



# GLATTON VILLAGE HALL DEVELOPMENT PROGRAMME

## Analysis of Refurbishment & “Do Nothing” Options

V1.1 Dated: 17<sup>th</sup> October 2020

1. **Introduction** Glatton Village Hall (GVH) is a registered charity (No 302636) and is held in Trust by the Village Hall Trustees, who are also the Village Hall Committee.

At a meeting on 30<sup>th</sup> June 2020 the Village Hall Committee agreed the formation of a Development Group to examine options for refurbishment of the village hall and the rebuilding of a new village hall. The Development Group would also examine the “Do Nothing” Option. The Refurbishment and Rebuild Options would be carried out simultaneously and would inform the Trustees in their future planning. This paper documents the conclusions of that work, and the recommendations made to the VH Committee (the Trustees). The work took the Development Team 16 weeks to conclude.

2. **Starting Point & Reference Documents** The Village Hall Committee commissioned a Building Condition Survey in May 2020 and this was carried out by Gowers Surveyors of Stamford. The report was delivered on 18<sup>th</sup> of May 2020 and can be viewed at: <http://gpc.glatton.org.uk/wp-content/uploads/2020/06/Glatton-Village-Hall-Condition-Survey-2020.pdf>

A separate Asbestos Survey was commissioned in July 2020 and this was carried out by Amosite Ltd and their report was delivered on 14<sup>th</sup> August 2020. It can be viewed at: <http://gpc.glatton.org.uk/wp-content/uploads/2020/08/Asbestos-Management-Survey-for-Survey-Glatton-Village-Hall.pdf>

A “Community Survey” was carried out in May 2020 to assess what value Glatton’s Parishioners placed on their Village Hall. An analysis of this survey can be found at: <http://gpc.glatton.org.uk/wp-content/uploads/2020/06/Village-Hall-Community-Survey-2020-Analysis.pdf>

3. **The “Do Nothing” Option** The village hall has received minimal refurbishment in recent years, the last being the replacement of the floor due to a H&S issue with floorboard nails popping up on a regular basis. When the last electrical test & certification was carried out the Chairman of the Village Hall Committee was advised that the current electrical installation would need to be upgraded in order to achieve certification in May 2024. The asbestos roof continues to leak as the fixings to the steel corrode and the weight of sodden, contaminated moss over winter continues to buckle the roof profile. Moreover, evidence of

subsidence of the shallow foundations continues to cause problems which, although unmeasured, appears to be accelerating.

The Governing Document for the management of the Village Hall (known as The Scheme) was issued by The Charities Commission and was sealed on 28<sup>th</sup> August 1963. This is a legal document that mandates what can or cannot be done by the Trustees.

Importantly, the document lacks a “Dissolution Clause” defining what would happen to the Village Hall and its assets (land, etc) if the Charity becomes unviable, unsustainable or unmanageable for whatever reason (financially, facility falls into disrepair, fails to meet satisfactory safety standards, failure to form a governing body – a Committee, etc).

On 24<sup>th</sup> June 2020, the Chairman of Glatton Village Hall (the Trustees) wrote to the Charities Commission asking for guidance about what would happen to the Village Hall (the Charity) if it were forced to close. The Charities Commission replied by e-mail on 13<sup>th</sup> July 2020 stating:

*“It is likely, although we cannot confirm until such time as an application is made, the charity would require a Scheme from the Charities Commission to introduce a power of sale and to amend the charity’s objects by allowing the proceeds to be used for a different, but similar, charitable purpose”.*

In other words, the Village Hall / land would be sold at market price and the proceeds distributed, by the Charities Commission, and at their discretion, amongst other, local, similar charities.

Glatton would no longer have a village hall to serve the community and, since the Community Survey carried out in May 2020 confirmed the high value the community places on the facility, the “Do Nothing” Option was dismissed by the Village Hall Committee (the Trustees) at a meeting on 30<sup>th</sup> June 2020.

**4. Refurbishment Option** Concurrent with work to define the requirements of a new build, the Development Team, pursued a parallel workstream to determine the feasibility and cost of refurbishing the existing Village Hall. To that end, and based on the Building Condition Survey of 18 May 2020, a Statement of Work (SOW) was produced defining the work needed to refurbish the village hall, including removal of all asbestos cement products and bringing the structure up to current building regulation requirements.

Thirty-one (31) building contractors were invited to request the SOW by submitting an Expression of Interest (EOI). Of the 31 invited to express interest, 17 responded requesting a copy of the SOW. Of these 11 declined to bid for the work and 6 did not respond. It was clear from these responses that there was no appetite within the industry to bid for the refurbishment option.

On 24<sup>th</sup> September 2020 the ‘Development Group’ briefed its work to date to the Village Hall Trustees, including the response from industry to undertake a refurbishment of the building and the unequivocal lack of appetite by industry to undertake this work.

As a result of the Development Group’s work generating the SOW and with solid evidence, it was concluded that Refurbishment of the current Village Hall Nissen Hut was not feasible.

The trustees voted to discontinue this option and directed the Development Group to concentrate their efforts on planning for demolition and rebuild of a new village hall, accepting that this was likely to be a long-term project but that a new and better designed Village Hall that is more energy efficient, more environmentally and sustainable, more flexible and more comfortable would provide the much needed and valued community hub that Glatton needs and deserves.



Terry Brignall MBE  
Chairman Glatton Village Hall Committee & Trustee