

Congresbury New Village Hall / Community Centre



Village survey – March / April 2019

Why should you support the Parish Council taking a loan, for the new building?

For more information about the new building please see the project website -
<http://www.congresburyvillagehall.co.uk/>

Facebook - <https://www.facebook.com/congresburyvillagehall/> and



<https://www.facebook.com/CongresburyCommunityCoffee>

Twitter - @congresburynvh

More information about a Public Works Loan can be found here
<https://www.dmo.gov.uk/responsibilities/local-authority-lending-pwlb/parish-councils-and-drainage-boards/> .

1 Summary

During March / April householders are being asked whether they support the Parish Council taking out a loan to part fund the cost of building the new Village Hall / Community Centre. The new building project is managed by Congresbury Village Hall Limited a Charitable Community Benefit Society (the society). It will also manage the new building once it is open.

The simple survey can be completed online at <http://www.congresburyvillagehall.co.uk/> or by returning the survey form which is being delivered to each house. **Only one response per household.**

A loan would only be taken out if:

- **The other funding required has been confirmed, and**
- **Full planning permission has been granted.**

A loan of £500,000 will be a big step forward for the project and indeed for the many volunteers that are involved.

2 Why should I complete the survey?

Do you want a new building that will provide the following facilities and activities and more as it develops?

What else can you buy for 29p to 85p a week (depending on your council tax band) and see the fruits on your doorstep for generations?

Large hall	Bar	Meeting space for clubs, societies	Sports club facilities
Skittles Alley	Community café	Cinema club	Party venue for hire
Theatre & Arts venue	School holiday activities	Social Prescribing / Wellness facilities / activities	Music/band nights

The Parish Council need to know the village want this building and are prepared to pay more on their council tax. They will not make a loan application unless as a village we make it clear that is what we want.

3 What relevant experiences does the project team have?

- The Development Committee has a wide range of relevant experience including project managers and volunteers who have been or are involved in community organisations and or the building and running of community buildings, including some ex parish councillors e.g.

Community organisations:

- Setting up and running Congresbury Youth Partnership.
- Chairing Congresbury community transport, village fete committees, the George V trustees, and cricket, tennis and Recreation clubs.

Community buildings:

- Congresbury Football Club: Broadstone Playing Fields Football Changing Rooms: Designer and Project Manager– Value £400k
- St Peters Hospice Bristol: Oak Framed Garden Room and Patients Therapy Centre: Designer and Project Manager – Value £500k
- Tamar Court, Worle Weston Super Mare: 65 special care flats and dementia day centre – Project Manager - £10m
- Weston Hospice, Uphill Weston super Mare: Well Being Centre: Designer and Project Manager – Value £500k
- Broadoak School, Weston super Mare: New Secondary School: Project Manager – Value £9m

4 What has the project achieved so far?

- The first community group in the UK (that was not Parish or Town Council led and there were only three of those) to obtain a Community Right to Build (CRtB) order. This is the equivalent of outline planning permission. The referendum saw 70% of voters (772) supporting the proposal for a new multi-use village hall / community centre.
- Grant funders have supported us with nearly £59,000 of grant funding including:
 - Homes and Communities Agency - £ 21,000
 - My Community - £ 23,500
 - Power to Change - £ 10,000
 - Bristol Airport - £ 1,750
 - Parish Council - £ 1,500
 - Tesco Bag Scheme - £ 1,000
- Been offered up to £ 100,000 investment in the Community share offer – Power to Change.
- Opened the new Community Coffee shop @Bridge House.
- Raised £37,600 through fundraising activities and donations.
- A pool of over 110 volunteers.
- 33 local businesses have supported the project.
- Current cash reserves of £24,400 which will be used to discharge the CRtB order conditions to receive full planning permission.

5 How much will it cost and where will the rest of the build cost come from?

Currently we have a relatively simple estimates based on national database figures. We are using £1.9m as the target but we will not have an accurate figure until the work has been tendered and a contractor appointed. That will not happen until we have all the funding confirmed or in place.

With a loan of £500,000 and another £400,000 coming from the Community share offer, this will make £900,000. This significant sum will significantly improve our chances of persuading potential grant funders – see the table on page 5– that this is a project worth supporting.

6 What is the risk the new building will fail at a future date?

The impact of the building failing would be significant. But how likely is that to happen? We believe this is extremely unlikely - why?

- We are no different than other villages manage their buildings successfully. We have two local examples Claverham village hall has been open since 1999 and has cash reserves of £175,000 (31/3/18). Shipham village hall, which does not have a bar, has been open since 2005 and has cash reserves of £63,500 (30.6.18).
- The significant advantage the new building will have is the £80,000 of income already generated by users of the Recreation club; the cricket and football teams, the tennis club and the various skittles teams. This will be approximately 50% of the income of the new building. Additionally Congresbury has a significantly larger population. The 2011 census showed the population as 3,497 compared to 1,437 for Claverham and 1,087 for Shipham.
- Registered with the Financial Conduct Authority our rules dictate how the Board of Directors / Management committee must run the society including reporting and keeping members updated. All shareholders will be members and can put themselves forward as a community director or to be on the management committee.
- The society has the ability to raise money through an open ended Community share offer once the new building is open. This should be eligible for 30% tax relief.

7 How can you be confident the new building will generate the surplus profits to reduce the rise in my council tax in future years?

As a charitable Society surplus profits have to be used for the benefit of the community. After the building has been open for about 3 years the income and costs will have settled down.

We have spent a lot of time reviewing our budget projections to ensure they are valid and realistic. The figures reflect the following:

- Actual income passing through the Recreation club and Community Coffee @ Bridge House.
- Existing variety of activities taking place in the village.
- Benchmarking of the premises etc. costs with the figures from the 2018 accounts of Claverham and Shipham village halls.

The projections are currently being independently reviewed by a consultant from Locality - <https://locality.org.uk/about> - the national membership network supporting local community organisations to be strong and successful.

8 What is plan B if the full amount cannot be raised?

Plan B would see a phased approach to the building. Our Architect's Stride Treglown has prepared one option for us which would see the building's footprint reduced by approximately 17%. The remaining part of the building would be built as funds become available.

This is not our preferred option as it would cost more overall.

9 Where do the project team expect the other funding to come from?

Source	Potential amount	
Community share offer	£ 400,000 minimum	- Pledges totalling £288,000 were received including a couple pledging £150,000 subject to the community investing £250,000. We believe this is achievable especially as many people thought the pledge was for a donation rather than an investment that can be withdrawn. - Power to Change has offered upto £100,000 equity investment in the share offer, subject to a formal application.
Grant funding	Maximum grants available	The wide variety of users and activities will mean we will be able to approach a range of funders for specific activities as well as the major funders. The following major grant bodies will be approached for funding;
The National Lottery Community Fund - Reaching Communities	£10,000	
Power to Change Communities Business Fund	£300,000	
Sport England Community Asset fund	£150,000	
Landfill Communities Fund	£50,000	
Energy saving grant schemes,	Minimum £20,000	
Garfield West Foundations	£100,000	
Esmee Fairburn Foundation	Various	
Payments from new housing developments – (s106 / Community Infrastructure Levy)	Various	Amounts only paid when the development is finished
Buy a brick scheme including gift aid	£24,000	
Fundraising activities / donations, including Community coffee profits 2019 / 2020 and gift aid	£30,000	