



CORFE CASTLE VILLAGE HALL
A CHARITABLE INCORPORATED ORGANISATION
REGISTERED CHARITY NUMBER 1161531

BUSINESS PLAN
FOR THE EXTENSION AND IMPROVEMENTS
TO
CORFE CASTLE VILLAGE HALL



Registered address:

67 East Street

Corfe Castle

Dorset

BH20 5EE

Correspondence address:

51 East Street

Corfe Castle

Dorset

BH20 5EE

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Executive Summary

Corfe Castle is an iconic chocolate box village that masks the problems of deprivation that the real community faces, from cash strapped public services, a lack of affordable housing for youngsters, to an increasingly elderly population. This community needs to be 'future proofed' from these problems so that it can remain a vibrant living community for generations to come. Whilst we cannot solve the economic or housing problems we currently have a unique opportunity to revitalise the Village Hall into a thriving community hub.

The Village Hall Charity is tasked with **“establishing and running a village hall for the benefit of the inhabitants of the Parish of Corfe Castle without distinction of sex, sexual orientation, age, disability, nationality, race, politics or religion, to provide facilities for the recreation of other leisure occupation of individuals who have need of such facilities by reason of their youth, age, infirmity or disablement, financial hardship or social and economic circumstances or for improving the conditions of life of the said inhabitants.”**

We are trying to do this with a building that was rebuilt on a very limited budget in 1985, but this utilitarian and Spartan agricultural shed also has underlying drainage from the 1940s or earlier and roofing materials that are reaching the end of their life span. Whilst there are some other smaller venues around the village the main hall is the only one large enough to hold over 150 people at once, but even this is limited by the amount of furniture and equipment that has to be kept around, and cluttering up, the main hall itself.

We therefore have three main objectives:-

A) To carry out Essential Building Works

- improving ingress and egress for disabled persons.
- constructing new drainage across the whole site.
- improving and extending toilet facilities.
- installing modern and efficient heating.
- replacing the old roof coverings with thermally efficient roof panels.
- replacing existing guttering and rainwater pipes and drainage.
- carrying out essential electrical and plumbing works to facilitate the above.

B) To Improve Facility Provision

- providing technology adequate for today's world.
- extending and modernising the kitchen.
- enlarging the foyer for sufficient coat space and a more attractive focus.
- upgrading the interior décor and lighting to improve the aesthetic appearance.
- providing adequate 'out of hall' storage for all essential furniture.
- installing solar panels to save energy and even cut costs but feeding back into the grid.

C) To provide Flexibility For The Future

- relocating, enlarging and updating the "committee room" to allow dual booking.
- extending the building to provide storage for essential and regular users equipment.
- providing the framework for a future first floor room and additional flexibility.

Who knows what the future holds for the village population? Potential additional users of the extended premises could be the Youth Club, the Community Library, the Town Trust or other services that might be able to 'hot desk' in an office within the building.

We are principally trying to target the problems of mobility and financial deprivation that exist in the village. Being a rural community, miles from main amenities and workplaces, car ownership is essential, but this results in low income families using a high proportion of their scarce resources.

Both they and the many older residents need services within walking distance, and more activities to enhance their physical, mental and social wellbeing.

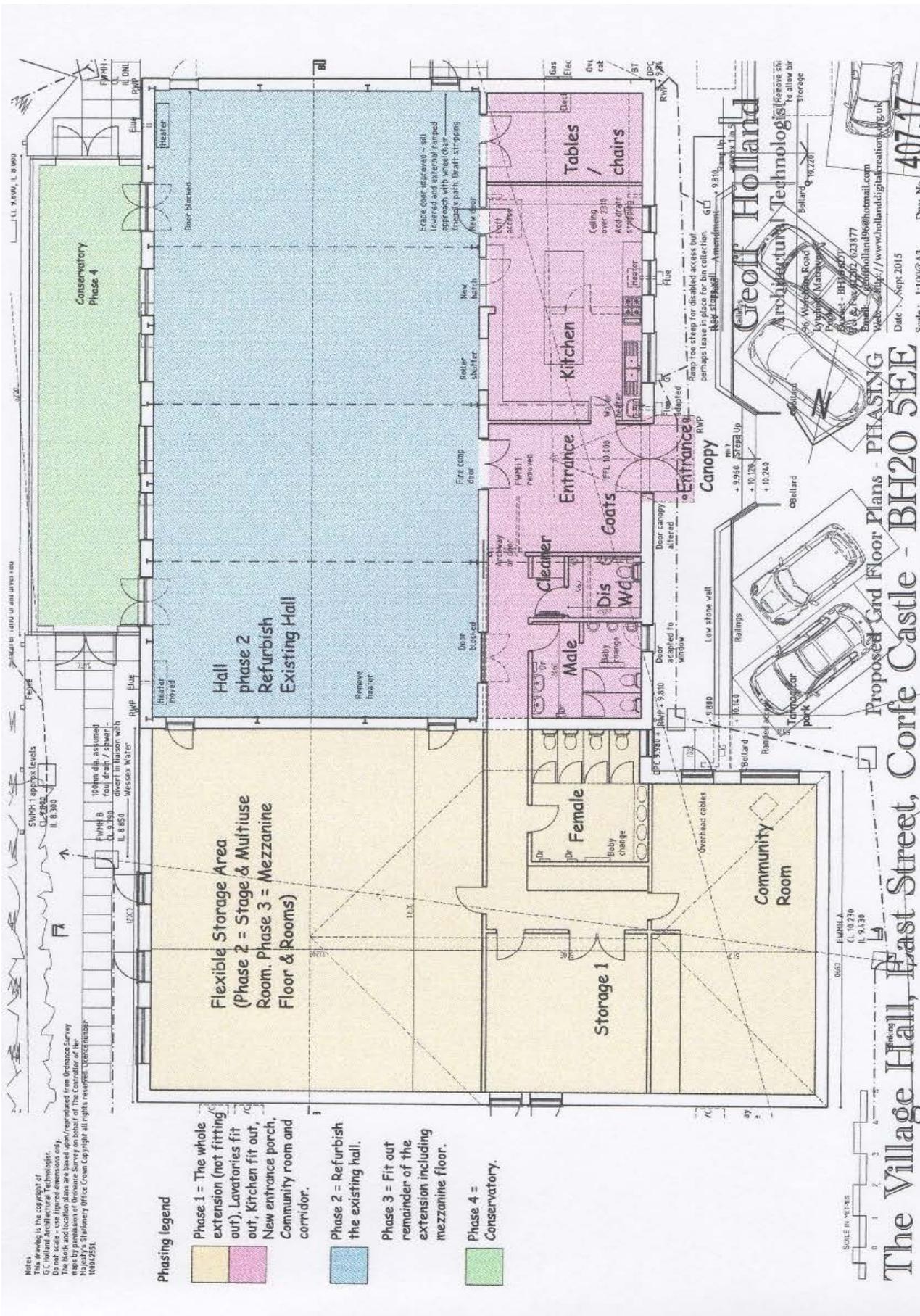
There is a considerable amount of social housing in the village, and with surveys indicating that many occupants are of moderate and pressed means, we would like to use the potential savings in running costs from the proposed solar panels, to set up a fund to be able to subsidise the charges for those on benefits and the elderly. Any further surplus would be put towards our longer term improvement plans.

The increasing number of second homes in the village has the effect of raising house prices, which forces local youngsters to move away to start families so that the village demographic is predominantly towards the senior age range. The limited public transport needed to reach key health services for the elderly is under threat from budget cuts. The local councils are looking to provide services for less money and where actually needed at the point of delivery. So now is the time to improve the Village Hall into a larger community facility that can provide a flexible approach to more services and activities, as well as the many regular existing ones that take place, at this focal point of the village.

Our plans were initially based on information gathered from numerous public meetings; in person discussions with regular users and other village organisations - which resulted in plans to improve the toilets, the hall appearance and woefully lacking storage facilities. But after revealing these plans and the resulting discussions and comments it was felt that perhaps with the land we have available we should be 'dreaming bigger' to provide a more lasting flexible legacy. A further questionnaire was circulated to every home and business in the parish which resulted in even more suggestions for future uses. With the full backing and support of the Parish Council further plans were drawn up and gained Planning Approval in November 2013.

The Corfe Castle Village Hall CIO is very effectively run by a team of committed volunteer trustees and a committee that keeps running costs to a minimum and operates without making an annual loss, with any surpluses being ploughed back into maintaining and improving the facilities. However we can only go so far with our much needed plans to create a flexible legacy for the village. Although we have already managed to raise £50000 towards the improvements, and are about to launch a renewed fund raising effort, we are clearly in need of funding from outside sources.

Can you or your organisation please assist us to go forward with this aspirational endeavour?



Section 1 Introduction

At a glance, Corfe Castle can appear a well ordered, lively and prosperous community, with no significant challenges facing it, but look again and you can see what tourists do not. As a major tourist location, and as a place that is in the hearts of not only its residents but also thousands of visitors from around the world, Corfe Castle is in danger of losing what makes it a real village: a community that lives, works and supports itself. We have the challenge of an increasingly elderly population, in the face of a cash strapped future for public services. All this means that as a living village community, Corfe Castle is under threat. These issues are crucial not only for those who live here, but ultimately also bad for those who are visitors, because what makes tourism work is the sense that people have of visiting a living village rather than a Disney style artificial creation.

So our goal is captured in a simple phrase:-

We want to “future proof” our iconic chocolate box village so that it remains a living community for decades to come.

In order to achieve this we have a unique opportunity to revitalise the existing village hall into a thriving hub for the community.

At present the village hall, which is effectively and responsibly well run by its Trustees and Committee is self-sufficient financially. However after more than thirty years of valuable service to the community, the Hall is now in need of some essential and significant repairs. These building works would enable us to comply more fully with current regulations, provide modern technological facilities and provide an attractive environment for future village activities. These developments will leave a legacy for future generations of Corfe Castle residents.

The Trustees have already raised £50000 towards the cost of the works, and are undertaking local fund-raising with the intention of raising a similar amount. The total cost of the proposed works is £470000 (not including VAT). The Trustees are now looking for support from outside funders to raise the balance of the funds needed.

Section 2 Background

Corfe Castle is an attractive stone built village approximately halfway between Swanage and Wareham in the Isle of Purbeck. The busy A351 passes through the village. There is also a station on the popular Swanage steam railway. Corfe Castle is a medieval castle which was at the height of its glory, under King John, was slighted by the Roundheads and is now in the care of the National Trust. A considerable amount of other property in the village also passed from the Bankes family to the National Trust over 30 years ago. Corfe is a 'gap town' built between East Hill and West Hill in the Purbeck Hills. A good part of the centre of the village is a conservation area, and the whole village is in an area of Natural Beauty.

The village is a considerable tourist attraction with numerous holiday cottages, guesthouses, a hotel, four pubs, a model village, tea rooms and tourist shops. There is a sports field with a small pavilion, a school, pre-school and an after school club, a well-equipped public playground, a community run library, Anglican and Congregational Churches, the smallest town hall in England, a doctors surgery, a branch of the British Legion and Synergy – a housing association with 55 properties in the village, including a community room. There is also other sheltered housing in the village including that maintained by the Corfe Castle Charities.

In the 2011 census only 12.9% of our population were aged 14 or under, and the proportion of under 5's was only 3.1% (see appendix 2). The current population of the village is 1,398. Approximately 15% of the properties are second homes.

Dorset County Council has recently removed the subsidy for the "40" bus service which will probably mean the eventual cessation of the evening service to Poole and Swanage, and a reduction or cancellation of the Sunday service. The funding review of the bus service by Dorset County Council combined with an aging population, who are reluctant to travel far, make it ever more necessary to provide suitable facilities within the village for its inhabitants.

The nearest alternative village halls are at Furzebrook and Harman's Cross, over two miles away, and without public transport links.

The village does offer a number of 'smaller room' venues (Town Hall, Sports Pavilion, British Legion and School Hall), but the Village Hall is the largest and with the most available parking. The Village Hall is the only large scale facility with indoor floor space for large gatherings up to 150 people

Whilst other buildings in the village offer community facilities, they have limitations, particularly with regard to disabled access, regular availability and particularly size restrictions.

- ✚ The Town Hall room contains a large antique table, around which a dozen people can sit comfortably.
- ✚ The Royal British Legion Club Community Room can seat around 50 people, but its access is through a bar and up a staircase, and it has no disabled access.
- ✚ The Sports Pavilion can seat around 50 people, though it is not central to the village.
- ✚ The School Hall is larger than any of the three above, but it has limited availability.

Corfe Castle Village Hall is a registered charity, number 301122. On May 5th 2015 the Charities Commission agreed to the formation of Corfe Castle Village Hall CIO, entered on the register as number 1161531. The Trustees are currently in the process of transferring all the assets of charity 301122 to charity 1161531, before dissolving the charity 301122.

Corfe Castle Village Hall CIO's objectives are to **establish and run a village hall for the benefit of the inhabitants of the Parish of Corfe Castle without distinction of sex, sexual orientation, age, disability, nationality, race, politics or religion, to provide facilities for the recreation of other leisure occupation of individuals who have need of such facilities by reason of their youth, age, infirmity or disablement, financial hardship or social and economic circumstances or for improving the conditions of life of the said inhabitants.**

The Village Hall is a focal point for many activities in the village. It is well used by the village by the community for various regular activities as described below, for private hire and also for special events which involve the whole community such as parties for senior citizens, celebrations of local and national events, e.g. the 2012 Jubilee, and most recently a presentation by the whole village to our retiring postmaster.

The village hall is situated just off the main road between Wareham and Swanage. It offers kitchen and cloakroom facilities. Very limited storage is also provided on site for local regular user groups.

Local regular users are currently:-

- ✚ Aquarius (a ladies group with over eighty members meeting monthly)
- ✚ Badminton (a small group of residents meeting weekly)
- ✚ Bingo (a popular event frequented by many residents, many of whom are elderly, meeting fortnightly)
- ✚ Rainbows (for girls aged 5 to 7 years, meeting weekly in term time)
- ✚ Brownies (for girls aged 7 to 10 years, meeting weekly in term time)
- ✚ Double Act (an amateur dramatic group for all ages from 8 years to 90+, meeting monthly for most of the year and then twice weekly in preparation for their annual show, performed during a week in November)
- ✚ Toddlers (a group for pre-school children meeting weekly)
- ✚ Wool Workshop (a group of crafters from the village and outside, meeting weekly)
- ✚ Youth Club (a group of about 20 youngsters, run by two trained youth workers, meeting weekly)

In addition we currently have a regular user hiring the hall for commercial activities, namely an Antiques Fair, which uses the hall once a month.

Occasional uses of the hall vary from year to year. There are sometimes wedding receptions and private parties, but there are also bookings by other village organisations for dances, film show, beetle drives, coffee mornings, meetings and quizzes. The hall is used as polling station for elections and also for some Parish Council meetings.

Section 3 Project Objectives

Our project comprises three objectives which are necessarily interdependent to some extent.

Objective a) essential building works

The current village hall was built in 1986, but drainage of the site dates back to the previous structure built in the 1940s or earlier. After thirty years of valuable service to the community, the hall is now in need of some essential and significant repairs. These building works would enable us to comply with current regulations, to make the hall safe for all and to ensure that it is able to continue to provide for the community for decades to come. The tasks we propose involve:

- improving ingress and egress for disabled persons – changes to external doorways are needed in order for full compliance with regulations.
- constructing new drainage across the whole site – if the drainage deteriorates further the hall will become unusable in the medium term future.
- improving and extending toilet facilities – the current provision is out-dated and barely adequate, especially for larger events.
- installing modern and efficient heating – the current gas heaters are prone to breakdown and the control system is limited, resulting in wasted energy.
- removing the 30 year old roof coverings and replacing them with profiled steel composite insulated roof panels– the current roof is nearing the end of its projected life and a significant part of it has no insulation at all.
- replacing existing guttering and rainwater pipes.
- carrying out essential electrical and plumbing works to facilitate the above.

Objective b) improving provision

Consultation with our existing users and more widely with residents in the village identified that current storage was inadequate, congested and unsafe, the decor and fixtures are tired and need updating, that we lack modern equipment for lighting, sound and presentations and that the kitchen is too small and needs updating. The tasks we propose involve:

- providing wi-fi, a hearing loop system, digital projection and screen, and an improved sound system – our current technological provision is inadequate for today's world
- extending and modernising the kitchen area to give us the potential to cater for up to 150 people – many current users struggle with the current cooker and lack of space
- constructing a new entrance and enlarging the foyer – the current entrance lacks an attractive focus and the foyer has insufficient space for coats
- upgrading the interior décor and lighting - the décor and fixtures are tired, the lighting is harsh and the general internal appearance lacks aesthetic appeal.
- converting the current committee room to a smaller space used for storage of tables and chairs – this will “de-clutter” the hall and significantly improve the internal appearance.
- installing solar panels on a significant part of the new roof – aiming to keep energy costs to a minimum in an environmentally friendly way.

Objective c) - seizing this opportunity to provide flexibility for the future

Aspects of objectives a) and b) (i.e. toilets, kitchen, foyer) require the enlargement of the existing Village Hall. Past Trustees showed foresight in taking the opportunity fifteen years ago to purchase adjacent land with the intention to provide room for such an expansion. The current Trustees are confident that the prudent next step is to use this space to construct a larger structure than is necessary merely to provide the space needed for objectives a) and b). The tasks we propose involve:

- relocating, enlarging and updating the “committee room” - .this will provide an attractive smaller space to complement the large hall, increasing the range of activities that can readily be provided and allowing dual booking.
- extending the building significantly, initially to provide storage space for stage units, table tennis table, pool table and other regular user group items – this will “de-clutter” the hall and significantly improve the internal appearance.
- providing the structural framework for the possible future construction of a first floor room –. we cannot predict what facilities future generations will require, but building to full height and width will provide maximum flexibility.

The Trustees are confident that these Developments will leave a legacy for future generations of Corfe Castle residents.

The Trustees have some money to start on the most essential part of these works, but realise that to support the aspirations of the village (as identified by research, public meetings, consultation with Parish, District and County Councils and a questionnaire delivered to every household in the Parish), the interior should be brought up to current expectations for a community building and an extension should be built.

The extension will give us a flexible facility to be developed during the next five to ten years. At the moment there is interest to include at some point the following within an extension:

- The Community Library.
- Corfe Castle Town Trust for vital local archives and artefacts..
- A hub for Public Service Providers.
- A dedicated first floor space for the Youth Club if population changes create the need

The combined works described above would cost in the region of £470 000 if completed over the next two years (see appendix 10). The work could be undertaken with minimal impact on the current users, as the trustees have consulted with contractors to arrive at a sequence of works that would involve the hall being totally closed for a period of only four to six weeks. The Trustees consider that the fit out of the extension could be carried out by volunteers with the assistance of small local companies, to avoid further large demands for funding.

Section 4 Rationale for Village Hall Developments

The following is a quotation from a geographical study of Corfe Castle called GeoCases: "The desire to live in or to move to a rural area of noted scenic beauty is strong in the UK. However, many people are largely unaware of the significant problems that affect most rural regions. Although government at both national and county levels have signalled their intent to improve a number of aspects of rural life, success may well be difficult to achieve." This seems to sum up why we want to improve the facilities that our hall offers. We want our improved Village Hall to be a focus for improving the quality of life for all our residents.

The proposed extensions and modifications to the Village Hall are all about the delivery of an enhanced quality of asset and a resource for Corfe Castle as a community and to keep future energy costs down.

Public meetings to discuss how the Village Hall could be adapted to provide an even better service for the community were held in January 2013. The views of all current regular users were sought and analysed (see appendix 4). In response to these public meetings, the feedback from regular users and to pre-application advice from Purbeck District Council, our plans for improving the hall became more ambitious. The revised scheme was presented to the village at the Village Hall Coffee Morning in September 2013. Planning permission was granted in Autumn 2013 (see appendix 9). The Trustees met with Dorset Community Action in the Spring of 2014 to discuss our business case and funding possibilities. Presentations to local organisations, existing users, community groups and Corfe Castle Parish Council followed in the summer of 2014, and the Parish Council's support was expressed publicly in the Corfe Valley News in July 2014 (see appendix 3). To obtain the views of the wider public a survey was carried out in November 2014.

All households in Corfe Castle Parish received a questionnaire, and responses were received from 14% of households (for fuller analysis see Appendix 5). Almost all the respondents made use of the Hall for some event during the past year, and 66% used it every month. When prompted to suggest a reason for not using the Hall even more frequently, nearly half the respondents had some suggestion to make, and by far the most common reason given was the appearance of the Hall - "a drab, uninspiring, uninviting space", "interior lacks any aesthetic appeal", "needs upgrading to be more welcoming and less utilitarian", "shabby inside, exposed ducting, like a warehouse" and "too dreary for a party" exemplify the feelings of these respondents. The second most common issue raised concerned the toilets - "horrible", "tired", "dank" and "inadequate" were amongst the expressions used. The third most common issue was the limited facilities that the current kitchen can provide. 8% of the comments made referred to the cost of hall hire.

These findings agree with the anecdotal views expressed at the Public Meetings, and also with the views of regular users. They sound warning bells about a possible decline in future usage both from occasional users and also from regular users if developments are not made. More positively they suggest the potential for increased usage by the community. This is made clearer still by the responses to a question about potential future use in new activities – there is good evidence that in the large Hall there would be community support for regular Country and Farmers' Markets, for more frequent Film shows, for Table Top sales, for more frequent Music and Drama events, for Country and Folk dancing and for Short Mat Bowls. In a suitable smaller space there is evidence of community support for a Computer group, an Art Workshop group, a Yoga group, a Singing group, a Language Circle, Bridge or Whist, Table tennis, Weightwatchers etc.

Our proposed scheme addresses two areas of deprivation which seem particularly pertinent to Corfe Castle: mobility deprivation and financial deprivation.

With regard to mobility deprivation, low income households spend a high proportion of their income on running a car. Older people often have to give up running a car for health reasons. Dorset County Council has removed their subsidy for the Wilts and Dorset 40 bus service, which will probably lead

to the cessation of the evening services to Poole and Swanage, and a reduction or cancellation of the Sunday services. Many of our older residents are reluctant to drive, especially at night, and would welcome being able to access facilities within walking distance. The most popular potential future activities in our survey were Country and Farmers' Markets, more frequent Film shows, Table Top sales and more frequent Music and Drama events. These are not available for people who lack access to transport to a larger centre of population. The same applies to the next most popular potential future activities, namely dance groups, yoga / Zumba, "weight watchers", table tennis and short-mat bowls. These would have the additional benefit of increase levels of fitness. The age profile of our population is weighted towards retired people, to whom our survey shows that many of the above activities would appeal. Improvements in their physical and mental wellbeing, would reduce the pressure on the Health Service and Social Services. Furthermore, recent research has shown that the mental capacity of older people is improved by the following brain challenging activities suggested by respondents to our survey: computer groups, choirs and singing groups, art clubs, bridge and whist clubs. It is a fact that although people tend to move into Corfe Castle in couples on retirement, sadly often one of the partners dies. With social care budgets under increasing pressure, we need a facility close at hand which would enable elderly people to stay in their own homes for longer. Social interaction is key. An improved Village Hall would be better able to provide a place for our elderly villagers to socialise via the activities suggested here, and through others such as a regular lunch club, for which our Village Hall with an improved kitchen would be ideal. In addition an improved Hall could allow easier access to advice services. Local authorities, the Police, the NHS, Housing Associations and third sector providers find it increasingly difficult to maintain contact points in every location based on restricted funding. We would like to provide a hot-desk facility for all service providers and in practice a one-stop service point for villagers. We want service providers to know that their staff could have a base in the village.

There is also the issue of financial deprivation. Whilst many of our retired residents appear to have a comfortable income, there are many who don't fall into this category. There is a substantial amount of social housing in the village (approximately 13% of dwellings), much of which is let to elderly people. In the 2010 Acorn Survey 20% of respondents were of "moderate means" or were "hard pressed". The DCLG Poverty indicator of 2013 gives a figure of 14% of the village population who are in households in receipt of Housing / Council Tax benefit. The changes we are proposing would result in lower running costs with regard to energy. We intend to use some of this benefit to directly advantage those in the parish suffering from financial deprivation in two ways: firstly to reduce the cost of hiring the facilities to those who are elderly or in receipt of benefits, and secondly by setting up a fund to assist the older or more needy members of our community with the cost of engaging in regular activities taking place in the Hall.

Our proposed developments will have a number of environmental benefits. The A351 which passes through the village is extremely congested during most of the year. Any facility which local people can access on foot should contribute to a reduction of this congestion, and a consequent improvement in air quality. The above planned developments, particularly the work on improving insulation and the installation of solar panels, will have the effect of significantly reducing the carbon footprint of the hall.

By improving the Hall appearance both internally and externally, by updating and extending the toilets, by enlarging and updating the kitchen, by providing storage space outside the current large Hall for chairs, tables and stage units and also by providing an attractive smaller space, we believe that we will be able to provide more effectively for the whole community. Some maintenance costs (e.g. cleaning) would rise, but more effective insulation and the installation of solar panels would mitigate heating cost rises. We believe that the new Hall would generate increased rental income, principally through an increase in occasional use but also through new regular users. We are already working from a basis of balancing outgoings against income, and have a proven track record for doing this for many years. We are very confident that this will continue to be the case after the Hall developments have been made.

Clearly the Village Hall Trustees must continue to be financially responsible. However the key consideration (in accordance with the objectives set out in our Constitution) is to improve the conditions of life for the inhabitants of the village. We believe that our plans for Essential Building Work and for Improving Provision do this in a way that will satisfy community demand in the short to medium term, and also that in the Future Proofing aspect of our plans we are providing the flexibility for adaptation to future needs and changing aspirations in the longer term.

Section 5 Financial Considerations

Current income, outgoings and savings

The Village Hall is currently being run sustainably without the need for any external subsidies or funding.

Booking charges remained unchanged for a four year period until 2015 when a small increase was applied, but even then only to charges to individuals from outside the Parish. There is a tiered charging structure; regular users of the hall receive preferential rates, particularly if providing a service for youngsters. Occasional bookings benefit from a preferential rate if the booking is from someone living in the Parish of Corfe Castle. The Village Hall Trustees' policy of charging minimal rent for regular bookings by groups for young children has enabled these groups to remain viable through challenging economic conditions in recent years. There are also bookings from outside the Parish, some of which are for commercial events, and these subsidise other bookings.

Annual income for the period from 2000 until 2012 was boosted significantly by the fact that the Corfe Castle Surgery was operating from temporary premises on Village Hall land, and paying rent to the Village Hall. This rental money is the principle reason behind the savings that the Village Hall has accrued. The Trustees have resolved to commit the vast majority of this money, namely £50000 to the Developments project.

Since the Corfe Castle Surgery moved to its permanent premises, total annual income for the Village Hall has averaged approximately £13300. Of this total, the amount generated by activities organised by the Committee (coffee mornings, Artsreach, 100 club) has averaged £2800 but has grown to exceed £3000. A steady income of £5400 comes from the regular users. Occasional bookings income is much more variable – it has exceeded £3000 but averages £2600. Nearly £1600 comes from rental income (almost all the DCC Library lease). Interest on savings has contributed an average of approximately £750, and there have also been occasional donations to funds, including a £500 donation in 2014 from the ladies group Aquarius towards our improvement project and a £10000 donation in the early 2000s.

The average total expenditure in the last three years is approximately £13000. However this ranged from £12900 to £14800, the wide range being due to "improvements" spending. In "normal" times this category might include for example the cost of adding 60 new chairs. In 2013 spending in this category rose to nearly £5000 almost entirely due to one-off costs relating to our Developments project – architect's fees, planning applications, etc. Our more steady annual costs comprise heating/lighting, which average approximately £2500, water and waste costs averaging approximately £1700 cleaning costs averaging approximately £2100, insurance costs averaging £900 and routine maintenance averaging approximately £2700.

For a more detailed analysis of income and expenditure over recent years, please see Appendix 6.

Projected future income, outgoings and savings

We would anticipate that the income from activities organised by the Committee will increase (a more attractive hall will bring more people to events and 100 club numbers will grow further). We anticipate that this income will grow to £3500.

We expect the number of regular users to increase. There is space in the weekly schedule for "main hall" bookings and we will look to attract at least one new regular weekly user. Furthermore a larger and more attractive smaller room might attract at least 4 regular "small room" monthly bookings. The questionnaire results give us confidence that this level of increase is realistic. We anticipate that this income will grow to £7500.

Again the questionnaire results convince the Trustees that occasional bookings will also increase significantly. A large hall with improved lighting and décor and with modern technology, vastly improved kitchen and toilet facilities and an improved entrance foyer will attract more bookings. Income from wedding bookings is particularly significant, and in recent years our current hall has attracted only one of these. We therefore anticipate that the income from occasional users will grow to £2700, even when we subsidise the cost of hiring the hall to elderly residents or those on benefits,

Library rental income is renegotiated with DCC every 3 years – until 2017 this will be £1768, bringing the total rental income to £1818.

With most of the savings reserve used to fund the Developments project, savings interest income would drop very substantially perhaps to as low as £100.

We therefore forecast that the total projected annual income after the Developments project would be approximately £15900.

On the outgoings side, the building will be some 45% larger, so heating energy usage would rise, but only by approximately 30% because of savings due to improved insulation. We have assumed that lighting costs would increase because there is a larger area to light. Taking this into account we anticipate that this energy cost will increase by 20%. However the solar panels have a projected annual output of 17500 kWh, which is approximately double the current electrical energy use. The solar panel array will therefore be able to reduce the electrical costs to zero, and reduce the heating costs to less than £510 – in fact if the Energy Performance Certificate of the new building is good enough, the payment for the electricity produced by the solar panels will exceed the heating bill altogether, and the Village Hall would be net producer of energy (see appendix 8).

Water / waste costs are likely to rise with inflation but we don't think the extension will have any great effect. We anticipate that this cost will grow to £1800.

Cleaning costs will be greater because there will be a larger area to clean. We anticipate that this cost will grow to £2650.

Insurance costs will also increase due to the larger size. We anticipate that this cost will grow to £1100.

Routine maintenance costs will also be greater as there is more to go wrong. We anticipate that this cost will grow to £3000.

This would make a projected “steady” annual expenditure of possibly £9060.

The difference between a projected income of £15600 and a projected cost of £9060 would provide a boost to funds to be used against “rainy day” future capital expenditure or maybe additional planned developments, or enable a further reduction in booking charges.

For a more detailed analysis of projected income and expenditure after Developments please see Appendix 7.