

## HISTORIC TIMELINE OF THE NEW HALL AND READING ROOM

- The issue to build a new village hall started in 2006 in the Parish Plan, driven by responses from parishioners.
- The parish Council clearly stated they did not wish to build the hall themselves and the project would have to be driven by those within the community.
- The parish council were committed to supporting the community to achieve planning permission for a new hall.
- Section 106 monies of £108,514 received from the Grampian development, Five Ash Down (Ashdown Place). Tied by a legal agreement, this money can only be spent on a new hall or in conjunction with a new hall in Buxted. If the funds are not spent, they must be returned to the developer (see spreadsheet of expenditure below).
- A separate community group was set up to take the project forward and consult with the wider community.
- It was always the intention of the parish council to use the Reading Room or site of the Reading Room to fund the building of the new hall.
- Plans for a larger hall, indeed any hall were refused planning permission due to the introduction of the 7km Ashdown Forest development rule set by Wealden District Council
- Negotiations took place for a reduced size hall on condition the present hall could not be used for any future purpose
- Negotiations took place for provision for a car park on the site of the new hall.
- A new planning application was submitted which had a slightly larger footprint of the old hall.
- This was approved on the proviso the old hall would be 'mothballed' as soon as the new one was opened – as required by Wealden District Council.
- Negotiations took place to allow the parish council to develop the Reading Room site to raise as much money as possible to help fund the new hall.
- Planning permission was granted in 2019 For two, semi-detached houses.
- Initial groundworks, on the new village hall site were completed late 2017 to ensure the planning permission was kept extant for the foreseeable future. Paid for with Section 106 funds.
- March 2018 the Buxted Community Hall Trust was wound up for a number of reasons but predominantly due to the time the new lease was taking to achieve and a lack of public support.
- February 2020 – Parish Council working party to discuss future of Reading Room and decision to send out a questionnaire to all properties in Buxted Village as was an online survey, asking what they wanted from a refurbished hall.
- Survey sent out Spring 2020 seeking community ideas for improvement of Reading Room. 855 paper copies were sent out via the post (31 returned) Links to the survey went out on various forms of social media to the survey on the parish council website (72 answers). Overall public response 3.5%
- September 2020 the Community car Park was improved, made safe and enlarged. Paid for with Section 106 funds for the new hall.
- November 2020 working party discuss how refurbishment might be done and how much money the parish council have in reserves. Ask builders for advice.

- Parish council take up the offer of a surveyor to carry out a full survey of the building.
- Meeting February 2021 to discuss the outcome of that survey. It was decided to carry out a Fire Risk Assessment upon which future options and the extent of works would be influenced.
- Meeting June 2021 whereby the costs, estimated by the surveyor (based on actual costs provided by a builder and Fire Assessment Report) were discussed. The costs for all works could be in the region for £200,00.00.
- At this point the working party concluded that the costs required to refurbish the Reading Room did not represent good value of public money. It was decided that an electrical wire assessment was needed and then contact the parish council's insurance company to ascertain the status of our insurance cover.
- Currently awaiting advise from insurance company

### Cost and Usage of Reading Room:

Running costs for the Reading Room for financial year 2018-19 were £3,693 revenue and £6,159 expenditure

Number of user groups in 2019: the regular user groups were the daytime Art Club (once a week), Evening Art Club (once a week), W.I. (once a month), Horticultural Society approx. 6 times per year and Buxted Players (2 weeks, 2 times per year). There were four other ad hoc hires of the hall that year. Two groups use the Reading Room free of charge, this is a long-standing arrangement.

### Section 106 Expenditure on New Hall – Monies received: £108,514

DATE	PAYEE	DESCRIPTION	AMOUNT £	VAT £	TOTAL £
09.02.17	Mott McDonald	Engineering report re new hall	3375	675	4050
14.03.17	Ashdown Site Investigation Ltd	Soil testing for new hall	2370	474	2844
08.04.17	Barker Shorten Associates	Design & Planning for new hall	6500	1300	7800
08.08.17	Nimbus Engineering Consultants	SuDS report and design	2250	450	2700
13.2.18	BCHT for D F Tourle Ltd	1 <sup>st</sup> payment for groundworks on new hall site	32087	0	32087
10.4.18	BCHT for D F Tourle Ltd	Balance for groundworks	9660	0	9660
8.5.18	BCHT for Barker Shorten Architects	Architectural work for RIBA workstage E (up to Building Regs approval) and Phase 1 contract	12231	2446	14677
25.9.20	Coppards	Extension to car park at Ionides - as agreed by Buxted Community Hall Trust	36900	7380	44280
			<b>105373</b>	<b>12725</b>	<b>118099</b>
			<b>Amount</b>	<b>VAT</b>	<b>Total Amount</b>