

Feasibility Study for a Replacement Modular Building for Tunstead



Example unit

Tunstead Village Hall Committee - who we are

- Represent a village of around 950 people
- Trustees and custodians of the village hall and recreation ground on behalf of Tunstead Parish Council
- Objectives – The provision and maintenance of the village hall and recreation ground off Market Street, Tunstead
- Usage – Space for meetings (both public and private), lectures, classes and other forms of recreation and leisure to improve the conditions of life for the inhabitants of the village of Tunstead and Sco Ruston
- A registered charity
- Small charity with an income of £5,000 PA

Amenities

- Recreation ground of 1.5 hectares
- Modular building (13 Metres by 4 Metres) used as a village hall
- Children Play equipment (installed 2013)
- Modular building (12M by 3M) used as changing room for sports activities
- Storage container (12M by 3M) used to hold village fête equipment, safety barriers, spare chairs and tables
- Grass area used as football pitch
- Grounds surrounded by chain link fencing

Current activities within the village hall and recreation ground

- Coffee mornings
- Fortnightly evening bingo sessions
- Parish council meetings and annual parish meeting
- Annual village fête and dog show with displays of agricultural equipment, historic military vehicles and classic cars
- Display of public services – Police, Fire and Rescue services
- Informal use of children's play equipment
- Organised sporting activities during school holidays
- Safe and enclosed area for exercise on the rec. ground for people and dogs

Current activities within the village

- Fundraising events including
 - Yard Sale
 - Entertainment evenings
 - Raffles
 - Village-wide monthly draw (200 club)
 - Craft fair
 - Photo competition
 - Village picture calendar

Past activities held within the village

- Quiz nights
- Parent and toddler group
- Tractor and agricultural equipment rallies
- Chess club
- Football team
- Gardening club

Proposed activities

- Lunch club
- Lectures and Demonstrations
- Re-establish quiz nights
- Re-introduce parent/toddler sessions
- Set up before and after-school clubs
- Promote hire of hall as a function room
- Re-establish village sports teams
- Youth meeting centre

Status of the current modular building

- The current modular building is beyond its serviceable life
- Services – electric, water and drainage exist
- Poor insulation means that heating bills and environmental impact is high
- Seating and tables well-worn and require replacing. Tables and chairs cannot be stacked; no provision for creating an open space
- Kitchen facilities in an open-plan setting. This limits the type of food that is available
- The only toilet facilities are in a nearby building which is not accessible either
- Accessibility is limited due to high profile of the building entrance
- Informal car parking (on grass)
- No outside lighting – increases the hazard when holding evening events
- The lane is not tarmacked. Maintained voluntarily

Project outline

- Replace modular building used as the village hall. Ensure accessible entrance
- Accessible lavatory within the building
- Door to accommodate wheel-chair access
- Kitchen which can provide light lunches and refreshments for 24 people
- 6 tables seating 4 people on each for a meal
- Additional tables and chairs to accommodate 40 people at an event
- Stackable tables and folding chairs to permit an open space to be created within the body of the building
- Storage area for chairs and tables. Also storage area for parish documents

Costs

Building cost	30K
Modify to install accessible lavatory	4K
Specialist foundations for ground level, accessible entrance	12K
Tables (10)	1K
Chairs (40)	1K
Kitchen equipment – cooker, fridge, freezer, sink, worktop, serving counter or a pass	5K
Installation of wheelchair accessible ramp	1K
Disposal of old modular building	2K
Transport costs for new building	1K
Disconnection and reconnection of services	2K
Contingency (e.g. legal fees, planning authority fees)	6K
Total costs	65K

What next?

- Inform – Seek stake-holders by using local paper article, village web site, parish newsletter
- Seek feedback – on the project options
- Promote chosen project through public meeting
- Establish project – seek team to suit project, timeframe, resources needed (skills, material, money) and determine initial burn-down rate
- Seek grants for project shortfall – before starting project apply for suitable grants
- Initiate – check resources and cashflow meets the project needs
- Project progress – during the life of the project review of timeframe and resource against burn-down plan
- Re-prioritise if necessary to meet project success
- Inform community – use local paper, web site, parish newsletter of progress and outcome