

Peasehall Assembly Hall (304808)
Trustees Meeting 1.2.2021
Notes from “Zoom” meeting - opened at 7.30 p.m and closed at 8.00 p.m

Attending: FP, CP, AO, JO’C, LM, GC,JC-E

Apologise: CC

Resignations Received : Marion Forsythe , Gracie Whiting

JC-E submitted plans / notes re the Hall extension and Play Area to the Trustees prior to the meeting , see attached.

FP: brought two topics to the meeting:

- 1.The PAH extension
2. The creation of a play area

FP also suggested that flowers be sent to GW and MR as a thank you. Agreed.

New Extension to PAH:

JC-E:Updated Trustees about the work that has been carried out on pushing forward plans for an extension to the Hall and the creation of a childrens play area.

JC-E circulated, prior to the meeting, the plans drawn up for a Hall extension in 2015.

JC-E has been in contact with S Burrows (Parish Council) who expressed interest in and is supportive of the creation of a play area at PAH. S Burrows indicated that ‘commitments’ in terms of plans and possible finance requirements need to be lodged by March 2021 prior to the elections.

JC-E had also spoken to T Phillips, a fund raiser for Stratford St Andrews who was supportive of the play area idea and indicated that there could possibly be grants available from the Local / District Council.

JC-E has also spoken to L Mobbs (Architect) who drew up the 2015 extension plans and costs, she indicated that there would obviously be additional costs for building works due to inflation since 2015.

(Initial costs for the drawings were £2000)

FP wondered if the costs of architect fees to alter the original plans and the Quantity Surveyor costs could be a ‘Seed Money’ grant via S Burrows.

JKC-E asked if the additional /new toilet facilities could all be housed in the extension which would free up the existing toilet area for either storage or the creation of a small meeting room.

JO’C commented that the loss of the shed because of any extension would require there to be sufficient storage for the extra hall chairs and the Hall’s Gazeboos
It was noted that the 2015 plans would need to be extended to enable the toilets to be contained in the new build.

Decisions about the location of the toilets and additional storage need to be made before LM starts re-planning the extension and the ratio of toilets to numbers using the hall needs to be calculated to meet standards.

An idea for unisex toilets + an accessible toilet were discussed and a suggestion was made the Trustees consider the Bruisyard model where each toilet is contained in its own cubicle with hand washing facilities.

FP- suggested the LM be asked to cost up additional drawings and quantity surveyor fees . (All toilets to be housed in the extension + additional storage to compensate for the loss of the shed)

Trustees also discussed the orientation of the extension in the 2015 plans and LMs suggestion that any extension could come out from the Hall at a 90 degree angle. JO'C also suggested using the original plans but extended the new build out onto the grass area to create a bigger footprint.

JC-E - agreed to take Trustees suggestions and request for updated costs to LM but suggested that she has a 'Draft Spec' to outline discussions.

FP agreed to draft a spec for plan alterations and the request for possible costs. FP will circulate the 'Draft Spec' to Trustees for comment prior to JC-E arranges a meeting with LM

Play Area:

JC-E felt the the creation of a play area would generate local interest in the Hall.

JC-E had spoken to a Play Area design company and to insurers as well as the Parish Council Advisor for Play Areas.

Trustees would need to take out insurance for any Play Area created (public liability) and the area would require a visual safety check 1 x a week and would need to pay ROSPA for a 1 x a year inspection report.

A 25K play area, play equipment, fencing and safety surface would incur an insurance cost of approximately £262 a year.

JC-E suggested that perhaps people could be asked to sponsor fencing to help with costs.

CP commented that if at any time we lost the carpark (lease up for renewal 2021) then the grass area would need to be converted to car park and that we could potentially lose some grass area with the extension to the Hall.

The feeling of Trustees at the meeting was that the possible loss of the carpark should not prevent development of the site.

JO'C suggested that we let the Parish Council know about plans for an extension to the Hall and a phase two development of a play area are notified to them as there was a promise off £1000 made in 2015 towards the planning of the extension.

FP to look at minuted of the Parish Council meetings for 2015 to identify the commitment.

FP thanked JC-E for her hard work in driving these two projects forward.