

Notes on Buxted Annual Assembly Presentation

WHY DO IT

Slide 8 – self-explanatory – borrowed with permission from the work of the Buxted Community Hall Trust



WHY DO IT?

- Not a building - a centre to support and encourage community social activities – a '**Heart of Buxted**'

“A village hall is the most valuable asset any local community can have, as it provides social, educational and recreational activities for all ages, stimulates community engagement and enhances the quality of life for people who may be living in isolation. This is a common problem experienced by many in a rural setting such as the Parish of Buxted”

.....Buxted Community Hall Trust – Business Plan
Sheila Bartholomew, G. Claydon, M. Dobson, C. Hitchens

Our forebears placed great store by Village Halls and left us this valuable heritage which we would do well to continue !

Slide 9 – self-explanatory



WHY DO IT?

- Clubs and societies – support from existing users

EXISTING USERS

The User Groups who currently utilise the Reading Room are listed below together with their usage pattern.

User group	No. of sessions per annum	
	Sessions	Comment
Buxted Art Club	36	
Buxted Parish Council	30	
Buxted Players (Drama society)	28	
Buxted WI	30	(11 large meetings, 19 small meetings)
Charity Events	8	
Horticultural Society	8	
Ionides Trust	5	
Karate	0	30 No longer a user, lost income
Party Hire	0	Occasionally, unspecified number
Uckfield Railway Line Parishes Committee	1	
Zumba	0	30 No longer a user, lost income
TOTAL	146	60

Slide 10 – self-explanatory



WHY DO IT?

- New activities / potential users

POTENTIAL USERS

In addition to the existing User Groups, the following have been identified as potential users together with their potential usage pattern.

User group	No. of sessions per annum	
	Regular	Irregular
Adult Dance Classes	20	
Adult Education Classes	10	10
Ballroom Dancing	12	
Bridge	12	
Chess	10	
Children's Dance Classes	30	
Community Café	240	
Lunch Club	12	
Next Step Youth Council	0	4
One day classes (computing, craft)	0	10
Party Hire (including weddings)	0	10
Pilates	30	
Scouts/Brownies/ Guides/Beavers	30	
Tai Chi	30	
Tea Dances	4	
Yoga	30	
Zumba	30	
TOTAL	500	34

Slide 11 – together with the previous 2 slides both make the case for need in terms of the numbers of potential users / activities and this slide shows it to be cash positive and not a burden on parish finances



WHY DO IT?

- New activities / potential users ...will make it self-funding ...even profitable

OPERATING COSTS

The table below shows the estimated running costs per annum which indicate the financial viability of the new hall.

Item	Estimated Costs (£K)
Outgoings:	
Business rates (may be reduced to zero for charity) (note 1)	£0
Services (Electricity, Gas, Water)	£5
Insurance (may be covered by PC)	£2
Alarm and Entry Systems (monitoring/maintenance)	£2
Caretaker (assumed zero for first few years)	£0
Cleaner Contract (assuming 360 days at £25/day) (note 2)	£9
Manager and Office Staff (assumed zero for first few years) (note 3)	£0
Total Outgoings	£ 18
Income:	
Café (assumed to initially cover costs)	£ 0
Hall Hiring (Regular) (646 sessions)	£ 21
Hall Hiring (one off) (34 sessions)	£ 3
Total Incoming	£ 24

Slide 12 – I have some connections with Groombridge Village and have attended previous Annual Assemblies of theirs, as indeed I did again on the Saturday before our own AA. They have always been impressive, vibrant, well attended meetings.

Their website shows the regular events they have bookings for.

A regular event in the calendar ... every Saturday in fact is their Community Café which is always well attended and seems to be the 'glue' that holds the community together to some extent.

Since 1954 when the hall burnt down, and they re-built it they have added over the years 2 further rooms with facilities on the same site and an outdoors play area for children and more recently a 'Man Shed' where 'chaps' go and fix things as a service to the community ... as per the phenomenally successful TV series the Repair Shop.

Their hall provides for adequate parking which is a key aspect for such venues these days and something our own dear Reading Room was sadly lacking.

In discussions I had with some members of their hall management team during the meeting, I learned that the hall is run by a CIO (Charitable Incorporated Organisation) which has numerous advantages in terms of funding compared to halls run by a Parish Council for example. It also generates a healthy income for the community!



WHY DO IT?

- New activities / potential users
- e.g. Groombridge ... a possible benchmark!

Mondays

Scottish Dance
GADS rehearsals
[VivaFit](#) Dance

Tuesdays

Music & Movement.
Just Dance Classes
Studio N Dance Classes
Pilates - Club Room pm
[VivaFit](#) Dance
Hall Committee

Wednesdays

[VivaFit](#) Seniors Dance
Pilates - Club Room
Chicago Bridge (Afternoons)

Thursdays

Tai Chi
History Group
Groombridge Horticultural Society
Women's Institute
Whist (bowls Club)

Fridays

Patchwork
Beavers, Cubs & Scouts

Weekends

Community Café

Jeff Gurr
Children's Parties
Village Events
St Pius Mtg
SE Raptors

Groombridge Annual Assembly 28/5/22

Slides 13,14, 15 & 16 are photos and a video taken by me on that day showing the veritable hive of activities present at their Annual Assembly

Slide 17 - shows alternative indicative activities under consideration that the current funds, and future funds generated from the sale of the existing reading room that James our Chair of Finance will elaborate on might be used for and as it says

....NOT SUCH AN ENDURING HERITAGE for the community



WHY DO IT?

- Alternative uses of Reading Room monieswell
 - Footpath improvements
 - Skate board parks
 - Traffic calming measures
 - Grants to other local societies
 - etc.

.....not such an enduring heritage for the village