

Notes of Parish Rooms Working Party (PRWP)

Wednesday 22nd March 2023
in the Parish Rooms Hundleby
at 7.00 pm

Present

Parish Councillors

Tennis Club (TC)

Christine Parker

Sharon Randles

Jenny Caitlin

Steve Lancashire TC Chair

Lynette Corten-Miller Chair

Philip Madison

Hundleby residents

David Stonehouse

Emma Morris

Sarah Boulton

DC Architectural Services

David Biggadike

1 Chair opened the meeting and welcomed everyone.

2 The purpose of the meeting was to receive the results of the Feasibility Study into the fitness and future of the Parish Rooms. Concerns were first raised about the Parish Rooms in 2019. Under the previous Chair David Cartwright the PRWP was formed to consider the issues and explore possibilities. Covid slowed progress. A village wide survey took place asking villagers views and yielded a 34% return. The Parish Council resolved to conduct a Feasibility Study. In November 2022 they selected DC Architectural Services for the job. The Chair thanked the previous Chair for all his hard work in bringing the project into being.

3 David Biggadike (DB) presented his 15 page report which is attached in full. He summarised his findings to the meeting. In brief he outlined the options and possibilities, current use of building, slightly underused and difficult to attract new user groups due to limited parking,

space and storage. His report notes the condition of the building, cold, damp, inefficient and what it might take to rectify those issues. He outlines the possibility of a new hall elsewhere, considers two sites, suggests the Tennis Club as the preferred site and costs options. He concludes with a cost benefit analysis of each for discussion. Chair thanked David for his report.

People at the meeting were surprised at how accurately DB pinpointed the building issues and their impact on user groups/potential user groups. People noted minor refurbishment costs at £50k leaves major issues unaddressed major refurbishment costs at £250k leaves major issues unaddressed the costs of a new build being £550k provisional costings at this stage

4 Steve Lancashire has been Chair of Tennis Club (TC) for one year. He told the meeting that TC have investigated their legal position in relation to their site. They may develop their land. They may not sell it. They are committed to a joint venture and we would investigate shared terms of ownership and governance. They believe we are stronger together and can apply for a wider range of funding options. These could be e.g. Levelling Up, Lottery, Sport England and the Lawn Tennis Association. Parish Council owns the Parish Rooms.

5 Councillors expressed concerns about people's natural reactions of fear and resistance to change. That the Parish Rooms (PR) mean a great deal to many people. The history and memories of almost 100 years of community use. The lovely vintage rooms and the great attachment many people have for the place. Councillors recognise that although we are an older demographic, things change and younger people and families move in.

6 Residents and Councillors expressed hopes for the future. The possibility of having a village community hall at the centre of the village with tennis courts and outdoor green space. The Tennis Club is a beautiful site. Steve and Sharon warmly invited people to visit and attend their events. A new build gives the potential of plenty of parking,

a larger hall for community activities and parties. A kitchen, store room, changing rooms and smaller meeting room. Residents spoke of the wish to provide a space for families, children and more activities

7 The sequence of events is to be getting the information out into the Community. It will be on the April Parish Council agenda and that will then place the feasibility study in the public domain. Councillors would like to hold a series of open meetings to display options and seek views. These could be held in the PR and later at TC.

Councillors expressed their commitment to working with the community. Councillors and residents stated that whatever happens will take some time to develop a facility for the future of the village. One advantage of a new build is that the existing Parish Rooms would remain open and in use. Councillors would have to decide at the appropriate time what would happen to the Parish Rooms. Councillors are concerned that people may think the Parish Rooms could be sold for redevelopment. It is not yet known.

8 Councillors expressed concern about the future burden of costs on villagers should it be borne on the Precept. Others were optimistic of funding bid success. Funding offers would be secured before building would start. Examples were given from experience e.g using professional bid writers and successful bid awards.

9 Overwhelmingly the feeling of the meeting was to go for option 4. TC are taking option 4 to their Management Committee. Councillors committed to discussing at full Parish Council and taking public consultation forward.

10 Chair thanked everyone for attending and closed the meeting.

the end

1 attachment