

## Village Hall Project Team

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Names marked with an \* are members of the Cullum House Community Forum.



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This is a special edition of the Hawstead Journal dedicated solely to the Village Hall project.

It is now over 3 years since the old village hall was damaged beyond repair in the October storm. Since then a great deal of work has been done by the Community Council - but we still do not have a new hall!

The aim of this special edition is to present the whole community with the current state of affairs and to ask you to vote one more time for the option you prefer. Included in the journal you will find a ballot paper offering you four options:

**Large Hall** - as already designed, costed and approved by the village

**Cullum House** - renovated and with suitable car parking, toilets and disabled facilities added

**Revised Smaller Oak Framed Hall** - of similar proportions to the old one which blew down

**Do Nothing/No new village hall** - use facilities that exist in other neighbouring villages.

We have included the option of the **Revised Smaller Oak Framed Hall** based on feedback from the village. This feedback indicated that there were major concerns about the large size and cost of the new village hall as originally proposed.

The following pages give a short resume of each option and a comparison chart to help with your decision. The approximate costs and funding of each option are also covered.

A small exhibition including photographs and layout drawings covering all options will be on display in Hawstead church on Saturday 25th March 2006 between 11.00 am and 3.00 pm. Members of the project committee and the MD of English Heritage Buildings East Anglia will be present.

Details of all the members of the Village Hall Project Committee, the Community Council, the Parish Council and the Parochial Church Council are also provided to enable you to discuss any aspect of the project on which you need clarification.

We hope that all members of the Hawstead community will participate in making this decision. This is your chance to have your say and you can speak to any of the people involved (in confidence if so required).

***Speak up now:  
after the vote will be too late!***

The following table summarises the estimated cost and funding status of each building:

	<u>LARGE</u> <u>HALL</u>	<u>CULLUM</u> <u>HOUSE</u>	<u>REVISED</u> <u>SMALLER HALL</u>
Area m2	300	90	220
Cost	£430,000	£445,000	£238,000
Cost per m2	£1,430	£4,940	£1,080
Funds Available:			
Community Council	£60,000	£60,000	£60,000
Diocese up to	£75,000	£75,000	£75,000
BSE Council	£25,000	£25,000	£25,000
<b>Total</b>	<b>£160,000</b>	<b>£160,000</b>	<b>£160,000</b>
 Balance to raise £'s	 £270,000	 £285,000	 £78,000

## Funding

The Community Council has in excess of **£60,000** on deposit (the proceeds of the insurance claim on the old Village hall).

The Diocese of St Edmundsbury and Ipswich has stated that should the Community choose to build a new community facility instead of purchasing Cullum House they will make a donation up to **£75,000** to the P.C.C. which could, at the discretion of the PCC, be put towards the new building. This would only become available when the community has secured sufficient other finance to complete the project and Cullum House has been sold.

The Diocese would also require that the churches within the Hawstead Benefice be given rights of occasional use, the details of which are to be agreed.

St Edmundsbury District Council has promised a grant of **£25,000**.

Other possible sources of funding include:

- ◆ Big Lottery Fund
- ◆ DEFRA Rural Enterprise Scheme
- ◆ Landfill Tax Fund
- ◆ Garfield Weston Trust
- ◆ Suffolk County Council
- ◆ Lloyds TSB Foundation
- ◆ Awards for All

## Large Hall



This is the hall as originally proposed by the project group.

It has a total footprint of **300m<sup>2</sup>** (50% larger than the old hall).

The budgeted cost in 2004 was **£410,000**. Today it would cost approx. **£430,000**.

The Community Council now considers this building to be too large for the size of the Hawstead community.

Funding the construction of this building will take a considerable sustained effort and no timetable can be put on obtaining sufficient funds.

## Cullum House



Cullum House is held by the Barchester Trust for the Church of England schools who now wish to sell it. There is therefore the opportunity for the village to acquire the freehold and use it as a community building for the market rate of approximately **£345,000**.

Additional costs include legal fees and stamp duty, the costs of renovation, decoration and adding suitable heating, kitchen, toilet, disabled and car parking facilities. Cullum House is a grade II listed building. One thing in favour of this option is that the land comes with it, as opposed to the green being common land.

Current indications from St Edmundsbury Council are that change of use from residential to public use would be looked upon favourably if there was no other alternative. Should planning permission for change of use be granted, it would include restrictions on numbers of vehicles, numbers of people in the building, and possibly hours of use.

The total ground floor area is about **90 m<sup>2</sup>**. The school room itself is approximately **50m<sup>2</sup> (9mx5.4m)**. The possible cost for this option is the region of **£445,000**, though this cannot be finalised until a full survey of the building could be undertaken and plans drawn up and costed. Should this be the preferred option the diocese would allow a six week period for this to occur when the current tenants vacate the property at the end of March.

## Revised Smaller Oak Framed Hall



The “**Revised Smaller Oak Framed Hall**” is an oak framed building by English Heritage Buildings and the design we have chosen is based on the building pictured above. This building is situated close to the junction of the A12 with the M25. EHB also has a show building at Wyevalle Garden Centre in Bury.

This building provides a hall, a large meeting room, a kitchen, a storeroom, foyer and toilets. It is quick and relatively easy to erect, easy and cost effective to run and maintain.

From planning approval, completion can be within 6 months.

Its overall footprint is approx **220m<sup>2</sup>**.

The budgeted cost for this option is **£238,000**.

**This is the option recommended by the Community Council.**