

Constantine Parish Council

Constantine Church Hall **Business Plan (Consultation Draft I)**

Constantine Parish Hall **Formerly Constantine Church Hall**



Constantine Parish Council

Contact: Mr. Colin Chapman (Parish Clerk)

Email: parish.clerk3@btinternet.com

Tel: 01326 221648

Date: 2nd November 2022

Constantine Parish Council

- **Summary**

The Building known as, Constantine Church Hall at TR11 5AN which was formerly a National School constructed in 1864 is a Grade II listed building and also listed as an Asset of Community Value (ACV).

The Church Hall is owned by Truro Diocesan Board of Finance and was leased to Constantine Parochial Church Council (PCC) through its Glebe Committee for use by the Church Community and by extension to the village of Constantine.

It was put up for sale (freehold) in June 2022 by the Diocesan Board of Finance, the PCC having surrendered its lease in November 2020.

Constantine Parish Council, through its previous interest as a lessee of the Public Amenities and Car Parking area adjacent to the Church Hall and also of the Green Space with car parking area directly neighbouring those Amenities and Car Park decided to exercise its right to bid for the Asset of Community Value on behalf of the Parishioners of Constantine.

This document lays out the Parish Council's Business Plan to acquire the Asset and to upgrade, refurbish and re-order the building for community use with the installation of solar panels, air sourced under floor heating , installation of a disabled toilet to meet Disability Act requirements, additional toilet facilities to meet Public Building requirements in order to have a self-funding, 'environmentally future-proofed' sustainable community use building with available internal office/studio spaces and a larger area of Community Space for letting and hire.

The Parish Council's acquisition and funding plan for the building's re-ordering will be through a Public Works Board Loan repayable through the Parish Precept and with supplementary Grant Funding.

The Plan also demonstrates how it will take advantage of available grant funding to offset and reduce the drawdown on the PWB Loan and how it will facilitate the building's development into a self-funding Community Hub with potential to assist with rural business community enterprise start-ups.

The Constantine Parish Council Business Plan concludes that the acquisition of Constantine Church Hall, its conversion into a modernised self-funding, community centred Parish Hall is not only feasible but viable and in the interests of the Parish of Constantine.

Constantine Parish Council

Contents

Item	Page
Frontispiece	1
Summary	2
Introduction	4
Background	4
History	4
Visions, Aims & Objectives	5
Marketing & Strategy Plan	6
Acquisition & Community Business Development Strategy	8
Re-ordering & Business Development Plan	10
Operating Profit/Loss Forecast	11
Operational Plan	13
Risk Analysis and Contingency	13
Monitoring & Evaluation	14
Conclusion	14
Appendix 1 Information Received by Constantine Parish Council	16
Appendix 2 Information Received by Constantine Parish Council	19

Constantine Parish Council

Introduction:

It is the aim and intention of Constantine Parish Council to acquire the Constantine Church Hall and its associated public amenities, car parks and green space and convert the Church Hall in its ownership into a Parish Hall which will be largely 'future proofed' in respect of heating & insulation and be predominantly self-funding through the letting and hire of the converted space within.

Background:

The Building known as Constantine Church Hall, a Grade II listed Building which originally was a National School, has been in continuous use by the Community Parish of Constantine since its construction in 1864.

In recent times, the Church Hall, leased to Constantine Parochial Church Council (PCC) by the Truro Diocesan Board of Finance (DBoF) since 1980, has fallen into decline and its future became uncertain when the PCC announced and gave notice that it was surrendering its lease on the Church Hall in 2020.

The lease arrangement also covered sub-leases to Constantine Parish Council for the maintenance, and operation of the toilet block, as Public Conveniences, and two adjacent areas, one bounded by a Cornish Hedge used as the village car park and the other a green space with supplementary car parking used for village activities and the land where the Millennium Oak and Golden & Platinum Jubilee Trees have been planted.

Community Groups in Constantine and also Transition Constantine, along with the Constantine Parish Council, saw the benefit of retaining the Church Hall for the community and these groups supported the Parish Council's application to have the Church Hall designated as an Asset of Community value (ACV) made in Feb. 2020. The Church Hall became officially designated as such and added to Cornwall Council's list of ACVs in mid-2020 which would then allow the community 6 months' time to put together necessary funding to bid for the Church Hall's purchase before a sale on the open market can be concluded.

The community group, Transition Constantine, organised a village survey in July 2021 to ascertain if the community had an appetite to retain the Church Hall, its Public Amenities, car parking areas and green space for community use. A 67% majority of those that responded to the survey backed retaining the Church Hall and its environs for the community.

Given this high level of community backing, the Constantine Parish Council resolved to exercise its right to bid for the Church Hall under the ACV process in July 2022.

History:

The building formerly known as Constantine Church Hall was built as National School for 120 pupils in 1864 under the 'National Society for Promoting the Education of the Poor in the Principles of the established Church in England & Wales' of 1811 and its purview rested with the Truro Diocesan Board of Finance

Constantine Parish Council

Ltd (DB of F) . The National School was held as ‘Glebe’ under the Church Property Measure.

The building over time ceased to be a Day School and its use changed to that of a Sunday School, latterly changing into a Church Hall for the community’s use. The Building was let by the Diocesan Board of Finance to Constantine Parochial Church Council (the PCC) under lease from 1980 to maintain this heritage asset. The Church Hall under this lease agreement over time became difficult for the PCC to maintain it and keep it in good repair. Consequently Constantine Parochial Church Council surrendered their lease in November 2020 and the Diocesan Board of Finance decided to put the Church Hall up for sale on the open market.

The Diocesan Board of Finance as well as letting the Church Hall to the PCC also owns the adjoining car park (formerly the National School Building’s playground) and public toilet block as Glebe.

The Car Park and Toilet Block were let on a commercial lease basis to the Constantine Parish Council for a period of 20 years, the lease expiring in September 2021.

The Diocesan Board of Finance also owns green space of 0.212 hectares adjacent to the Car Park, the majority part of which has also been leased to Constantine Parish Council, under a separate lease arrangement, as Community Green Space for village events and also additional car parking area supplementing the Main Car Park.

Constantine Church Hall Building, its adjacent amenities and associated Green Space has been long established and maintained for various uninterrupted community usages since its original construction in 1864.

It is Constantine Parish Council’s aim and objective to secure this building, amenities and green space for the community of Constantine Parish for this and future generations.

Vision, Aims & Objectives

Vision statement

It is the vision of Constantine Parish Council in its acquisition of the Church Hall and conversion to a Parish Hall with its Public Amenities, car parking and green space to create a ‘future-proofed’ building and associated amenities with security of tenure for community’s enjoyment, use and activity for not only this but also future generations of Constantine Parish residents.

Aims

The Aims of Constantine Parish Council are four fold:

1. To acquire, by purchase, the building formerly known as Constantine Church Hall, which is a listed Grade II building and Asset of Community Value, and to restore its exterior and reorder its interior making the building fit for Community Use for future generations.

Constantine Parish Council

2. To acquire, by purchase, the land directly adjacent to the Church Hall, known as the 'Car Park' on which stand the Public Conveniences in order the maintain and continue to provide the facilities enjoyed by the Parish Constantine that was previously rented from the Diocese Board of Finance, through its subordinate Committees -The Constantine Parish Glebe Committee and Parochial Parish Council of the Church of Constantine.
3. To acquire, by purchase, the Green Space land directly adjacent to the 'Car Park' and continue to provide the Parish of Constantine with a Village Green Space with additional car parking spaces as currently enjoyed by the Parish Constantine under the previous rental scheme from the Diocese Board of Finance, through its subordinate Committees -The Constantine Parish Glebe Committee and Parochial Parish Council of the Church of Constantine.
4. To hold & maintain the upkeep of the above three acquisitions in Perpetuity for the enjoyment and benefit of the Parish Constantine.

Objectives

The aims of the Parish Council, as detailed above, will be achieved by purchase of the Church Hall and its described amenities through a Loan from the Public Works Board (PWB) to cover capital expenditure and to balance any shortfall in the planned capital expenditure and other restoration and/or interior reordering works with grant funding through approach to the funding bodies listed in Community Business development Plan & Financial Plan.

• Marketing Strategy & Plan

Marketing & Community Needs

The needs in the Community of Constantine are ascertained in various ways, one of which has been drawn from the annual Community Open Day events run by the community group, Transition Constantine, which invites visitors to suggest topics and activities perceived as needed by the Village from which a 'wish-list' is compiled and passed for information to Parish Council. An example of one with relevance to the Church Hall can be found in Appendix 1 which highlighted a need for art studios, workshops and micro-businesses as part of a self-funding Community Amenity Hall.

Further research by the Parish Council concluded that the Church Hall if converted in part into rent-able office/studio space at competitive market rates, adjusted for a rural area, could produce a Community Building with self-funding running costs. After the Church Hall lease had been surrendered in 2020, Transition Constantine conducted a village survey in July 2021 to ascertain if the villagers had an appetite to retain the Church Hall as a community building or had a preference to see it developed for Open Market housing. A 67% majority of those that responded to the survey backed retaining the Church Hall and its environs for the community. The results of the survey can be found in Appendix 2.

Constantine Parish Council

Customer base:

A viable customer base of users and renters of converted Church Hall office space has been identified through Transition Constantine Community Open days, by word of mouth in the Village and direct requests to Parish Council.

Commercial Advertising of the space available in the converted Church Hall is not seen as essential beyond announcements and updates in the Village's quarterly newsletter, Constant Times, and through the village web pages.

There is an expectation drawn from similar neighbouring ventures that the local demand for rental leases for the Business/Studio Office space in this rural area may lead to pre-completion sales.

Target market

Constantine Parish Council views its target market for the Parish Hall (the converted and operationally ready former Church Hall) as:

Office/Studio rental space, at commercial rates, to small business, private enterprises, and start-up ventures – where there is an already identified need, evidence drawn from Transition Constantine's Community Open days. (See Marketing and Needs)

Community Open space within the Parish Hall will be available for daily or three hourly session hire, at community rates yet to be finalised, for groups and activities not satisfied by the available hire space elsewhere in the village (viz. Tai Chi/ yoga/Pilates/keep fit/ weight watchers, dance classes, music rehearsal groups, indoor bowls, youth & children's work, polling station – this is not an exhaustive listing).

Kitchen Area & facilities will be open for hire/letting to small commercial catering operations, community cooking/healthy eating groups and event day catering.

Competitors,

Within the village of Constantine, there are already four organisations with space in their buildings available for community hire or use.

These are the Tolmen Centre, the WI Hall, Constantine Cricket Club & Constantine Social Club.

The Church building interior (Nave) may become available with space for hire should their internal re-ordering plans receive approval from the Church of England Authorities, acquire the requisite funding and be able to proceed with their re-ordering to completion.

The activities conducted in these building are well known to the Parish Council.

The Parish Council's plan for usage of the converted Church Hall, will not conflict with the competitors' customers but concentrate on unsatisfied and unfulfilled client usages as outlined in 'Target Market'.

Advantage/edge over competition

The newness, standard of interior re-modelling & finish with broadband & Wi-Fi, under floor heating, sound proofing of rooms and floating wooden floor, will give an attractive edge to some of the target users and be an attractive draw for others.

Constantine Parish Council

- **Church Hall Acquisition and Community Business Development Strategy Plan**

Acquisition Funding:

The Sum required to fund the project covering acquisition of the Church Hall, restoration and re-ordering capital expenses is £445,000 + supplementary Grant Funding.

The breakdown of the Acquisition and capital costs together with funding sources is given in the table below:

Funding Source	Amount £,000	Allocation	Notes/comments
Constantine Parish Council	20	To capital expenses /acquisition/purchase deposit	Sourced from reserves
Public Works Board Loan	425	To capital expenses /acquisition	Allow £250,000 for acquisition including contingency for 'gazumping'. +£175,00 towards capital expenses ¹

Notes:

¹ = capital expenses covers 'Deep' renovation costs (by rule of thumb calculation) & architect, consultants and Statutory Fees.

Deep renovation implies costs towards long term structural benefits but not exclusively to, for example, solar panels, solar batteries, air-source heating, under-floor heating, and insulation.

Grant funding:

Grant funding may become available from the sources listed below which would be intended to offset some of the drawdown from the Public Works Board Loan.

Funding Source	Amount £,000	Allocation	Notes/comments
Good Growth Fund	+100	Capital & renovation awards £500K to £5m Revenue (business running costs (£20K to £100K	From Cornwall Council for Cornwall & Isles of Sicily
Community Infra Structure Fund	+25	For capital & revenue projects showing a lower carbon living.	From Cornwall Council

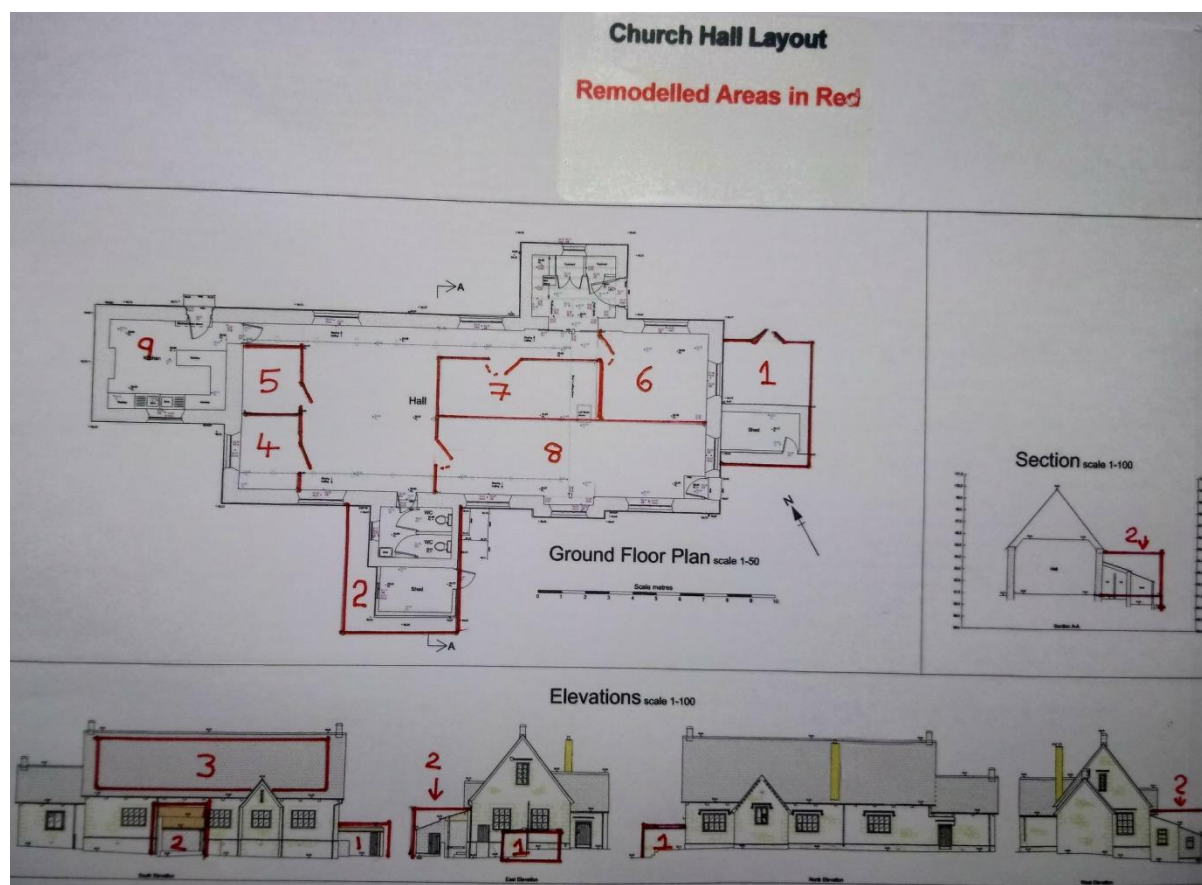
Constantine Parish Council

Community Landfill Grant/FCC Community Action Fund	15	Construction of disabled toilet in renovated buildings to meet legal requirements of the Equality and Discrimination Acts	Potential restrictions to town & parish councils
Cornwall Council Community Chest Grant	Small grant	Supporting Community facilities, improving village halls, Community Events,	From Cornwall County Councillor
Energy Saving Trust UK	Applications for min. of +20	For green energy and low carbon energy saving projects	Quarterly funding rounds – applications on-line latest 2 weeks before deadline
SW Energy Foundation	Small grants	For start-up grants to potential new businesses hiring space in the completed project	Local Cornish Grant money (see Cornwall Community Foundation)
HMG Community levelling-up Fund (rural community business development)	100	To set up and running of the re-ordered community areas as business enterprises	
HMG Community Ownership Fund	Up to 250 match funded capital. Also up to 40 revenue funding (20% of capital grant requested)	Renovate, repair or refurbishment of a community asset at risk of loss to the community	Requires other sources of funding to have committed to the Investment project
Platinum Jubilee Fund	Total Project fund available under the scheme £3,000	For Village Hall improvements	New fund, details to be announced

Constantine Parish Council

Church Hall Re-ordering & Business Development Plan:

It is anticipated that the re-ordering works will take 18-24 months to complete and the re-ordered Church Hall, renamed Constantine Parish Hall, will have space available for hire & letting as shown in the Lay Out below.



Key/legend:

1. Shed to be demolished and replaced with resized PLANT ROOM
2. Existing toilet block & shed to be demolished and replaced with enlarged single level Toilet Block with three unisex toilets, urinal, hand-wash basins & hand dryers - estimated area 23m²
3. Solar panels – estimated area 72m²
4. Disabled Person's Toilet – estimated area 6m²
5. Store Room estimated area 6m²
6. 7. & 8. Office/Studio Rental Spaces (estimated Total area 63m²)
- Hall = available Community Space (estimated Total area, less Store Room & Disabled person's Toilet) = 36m²
9. Kitchen /Canteen Area – estimated area 17m²

Constantine Parish Council

Products and Services:

The re-ordered building's product is the rental of space in terms of office and studio areas, kitchen facility and community open area.

The services supplied will be Broadband and Wi-Fi, electricity, water- sewerage, toilets –able-bodied and disabled people's toilets, kitchen facility, lounge/rest/ meeting area, all in a non-smoking environment.

Hire & letting of the re-ordered building's open areas will be the main source of revenue, based on attractive commercially comparable rental rates with short or long term lease tenure for office/studio space and a potentially tiered rate of hire for community space area/s linked to Parish Residency.

Operating Profit/Loss Forecast anticipated from 2025 after re-ordering works have been completed:

Annual Income		
Source	£ Rate -Amount	Annual Total Amount
Rental of Office/Studio Spaces (Assume total rental area of 63m ² based on three ground level units)	a) Low Commercial Rate £17/m ² /calendar month b) Medium Commercial Rate £22/m ² /calendar month	a) £12,852.00/annum b) £16,632.00/annum
Hire of Community Space	£25/3hour session Assume 3 x 3 hr session/day available 7 days a week, 48 weeks/year	c) £9,600 Assumption based on median usage of 8 x 3hr sessions/week over 48 weeks
Other Viz. Community & Business Start-up Grants.		Not included
Total	a) + c) b) + c) Mean	£22,452.00/annum £26,232.00/annum £24,342.00/annum

Constantine Parish Council

Operating Costs		
Source	Notes	Annual Total
Building Maintenance	Estimate – level of maintenance required determined by standard and extent of re-ordering and refurbishment in capital expenditure	£1750
Cleaning Materials	Estimate – determined by extent of hire of rental spaces	£500
Electric	Estimate based on Community Usage Area costs, Hirers of Rental Space be billed separately. Note: The revised costs are based on booster electricity costs, anticipating that standard daily costs due to solar, air source & insolation will be negligible	£1000
Broadband/Wi-Fi	Usage of Wildernet hub from Church Tower, £35/month per commercial user	£420/annum Note: One user: provision for Community Hire Area
Water & Sewerage (three toilets to max. of 75 people + one disabled toilet)	Assumption based on usage of similar size and aged property	£1200
Salaries – for duties covering preparation for users, cleaning, opening, security.	Assumed 3 hours/day, 5 days/week 48 weeks/year @£10/hour Weekend cover to be negotiated and costed separately	£7,200
Business rates		Note: May not apply to Parish Council ownership
Total		£12,070.00

- Excess Income over Expenditure (mean values) = £12,272.00/annum
- It can be safely assumed that there will be an Annual Excess Income over Operating Expenditure.

Constantine Parish Council

- **Operational Plan**

Legal Structure:

The owners of the acquired Church Hall, to be renamed The Constantine Parish Hall, will be Constantine Parish Council which is also the Managing Trustee of The Alice Hext Trust (a reg. Charity)

Operational Structure:

The Daily Operation & Management of the Building will fall to a management committee of users, nominated by the users, reporting to Constantine Parish Council.

Booking arrangement including rentals, fees and hire charges collections oversight will initially fall to the Parish Clerk of Constantine Parish Council. This duty may with time become delegated.

There will be Caretaker type duties, as outlined & accounted for in the Operating Costs Table. These duties may become additional to the Parish Council Employee's Duty or offered elsewhere as a new job on either a full time or a part-time basis.

- **Risk Analysis & Contingency**

The Analysis of Risk to the project and contingencies arising from the risk are summarised in the table below:

Funding source	Amount £,000	Application	Risk	Contingency
Public Works Board Loan	425	Acquisition and upgrading of building, re-ordering interior	Loan delivered in full Loan application refused Loan delivered in part	Project proceeds Project fails Project may be cut back in scale and with affect on timing, or proceed with greater reliance on Grant funding
Grant Funding, individual Sources (see Grant	+400	Capital and Renovating interior, community business	Grants received in full Grants	Project proceeds to plan Project can

Constantine Parish Council

Funding pages 8-10)		development plan	refused	only proceed if Public Works board Loan is approved and on reliance of further support Viz. Crowd Funding.
			Grants received in part and/or on elongated time frame	Wider sourcing of Grants to be undertaken, completion of works time scale may lengthened - assessment of this delay on income generation from Hire & letting to be assessed.

- **Monitoring & Evaluation**

Due Diligence, Monitoring, evaluation of the project and Business Plan updates to be taken at each stage of progress by the Parish Council in conjunction with the appointed project manager and engaged consultants.

- **Conclusion:**

The Constantine Parish Council Business Plan concludes that the acquisition of Constantine Church, its conversion into a modernised self-funding, community centred Parish Hall is not only feasible but viable and in the interests of the Parish of Constantine.

Constantine Parish Council

APPENDIX 1

Information received by Constantine Parish Council

[From Transition Group Constantine]

A Summary of Community Needs expressed in the survey [Church Hall Survey see Appendix 2] and two community days' wishing trees [reports' summaries].

Exhibitions, Art, sculpture, model railways, crafts
Farmers' market and other markets e.g. craft markets, Christmas Market
Fund raising Eve vents
Public Meetings/Talks
Polling Station etc.
Community events like Cottage garden Society, fairs and fetes etc.
Community workshops e.g. arts and crafts, basic cooking skills, up-cycling clothes
Community Clubs e.g. a folk club drama poetry literature
Library
Sliver Band – rehearsal and storage space
Community Café – intergenerational lunches, OAP lunches, OAP teas
Community events in the woods
Community Dances
Post Office
Office Spaces
Workshop spaces
Artists' Studios
Spaces for Start-up Businesses
Repair Café
Physical Activities – sports centre, keep fit classes, yoga, Tai Chi, Zumba, dance classes, Pilates*
Indoor bowls/Badminton
Social Activities weddings/ parties/wakes
Retail Activities, jumble sales, permanent stalls, pop-up stalls etc.
Children's Clubs and activities e.g. brownies, sea scouts, drama club*
Clubs for Teenagers, e.g. Youth club, drama club, snooker, table tennis*
Facilities for the elderly, OAP home, sheltered housing, Convalescence Home, affordable sustainable flats/homes

* Highest number of demands for these activities

Constantine Parish Council

APPENDIX 1 contd.

Part of letter [sent] to Planning [Cornwall County Council Planning Dept.] and
[Constantine] PC [Parish Council]
[From: Transition Group Constantine]

1. Farmers' market – could be bi-monthly if we owned the space, or we could have different types of market. Excellent location for unloading and for parking for people coming from outside the village. NB. Farmers' market has relocated to the School and they may not wish to return, but it could be a space for other markets and Exhibitions.
2. A Community Café – essential for young Mums for a toddler space too, for older residents, and for all people in the community to be able to socialise in the day time. We know the Church are planning one, but the Church Hall already has a functioning kitchen which could be upgraded. NB The café could be franchised out, maybe for certain days a week, and provide community lunches etc. and , if sheltered housing were built at the back – food for residents when they need it.
3. More intergenerational events – like big lunch at the community day, (4 times a year?), but there could be other events which bring the community together, like craft workshops etc. which improve wellbeing. Both 2 and 3 provide essential contact to prevent isolation and loneliness across age groups, which have been highlighted during Covid. NB we have people in the village who run such events as self-employed people.
4. More care of the elderly – maybe fortnightly lunches, particularly for those out in the Parish, like social club used to run (free?), and the pub provided on Thursday? NB see café comment above
5. A Post Office – a number of times a week? A service much missed in the village since the PO closed. NB a [mobile PO] van on Fridays now – maybe enough?
6. A drop-off point for certain deliveries – e.g. Helston Food Hub, Falmouth Food Box Scheme etc.
7. Electric car charging points – could be sited within carpark with hatched spaces in front of them.
8. Plastics Collection point for village enterprises.
9. Sheltered housing – maybe pods linked to the Hall in some way – local architect's plan. We would need to buy some land of the [surrounding] land as well as the Hall but if they [Diocesan Board of Finance, Truro, the owners] were prepared to lose one field to car parking, this may not be an issue [to them]. An Old Peoples Home – again this would be predicated on getting the land as well. This would serve an extended

Constantine Parish Council

community and fit Cornwall Council's brief, within their DPD, of developing 'clusters' of amenities for neighbouring rural settlements.

10. Requests in the Constantine Community Day consultation for rentable artists' space and workshops. So there could be spaces for micro businesses/workshops. NB. We [*Transition Group*] already have a local architect who would like to rent space in the Hall. There is a local painter who wants a studio – this would provide an income to maintain the building.

A repair café

Cooking lessons for health – NB TC [*Transition Group Constantine*] is now showcasing slow cooking as an energy saving method and to help people to utilise free food with an end-food-waste focus.

A food bank (if the Church's Operation [*Falmouth & Penryn's satellite Foodbank operating from the Church's external lower vestry room*] ceases.

A Community fridge – NB the Foodbank has a freezer which could be utilised for the end-food-waste campaign

Provision for hot desking

A Save the Children operation [*charity shop*], their existing [*rented*] premises are going on the market again. Maybe a container in the garden area [*of the Church hall grounds*]. [*We – Transition Group Constantine- are*] aware Savills [*Agents for the Diocesan Board of Finance, Truro, and the Church Hall owners*] have taken the garden area out of the [*Church Hall*] sale particulars, but I [*on behalf of Transition Group Constantine*] did ask PC [*Constantine Parish Council*] if they were negotiating for it?

Link to the sewing workshops based on up-cycling and remodelling clothes.

A clothes swap rail. Implementing all of the above may require divisions within the space and perhaps, eventually, another floor could be added [*to any internal conversion of the Church Hall Building*]?

11. A water refill fountain for walkers, cyclists and tourists.
12. Precious Plastics work hub – in a [*shipping*] container? NB again could be sited in the garden area [*of the Church hall grounds*].
13. Community growing and tree planting, forest garden, or orchard – NB again if we purchased some of the land [*surrounding land owned by the Diocesan Board of Finance, Truro*] as well.
14. The Church Hall is one of the venues for the new Constantine Community Day held each year.
15. The village toilets [*Public conveniences*] are situated in the Church Hall car park, and are used by people in the Parish who have to drive into [*to*] the village shop or events in the village, and other visitors etc.
16. Reviving those groups, which have been displaced by the Diocese's plans [*of sale of the Church Hall*], plus offerings that no longer exist in the village and new offerings: [*e.g.*] The Farmers' market, The Art

Constantine Parish Council

Society – weekly? Monthly? 5 hour meeting and a yearly exhibition for a month.

Sliver Band?

Brownies

Girl guides

Sea scouts

Yoga

Keep fit x 3

Tai Chi

Choir/s

Children's drama club

Youth club

Knitting circle

Book club

Craft workshops

Repair café

Used as the area's polling station

Ad hoc children's parties and other events

Spill over use for the School if necessary the village or School continues to expand [*at the rate it has been*]

Fund raising events for refugees, foodbanks, the homeless, often at Xmas and with donkeys or reindeer outside in the car park.

There is need for more parking in the village – if the land [*surrounding land owned by the Diocesan Board of Finance, Truro*] were acquired - could there be a car park with an entrance on to [*into the hamlet of*] Bridge?

Notes for reader:

Appendix 1 Document Author's notes and comments are in green.

Editor's aid to context given in parentheses and italics – e.g. [*parentheses and italics*]

Constantine Parish Council

Appendix 2

Information received by Constantine Parish Council

[From Transition Group Constantine]

Church Hall Survey

[Conducted by Transition Group Constantine]

Church Hall Survey Results from 97 returns

[Conducted through Constant Times, the village newsletter, sent to 700 homes in the Parish of Constantine]

Survey Questions:

Would you be sorry to lose the Church Hall as a community building?

[Returns result] Yes 75 No 22

Would you be sorry to lose the car park attached *[to]* the Church Hall?

[Returns result] Yes 85 No 12

Would you be happy for the car park to move to the field below the picnic tables, where 'Teas under the Trees' takes place?

[Returns result] Yes 35 No 62

Would you be happy for the public toilets to be moved to a different place?

[Returns result] Yes 49 No 47

Do you feel the building should be kept for use as a community building?

[Returns result] Yes 67 No 27

If you answered yes to the above question: In the past what activities did you attend in the Church Hall? E.g. farmers' market?

Many responses, but fewer than for the next question – this question was used a trigger about what used to happen... Like a youth club that maybe doesn't happen now. So I have not listed these.

In the future, what type of activities or uses do you feel the Church Hall could be used for that other community *[amenity]* buildings (i.e. Social Club, WI Hall, Tolmen Centre and the *[Parish]* Church building *[re-ordered Nave –Church interior space]* would not be suitable for?

There were a multitude of replies, so I cannot list them all, but am attempting to categorise them and give them figures within categories. The first two covers needs, I have divided these, because we know the Church Hall needs to pay for itself, but feel that events specific to the village like an OAP's lunch needs to have preferential rates, while more commercial events where someone is earning money need a more commercial one. The Hall needs to be dual purpose

Constantine Parish Council

and a Business Plan needs to be drawn up, which would make decisions that I am pre-empting here.

<u>[Category of Need]</u>	<u>[No. of needs indicated]</u>
1. Community Needs at Community Rents.	
• Exhibitions, Art, Sculpture, model railways, crafts etc.	19
• Farmers' Market and other Markets	28
• Public Meetings/Polling Station etc.	16
• Community events like cottage garden society	14
• Community Workshops/clubs	29
2. Commercial Enterprises at Higher Rents	
• Office space/start-up businesses	4
• Artists' studios	3
• Physical Activities – keep fit/dances etc.	45
• Social Activities weddings/parties/wakes	15
• Community café & OAP food events	4
• Retail activities, jumble sales permanent stalls etc.	9
3. Children/teenagers	
• Clubs Brownies, youth club etc.	48
4. Housing	
• An OAP's Home	3
• Accommodation for vulnerable people	1
• 2-3 affordable homes, low cost flats	1
• Convalescence Home	1

Given the plans to repurpose the Church as a community space, do you think this will be suitable for all former Church Hall events?

[Returns result] Yes 67 No 27

Conclusions: [and Author's Interpretation of received responses & Conclusions]

It is apparent that some questions were not specific enough, given most people did not know, apart from hearsay, what the plans [*disclosures by letter in Constant Times, village newsletter from the Incumbent of the Parish Church*] for the Church Hall are. Maybe we should have put the link to plans [*reference to Planning Pre-Application Advice given by Cornwall County Council Planning Dept.*] at the bottom of the questionnaire, although we were told by planning [*Cornwall County Council Planning Dept.*] that they were confidential, so we chose not to include

Constantine Parish Council

them. Also many people do not know what the plans for the Church are either [*a reference to internal re-ordering of the Parish Church building*] and as a consequence of a lack of knowledge, there were questions people did not answer.

One limitation of closed questions is the need to frame the question in to a yes/no response, while open questions throw up problems of how to categorise the replies. One thing that became apparent with the suggestions about physical activities (45 [*positive responses*]), was the large space the [*Church*] Hall provides, which others do not. Many people would not see the Church [*Hall*] as a potential dance hall, or table tennis club, albeit it is a large space, or indeed whether some of the other [*amenity*] spaces in the Village are large enough to some of the needs identified. These identified needs to support the need for resilience in the community so that people do not have to travel to engage in sport and keep fit activities. These provisions also support the well-being of a community.

Another major concern was for clubs and events for children and teenagers in the village to be provided (48 [*positive responses*]).

The identified needs seem to fall into permanent and temporary provisions, the former including office space etc. while the latter including physical activities need temporary usage. If the Hall were developed and a second floor added then some of the permanent suggestions could be met.

One observation, which I feel needs recording, was a person asking if someone wishing to commune with God would have to book space [*in the Church Hall*]? There is no private chapel in the Church [*building*] and the existing café [*situated inside the Church building*] occupied by many people holding conversations, would impede a lone worshipper or two.

This questionnaire was just the first step in a process of evolving a community response to the future of the Church Hall, which some people call the ‘Village Hall’.

Next Steps:

1. Talk to the Diocese or Agents to ascertain:
 - If they plan to sell the property [*Church hall*] as is?
 - If they plan to proceed with planning [*Planning Application through Cornwall County Council Planning Dept.*] and to sell the property with Planning Permission?
 - If they obtain Planning Permission – will they develop the building themselves and then sell or lease the properties?
 - All of the above would result in a very different sale prices for the village to match if we decided to proceed with trying to buy the [*Church*] Hall.
2. For Transition [*Group Constantine*] to convene a meeting of all the different providers in the village, including the [*Parish*] Church, Tolmen Centre, WI

Constantine Parish Council

and Social Club, to explore a way forward to meet community needs by looking at existing provision and the needs identified in the questionnaire.

3. For that group to host a public meeting where both the plans for the Church Hall, the [*Parish*] Church, and the existing offerings of the Tolmen Centre, WI and Social Club, are presented to the community, so informed choices can be made.

NB I still have all the completed questionnaires at my house, plus my collation sheet, so anyone who wishes to check the figures is welcome to come to do so.

NB Transition [*Group Constantine*] also has lists of people's wishes for the village obtained from the two Community Constantine Days we have organised, and these can be fed into any discussion later, and would form part of a meeting/workshop with all the providers present.

Notes for reader:

Appendix 2 Document Author's notes and comments are in green.

Editor's aid to context given in parentheses and italics – e.g. [*parentheses and italics*]