

Broughton Playing Fields & Village Hall Association DEVELOPMENT PLAN

Proposed Development Plan for the Village Hall

1. Executive Summary

1.1 Our Vision

The Broughton Playing Fields and Village Hall Association is a registered charity which manages the Village Hall and surrounding fields for the benefit of the people of Broughton. The Village Hall itself was built in March 1980 and has had a number of additions since then.

The Village Hall management committee, after consultation with the User groups and Broughton residents, has drawn up this Development Plan to meet the changing local requirements and to create an improved facility which will be at the centre of village life.

We have engaged professionals including architects and quantity surveyors to assist in the creation of the Vision and objectives for the future state. The Development Plan has been organised into a number of project phases, which will allow funding to be raised and the projects managed according to resources available, to deliver these objectives.

Initial planning permission was granted by Kettering Borough Council in January 2015. Planning Permission for the revised design was granted 5th October 2017.



1.2 Current Status

We completed Phase 1 of the Development Plan within budget in April 2015. Phase 1 was the provision of a new outdoor play area, which is being used by the Broughton Under Fives group. We completed Phase 2 building works in February 2017. This was the creation of a new toilet block which includes toilets and sinks designed for the Under Fives and also for the disabled. This block has enabled the Village Hall to expand its available facilities during weekdays, which benefits all potential users.

We added additional external storage in February 2019, a necessary precursor to future Village Hall development project phases.

Our most recent project has been to create a new skatepark facility, constructed in May 2020.

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1.3 Next Project Phases

Our medium to longer term goals are set out in the phased development plan, which can be found in Section 7. We are currently raising funds for the remaining Phases 4,5 & 6 of the Development Plan.

1.4 Funding Needs

Our ambitious plans require funds totalling approximately £ 470,000, and we have allocated funds in excess of £ 90,000 towards this, as outlined in **section 8** below.

We are therefore seeking funds of £ 380,000.

The village of Broughton has expanded in population following the building of the large Cransley Green estate ; this is a crucial period in which the facilities and services of Broughton Village Hall grow to meet the needs of the community.

Plan Layout

PROPOSED GROUND FLOOR PLAN



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2. Background

Broughton Playing Fields & Village Hall Association was formed by Trust Deed on 1st August 1978. It is a Registered Charity #276511. Its primary function is to manage and maintain Broughton Playing Fields and Village Hall for the use of groups, organisations and individuals without distinctions of political, religious or other opinions, including use for meetings, lectures, classes and other forms of recreation and leisure time occupation, with the object of improving the condition of life for the inhabitants and in the interest of their social welfare.

The Village Hall Committee is elected annually and meets monthly to manage the Playing Fields and Village Hall on this basis. The Village Hall land is leased from Kettering Borough Council for 99 years from 19th March 1980. The property is available for hire as meeting rooms, main hall hire for parties, weddings, sporting activities, clubs and events of all types, playing fields and changing rooms regularly used by sports teams. It has also been used by charities, societies and commercial groups for meetings, training and other purposes.

The property is currently in regular use by:

Broughton Under Fives	Pre-school group
2 nd Broughton Scout Group	Beavers, Cubs and Scouts
Broughton Parish Council	PC meetings
Broughton Players	Drama group
Broughton Indoor Bowls	Bowls club
Broughton Table Tennis Club	Table tennis club
Broughton Badminton Club	Badminton club
Broughton Old Boys	Men's Football team
Kettering Football Club	Ladies', Girls' & Boys' Football teams
Kick-boxing Club	Kick-boxing
Pilates & Fitness & classes	Fitness, health & well-being
Dance classes	Dance & fitness
Various Dancers	Dance practice
Various Musicians	Music practice
Youth Theatre Group	Youth drama group

The original Village Hall building was completed in March 1980, has subsequently had a number of minor additions and is showing its age in several places.

In particular, it does not address all the current requirements of several of its User groups and will need development to extend its capabilities to meet some or all these requirements.

The areas for improvement include:

- (a) Specific toilet and wash facilities for the Under Fives group. Separate facilities for the Under Fives group, to allow other Users of the Hall to use other parts of the Village Hall at the same time, without necessarily the need for DBS checks. This has now been completed.
- (b) Stage facilities for Theatre & Drama Groups, for other Touring Arts groups and for bands;
- (c) Additional changing facilities, to enhance the use of the Playing Fields or Village Hall by female as well as male sports teams & individuals;
- (d) Additional Storage space for the User groups;
- (e) Improved facilities for the disabled;
- (f) Upgraded Multi-Use Games Area, for a variety of team sports and training.
- (g) Upgraded skateboard & BMX Facilities: "Multi-Wheeled Sports Facility".
A skatepark facility, including a large half-pipe and a quarter-pipe was built in May 2020.
- (h) Additional meeting room and community space
- (i) Improved car park

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3. Development Vision and Objectives

3.1 The Visionary objectives are:

- To provide the Under 5 children in Broughton an environment away from home where they will feel safe and happy as they start their educational journey.
- To give older children a place that they feel is a place of their own; that gives them a sense of involvement in and ownership of the village.
- To enable adult groups, including lonely, retired and elderly people, to find involvement and purpose by making available a social centre within the village that has access to IT and communications equipment.
- To provide an arts and entertainment centre within the village.
- To ensure equal access for all to sports and exercise facilities of the Village Hall.
- To address directly the Being Healthy; Making a Positive Contribution and Enjoying and Achieving desired outcomes of the Dept. of Education's "Every Child Matters" policy.
- To help to prevent the disruptive behaviour and low level crime that often arises from bored and isolated (i.e. in a rural community) young people.
- To improve health and well-being for people of all ages and to adopt the health and sports policies of Northamptonshire County Council and Kettering Borough Council.
- To develop a sense of community and purposeful involvement in the village by engaging residents in the project and creating a shared "ownership" in the facilities' future use.

3.2 The *Material* Objectives are to provide:

3.2.1 Broughton Under-Five Improved Facilities

- An area which is secure, safe and self-contained within the Village Hall while the Under 5's group is using it;
- A secure, self-contained all-weather play area adjacent to the Hall;
- Sinks and WCs that are specifically designed for and usable by Under Five children;
- Adequate Storage for the U5's group;
- Other requirements of the Department for Education and Ofsted as they arise.

3.2.2 Improved Facilities for Children and Young People aged c. 9 -16,

- A range of activity and play facilities that will be energetic, challenging and fun to use, building strength and balance;
- A Multi-Use Games Area, that can accommodate a range of sports throughout the year including football, basketball, netball, cricket and tennis;
- A Skateboard / BMX activity park, sometimes referred to as a "Multi-Wheeled Sport Facility"
- Facilities that can be used by both girls and boys, and as far as possible, dependent on individual circumstances, that are also accessible for children with disabilities;
- Facilities that really do meet the needs and desires of the children and young people, by involving them in the key decisions about what to provide;

3.2.3 Improved Facilities for the Disabled

- To ensure that Village Hall facilities address the needs of those with disabilities of all ages.
- To add WC facilities for the disabled, with closer access from the Main Hall (completed).
- To ensure that the disabled have good access to the Village Hall, including the provision of dedicated car parking spaces.
- To improve the entrance and lobby for disabled access.

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- 3.2.4 Improved Facilities for Women and Girls
- To provide improved and appropriate changing room facilities for women, to encourage wider use of sports at the Village Hall by women and girls.
- 3.2.5 Stage Facilities
- To address the requirements of local Drama groups to rehearse and put on plays and other drama in the Village in front of an audience.
 - To allow bands, musical and other entertainment acts to play within the Village.
 - To provide a venue within the Village for touring arts and entertainment groups.
- 3.2.6 Improved Sports Facilities for all
- To provide a Multi-Use Games Area, that can accommodate a range of sports throughout the year including football, basketball, netball and tennis.
 - To provide other external facilities than all age groups can enjoy, such as a multi-gym equipment and/or a trim-trail.
 - To improve the drainage of the football pitches, to allow all-year use.
 - To provide family-friendly sports facilities, such as pétanque (completed) and tennis.
 - To provide an improved set of changing room facilities, including a second changing room. This would be used for Away teams during matches and at other times would allow separate changing rooms for men & women.
 - To ensure that these additional facilities address the needs of those with disabilities.
- 3.2.7 Improved Meeting Room Facilities
- To provide an improved set of meeting room facilities for business and social use. The revised plans from 2017 incorporate a new Community/ multi-function room to be used independently or jointly with functions in the hall, offering the opportunity to develop a community drop-in room for village social groups, an ante room for receptions and parties and a standalone meeting space.
 - To provide good Wi-Fi and Broadband internet access, including provision of IT equipment.
 - To ensure that IT and communications equipment is ergonomic and usable by all age groups, including retired and elderly people and the disabled.
- 3.2.8 Increased Storage
- To increase the amount of storage available to the User Groups of the Village Hall, to ensure that there is adequate storage. (Addressed by the addition of external storage in Jan 2019.)
 - To ensure that the storage is lockable & secure whilst also ergonomic & easily accessible.
 - To provide for administrative filing.
- 3.2.9 Improved Access to the Village Hall
- To provide a larger car-park area, including dedicated car parking spaces for the disabled.
 - To ensure that the car park drainage is improved.
 - To create a new entrance to the Village Hall from the car-park.
 - To improve access and availability of meeting rooms during the day.
- 3.2.10 Improvements to the appearance of building
- To improve the Village Hall external appearance, to make it appear more welcoming.
 - To create an attractive entrance to the Village Hall.
- 3.2.11 Improvements to the building infrastructure
- To upgrade electrical distribution boards & fuse boxes (completed in 2019).
 - To provide an external power socket for the Playing Fields (completed).
 - To remove asbestos-containing materials from the site. Such materials were identified originally in three locations and were professionally rated as low risk. The Committee has managed to remove and dispose of these materials safely from two locations using licenced contractors. There is an opportunity to address the remaining low risk materials as part of planned development works.

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4. Targets

4.1 Meeting the educational and other needs of the Under Fives in the Village. ACHIEVED.

The first phase, a secure, self-contained outdoor all-weather play area, has been delivered. The second phase, a secure self-contained area within the Village Hall, has been completed. This has provided sinks and WCs specifically designed for and usable by Under Five children and this also secures the area from outside access while the Under Fives group is using it. We have made improvements to the Meachem room in January 2020 for the use of the Under Fives group, to allow them to extend their hours and thereby provide full-day child care. We will address any future additional requirements of the Department for Education and Ofsted.

4.2 Providing improved facilities for children and young people :

From consultation events, and frequent discussions with, children and young people it is clear that there are broad areas of interest to be catered for, which are:

- An improved set of facilities for skateboarding. This has been delivered in May 2020.
- A self-contained facility for ball games on a hard surface throughout the year, the MUGA;
- Improved and appropriate changing areas for the girls of the Village.

4.3 Providing Facilities for the Disabled

Additional WC facilities for the disabled and a path to allow safe wheel-chair access from a fire escape have been completed. Dedicated parking spaces for the disabled will be created. Improved entrance and lobby access will be created and floors will be levelled.

4.4 Providing Stage Facilities

The Village Hall will be extended to provide a stage, with side-access. The Village lacks a building with a stage that can act as a theatre for staging drama, music and other entertainment. There are Drama groups within the Village that are currently constrained by the lack of a building with a dedicated stage. The stage would also be available for bands, musical and other entertainment acts; it would be used by Touring Arts Groups.

4.5 Providing a "MUGA " = Multi-Use Games Area

To provide a Multi-Use Games Area, that can accommodate a range of sports throughout the year including basketball, netball, five-a-side football and tennis, plus general year-round training.

4.6 Improved Changing Room Facilities for All

The current changing rooms were refurbished in August 2019, with a separate room for the referee and separate toilets with a new entrance. These address spectator needs and safeguarding issues, and partially address the issues that arise now that we are experiencing a greater number of women and girl football players.

Additional changing and showering facilities still need to be developed, particularly a second changing room, to encourage wider use of the Village Hall facilities by the girls and women of the Village, and so that they are usable by people with disabilities.

An additional changing room will also address the requirement for separate home & away rooms for football matches.

4.7 Increased Storage ACHIEVED.

The total amount of storage has been increased, with an external storage block added in February 2019. The design for the Village Hall extension plans will add more internal storage.

4.8 Improved Entrance and Car park

The main entrance will be moved, to make it more attractive and more accessible from the car-park. The adopted design for this will create an airy lobby area. The existing entrance area will be altered to improve access to meeting rooms during the day when the building is in dual use.

We plan to extend the existing car park over an existing hard area and provided dedicated disabled spaces. We plan to address the drainage problems of the current car park.

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4.9 Improved Football Field drainage

Areas on the football pitches are prone to waterlogging during the winter months following persistent or heavy rain, resulting in cancellation of matches and associated loss of income. A joint project with Kettering Football Club will improve the drainage of pitches by putting in land drains. This should reduce the risk of waterlogging and thereby allow greater pitch usage.

4.10 Improved Playing Fields facilities

A new skatepark facility has been installed in May 2020 and has proved very popular. There are further opportunities to improve facilities in the Playing Fields in addition to the MUGA:

- Improved access to the skatepark from Gate Lane and infrastructure such as benches.
- Outside gym equipment and/or a trim-trail.
- Zip-wire
- BMX track

4.11 Timing

As the current facilities do not match the requirements of the current User groups & target groups, the full range of listed requirements will be delivered in the phases of a Multi-Generational Project Plan. Each phase of the project will be completed as quickly as possible, subject to funds, finance and other resources, but also subject to the normal day-to-day running of the Village Hall.

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5. Tangible outputs

In order to meet the objectives and targets it was decided that the following would be required:

- (a) Separated facilities for the Under Fives group, to allow other Users of the Hall access to other parts of the Village Hall at the same time. These are now in operation. **COMPLETED.**
- (b) A secure, self-contained outside all-weather play area for the Under Fives, which was completed in April 2015. This is now in daily use: the Under Fives love it! **COMPLETED.**
- (c) Specific toilet and wash facilities for the Under Fives group. **COMPLETED.**
- (d) Additional WC facilities for the disabled. **COMPLETED.**
- (e) Stage facilities for the Theatre User Groups, for other Touring Arts groups and for bands.
- (f) Improved changing room and toilets: to create a separate room for the referee and to create a new external access to unisex toilets from the fields, thereby addressing both spectator needs and safeguarding issues. **COMPLETED.**
- (g) Additional changing room and facilities:
 - (1) to enable greater Playing Fields or Village Hall use by the girls and women of the Village, and to encourage female and mixed sports teams.
 - (2) to allow separate changing rooms for Home and Away teams during football matches.
- (h) Additional lockable Storage space for the User groups. External storage was constructed in February 2019. **COMPLETED.**
- (i) Dedicated car parking spaces for blue-badge holders.
- (j) Improved entrance and lobby access for the disabled and a levelled lobby floor.
Other improved disabled facilities within the Village Hall, as they arise.
- (k) Additional car parking, by extending over an existing hard area when the new MUGA has been completed.
- (l) A defibrillator unit at the Village Hall. **COMPLETED.**
- (m) An attractive entrance and lobby area, with access from the car-park.
- (n) Additional meeting rooms and community space for social, recreational, club, community and business use.
- (o) a large half pipe and a quarter-pipe for skateboarding / BMX use. **COMPLETED.**
- (p) a tarmac Multi-Use Games Area, including basketball / netball / tennis / football; with hoops and posts and suitable surround fencing.
- (q) Improved cooking equipment and other kitchen improvements to suit small and medium-scale catering. **COMPLETED.**
- (r) A pétanque court. This was delivered by a community project in July 2019. **COMPLETED.**
- (s) Removal and safe disposal of the remaining low-risk asbestos-containing materials.
- (t) Improved drainage of the Football pitches, to prevent waterlogging.
- (u) Improved drainage of the car park, to prevent flooding.
- (v) Outdoor gym equipment and/or trim-trail.
- (w) To carry out the Development in a sustainable and environmentally friendly way.

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6. Consultation plan: publicity and feedback

We have had and will continue to have specific “Open days” displaying the plans, including a Display at the well-attended annual Village Show (held at the Village Hall) and Saturday morning/lunch-time consultation sessions. We encourage villagers to attend the consultation sessions by publicity in the Village newsletters and social media sites, posters placed at the Village Hall and other prominent Village locations and by emails to User groups.

We have an open AGM annually, usually the second Monday in June. The AGM is open to all, and those present elect the members of the Committee of the Broughton Playing Fields and Village Hall Association. The Committee has monthly meetings, usually at 7:30pm on the second Monday of the month, and these are open to all.

We have obtained and will continue to obtain feedback by encouraging the completion of specifically designed questionnaires, including provision for free-form comments. The analysis of these questionnaires allows the committee to gauge the level of support for particular features of the project elements and consequently to prioritise and fine-tune the plans. The questionnaires are available at the “Open-day” consultation sessions.

We have a Broughton Village Hall web-site and a Facebook page which are used to communicate events and updates to the Village. Twitter will be used as appropriate as project activity commences.

We have attended community events organised by Kettering Borough Council to showcase projects funded by KBC grants.

We make use of the Village newsletters, Facebook page and posters to communicate with the Village. Articles cover:

- Open-Day sessions
- Fund-raising events
- Notification that the project is “live”; requesting input and help from the village;
- Notification of the consultation process;
- Summary of outline plans.
- Keeping the village appraised of progress and completions
- Announcement of the opening date and any opening ceremony.

It is likely that an opening ceremony following the completion of a major project phase will be covered by local media including the local press and BBC Radio Northampton. At such events, a full media briefing pack will be prepared.

As a registered Charity, we produce and publish our audited annual accounts and an Annual Report, which describes our completed projects and plans for the future.

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7. Multi-Generational Project Plan

7.0 MGPP

The objectives will be delivered by a Multi-Generational Project Plan. The Plan has been drawn up by considering:

- (a) Building Planning approvals
- (b) The financial resources available including grant & funding approvals
- (c) The capability and availability of managers from the Village Hall project team
- (d) Delivery lead times and sub-contractor availability.

The current MGPP has seven generations – the development of the various Phases will be undertaken as financing allows and are not necessarily sequential:

Phase 1	Outdoor Secure Play area for the Under 5's.	COMPLETED.
Phase 2	Toilet Block for Under 5's and additional WC for the disabled.	COMPLETED.
Phase 3	Provision of 3 new external storage units.	COMPLETED.
Phase 4	Hall extension and stage installation	
Phase 5a	Improved Changing Rooms	
Phase 5b	New Village Hall Entrance	
Phase 6	Multi-Use Games Area	
Phase 7	Skateboard Park.	COMPLETED

Planning Permission was granted by Kettering Borough Council for phase 1-5 in January 2015. Planning Permission for the revised design in phases 3-5 was granted 5th October 2017.

7.1 Phase 1

Phase 1 has been successfully completed on time and within budget. The outdoor play area is in daily use by the Under Fives. **COMPLETED.**

7.2 Phase 2

Phase 2 has been successfully completed within budget. The new sinks and toilets are now in daily use by the Under Fives. **COMPLETED.**

7.3 Phase 3

External storage units were completed in February 2019 and are now in use. **COMPLETED.**

7.4 Skatepark Project.

Following the completion of the storage units, the committee prioritised the Skatepark project, previously Phase 7 in the original plans. A large half-pipe and a quarter-pipe were constructed in May 2020 at a cost of £ 20,760, funded by Section 106 monies and the Development Fund..

The new skatepark facilities are in use and have proved to be very popular. **COMPLETED.**

7.5 Multi-Use Games Area

After the Skatepark project, the next project will be the MUGA, previously Phase 6 in the original plans. The expanded nature of Phases 4 & 5 will require a longer period to raise the necessary funds and completed detailed planning, whereas it is envisaged that the funding and building of the MUGA will be a more straightforward and feasible project to be completed in 2020/21.

We are using £ 90,000 as a ballpark estimate for the project, as the specification has not yet been agreed. The MUGA itself is likely to cost approximately £ 50,000 plus VAT, though decisions on the exact area, surface and surrounding netting will impact on the final figure. Floodlighting will cost approximately £10,000 plus VAT. Outdoor gym equipment on a trim-trail, if included in the project, has been quoted as £15,817 plus VAT for seven stations.

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8. Budget & Funding

8.1 Village Hall Extension & Building Plans Budget

The Broughton Playing Fields and Village Hall association have engaged professional architects SWB to produce plans for the extension which meet the project goals and objectives.

The architect helped us to achieve Planning Permission for the Village Hall improvements.

Phases 1-5 have been evaluated by Quantity Surveyors Elliott Associates, who have provided cost estimates for the original design. All numbers are inclusive of VAT:

<i>MGPP Phase</i>	<i>Description</i>	<i>Amount</i>
Phase 1 COMPLETE	Outdoor Secure Play area for the Under 5's	£ 10,092
Phase 2 COMPLETE	Toilet block for Under 5's	£ 40,942
Phase 3 COMPLETE	New Storage Facilities	£ 22,601
Extra Project COMPLETE	Changing room & toilets refurbishment	£ 10,483
Phase 7 COMPLETE	Skatepark facility built	£ 20,760
Phase 4	Hall Extension and Stage Installation	£160,000
Phase 5a	Second Changing Room	£ 20,000
Phase 5b	New Village Hall Entrance	£ 170,000
Professional fees & costs	Phases 1-5	£ 30,000
	TOTAL COST PHASES 4-5	£380,000
Phase 6 MUGA	Multi-Use Games Area	90,000

Phases 1, 2 and 3 have been completed within budget, and are now in daily use.

The sources of monies to fund the completed projects are documented in the Appendix at the end of this report.

The above project estimates all include VAT. Broughton Village Hall is not VAT- registered. We are investigating whether we can arrange some of the projects in a way to mitigate some of the VAT under HMRC rules. We were able legally to zero-rate most of the costs of the Phase 3 Storage project.

8.2 Available Sources of Funds

We have funds available, which we expect to use to attract further monies and grants on a matched-funding basis:

Broughton PF & VHA Dev. Fund	£ 27,646	Designated Building& Development Fund
Redrow Section 106 1.4	£ 52,719	Held by KBC for BPF&VHA
Redrow Section 106 1.6c	£ 9,958	Held by KBC for BPF&VHA
Total available funds	£ 90,323	

The Broughton PF & VHA Development fund is in a Building Society account.

We have a Letter of Intent from Kettering Borough Council, making clear that the Redrow 106 monies held by KBC are allocated and will be made available to Broughton PF & VHA projects, subject to the Section 106 agreement. We have successfully drawn down a tranche to fund the Skatepark project, leaving the amounts set out above.

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8.3 Additional Sources of Funds

The major fund raising event for the Village Hall is the annual Broughton Village Show and Fun day, which is a community event providing traditional games and entertainment for the whole Village, but also raises in excess of £ 3,500 annually for the Village Hall Development Fund.

We have set ourselves the target of raising a further £ 20,000 from the local community through a set of local fund-raising activities. These include plans for:

- Sponsored mural in the Village Hall. The tree mural within the Village Hall has been painted. We are raising funds by offering sponsored leaf and apple stickers for the tree. This has so far raised a net £ 1,225.
- Sponsor-a-brick for the Extension
- Fashion show
- Fund-raising Ball.
- Other fund raising events

We have good confidence of attracting additional funds from organizations that have supported the Village Hall in the recent past. These are documented in the Appendix, but include:

- Kettering Borough Council
- Maud Elkington Trust
- Constance Travis Charitable Trust

We have reasonable confidence in attracting funds from other organizations that have some obligation or declared intention to support local communities

- Waste companies such as Mick George, who are obliged to support local communities.
- Central England Co-operative Society Community Dividend
- Tesco Groundworks
- Sport England
- Football Association

We are also seeking sponsorship from local companies and other local organisations.

A fuller “prospecting list” of potential fund sources has been drawn up and is available.

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Project Management capability

8.4 Responsibilities

The Project Sub-Committee of the Village Hall Committee is responsible for driving the progress of the projects, including:

- Drawing up and updating this Broughton Village Hall Development Plan, in consultation with other stakeholders including the Parish Council, Kettering Borough Council, the Village Hall User Group and all villagers, and ensuring the approval of the Village Hall Committee.
- Drawing up a Multi-Generation Project Plan (“MGPP”), to deliver the Development Plan, with keen regard to priorities, funding and resources, as well as the uninterrupted normal operations of the Village Hall.
- Securing the necessary funding to allow Project Phases to proceed, including seeking new contacts and developing new funding sources
- Creating a detailed Project Plan to deliver each MGPP Phase, with higher-level milestones and gateways as appropriate and with detailed activities, dependencies, due dates and responsibilities for actions.
- Creating a detailed and precise Specification for each work activity, and using this to obtain firm quotes from sub-contractors to deliver the work to specification.
- Monitoring the progress of the project for activity completion against planned Due Dates.
- Assessing the completion of the project against the Specification and Plans.
- Assessing the impact of the Project completion on the maintenance and operations of the Village Hall, and putting in place the necessary management processes and controls to ensure successful continued operations.

8.5 A summary of our recent track record of delivering projects:

Broughton Village Hall has increased its annual funding from £18K in 2011/12 to £38K in 2019/20 through the work of its Committee members. The increased funding has been spent on a variety of projects to develop and improve the Village Hall, as well as swelling the Development Fund.

Completed Projects 2015-2020

- Lighting and heating in the Main Hall has been fully replaced with more energy efficient equipment.
- New insulation has been installed in all roof space.
- Main Toilets have been refurbished.
- Lighting and flooring replaced in Corridor.
- The Changing Room has been refurbished including replacement of showers and flooring.
- The Car Park has been extended.
- Hall flooring has been part replaced.
- Refurbishment of kitchen
- CCTV equipment upgraded
- Meeting room Lighting, Heating and electrics replaced, carpets and chairs replaced.
- Redecoration throughout the premises.
- Phase 1 of the Development Plan, the creation of a secure outdoor play area for the Under Fives, has been completed on time and under budget.
- Phase 2 of the Development Plan, the creation of a new toilet block, with facilities for the Under Fives and disabled people, has been completed within budget.
- Phase 3 of the Development Plan, the creation of a new external Storage facility has been completed within budget
- Football goal-posts replaced.
- Main electrical distribution board replaced and upgraded.
- A community-based project to create a pair of pétanque pitches was conducted in June 2019
- a project to refurbish the changing rooms and toilets, to make a separate referee’s changing room and to provide separate external access to the toilets, was completed in August 2019.
- A defibrillator was purchased with the aid of a grant and installed in November 2019.
- The Skatepark project to build a half-pipe & quarter-pipe was completed in May 2020.

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8.6 Project Sub-Committee Members

The Project Sub-Committee is made up of several experienced Managers, all of whom are resident in the Village and have been elected annually to the Village Hall main Committee. They are:

Bryony Gates

Bryony is a retired local government senior manager, with over 30 years' experience in social services, most recently in adult social care at the interface with local health services, managing teams of social care professionals and high profile public sector budgets. She has over 20 years' active experience of voluntary community services. Bryony is the Regular Bookings Manager for the Village Hall.

Tim Durdin

Tim is a Company Director, with over 30 years' experience of management, planning & projects. He was Managing Director for over 10 years of a successful local engineering/manufacturing business employing 130 people. He has worked for several years as a Product Manager responsible for the P&L of a \$400M business and as a Purchasing Project Manager delivering annual cost savings of \$ 9M. Tim has been the Village Hall Treasurer for 9 years.

Clive Gresham

Clive is a Management Consultant and ex senior banker with over 30 years' experience in Management, Projects and Finance and over 15 years' experience in voluntary community service. Clive is the Chairperson of the Village Hall Committee, a role he has served for over 5 years.

Claire Tilley

Claire runs her own business providing business and financial administration. She has been a Parish Clerk for five years and has successfully applied for and received grant awards for a number of projects. Claire is also an Internal Auditor for Northants County Association of Local Councils (NCALC).

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9. Final statements

We believe that we have a comprehensive and well-considered Development Plan to improve the Village Hall, which will benefit the men, women and children of Broughton.

We have put the plans to professional advisers, including architects and quantity surveyors, to draw up designs and quantify costs.

We have received Planning Permission from Kettering Borough Council for the proposed changes to the Village Hall, and we are seeking revised Planning Permission for some extensions to the original plan.

We have completed Phases 1, 2 and 3, the construction of the Under Fives play area, a new Toilet block and an external Storage facility within budget, with funding from several sources.

We have recently completed the building of well-regarded Skatepark facility, which has proved very popular with young local people.

The Broughton Playing Fields and Village Hall Association has a Building Development Fund with excess of £ 27,000 in funds, and has a Letter of Intent from Kettering Borough Council, which makes clear that the Council is holding a further £ 62,677 of Section 106 Development funds, to be allocated to the Association's development plans.

We are now seeking the necessary support and further funding to proceed with the next Phases of the Plan.

Project Sub-Committee Team
Broughton PF & VHA Committee
June 2020

Broughton Playing Fields & Village Hall Association DEVELOPMENT PLAN

10. APPENDIX: Funding of Past Projects

This Appendix documents the sources of the funds for the Development Plan projects.

10.1 Preliminary & Phase 1 paid funds:

The professional costs of preliminary and design work totalled £ 7,541 and the building costs of implementing phase 1 were £ 10,092.

The following funds were paid and allocated to these preliminary costs and final costs of Phase 1:

<i>Source</i>	<i>Amount</i>	<i>Status</i>
Preliminary & Phase 1 costs Funded by	£ 17,633	
Broughton Village Hall	£6,821	Professional Costs Paid
Broughton U5s Group	£ 720	Contribution towards Professional Costs
Kettering Borough Council	£ 2,500	Phase 1 contribution paid
Broughton Village Hall	£2,592	Phase 1 contribution paid
Broughton U5s Group	£5,000	Phase 1 contribution paid

10.2 Phase 2: Separate WC block

Phase 2, the creation of a separate WC block, addressed items 5(a), 5(c) and 5(d) in this document.

We raised the necessary funds to complete the work, as set out below, with the outstanding balance being covered by the Broughton Village Hall.

<i>Source</i>	<i>Amount</i>	<i>Status</i>
Phase 2 Costs Funded by:	£ 40,942	Project Cost
Broughton Village Hall Initial Funding	£10,000	Paid from our Development Fund
Broughton U5s Group	£10,000	Committed and paid
Kettering Borough Council	£ 5,000	Community Hall Grant awarded and paid.
Maud Elkington Trust	£ 2,500	Committed and paid
Constance Travis Charitable Trust	£ 1,000	Committed and paid
Bernard Sunley Charitable Foundation	£ 2,000	Committed and paid
Broughton Parish Council	£ 2,500	Committed and paid (from 2016/17 precept)
Market Harborough Building Society	£ 1,000	Committed and paid)
Broughton Local Fund Raising	£3,817	Amount raised locally (mural, Ball), on-going, see 8.7
Councillor Chris Groome	£ 1,800	Paid
Broughton Village Hall balance	£ 1,325	Paid from VH operating costs 2017 & 2018

10.3 Phase 3: External Storage Annexe

The External Storage Annexe was funded by a Kettering Borough Council Community Hall grant and by the Broughton Playing Fields and Village Hall Development Fund:

<i>Source</i>	<i>Amount</i>	<i>Status</i>
Phase 3 Costs Funded by:	£ 22,601	Project Cost
Kettering Borough Council	£ 5,000	Community Hall Grant awarded and paid.
Broughton Village Hall	£ 10,000	Paid from our Development Fund
Broughton Village Hall balance	£ 7,601	Paid from VH 2018/19 operating costs

Broughton Playing Fields & Village Hall Association DEVELOPMENT PLAN

10.4 Changing Rooms & Toilets Project

The Changing Room & Toilets refurbishment project was funded by a Kettering Borough Council Community Hall grant and by the Broughton Playing Fields and Village Hall Development Fund:

<i>Source</i>	<i>Amount</i>	<i>Status</i>
Changing Rooms & Toilets project Funded by:	£ 10,483	Project Cost
Kettering Borough Council	£ 2,500	Community Hall Grant awarded and paid.
Constance Travis Charitable Trust	£ 2,000	Grant awarded and paid
Maud Elkington Charitable Trust	£ 1,500	Grant awarded and paid
Broughton Village Hall	£ 3,000	Paid from our Development Fund
Broughton Village Hall balance	£ 1,483	Paid from VH 2019/20 operating costs

10.5 Skateboard Park ("Phase 7")

The building of the Skateboard park, consisting of a large half-pipe on a gravel base and a separate quarter-pipe, was funded by Section 106 monies (released by KBC) and the Broughton Playing Fields and Village Hall Development Fund:

<i>Source</i>	<i>Amount</i>	<i>Status</i>
Skateboard Park Costs Funded by:	£ 20,760	Project Cost
Section 106 (1.6b) Funds	£ 18,651	Drawn down from KBC Section 106 account
Broughton Village Hall balance	£ 2,109	Paid from 2020/21 budget