

Latton Parish Council Extraordinary Meeting
12th May 2015
7.30pm in the Village Hall

Minutes

1. Apologies: Councillor Nick Kennington
Present: Rev Phil Bradley, Phil Winfield, Stuart Dagnall, Keith Bowen,
Jim Donovan
Councillors Graham Blunden, Chris Lennon, Becky Baker
& Bev Blunden (Clerk)
Several members of the public were present

2. Summary from last Meeting on 12 Feb 2015: it was confirmed that since the Church own the Hall, the PCC are currently trustees and assuming that the Parish Council cannot enter into an Albemarle scheme there are 3 possibilities:

1. Explore the feasibility of the PCC running the Hall – however, this would still require volunteers to form a management committee and successful funding bids to cover the maintenance costs.
2. Close the Hall
3. Sell the Hall

Number 3 above would be explored in combination with re-ordering of the church building to make it a multi-purpose building acting as a hub for the village. After much discussion, an action plan was agreed, as reported below.

3. Declarations of interest - None
4. The cost & how to renovate the Hall (CL): Chris reported the cost of an upgrade, using Alder King Surveyors, would be approx £71,000.
5. How much the Hall can be sold for (CL): Chris reported on the estimated sales value of the Hall, with the most likely converted use being to a private dwelling. This estimate was provided free of charge from Adapt Properties and is approx £200,000 or with planning consent £275,000. Adapt Properties have offered to manage the process with a 50% success fee on the selling price above £200,000 and no charge if consents are not obtained. The estimated costs of seeking consents in isolation would be approx £25,000.

Many thanks to Chris for obtaining this information.

6. The capital spend needed to convert Church into a multi-purpose building (PB): Jim reported this would be, based on figures from 2007, a minimum of £140,200 & maximum of £170,200. Obviously, the figures need updating due to inflation & it was hoped that VAT could be reclaimed. Points about the conversion (reorder) made from the discussion which followed were:

- Secular & non-secular use would be included
- Conversion would be to a high standard
- Management committee needed to oversee conversion & run the building when conversion completed (finding volunteers to do this could be a problem)
- Cannot guarantee additional use of Hall after conversion
- Open consultation needed about facilities the community require & activities they find acceptable (see item 8 below)
- May appeal to a commercial let (eg like Relish at Gateway Centre)
- Lots of work required to do this project – dedicated team needed
- Main purpose is to improve facilities available, with a secondary purpose of preserving the Church building
- Diocese support the selling of the Hall & all funds raised will be used for conversion
- Making changes to a Grade 1 listed building may be difficult
- Important to create storage spaces, which may involve an external store at extra cost
- Is supported by the Parish Plan requirement of a central hub in Latton

7. The grants available from Community First and whether there are any grant conditions that would affect our eligibility (PW): Phil reported that Community First stated funds were available to everyone as long as a business plan was attached to the application showing evidence of predicted extra use of the converted building (Parish Plan could be used as evidence).

8. Future plan of action for the Hall: all agreed there should be an initial consultation with residents, in the form of an open afternoon on Sat 11 July. This would be a presentation in the Village Hall of the choices available, with the Church building open for viewing.

9. Date of next meeting to plan Open Afternoon: Tues 16 June, 7.30pm
at Latton Village Hall.

Thank you to all for attending this meeting.