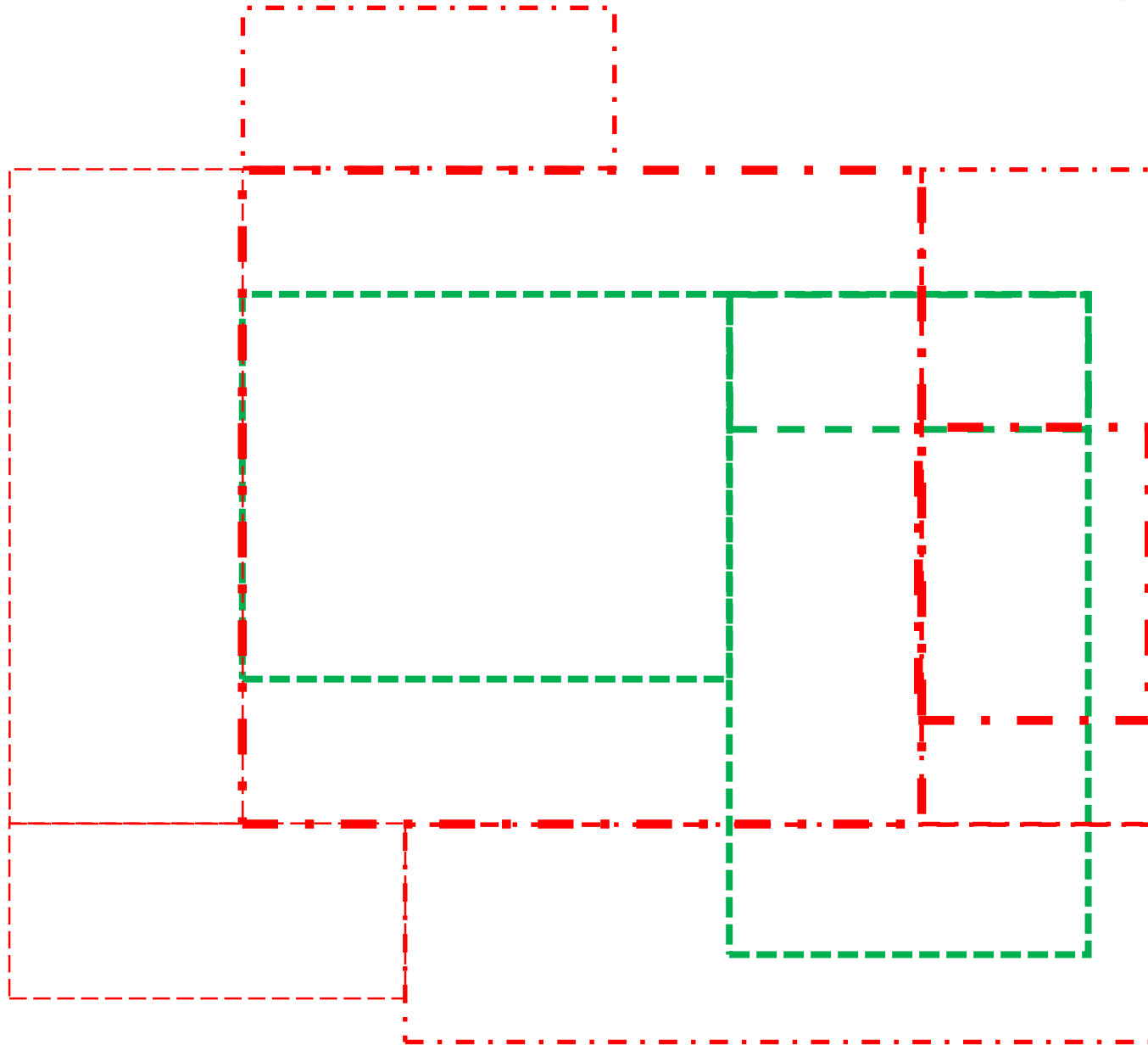


Area of school vs Church

Parish Church Plan with outline of Methodist Chapel & Schoolroom



School Plan with outline of Methodist Chapel and Schoolroom



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Parish Church – consultation to date

1. Potential options have been discussed with the PCC, the Church Wardens, the Diocese and the CLP steering group
2. The Church Wardens have the legal responsibility for the building and cannot delegate this responsibility;
3. The PCC and Church Wardens do not currently support the first of these two options but remain interested to understand the views of the community

Option 1: Parish Church

Create a large flexible space



Option 1: Parish Church

Create a large flexible space

- Remove all pews in the main area (nave), construct a new floor in timber
- Floor finished in oak including under-floor insulation and heating
- Acquire suitable chairs, estimated at £5,000 (150 chairs)
- Architect fees estimated at £7,000*
- Construction fees estimated at £30,000 inc VAT**
- **TOTAL ESTIMATE: approx £42,000**

Subject to consents e.g. PCC, Diocese, Historic England

* based on discussion with local architect

** based on survey and estimate provided by local builder

Option 2: Parish Church

Create a small flexible space (PCC preferred option)

- Remove a small number of pews at the back of the nave
- Consider levelling the floor in some way
- Acquire suitable chairs
- Architect fees ?
- Construction fees ?
- TOTAL ESTIMATE: substantially less than Option 1, say £15,000*

Subject to consents e.g. PCC, Diocese, Historic England

- No professional estimates have been sought on this option which is not yet specified, so this is an estimate based on a fraction of the cost of Option 1

Parish Church – other things to consider:

- Improve insulation, eg. “dry line” the walls, under draw ceiling, glass walls
- Screen between nave and chancel
- Improve the kitchen, consider incorporating a ceiling, extractor fan etc
- Upgrade the boiler
- Construct lockable area for equipment (eg. table tennis) or village shop?
- Improvements to foul water disposal may be required
- Install solar panels on the roof

Again, subject to consents e.g. PCC, Diocese, Historic England

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Methodist Chapel - consultation to date

- The Methodist Chapel has ceased holding services and has held discussions with representatives from the various groups within the village to discuss possible options for the future
- The building has been designated an Asset of Community Value (ACV); there is a Community Right to Bid if this asset ever comes up for sale, the owners can't sell to anyone during first six months
- The current owners would prefer to lease the building and are seeking a commercial rate

Option 3: Methodist Chapel & Schoolroom

Questions to consider:

- Do the village think that the building would make an appropriate space for community activities?
- Should we should pursue this option if an affordable lease rate can be agreed and appropriate refurbishment can be carried out?
- If the building is put on the market, do you think we should bid to buy it?

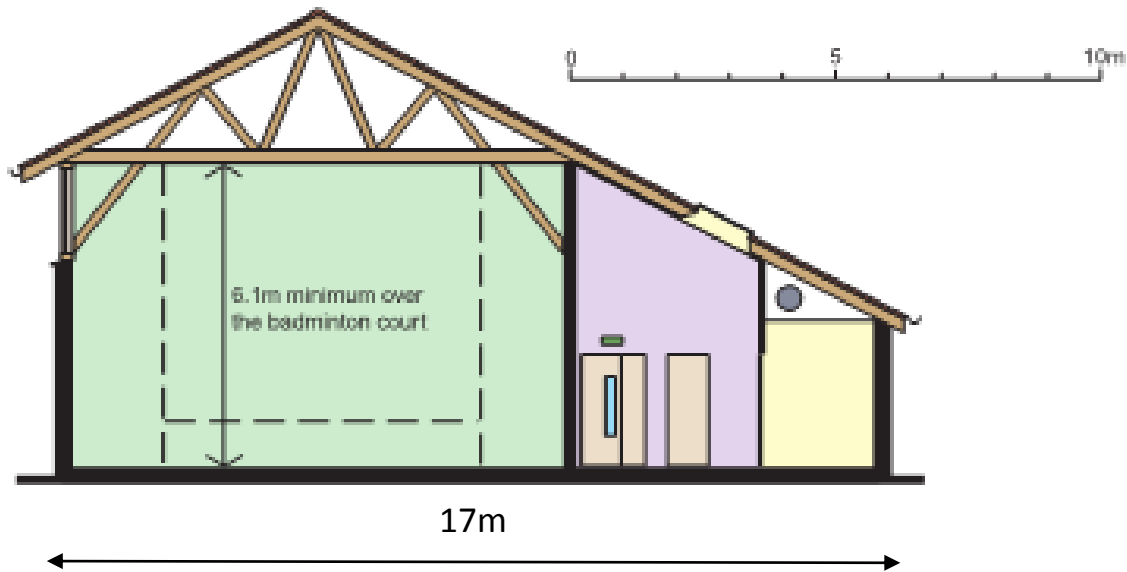
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Option 4 - potential New Build Village Hall



Possible New Village Hall (Sport England Paper)

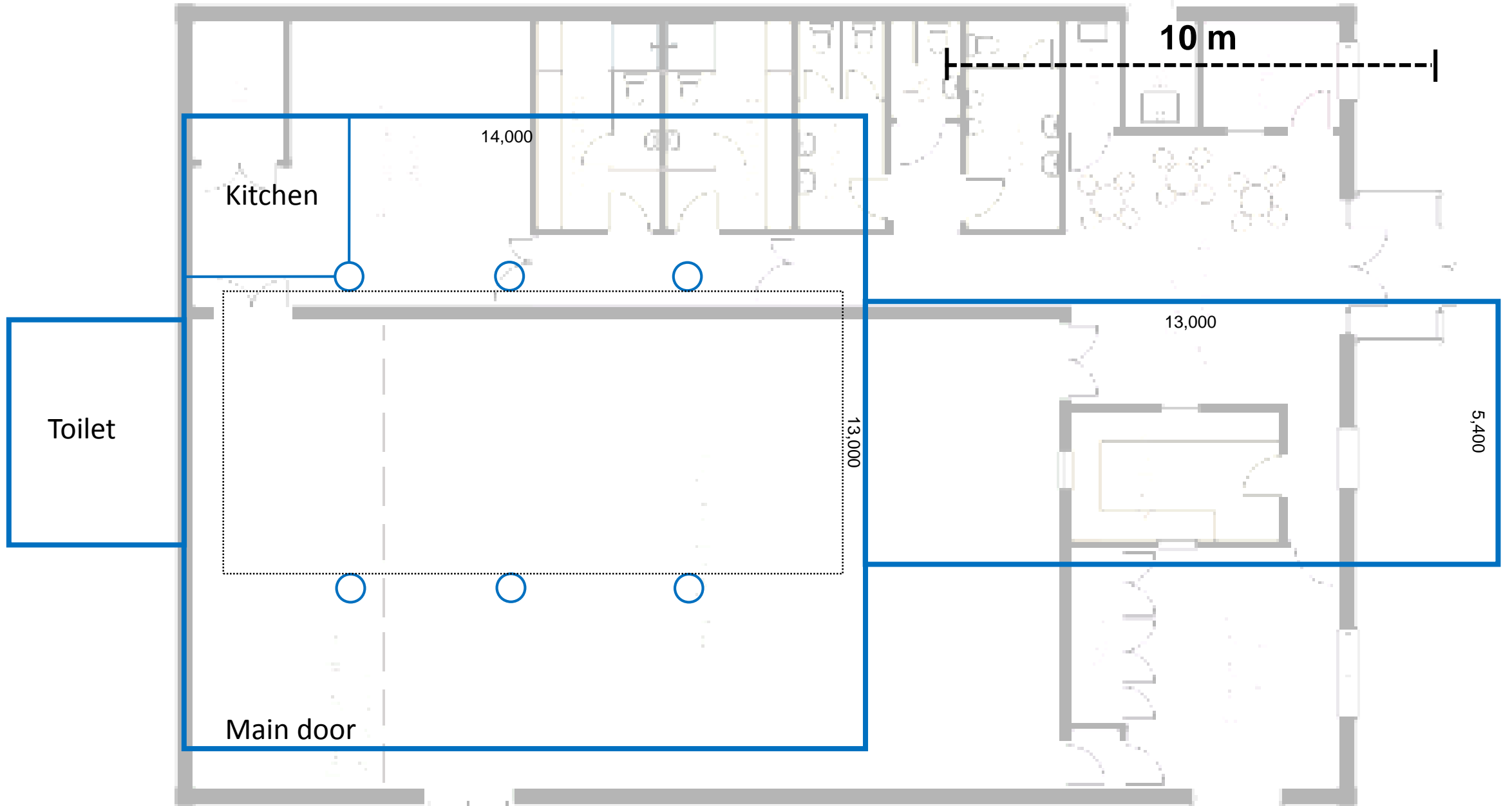


25m

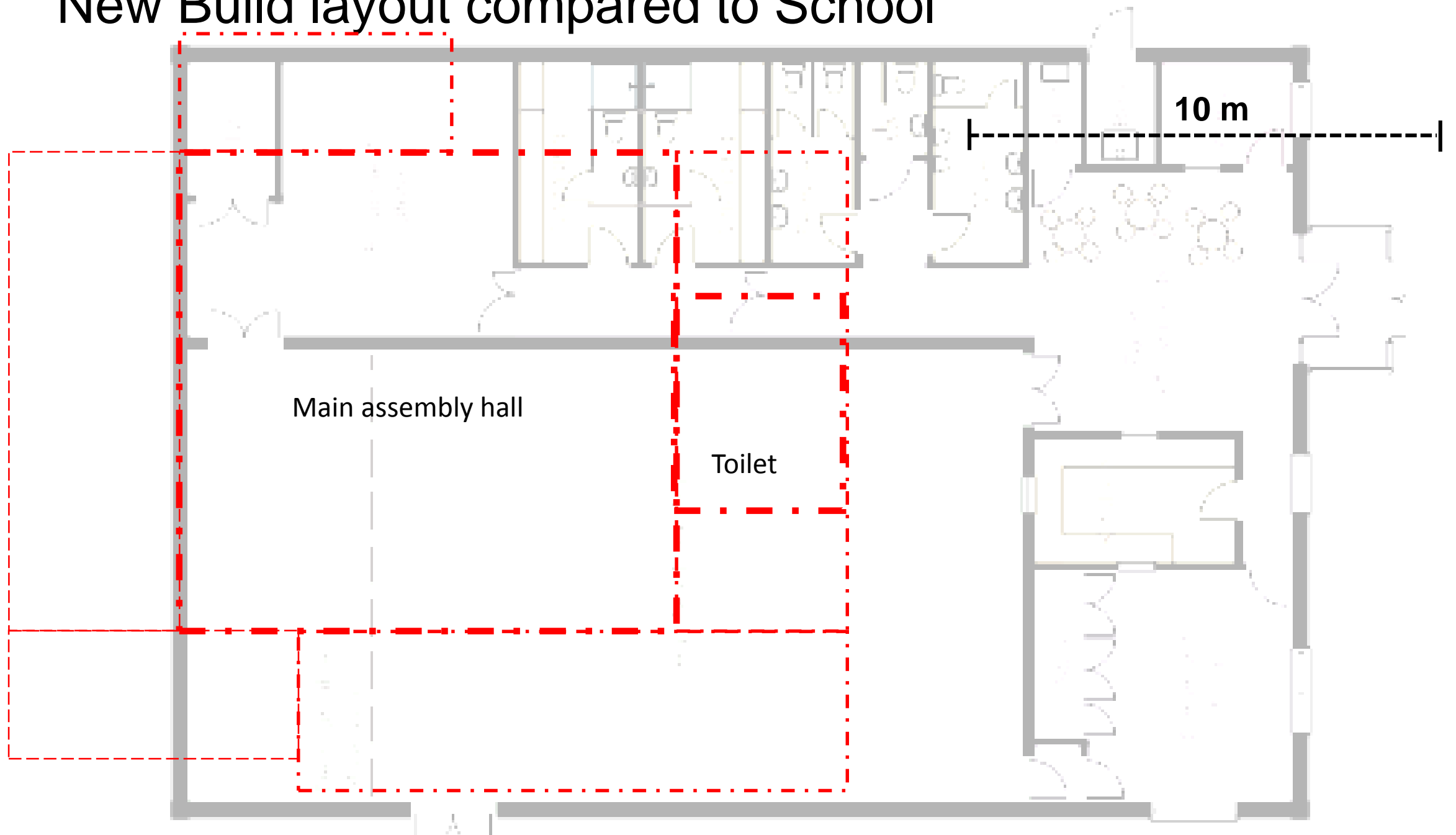
Seating capacity: 186



New Build layout compared to Parish Church



New Build layout compared to School



Option 4: Potential New Build Village Hall

- Based on Sports England design (25m x 17m), with hall large enough for badminton, exercise classes etc, demountable stage, possibly pantomime, kitchen, changing rooms, toilets
- Construction fees estimated at £425,000 (based on £1,100 per sq metre)
- Car park and other external works and services estimate £25k
- TOTAL ESTIMATE: £450,000 (excluding cost of land)

Key Challenges

1. Land location & planning permission

not necessarily the cost (because of grants and loans etc)

Option 4: Potential New Build Village Hall

Where to locate a new hall, some ideas....

- On the field with the football pitch
- Within the school grounds
- On the site of tennis court
- Other land around the village

Note: there has been no formal discussion with any landowners, these are simply ideas for thought and discussion

Sites that could potentially be considered for a new village hall
Subject to landowners and Planning Authority



New village hall on the site of the tennis court:



- Tennis court replaced with a multi use hall
- Could include village shop/cafe
- Playground unaffected
- Parking spaces
- Inside the Settlement Boundary as defined in the latest Local Plan

This is community land, in the custodianship of Village Hall & Playing Field Committee;
What does the community think about exploring this as a possible site?

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Option 1: Parish Church large flexible space – pros & cons

	PROS	CONS
Option 1 - Parish Church Large Flexible Space COST ESTIMATE: £42,000	Keep the church alive and may even increase the congregation	Not currently supported by the PCC and Church Wardens
	Relatively modest investment	Extensive and difficult additional permissions required from the Diocese, Historic England etc
	Largest flexible space in any current building	Possible increased noise for local residents
	Significantly enhance the usability of the space	Limited parking
	Could include a village shop / cafe	Investment may be at risk in the event that the Diocese sells the church
	Could potentially accommodate exercise classes, meetings and other functions	Cost of heating is likely to risk the viability in winter months
		Would need a dedicated team of volunteers to manage the space

Option 2: Parish Church small flexible space – pros & cons

	PROS	CONS
Option 2 – Parish Church Small Flexible Space	Lowest cost option, apart from doing nothing	Limited additional flexibility, may not provide much wider use for other activities
COST ESTIMATE: £15,000	May provide a more comfortable space for use as a café?	Would still require all the same permissions as Option 1
		Investment may be at risk in the event that the Diocese sells the church
		No improvement to heating effectiveness
		Heating costs remain too high

Option 3: Methodist Chapel – Pros & Cons

	PROS	CONS
Option 3 Lease or purchase and refurbishment of the Methodist Chapel	Could accommodate a village shop & café	Limited Parking
	Could accommodate some meetings, small exercise classes and small social events	Risk of disruption / noise for local residents
	Good central location	Limited space
	Not a listed building	Lease price may be prohibitive
		Costs of running may be too high eg. heating, rates etc
		Possible increased wear on unadopted road

Option 4: New Build – Pros & Cons

	PROS	CONS
Option 4 – New Build COST ESTIMATE: £450,000	Would create the most versatile, useful, thermally efficient space compared to any current building	Availability of land
	The village would be in control of the space	Planning permission may not be straightforward
	Could accommodate all required activities	Would need a dedicated team of volunteers to manage the hall
	Running costs would be significantly lower than existing buildings	Possible noise issue, although modern insulation / triple glazing will mitigate this to an extent

Option 5: do nothing – Pros & Cons

	PROS	CONS
Option 5 – do nothing	No fund raising required	Parish Church may well eventually close
	No volunteers required	Methodist Chapel will probably be sold for development
	The school will benefit from continued income	Difficulties with school availability and opening/locking up will remain

Options Summary

1	Parish Church – create a large flexible space by removing all the pews in the chancel (main area) and levelling / insulating the floor, introducing underfloor heating and flexible seating
2	Parish Church – create a small flexible space by removing a few pews at the back of the church
3	Methodist Chapel & School room – lease or purchase and refurbish to enable increased use and accommodate the activities which require only a relatively small space
4	New Village hall – find the land, raise the funds and construct a new, highly versatile and thermally efficient building which could accommodate all the desired activities in the village
5	Do nothing

We are keen to understand what the community would prefer, recognising that we won't be able to do all of these; responses to a questionnaire will be welcomed

THANK YOU; ANY QUESTIONS OR COMMENTS?