

VERSION 1.0

MAY 2020



WYCHBOLD VILLAGE HALL

SECTION 106 REFURBISHMENT

DODDERHILL PARISH COUNCIL

OVERVIEW OF CURRENT FACILITIES

INTRODUCTION

Wychbold Village Hall was built over forty years ago, it lacks modern facilities that other halls can offer. The current positioning of the entrance to the ladies toilets into the main hall prevents multi room hire due to safeguarding regulations.

The changing rooms which were added on several years after the initial build have not been used for many years because the protection of children and vulnerable adults regulations have changed and the facilities no longer comply.

BUDGET

We currently hold (approx.) money in two separate funding schemes.

- £36,000 (not inc VAT) in the Section 136 funding
- £84,000 in the homes bonus funding.

Dodderhill Parish Council have put together an overall plan to refurbish the hall. We have looked at the hire statistics and taken into account the survey comments from the community about the services they would like to see going forward.

MAINTENANCE

Over the last year the following has been completed

- Fire doors replaced in the kitchen & kitchen anti-room but one of the doors is missing a damper strip. There has been some concern that although we may have fire doors, the current serving hatches (3) provide no protection in the event of a fire.
- Emergency exit lighting has been replaced following a fire inspection of the building.
- 5 Year electrical building test completed
- Village Hall Health Check completed

There has been very little maintenance carried out by the previous village hall management committee and the building looks tired, however Dodderhill Parish Councillors felt decoration should wait until after any refurbishment was complete as some areas would be decorated as part of the structural alterations.

Covid-19

Following Covid-19 outbreak, there is a requirement to install sanitizing stations reduce the overall capacity of the halls.

Facilities

Having a very successful play area, it is important that we try and allow the two area n(Play area and village hall to work hand in hand, Use of the toilets and a café is a priority.

Utilities

The Gas bill for the village hall currently runs at £300 per month – it is important that as part of the upgrade / refurbishment we look at a cheaper alternative. In addition energy conservation measures built in.

PROJECT PRIORITIES (as voted on by Dodderhill Parish Councillors)

Refurbishments in order of priority	Score out of 45
Replacement of lights to LED style (energy efficient)	44
Changing of lights to motion sensor lights for entrance hall, kitchens and corridors (Toilets already have this facility)	43
Removal of Half Glass Entrance Doors to allow for relocation of toilet door	42
Toilet Access Reconfiguration	42
Hive control heating and Lighting system	41
Large Hall Changes	39
Meeting Room Reconfiguration (not including sliding doors)	39
Sliding Doors between large hall and meeting room	37
Internet / Presentation Facilities	37
Changing Room Reconfiguration	35
Electric Car recharging facility	35
Keyless Entry system	34
Card control heating and Lighting system	34
Store Room Changes to second kitchen	32
Facility to make second kitchen possibility of standalone for hire for café facility for play area	30
Shutters	29
Electric Blackout binds	25
External LED or Solar Lighting (possibly sensor-driven or with in-built timers)	25
Entrance Porch over front doors	20

CHANGE OF LIGHTS TO LED AND MOTION SENSORS IN KITCHEN AND CORRIDORS.

Energy saving is important to the Parish Council as lighting and heating of the village hall is one of the biggest overheads in the management outlays.



Suggested Changes

- Changing all lights for new LED lighting
- Make all corridors, toilets and kitchen sensor driven.

Currently the large hall has stage lighting which consist of 10 separate lightbulbs.

REMOVAL OF GLASS PARTITION IN ENTRANCE CORRIDOR



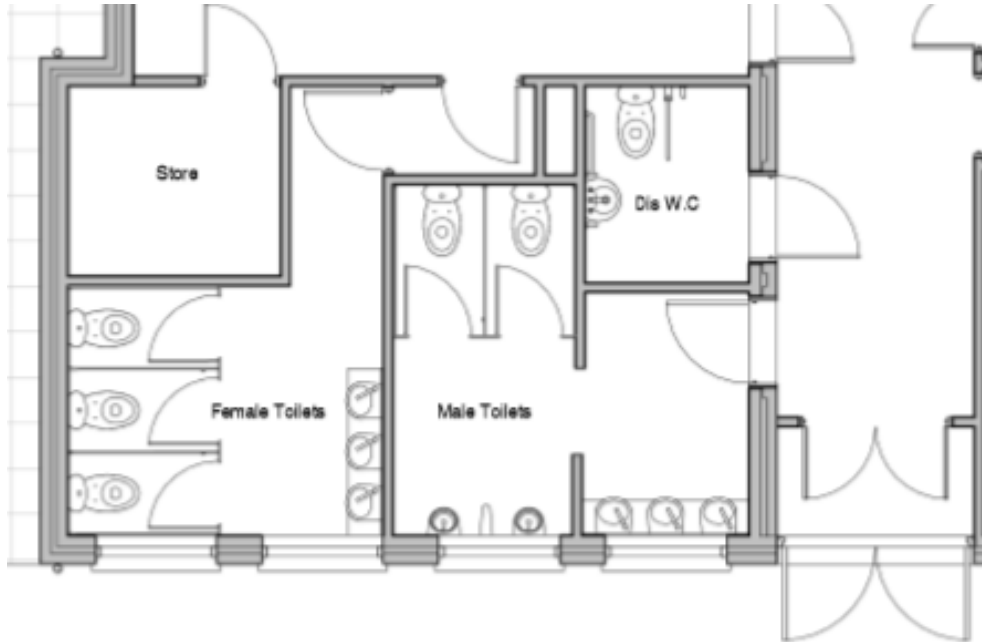
To facilitate fitting all three toilet doors (Gents, Ladies and Disabled) we would need to remove the inner door that currently sits in the entrance hall.

The long term plan - A successful application for the building of a third hall / sports court will see this current entrance reverting to an emergency fire exit.

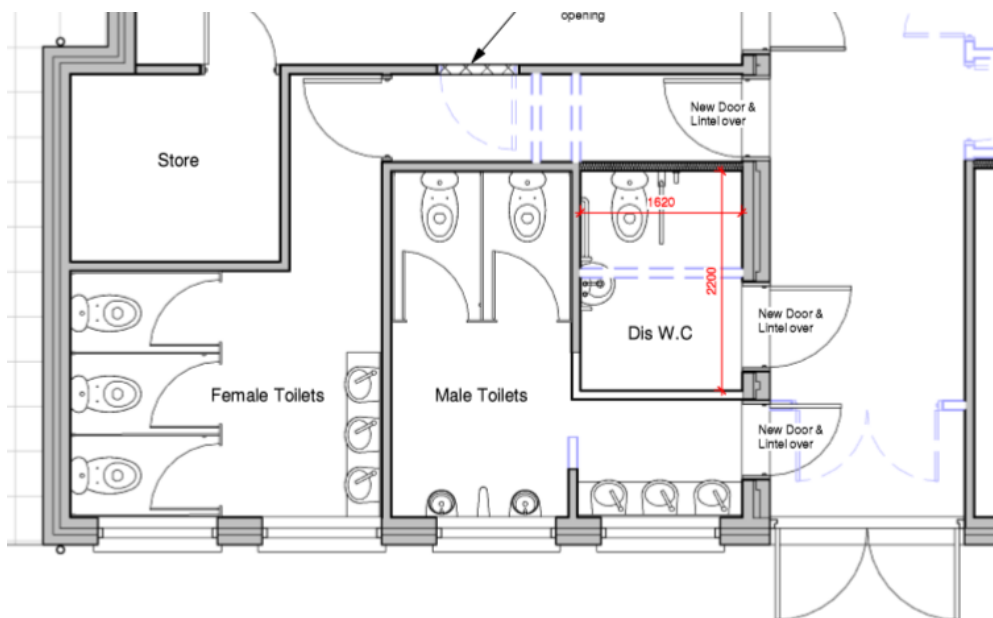
The architect plans are available should you wish to view them.

TOILET ACCESS RECONFIGURATION

CURRENT LAYOUT - A



NEW PROPOSED LAYOUT - B

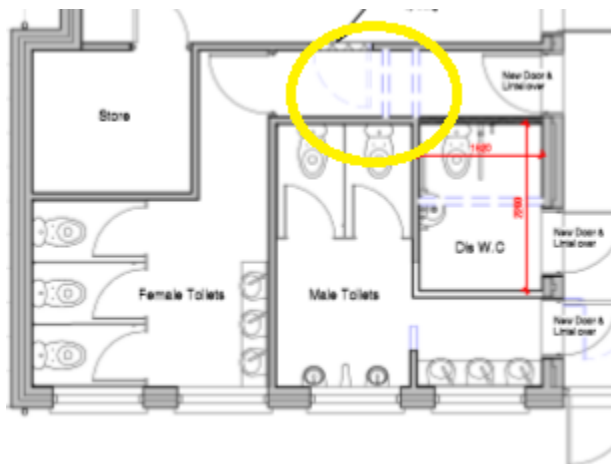
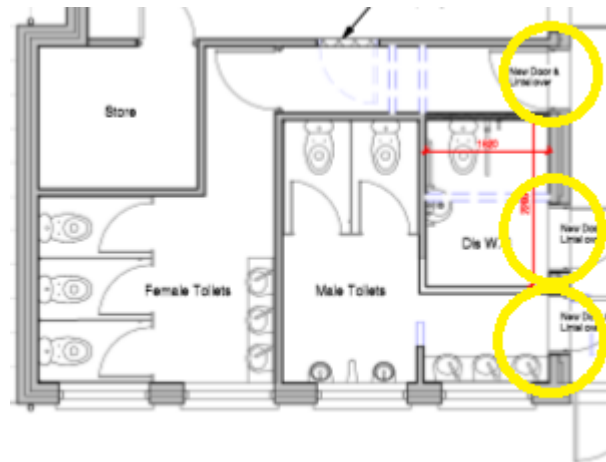


DETAILS

We have had many complaints from those hiring the large hall that their event is interrupted by people walking in to use the ladies toilet, not only is this inconvenient, it also raises an safeguarding issue such as running of children's parties.

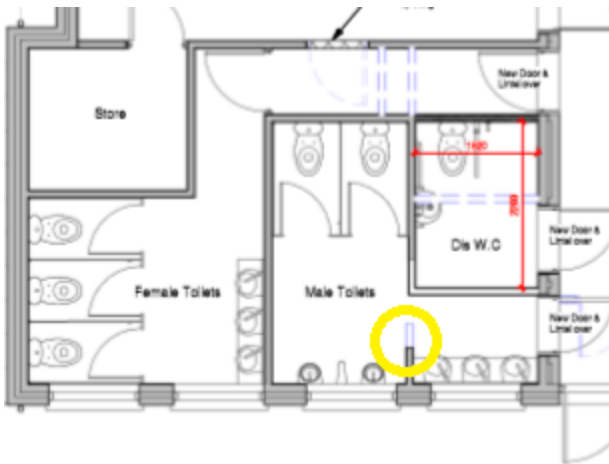
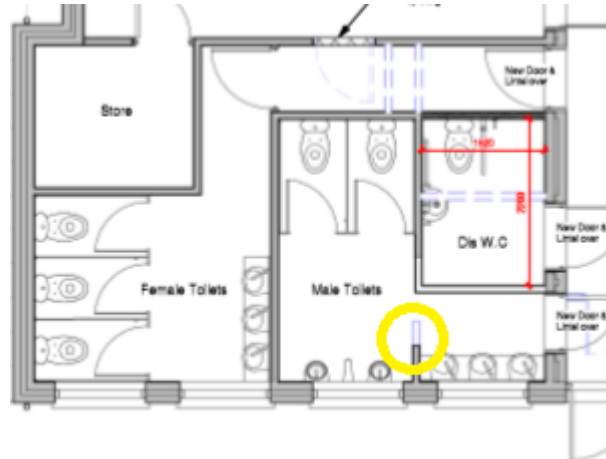
BASIC WORK SPECIFICATION:

Main Entrance hall - Move / build three new toilet entrances in main corridor for Ladies Gents and Disabled Toilets, this would include placing three new lintals above the doorway.



Current Ladies Toilet Entrance - Remove inner toilet door and block up toilet door entrance to large hall.

Extend privacy Screen in gents Toilet



Reconfigure Disabled Toilet

Place rollerball catches on door and returner arms so the sensor lights do not keep being activated.



- Locking mechanism of gents and ladies toilet doors for security purposes. This would enable park users to only access the disabled toilet which would be fitted with an anti-drug light. The entrance hall is covered inside by a cctv monitor (vision only).
- Recycle where possible – the inner ladies toilet door is damaged but could be repaired
- Decorate / Make good paintwork.

HIVE CONTROL FOR HEATING AND LIGHTING

A Hive heating control thermostat is presently for sale from Hive for £179 and they offer installation services by a trusted British Gas engineer or certified professional who will be on hand to help make installation as easy as possible.

This includes :-

1x Hive Thermostat

1x Hive Hub

1x Hive Receiver

Our currently electricity Supply is with British Gas and our Gas is currently with NPower

Hive Active Heating is a brand of smart thermostats released by British Gas. They generally **cost** around £249, or £199 for British Gas customers – if you're with British Gas, professional installation is included, otherwise it will **cost** £70. You'll also be able to spread the **cost** over 12 months with no interest.

The heating thermostat in the main hall is Honeywell we are not sure if it's a Smartfit as it appears the Smartfit range of controllers also control the water heating.

The hall boiler is a Intergas Compact HRE 30 SB which is not on the Hive incompatible list. There is a controller to the right of the boiler which appears to control the water temperature.

So from this it seems that the hall system would be compatible with a Hive controller though a Hive engineer would need to check this.

What types of Heating control systems and boilers are incompatible with Hive Active Heating?

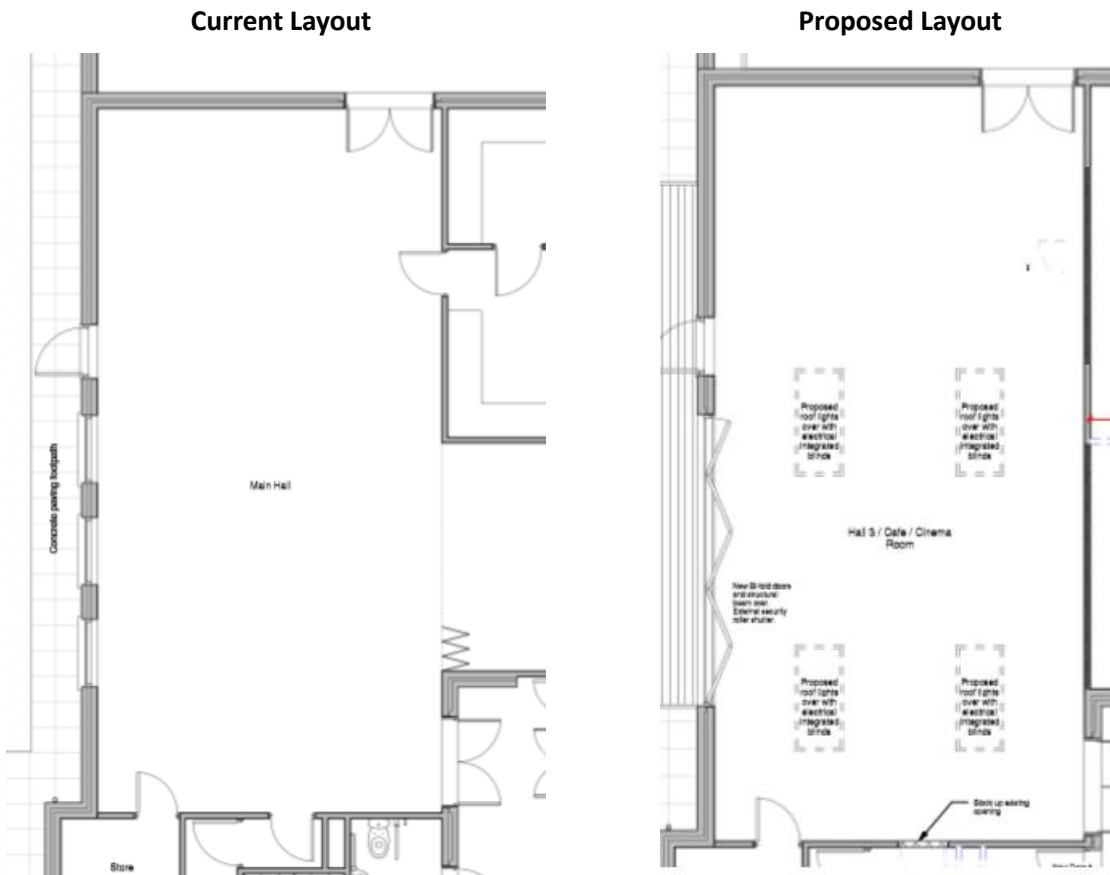
Honeywell SmartFit Controls - this system, sometimes installed to control gas and LPG boilers, is part of the existing central heating system and isn't compatible with other external heating controls. Hive can't be installed with it unless the engineer removes the SmartFit controls first, including all electrically operated valves.

Vaillant VR 65 Control Centre - This is an external controller fitted to some compatible Vaillant boilers. It's part of the existing central heating system and isn't compatible with other external heating controls. Hive can't be installed with it unless the engineer removes the Valiant external controller.

Incompatible boiler models:

- Worcester Bosch ICC2 - ZWBR 11-37A (GC number: 4710810)
- Worcester Bosch *C*RD 537i (GC number: 4710811)
- Worcester Bosch *C*RD 542i (GC number: 4710812)
- Worcester Bosch Greenstar HE Plus - ZWBR 7-28A (GC number: 4731156)
- Worcester Bosch Greenstar HE Plus - ZWBR 11-35A (GC number: 4731157)
- Worcester Bosch *C* Greenstar 30 HE Plus Combi (GC number: 4731175)
- Worcester Bosch *C* Greenstar 35 HE Plus L Combi (GC number: 4731176)
- Worcester Bosch *C* Greenstar R 30HE Plus (GC number: 4731179)
- Worcester Bosch *C* Greenstar R 35HE Plus (GC number: 4731180)
- Worcester Bosch *C* Greenstar R 40HE Plus (GC number: 4731181)

LARGE HALL CHANGES



Roof windows – not planned to be included in this refurbishment project

Patio outside of bi-fold doors – not planned to be included in this refurbishment project

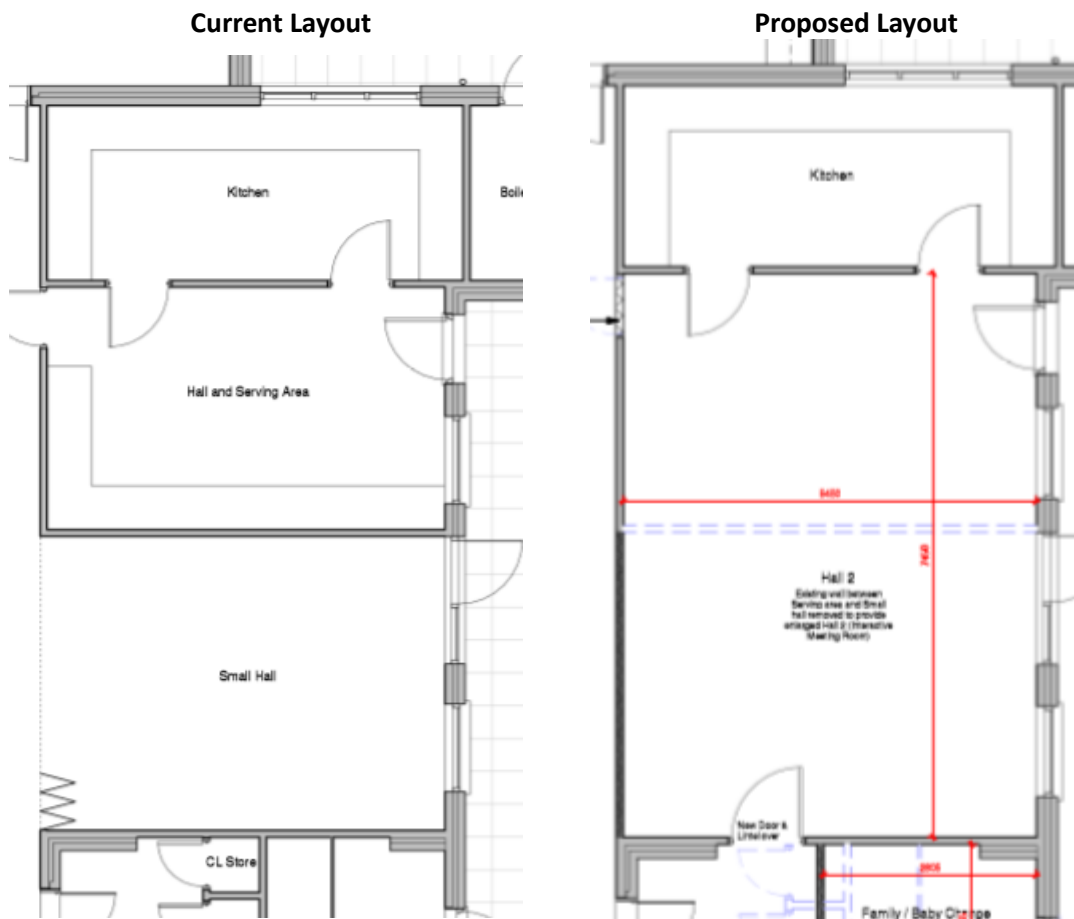
SMALL HALL CHANGES

DETAILS

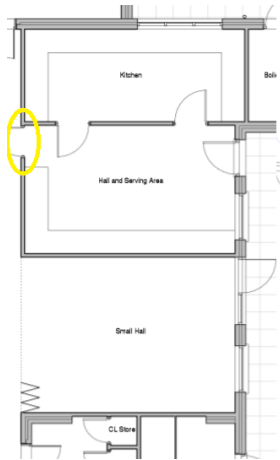
The entrance to the small hall is currently not DDA compliant in that the door is not wide enough to accommodate a wheelchair.

The current sliding doors do not provide enough soundproofing to allow too events to run simultaneously.

There is no access to the kitchen without going through the large hall or going outside and back in through the kitchen fire exit. The hall is small in size and the kitchen anti-room space not effectively utilized.



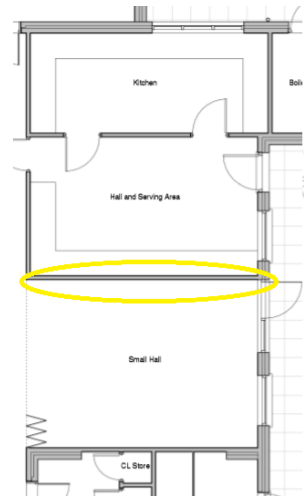
BASIC WORK SPECIFICATION:



Block up door between large hall & kitchen
anti Room

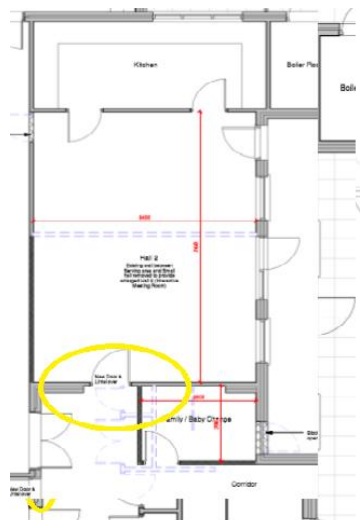
Remove wall between small meeting
room and kitchen anti room opening
up space to make a larger second
meeting room.

Supporting lintel required

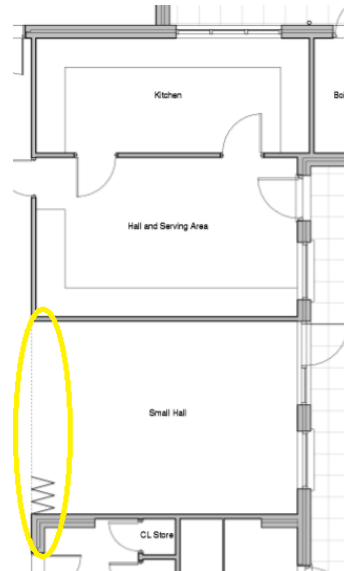


Make new wider entrance to small
meeting room from entrance hall
that conforms to DDA regulations.

Supporting lintel required



Remove and block up sliding doors
between large hall and small hall.



- Recycle where possible (including kitchen anti room units and worktops for re-use in proposed new storeroom /kitchen)
- Decorate / Make good paintwork.

INTERNET / PRESENTATION FACILITIES

DETAILS

It was felt that the village hall was missing out in a niche market of daytime hiring because Wychbold Village Hall is unable to meet business / conference & workshop needs of the community in respect of presentation facilities and internet provision.

Part of the refurbishment project would be to install these facilities, with an internet platform with a login screen for guest and visitors.



ELECTRIC CAR RECHARGING FACILITIES

DETAILS

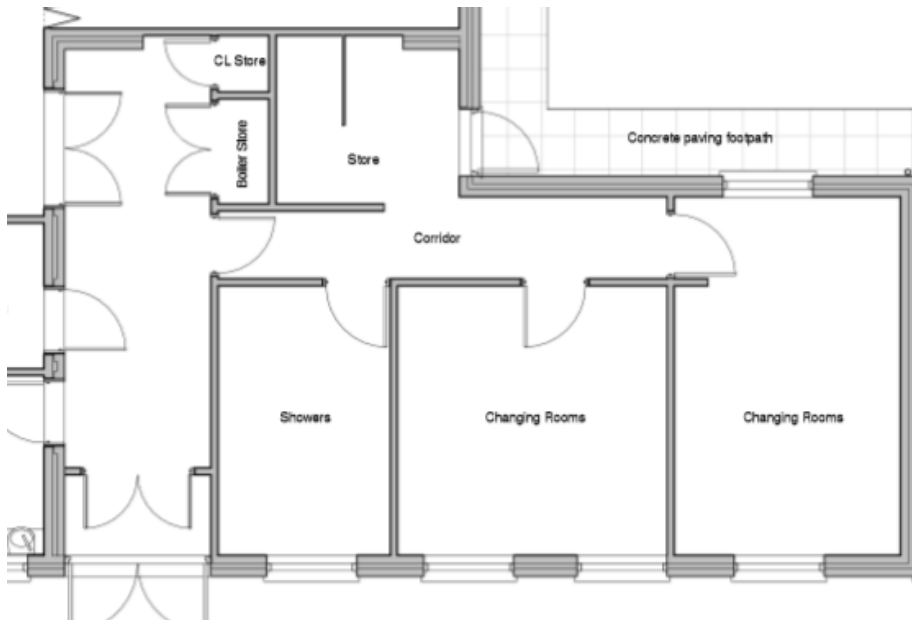
It was felt by the parish council that this was an important feature that the village hall needs to make provision for as electric cars become popular. It is possible that we may be able to receive grant funding for this from a separate source.



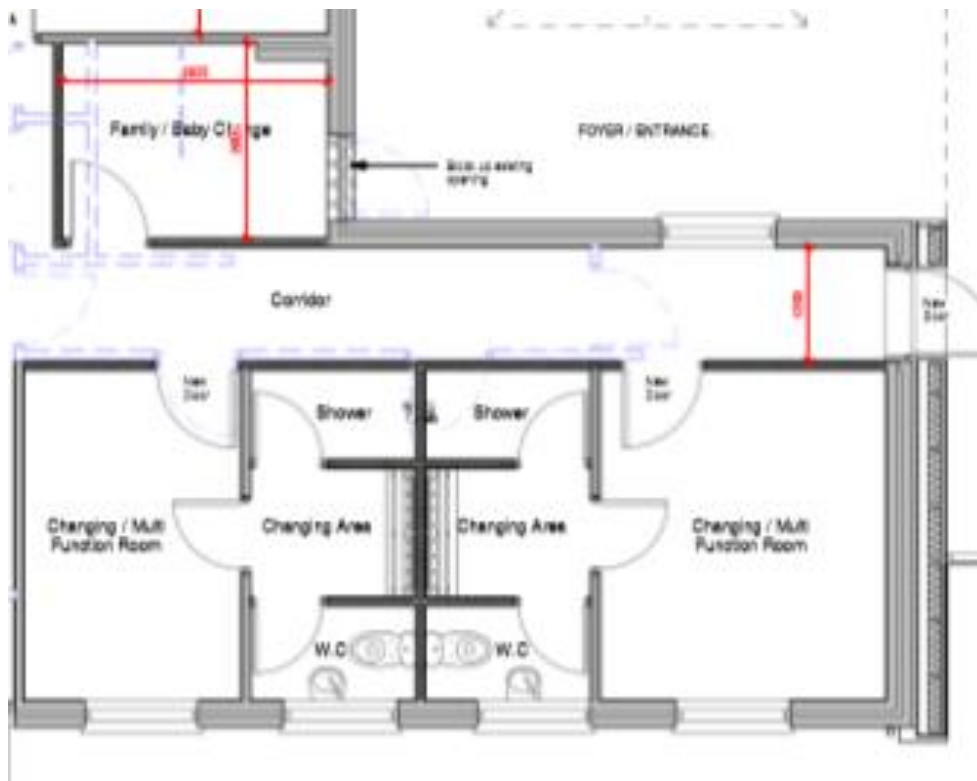
Electric car points (funding should be available)

This will add to an additional income source to assist with running costs from users

CHANGING ROOM RECONFIGURATION CURRENT LAYOUT



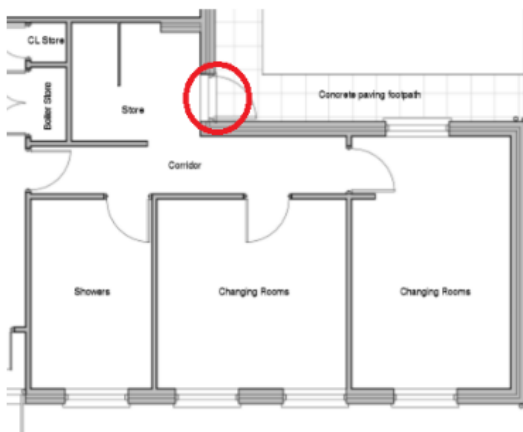
PROPOSED LAYOUT



DETAILS:

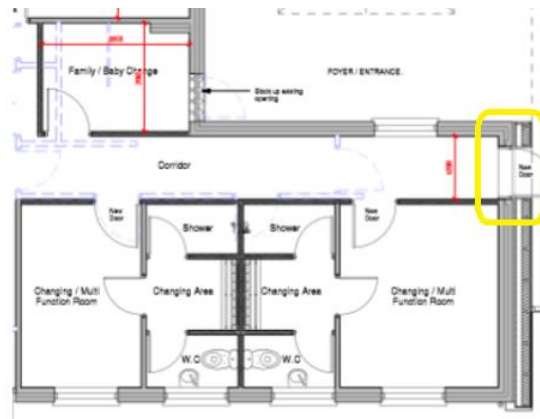
The current changing rooms with their communal facilities do not meet current safeguarding guidelines for vulnerable adults. Although these guidelines are currently most probably acceptable for football clubs, there needs to be a more flexible use for these rooms now the recreational area has facilities for other sports such as tennis, netball etc.

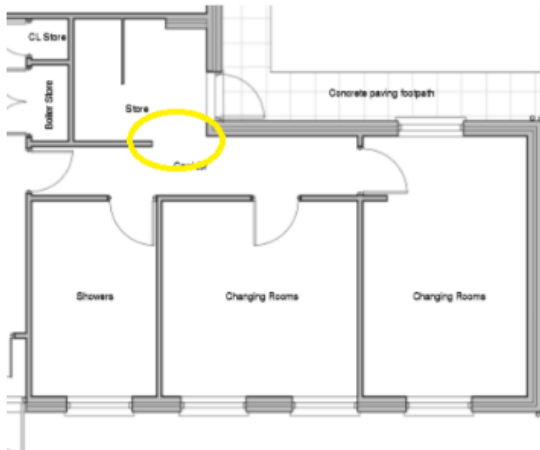
Over the last 45 years the changing rooms were traditionally used once a fortnight so a dual purpose facility was considered to provide the community with rooms available to meet in smaller groups such as one to one advice / support.

BASIC WORK SPECIFICATION:

Block up current external changing room door to window

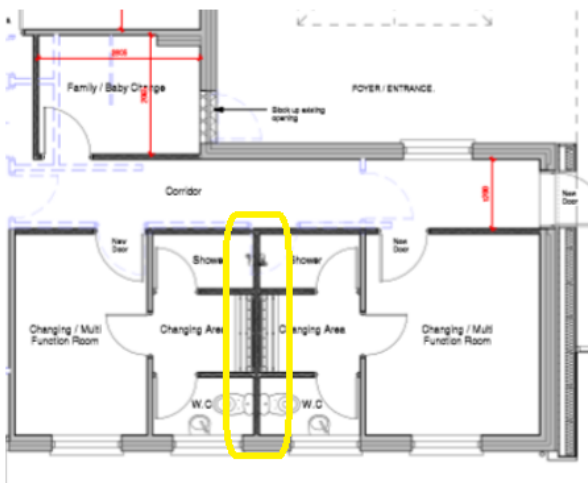
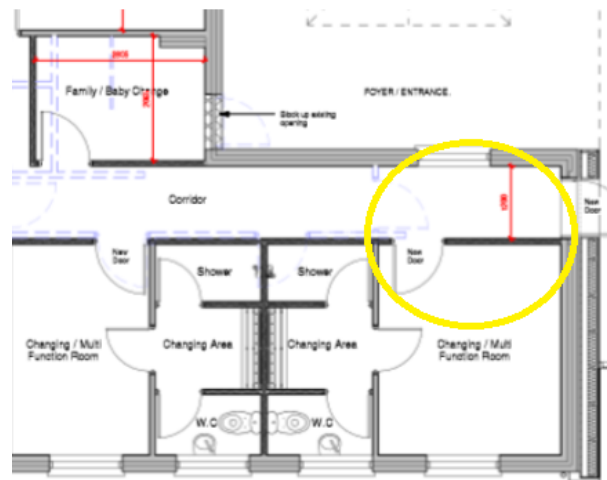
Make new entrance at the end of the building to changing rooms, reusing the current door that is being removed.





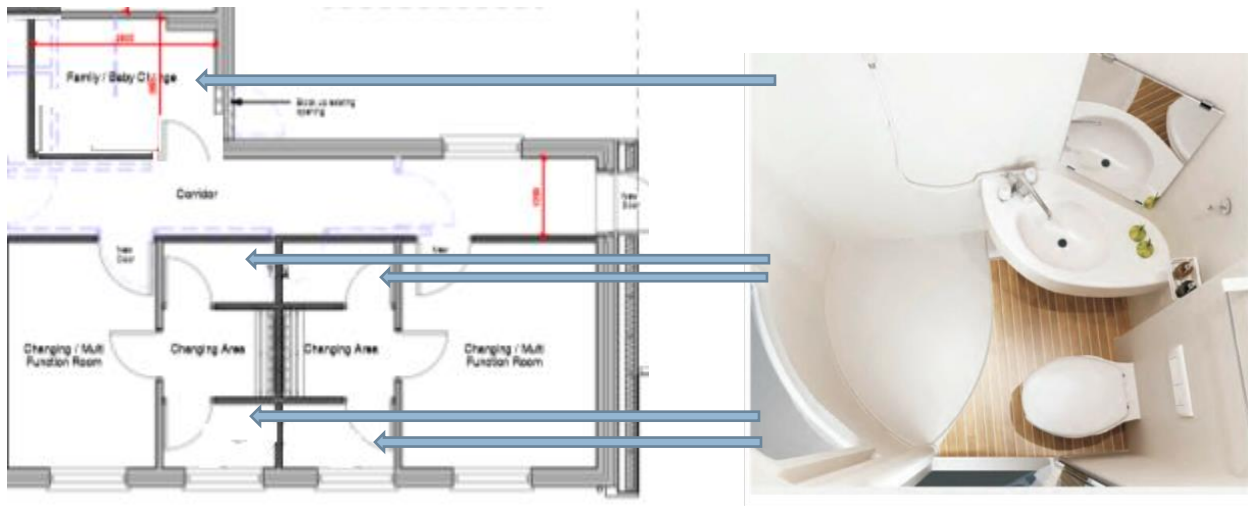
Move the family room / baby change door from where it is on the plans, over to store area gap and retain the current corridor door for added security

Make new corridor and new entrance to changing room one.



Close off current entrance & facilitate new partition wall in central room and doors from each side room to facility areas.

Possible thoughts on a change from the plans as shower pods are self-contained easy to keep clean.
(Can purchase disabled friendly pods)



- Upgrade lighting to energy efficient heating, showers, lighting and systems
- Easy clean flooring
- Recycle where possible
- Decorate / Make good paintwork.

KEYLESS ENTRY SYSTEM

DETAILS



Keyless entry system - Electronic door entry system that has remote control for caretaker to enable users access to hall and room as per agreement (negating the need for issuing keys as users can have a programmable card to times and access of hire).

Loss cards can be de-programmed negating the cost of changing locks when keys go missing.

CARD CONTROL HEATING AND LIGHTING SYSTEM

DETAILS



Having a facility for the "Hired rooms" for using the card system to prevent lights and heating being left running when not in use - this would save unnecessary running costs and could be used in conjunction with the keyless system above.

STOREROOM CHANGES TO SECOND KITCHEN

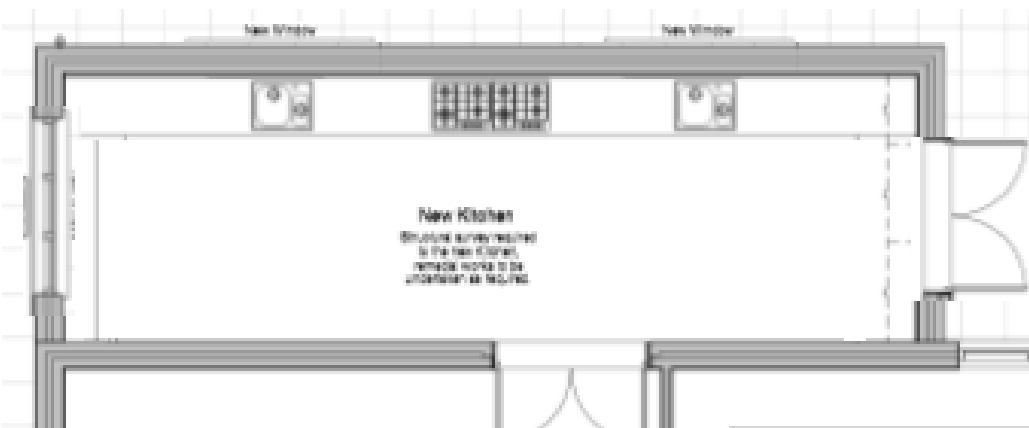
DETAILS

Changing the reconfiguration of the small meeting room to a much larger room means there is no access to the kitchen. Reusing the anti-room worktops and cupboard would reduce the cost of a second kitchen.

CURRENT LAYOUT



NEW PROPOSED LAYOUT



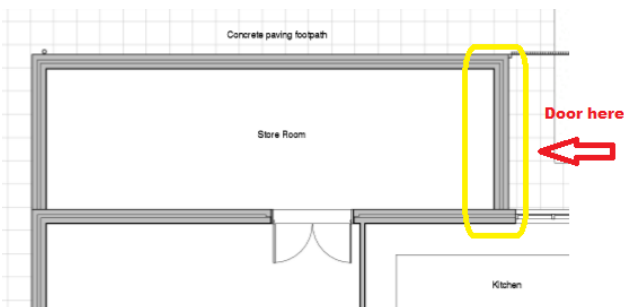
The change of windows position from that of the plan takes into account current cctv coverage.

FACILITY TO MAKE KITCHEN STANDALONE CAFÉ SYSTEM

DETAILS

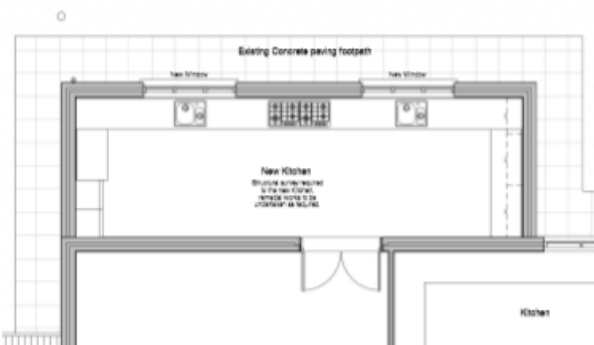
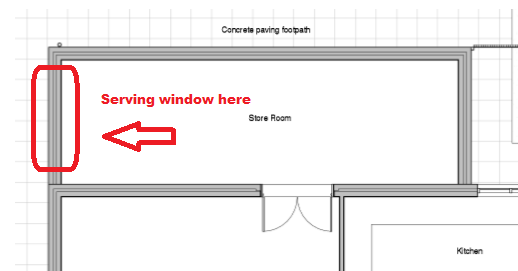
Part of the consideration is to add a café facility to support the recreational area visitors. Having the facility of standalone or as part of the larger hall increases options. It also allows smaller fundraising groups to hire this facility to raise money (such as brownies / guides etc).

BASIC WORK SPECIFICATION:



Consideration for Entrance / exit door into courtyard so the kitchen / café can be run independently of hall hire for fundraising events.

Consideration for new serving window that opens to play area for serving teas, coffee etc



Reuse units from current kitchen anti room – dependent on outcome of questions a and b will depend on whether there is work units at each end or just a breakfast type bar and the window end.

- Consideration of storage required
- Roof windows for consideration (this upgrade or later addition?)
- Upgrade lighting to energy efficient lighting and heating systems
- Recycle where possible
- Decorate / Make good paintwork.

OUTSIDE SHUTTERS - SECURITY DETAILS



The security of the hall is extremely important especially due to the remote location of the village hall.

it was felt shutters would help to maintain the security of the hall.

ELECTRIC BLACKOUT BLINDS DETAILS



The current curtains in the meeting room can be recycled for the main hall.

Replacing these with blinds will help with powerpoint presentation facilities.

Electronic builds reduce the need for cords which has been identified as a safeguarding issue

Consideration of cost curtains vs blinds.

EXTERNAL LED OR SOLAR LIGHTING OUTSIDE DETAILS



The entrance to the hall is in darkness when customers are locking opening up and locking up the hall – especially in the winter.

Thoughts were given to a sensor light to help in this process.

ENTRANCE PORCH OVER FRONT DOOR DETAILS



The overall look of the hall is very stark and unattractive.

Although low on the priorities, it was still felt adding features such as a porch would enhance the look of the building.