

UPDATE AND PROGRESS
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TUR LANGTON VILLAGE HALL

Renovation Proposals



UPDATE

WHERE ARE WE AND HOW
DID WE GET HERE...?

History of Tur Langton Village Hall



DID YOU KNOW ?

- The first Tur Langton Village Hall was two old Army huts, placed on a paddock of Spring Farm in 1920, owned by Mr Watts (Nora's father) at that time.
- Spring Farm was sold to Merton College in 1936, although the Village Hall was allowed to remain on the land.
- The existing hall was built and opened in 1972, at a cost of £4,800! The new hall was opened by Colonel Pen Lloyd, The High Sheriff of Leicestershire.
- In 1977 the car park was extended, and in 1979 the store room was constructed at the rear of the hall at a cost of approximately £1,000.

Merton College

The Parish Council was told in 2004 that the College was unlikely to renew the lease as they intended to redevelop the site. Negotiations have been ongoing since then to encourage Merton College to renew the lease, involving a number of sets of architectural plans, advice from planning consultants and solicitors, newspaper campaigns, as well as a welcome rear-guard action by some students of Oxford University Students Union who got wind of the David v Goliath story. The result was that, in February 2017, Merton finally agreed to renew the lease.

The unfortunate side-effect of the uncertainty of tenure was that no money could be spent on the upkeep of the hall for the 15 years prior to the lease being agreed, leading to it falling into some disrepair.

New Lease signed in
Feb 2017

Next Steps

Hall to be fully renovated

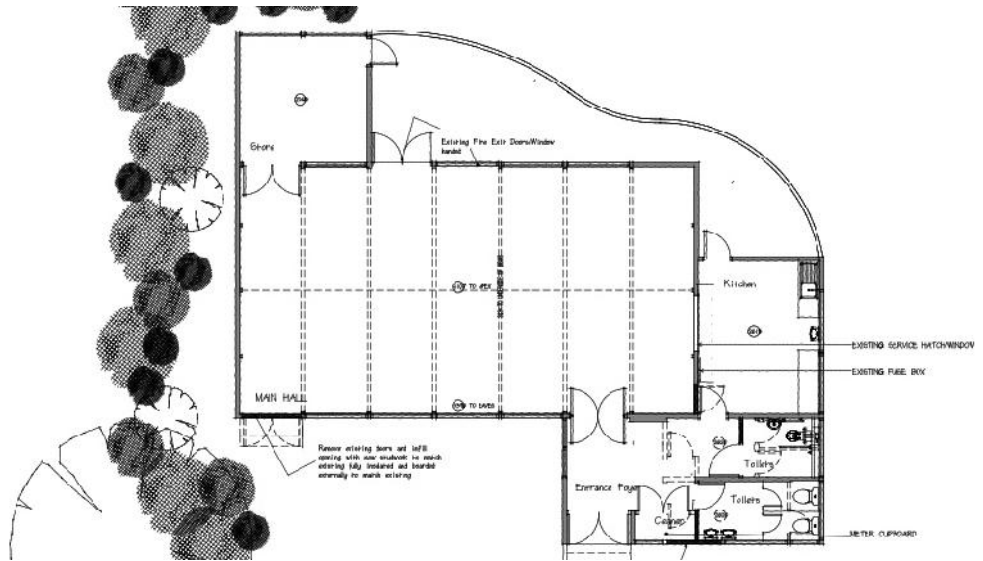
Completion of renovation within 12 months

Plans have been drawn up by a local architect

Quotes have been received for main work packages

Submit the plans for approval from Merton College

Commence renovation works in July 2019



WHY?

The village is lucky to have a thriving pub, and beautiful church, as well the café and other facilities in the Manor.

So, why do we need a Village Hall as well?

This question has been asked numerous times over the years, during the lease negotiations, by those involved as well as by Merton College and those with vested interests in developing the site.

With the hall in its current state, with rotten windows and overgrown garden, it is true that the value is hidden. However, look past that and imagine the hall as a clean, warm, dry, inviting space, with warm floor and modern kitchen and accessible toilet facilities. It is a good-sized flexible venue, owned and managed entirely by the village, for the village.

The main reason which is given for removing the village hall is that it is an eyesore. If we can refurbish it, tidy it up and create a facility that can be used by the village, to bring the village together, to provide a meeting place, then we should do it for the future of the village. The business plan for the hall is based on it being entirely self-sufficient, with the income from rental and fund-raising covering the costs of the refurbishment and upkeep.

Will the hall remove footfall from the other facilities in the village?

There is no reason for the hall to have anything but a positive impact on the village facilities. While the hall has been closed, we continue to get regular enquiries for hire, for keep-fit, yoga, local sports clubs, etc. There is a local need for a hall like ours. When the hall is reopened this will bring people from the surrounding area into the village, which will present opportunities to the other facilities.

What can the Village Hall provide?

01

A place that the whole village can use and feel welcome.

02

A meeting place for local businesses, parish council, etc.

03

A convenient venue for local clubs, with parking & kitchen.

04

A flexible, good-sized space for exercise classes & yoga.

05

A fit for purpose facility for village concerts, theatre productions, fetes, jumblesales

06

A venue for parties of ALL ages, especially toddlers and young children.

07

A gallery space for local artists and crafts people.

08

A venue for fund-raising, for the church and village.



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WHAT NEXT?

The estimated budget for the renovation works is £85,000. This is a significant sum of money, but a business plan has been put in place, to investigate how the project can be financed.

With the short timescale for the renovation (which was enforced by Merton College as a condition of the lease) it is not possible to fundraise for this amount before the renovation works start. Therefore, the business plan is based around taking out a Publics Works Loan, which is a government-based loan designed for this type of project. It is proposed that a loan of £55,000 is taken out, with the other £30,000 raised through grant funding, pledges, donations, and fundraising.

It is expected that the ongoing repayment of this loan will be covered by a combination of rental income from the hall and ongoing fundraising.

Element	Budget costs (£000's)
Roof	18
Windows	8
Floor	10
Electrics (incl heating and lighting)	18
Plumbing (incl new toilets)	10
Fit-out (internal layout)	12
Entrance ramp	5
Painting and decorating	3
Total	84

£3.33 / month

£40 per year

A pint a month?

A Mocha Frappucino?

A glass of wine?

3/4 of a Big Mac Meal?

Precept

However, even though the income is expected to cover the repayments, it is a condition of the loan, that the Parish Council must have a secure source of funding to repay the loan, to avoid any risk of defaulting on the repayment if the income is lower than expected. The only option that the Parish Council have for this is to temporarily increase the Council Tax precept. This is expected to be in the order of £40 per household per year.

This precept is required for security only, and if, as expected, the income from the hall covers the repayments, then the precept will be reduced again.

NOW WE NEED YOUR SUPPORT!

At this stage, we need confirmation that the village is in favour of the project. Can you please fill in the returns form below: (circle as appropriate)

Do you support the renovation of the hall? **Y / N**

Do you support the proposal to take out a loan to allow the project to progress within the Merton College timescales? **Y / N**

Would you be willing to help with the works, such as initial strip-out, decorating, etc? **Y / N**

Name:.....

Address:.....

Please post this form through the village hall letter box.

Alternatively, you can fill the form in online, at www.turlington_pc.org.uk/vote

