

Four Marks Parish Council

Community Buildings Consultation

Parish Council Summary Report

17th October 2018

2018

FOUR MARKS


Published by FOUR MARKS Parish Council

HAVE YOUR SAY

COMMUNITY BUILDING CONSULTATION

Four Marks is a village that has grown substantially since the existing village hall was built some fifty years ago. This expansion is continuing and the future will undoubtedly bring yet more houses and so more residents. The existing hall has problems of inadequate parking, capacity to accept all bookings, increasing maintenance requirements, and facilities which do not match newer halls. It has the advantage of a site right in the centre of the village in Lymington Bottom.

For illustration purposes only and does not represent any plans.



"As part of the Village Hall governance, whilst new facilities are being provided, provision of facilities need to be made."

This consultation is about the desirability of building a large new hall, capable of accommodating all users, at this time. If it is felt that it is now maybe the time to replace the hall then we may need to consider where the majority of our residents would like to see that building erected. One of the challenges is parking, a working group has calculated that to meet all needs, a hall of some 20 metres by 65 metres would be required. Planning permission would only be granted if sufficient parking were to be provided and this is likely to be between 80 to 100 spaces, depending on the internal layout of the building. The planning requirement of adequate parking would rule out replacing the existing hall with a larger one on the same site.

Next Steps:
 Fill out this form and post to:
 Four Marks Parish Council, The Parish Office, Unit 8B,
 Redhill Farm, Medstead, Hampshire, GU34 5EE.
 Or bring to our Drop in Session at the Village Hall on 26th September 16.00 - 20.00
 Or fill out online at www.fourmarksvillage.co.uk/survey
 Or email: consultation@fourmarksvillage.co.uk

Please turn over to have your say

OLD? REFURB? NEW?

2018

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COMMUNITY BUILDING CONSULTATION

OPTION 1
 Continue as we are and consider a New Hall in the Future.
Advantages.
 No development cost involved.
 Central location of hall retained.
Disadvantages.
 Parking problems will continue.
 Some bookings will have to be declined.
 Facilities will remain poorer than at newer halls.
 Maintenance costs may increase as the building ages.

OPTION 2
 Upgrade the existing village hall.
Advantages.
 No new land required.
 Central location of hall retained.
Disadvantages.
 Difficulty in funding the costs.
 Short term solution only; it is still a comparatively small hall.
 Nowhere for users to go while hall closed for improvement.

OPTION 3
 A new hall on the recreation ground.
Advantages.
 Land already owned by Parish Council.
 Can be phased as funding allows.
 Cost for phase one will be covered by the sale of the village hall site for house building.
 No interruption for village hall users; the village hall will not be closed until the new hall is open.
Disadvantages.
 Large footprint of hall plus car park.
 Loss of green space.
 On the edge of the village so some users will come by car.

OPTION 4
 Build a new hall on another site.
Advantages.
 Will not use recreation ground space.
Disadvantages.
 No known sites are currently available or identified at this time.
 Very likely to be situated well away from centre of village.
 Difficulty in funding the costs of land purchase.

Your comments or other ideas.

Continuation is acceptable on another page

My Preferred Options are: (Ranked A - D)
 (A = Most Favoured - D = Least Favoured or X = Not an Option)

- **Option 1 Continue as we are and Consider a New Hall in the Future.**

- **Option 2 Upgrade the Existing Village Hall.**

- **Option 3 A New Hall on the Recreation Ground.**

- **Option 4 Build a New Hall on Another Site.**

OLD? REFURB? NEW?

Timeline

The Parish Council is public body to represent the interests of the local community. The Councillors serve them aiming to improve the quality of life and local environment, delivering services to meet local needs.

Preparation

- A Parish Council working group undertook an Initial Report, presented November 2017
- A Community Building Working Group (CBWG) was then set up to develop a fuller feasibility study; results presented in June 2018 to Full Parish Council. CBWG were 3 volunteer residents and 2 Councillors
 - Reviewed current community facilities. Spoke to representatives of VH Committee, Scouts, COGS, and Benians, looking at locations, sizes, and some deliverable options.
- Several options were suggested, so during July and August a PC task group prepare consultation material to seek the communities view
 - no decision has been made in advance on the proposals.
 - It's a consultation; the Parish Council believe that everyone should have the opportunity to comment

Consultation

- On 31 August 2018 a one month Consultation was launched with comments via
 - 1) completing a survey on-line 2) email to consultation@fourmarksvillage.co.uk 3) Physical comments at the Drop In session
- To get as wide as communication to our community as possible we
 - Emailed all leading members of a clubs that use the current village buildings or facilities with the flyer in advance of its general circulation around the village requesting feed back.
 - Details put on PC website, Facebook September Four Marks News and PC notice boards.
 - Royal Mail door to door flyer drop week commencing 17 September
 - 26 September public drop in event 16:00 to 20:00 - as advertised in all literature from 31 Aug
 - End date for responses / comments 30 September, a further week was added due to Royal Mail not delivering to 200 houses.

To clear up some common misconceptions

- **Village Hall**

- The Parish Council (PC) is the custodian trustee, with 3 local Charity Commission Trustees
- The Parish Council owns the Village Hall land only
- A Village Hall Committee of users runs, maintains, handles bookings, & manages the finances

- **Recreation Ground & Benians Sports Pavilion**

- owned by the Parish Council
- Benians Sports Pavilion was built with a 21 years Sport England grant

- **Scout Hut Project**

- PC were asked to remove all specific Scout mentions in this consultation;
- Scouts have indicated they have a smaller building design with new fund-raising efforts
- PC could consider Scouts needs later, with an intent a hall could be available for them to book out, but to maintain flexibility and occupancy rates it may not be a Scouts' bespoke dedicated facility

- **Parish Council Funds – we do not have unlimited funds**

- The precept is a balanced annual budget - currently c £108k. If doubled it could be possible to raise £0.5m in 5 years BUT is that acceptable to the full community?
- PC does not have the money to Buy Land on the open market
- Grants are possible; this would be a full time job of a professional fund raiser to apply and secure enough money.
- Funding raising for either option is complex and challenging, and not guaranteed of success.

Consultation Summary

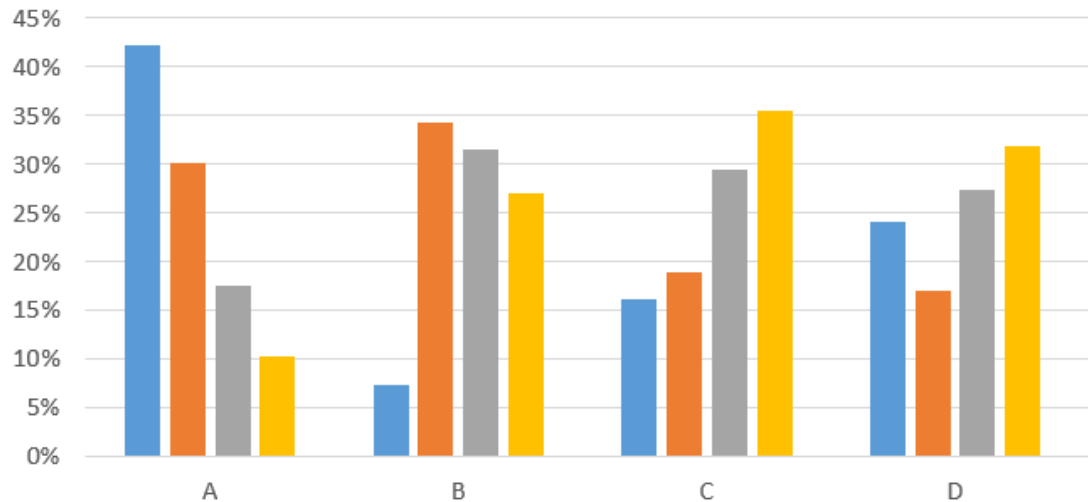
- This summary is intended to stimulate discussion and debate about how best to move forward.
- We are keen to involve the community at all stages and see full collaboration and co-operation.
- Option 3 and Option 2 come out as to preferred choices

Consultation Survey Results

September 2018	A	B	C	D
Option 1 - Continue as we are and Consider a New Hall in the Future.	18%	31%	29%	27%
	81	113	84	42
Option 2 - Upgrade the Existing Village Hall	30%	34%	19%	17%
	139	123	54	26
Option 3 - A New Hall on the Recreation Ground.	42%	7%	16%	24%
	195	26	46	37
Option 4 - Build a New Hall on Another Site.	10%	27%	35%	32%
	47	97	101	49
Survey Respondents :	Online	345	Hard Copy	131
	Email	15	TOTAL	491

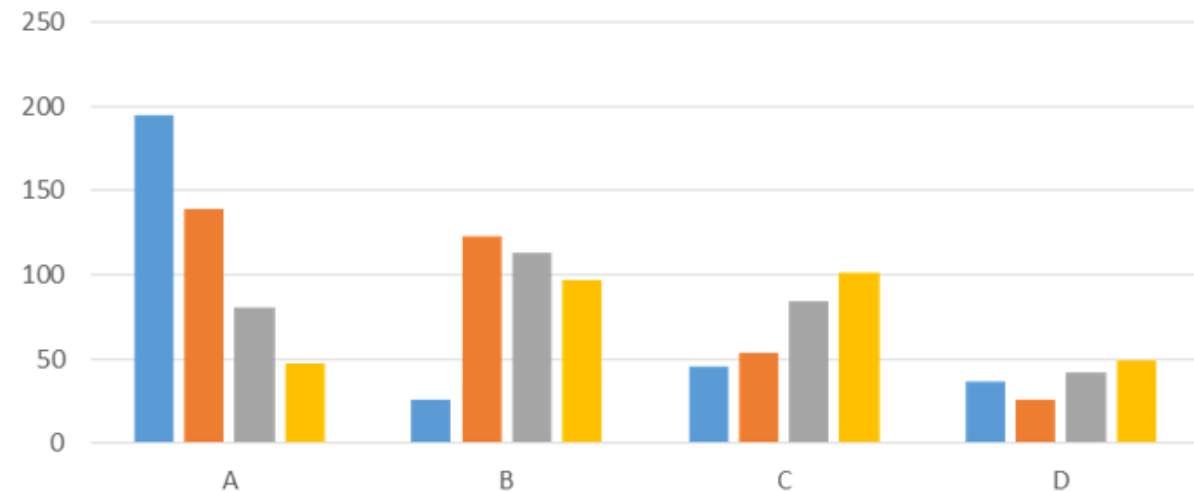
Four Marks Community Building Consultation September 2018

Four Marks Community Building Consultation
September 2018: %



- Option 3 - A New Hall on the Recreation Ground.
- Option 2 - Upgrade the Existing Village Hall
- Option 1 - Continue as we are and Consider a New Hall in the Future.
- Option 4 - Build a New Hall on Another Site.

Four marks Community Building Consultation
September 2018: Numbers



- Option 3 - A New Hall on the Recreation Ground.
- Option 2 - Upgrade the Existing Village Hall
- Option 1 - Continue as we are and Consider a New Hall in the Future.
- Option 4 - Build a New Hall on Another Site.

Some Key Issues Highlighted by the survey

- Losing Green 'Open' Recreational Space
- Physical location is important to some, but not others
- Selling Village Hall site for housing is not acceptable to some residents
- Village Hall is used for Church parking over-flow & vice versa
- Access by more traffic to recreation ground via Brislands Lane - junction work scheduled for some time following strong representation by PC
- Could Benians Sports Pavilion be extended?
- Could the School be a possible site ?
- Footpath from Lymington Bottom to Recreation Ground (lack of lights)

Samples of residents' feedback comments

Option 1

- Worst case scenario would be to build a bigger hall and then have it under used. Shocking waste of money and space
- Between the existing VH, Benians Pavilion and Scout Hut there is sufficient capacity already. Stop the infill building on Lymington Bottom
- Traffic on Brislands Lane would be a problem. Combine Village Hall and Scout hut on same site. Recreation Ground will become full of building like Anstey Park
- As a local resident I have rarely seen the car park full. No more houses. We are a village not a town.

Option 3

- Build a smaller new hall on the old scout hut site. Smaller car park and footprint. Only sensible option. Why does the village need such a large new hall?
- I think Option 3 is best, because it looks to the future of the village. But better access is needed via Brislands Lane, footpath and hopefully lighting.
- Most sensible option, don't understand those opposed, can only improve the area!
- What about the playgroup and scouts and VH all combining together at the Recreation Ground?

Option 2

- Please don't take away the green space at the Rec.
- 3 and 4 disadvantage, also in loss of history of the site
- Use local communities and organisations and businesses to fund raise for 1 & 2
- Consider making more use of Benians Pavilion and maybe extend there too

Option 4

- Field between Alton Lane and Blackberry Lane (opposite Garthowen). Approach landowner to release land for village building and allow houses on part. Area is central. Use sale of VH to build
- What about the school as a site? As they are expanding and will be undergoing upheaval, doing the building of the hall at the same time would seem sensible! Also parking would be shared and the school could use the hall. Also the school is an accustomed venue for villagers even if it is a little out of the centre OR get one of the farmers (names redacted) to donate half an acre or so, they've made lots of money from development.

Next Steps

- Further discussion tonight in Open Session
- Agenda item later in Council Meeting



Thank You

