

BRACEBRIDGE HEATH PARISH COUNCIL

Bracebridge Heath Community Library, London Road, Bracebridge Heath, Lincoln, LN4 2LA
07899 888530 – clerk@bracebridgeheath-pc.gov.uk

Bracebridge Heath Village Hall Refurbishment project



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Vision and objectives

A community space for all; young and old, to meet for recreation, social events, education, and entertainment, catering for the needs of today and for a larger community in the decades ahead.

Key Principles

- A village hall Bracebridge Heath can be proud of, with facilities appropriate for the 21st Century. Economical, low maintenance and eco-friendly.
- Flexible spaces designed for good circulation and choice of rooms for simultaneous events
- Able to support the activities of existing local groups and provide opportunity for new groups in the village.
- A future proofed space for the Community Hub and Library
- Modern kitchen and catering facilities
- Facilities for those with disabilities and young children
- Adequate storage
- Improved car parking and safe pedestrian access

These principles recognise:

- the need to refurbish a building built in 1975, which requires costly ongoing repairs and maintenance
- the high expectations of potential hirers
- the huge benefits to the local community of having suitable indoor spaces available
- the need to secure a cost efficient and comfortable space for our community library.

How the proposals came about

The need

- Sections of the flat roof are failing and require attention.
- The heating and lighting systems are outdated and need replacing.
- The spaces offered in the hall are not suitable for the needs of residents today or in the future and do not offer the versatility for the hall to function in the best interests of residents.
- Although compliant with disability regulations, the current facilities could be improved for those with disabilities and young children.

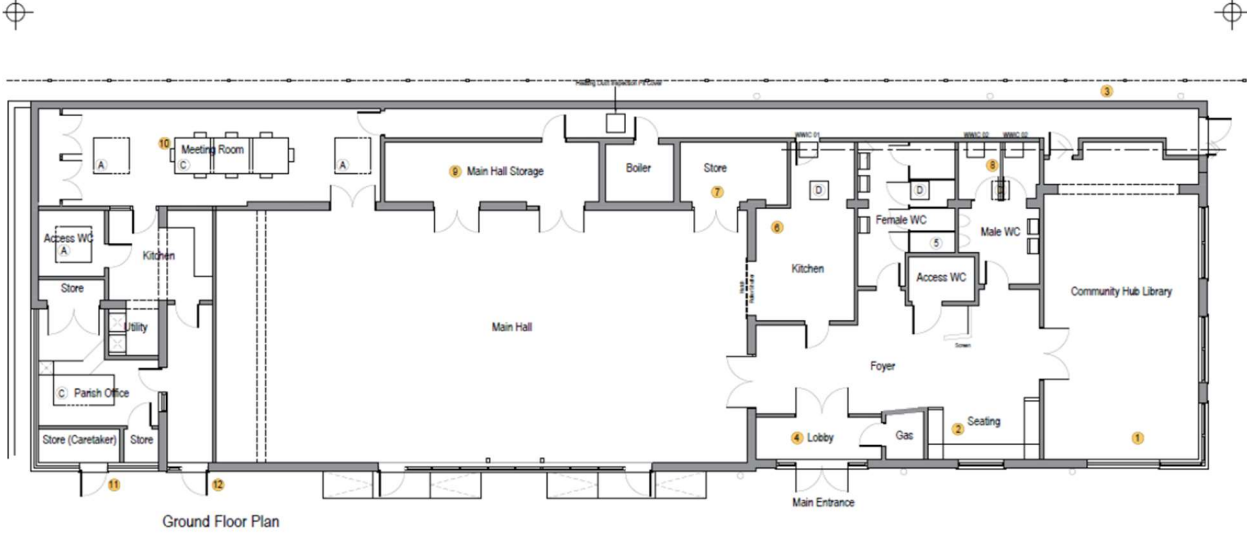
The evolution of the plans

- In 2016, Bracebridge Heath Parish Council won a prize for the re-design and drawings of its community buildings. Consultation with stakeholders, the public and residents of the village were held over a period of 3 years.
- A number of options were available at the consultations carried out in September 2019. The council received a lot of comments but no consensus was achieved in terms of the layout or design of the building.
- Since terminating the lease with the village hall management committee in May 2022 and after commissioning a condition report on the building, the council has decided to expedite plans to refurbish the village hall.
- The council commissioned Kingsmead Design Ltd to work alongside the Council in developing and progressing the plans for the village hall. There are 4 phases of work; the first being to develop a new layout and design for the building, identifying any extensions or additional work required.

The proposals

- A refurbished village hall, with one or two small extensions comprising four main rooms – community hub and library, main hall, parish office and meeting room.
- A refurbished kitchen and toilet area to current standards and which is accessible to all.
- Secure storage for the council, the library and local organisations
- Improved parking layout in the car park
- The building to meet current standards of Building Regulations, in particular ensuring energy efficiency throughout.

The outline plan approved by the council for the purposes of the public consultation is shown below.



Ground Floor Plan

Scope of Works

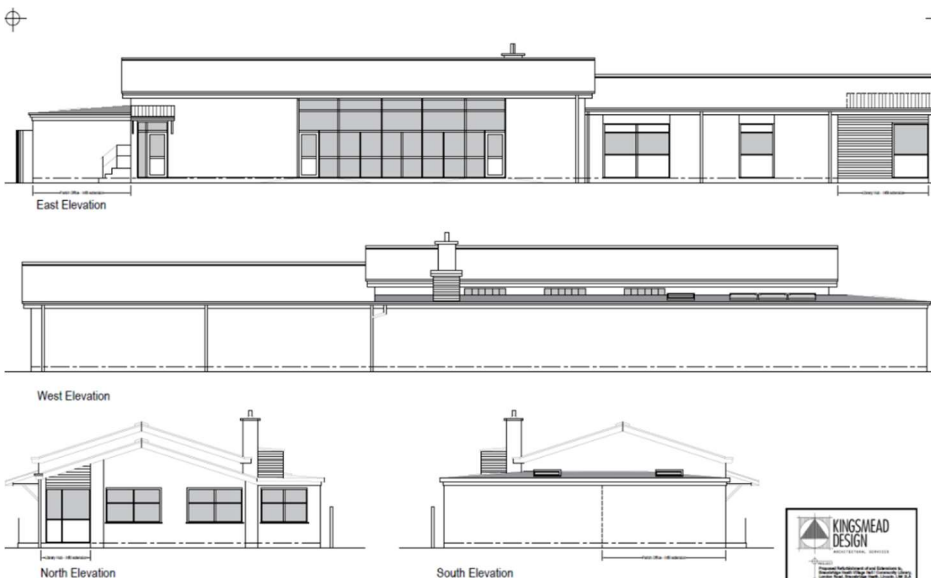
- 1 - Form new in-fill extension at existing entrance (4.5m x 2.25m) to increase existing Library accommodation. Remove existing dividing partition/walls to create open space. Remove extg. entrance approach ramp.
- 2 - Remove existing entrance lobby screens and form seating area off Foyer.
- 3 - Create new service/FE corridor to rear of Library.
- 4 - Form new main entrance in extg. glazed screen and create new lobby with inner glazed doors/screens.
- 5 - Re-configure existing WC facilities and form new utilises Access/Changing wc at 2.2m x 2.2m.
- 6 - Re-configure existing Kitchen with new walls to provide additional storage/access from Foyer.
- 7 - Enlarge existing store off Main Hall (chair store).
- 8 - Extend/continue existing corridor link to car park elevation.
- 9 - Remove Bar/Service division wall to form additional Main Hall storage.
- 10 - Create Meeting Room (former stage equipment store) including new rooflights.
- 11 - Form new in-fill extension to south-east corner (4.275m x 5.250m) to create new Parish Office complete with Access WC, Kitchen, Utility and dedicated storage as back-up facilities. Remove extg. stage level FE door and external concrete landing/steps.
- 12 - To new Parish Office in extg. wall form new entrance access door with glazed side screen. Form timber stud and plasterboard full height dividing partition between Parish Office and Main Hall.

Schedule of Rooflights

- A) 1200mm x 1200mm - Velux CUJ 120120 022 OQ. Integra Opening
- B) 1000mm x 2000mm - Velux CUJ 200100 022 OQ. Integra Opening
- C) 3no. 1200mm x 1200mm - Velux CFP 0073GV. Fixed (Non-Opening)
- D) Replacement Rooflights in Existing Openings - Velux (800mm x 600mm) Ref. CFP - Fixed (Non-Opening)



SCALE 1:50 0 1 2 3 4 5 metres



East Elevation

West Elevation

North Elevation

South Elevation



SCALE 1:50 0 1 2 3 4 5 metres

Estimated Costs

- The council's initial total cost estimate for the scheme was between £500,000 to £750,000. This was pending an estimate from the council's architect, Kingsmead Design Ltd.
- In December 2022, the following estimates were provided by Kingsmead Design Ltd:

Village Hall estimated expenditure	
Description	Amount
Front extension to Library – 10m2 at £3,000/m2.	£30,000.00
Rear extension infill – 25m2 at £3,000/m2.	£75,000.00
Remove stage and associated wing partitions	£10,000.00
New flooring throughout- marley safetred to WCs & kitchen; oak floor to hall & foyer; carpeted to office areas	£25,000.00
New suspended ceiling to hall including lighting.	£15,000.00
Reconfigured WCs with new cubicles/sanitaryware throughout.	£20,000.00
complete internal re-decoration to all walls – to be painted	£15,000.00
New lighting throughout – includes for anticipated electrical alterations.	£30,000.00
Existing gas- fired boiler to be retained – service check essential.	£2,000.00
Existing flat roof area of 175m2 – to be completely re-covered with site applied GRP system.	£15,000.00
Rooflight allowance (quantity and size to be determined).	£5,000.00
Access wc adjacent Parish Office	£15,000.00
Rear extension -builders work to form new openings/non-loadbearing partitions.	£5,000.00
Formation of new entrance and lobby.	£10,000.00
General areas for building works forming new openings /non-loadbearing partitions.	£60,000.00
Replace all windows and internal doors.	£50,000.00
Add 15% for Main Contractors Profit & Attendance	£55,050.00
Contingency (10%)	£42,205.00
	£479,255.00
Kingsmead Design	£11,000
Building control/Planning application costs	£1,225
Other consents/professionals	£4,000
Furniture / other furnishings and library relocation costs	£25,000
	£520,480.00

Estimate timescales

REF	ACTION	STATUS
VH01	Obtain quotation from Parkinson's Partnership for specialist tax advice	Completed
VH02	Receive written quotations from the three companies	Completed
VH03	Finalise "Design Build vs Design Bid Build Procurement" Meeting Paper	Completed
VH04	Finalise "Consultation Framework" Meeting Paper	Completed
VH05	Develop draft "Outline Project Plan"	In progress
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VH13	Carry out consultation in accordance with the framework agreed	In progress
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VH16	Complete application to a relevant body for a loan	
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VH20	Approve project specification prior to building regulations (include room specifications & data sheets).	
VH21	Carry out tender process and confirm successful contractor	
VH22	Construction phase commences with regular updates to council from contractors.	

Estimated completion date: December 2023

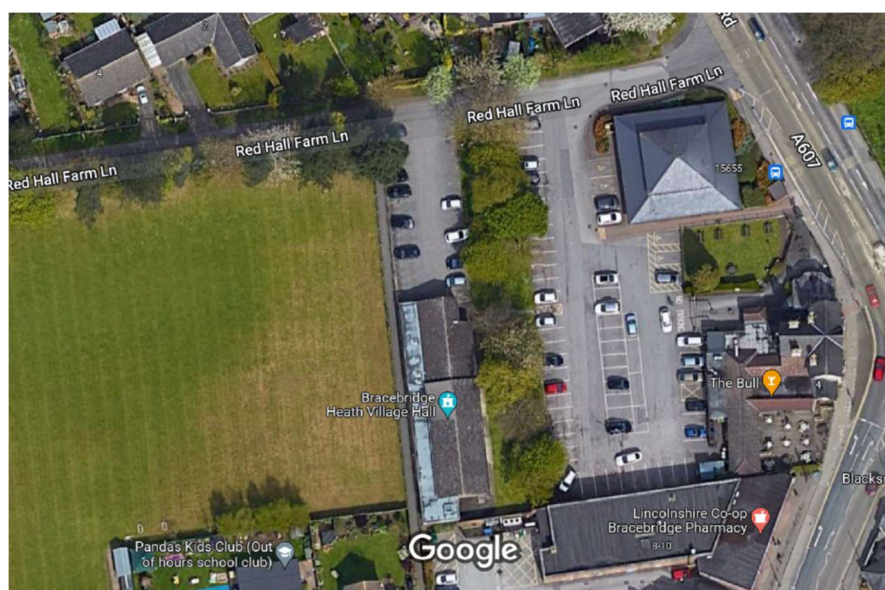
History and context

Built in 1972, and extended in 1975, the Bracebridge Heath Village Hall is situated on Red Hall Farm Lane in Bracebridge Heath. Central to the village, it is accessed by a private road which is owned by Bracebridge Heath Parish Council.

Since its build in 1972 and until May 2022, the hall was managed by a charity known as the Village Hall Management Committee (registered number 504355) and was regulated by the Lease and Trust Deed dated 1975. In May 2022, the lease with the charity was terminated and the Bracebridge Heath Parish Council has accepted control and responsibility for the operation of the hall.

Situated in the centre of the village, close to the bus route from Lincoln and Grantham, the village hall is ideally located to serve residents of the village. Carparking is available for 20 cars at its dedicated car park.

Bracebridge Heath village is undergoing significant development in the next 20 years with outline planning permission currently in place for in excess of 1500 homes. The parish is served by two other community buildings currently – The Pavilion on the Recreation Ground on Bath Road and the Methodist Church Hall which is no longer used for religious service or ceremony.



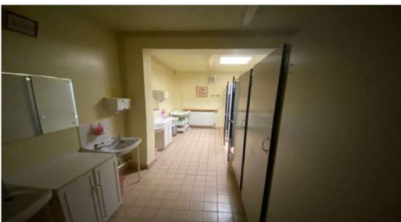
Condition and usage of the hall

The hall is of basic and standard construction, typical of builds in the 1970s. Repair and maintenance to the building has been carried out over the years including replacement of some windows and doors, a boiler, refurbishment of the wooden floor and the flat roof section in 2012.

Being nearly 50 years old, the building is in need of significant refurbishment. The continual repairs and maintenance required means that its use is severely limited. In addition, the flat roof covering the side and rear of the building needs replacing again. The building is expensive to run due to the lack of insulating materials and the condition of the committee rooms means they have had little use in the last 5 years.

Before its closure in 2020 due to the Covid-19 pandemic, the building was largely used for social, educational and recreational groups over the years – some weekly, monthly and some not quite as regularly.

Photographs of the internal space



Photographs of the external space

The space around the hall is limited but is lined by trees on the eastern side. Once protected by Tree Protection Orders, these trees frame the area around the village hall. It is the council's intention to retain these trees wherever possible. However, any trees removed, would be replaced with another suitable species. A car park to the north of the building provides parking for 20 cars.

Photographs of the external space



Finances

Village Hall Income and expenditure

Projected income and expenditure for the building is shown below. The Council does not have historical figures for this building as it was under the management of the charity. Projected income and expenditure has been forecast on the council's experience of running other similar buildings in the parish. Currently, the forecast shows the building will run at a loss. However, the figures below do not illustrate the net savings from moving the library and community hub into the village hall. The current library building is inefficient and costly to run due to its condition. The figures shown below are a prudent estimate and it is hoped that the running costs will be less than presented. Similarly, projected income is prudent and the council will be able to seek new business for the village hall once it has been fully refurbished.

The costings for this building have also been cross-referenced with other village halls in the vicinity such as Waddington. The figures published by Waddington Parish Council show that there is a forecast loss of around £4000 for its village hall in 2021/2022 -

<https://waddington.parish.lincolnshire.gov.uk/council-business/precept-20202021/2>. This is an established village hall with an established customer base and therefore the income from this facility is unlikely to be replicated in Bracebridge Heath, at least in the first few years.

Whilst Bracebridge Heath Parish Council seeks to at least break even on the operation of its community buildings, it also recognises that the finances are just one aspect of this project. Local authorities provide many services for their residents, many of which never see a return on investment or recurrently break even. For example, play parks, provision of allotments, the library and community hub service, grass cutting etc are all provided for the benefit of residents but do not generate income to meet the cost of running the service.

	Year 1	Recurrent (Year 2 onwards)
Expenditure		
Business rates	£2,073	£2,073
Overheads – Utilities	£4,500	£4,500
Maintenance, cleaning and repair items	£3,100	£2,100
Staffing including management of bookings, invoicing, financial reporting, caretaking and cleaning	£11,502	£10,601
Contingency	£2,500	£2,000
Total expenditure	£23,855	£21,454
Income		
Room hire	£3,430	£7,277
Revenue grant for Community Hub	£5,167	£5,167
Income less expenditure	-£15,258	-£9,010

Financing the project

Our primary source of funding will be through borrowing, via a Public Works Loan. This is a mechanism that allows public authorities to borrow from HM Government in a safe and cost effective way. The council has looked at other funding sources including grants and believes that this is the only viable option to raise the funding needed for the project.

Borrowing funds allows us to spread the cost of this project over a longer period of time and means that a single generation isn't responsible for paying for an asset which will benefit many generations to come.

Repayments for the loan will be made through the precept. The estimated increase to a Band D property within the parish is in the region of £16.24 per year.

- It should be stressed that Bracebridge Heath Parish Council has no outstanding loans.
- The rate offered is fixed throughout the borrowing period.

What will borrowing look like?

[Borrowing £500,000](#)

30 Years / 4.57% / £30,786.86 per year

05.12.2022 (DLUHC Calculator)

[Implications for council tax](#)

Band D Property: + £16.34 per year

How does our precept compare locally?

Parish Council	22/23 Precept
Branston & Mere Parish Council	£ 120.58
Waddington Parish Council	£ 92.94
Metheringham Parish Council	£ 132.91
Washingborough Parish Council	£ 155.38
North Hykeham Town Council	£ 134.76
Heighington Parish Council	£ 98.75
Bracebridge Heath Parish Council	£80.20

Whilst the council believes that this is the only viable source of funding, it will endeavour to seek grants from other sources wherever possible to minimise the impact of this project on local council tax. The council will also be utilising some of its earmarked reserves – up to £27,000 to support this project.

Public consultation

A public consultation on the proposed plans, including the intention to increase the precept to fund the loan repayments took place between 14th December 2022 and 10th January 2023. The consultation material used can be seen at Appendix B. This was made available on the council's website, inside the library and on the noticeboard outside the library. In addition, a separate consultation event was held at the St John's Evangelist Church coffee morning on Saturday 7th January 2023. A copy of the council's outline consultation framework can be seen at Appendix A which sets out the council's intentions for the consultation period.

The consultation responses and determining public support

The council received 44 responses in total which were overwhelmingly supportive of the project. Written responses to the consultation are shown at Appendix C. In addition, the Chairman of the Council attended the library during opening hours to answer any questions and speak to customers and residents about the project.

Appendix A – Outline framework for the consultation

The council will need to undertake a consultation to demonstrate support for borrowing (this is a requirement to obtain approval from the Department of Levelling Up, Housing and Communities). This includes sharing details of the actual project (concept plan and design, vision statement, estimated costs and implications of borrowing). This report seeks to provide an outline framework for the planned consultation for approval by the council.

The council has previously consulted on various iterations of these plans over a number of years. It is intended that a single plan is presented to the public for the purpose of this consultation.

Consultation objectives

The purpose of this specific consultation is to assess support for:

1. the vision statement and objectives of the project
2. the concept plan & design for the village hall
3. the principle of borrowing using a Public Works Loan or equivalent to fund the project.

Who will be consulted?

It is intended that the following groups will be given an opportunity to comment on the objectives:

- Former and prospective hirers of the hall – Community groups and businesses, individual hirers
- Community library users and volunteers
- Residents of Bracebridge Heath
- Ward members for Bracebridge Heath
- Lincolnshire County Council and Greenwich Leisure Ltd
- Any other interested parties

How will the consultation be carried out and when?

The consultation could be promoted using the following:

- Displays within the community library
- Local publication through the Heath Cliff View community magazine and Parish News
- Bracebridge Heath Village Hall External Noticeboard (Display)
- Other Bracebridge Heath PC External Noticeboards (Poster)
- Direct contact with community organisation and groups and any former hirers known to the parish council
- Bracebridge Heath Parish Council Website / Social Media pages & groups
- Information boards available at public meetings of the council

Consultation timeframe – Up to one month period following the council's approval of a revised design.

Consultation events:

The following specific consultation events are envisaged:

- Drop-in sessions at the Community Library – During library opening times between 14th December and 10th January – Chairman in attendance to answer questions.
- Drop-in sessions in conjunction with the St John's Evangelist Church community coffee mornings

Appendix B - Consultation materials

BRACEBRIDGE HEATH VILLAGE HALL – THE VISION

Our vision is to deliver a modern community facility at the heart of the village which allows various groups and activities to operate out of a consolidated single site. The Council recognises the need to ensure that the building is fit for purpose, now and in the future. As such, the council intends to refurbish the building throughout and extend to ensure it meets the village's future needs.

This project also includes the creation of a dedicated space for the community hub and library. The current site for the community hub is leased through Lincolnshire County Council. It is tired and outdated and lacks energy efficiency. A new space within the village hall will help to secure the future of the community hub and library and its services. It will also enable us to improve the existing services and experience for volunteers and library users, with better facilities and possible expansion of the services offered. For example:

- Digital Hub
- Creative Hub
- Community Library
- Flexible Community Space
- Meeting Space
- Administrative Hub

BRACEBRIDGE HEATH VILLAGE HALL – FREQUENTLY ASKED QUESTIONS

How long will the project take?
Kingsmead Design are confident this project can be successfully delivered within 12 months. This estimate takes into account all the necessary pre-start phases (consultation, borrowing approval, planning approval and tendering).

How much will the project cost?
£500,000 (RIBA Stage 2 Estimate Costs).

How will we finance the project?
Our primary funding source will be a Public Works Loan. This is a mechanism that allows public authorities to borrow from HM Government. The council has concluded that this is the only viable option to move this project forward. This represents a Band D precept increase of £16.24 per year.

Why are we consulting residents again?
We have consulted previously on the plans for the village hall. However, this final consultation is required to demonstrate public support as part of our application to HM Government (DLUHC) to borrow funds. We also would like to give all our stakeholders a chance to shape this project.

Who will be responsible for the building?
The hall is owned by the parish council. On reopening, the village hall will also be managed and operated by the parish council.

Why can't the Library stay where it is?
We appreciate that the library has been at its current location for many years. However, the current site is the original prefabricated building built in the 1960s. As such, the building is extremely inefficient to run and its layout and size are also now inadequate for the services that are offered. Moving into the village hall, will improve the experience of customers and volunteers with better facilities including more places to sit and relax and essential facilities such as the provision of customer toilets.

THE CONSULTATION

Do you support the village hall refurbishment project?

Comments via:
Email – clerk@bracebridgeheath-pc.gov.uk
Post – Bracebridge Heath Community Library, London Road, Bracebridge Heath, Lincolnshire, LN4 2LA
In-Person – Box inside Library

View the plans at:
<https://tinyurl.com/2nchmzmq>
Bracebridge Heath Community Library Internal Display (during Library opening hours)
Bracebridge Heath Community Library External Noticeboard

Consultation Responses by 10th January 2023

BRACEBRIDGE HEATH VILLAGE HALL – FUNDING

How will we finance the project?
Our primary source of funding will be through borrowing, via a Public Works Loan. This is a mechanism that allows public authorities to borrow from HM Government in a safe and cost effective way. The council has looked at other funding sources including grants and believes that this is the only viable option to raise the funding needed for the project.

Borrowing funds allows us to spread the cost of this project over a longer period of time and means that a single generation isn't responsible for paying for an asset which will benefit many generations to come.

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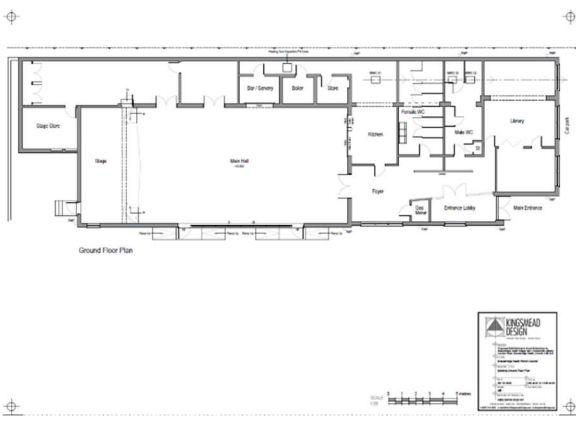
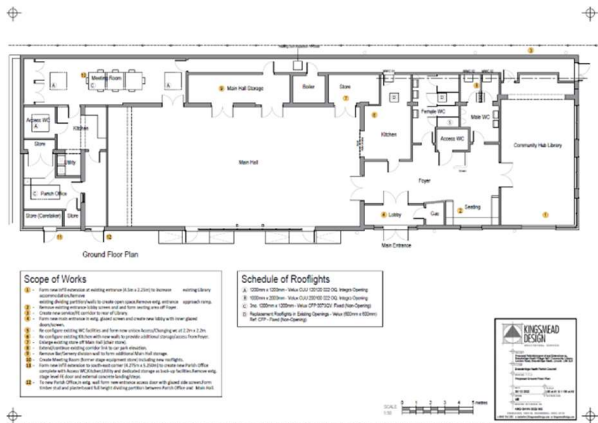
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(05.12.2022 DLUHC Calculator)
Implications for council tax
Band D Property: + £16.24 per year

BRACEBRIDGE HEATH VILLAGE HALL – INDICATIVE PROJECT TIMETABLE

REF	ACTION	STATUS
VH01	Obtain quotation from Parkinson's Partnership for specialist tax advice	Completed
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Estimated completion date: December 2023



BRACEBRIDGE HEATH PARISH COUNCIL UPDATE...

Bracebridge Heath Village Hall
 Since May 2022, when the council took on the management of the Village Hall, it has become clear that the building needs a full refurbishment before it can be reopened.

The council has been working on some plans to not only refurbish but to extend and enhance the provision. Taking into account previous consultations, our vision is to create a single site for the village hall, library and community hub, meeting room and a small parish office. In carrying out this work, we hope to modernise and improve the hall for residents now and in the future.

From **14th December 2022 to 10th January 2023** we are consulting with residents, prospective and former hirers and all stakeholders to determine the level of support for the project. At this point we are asking our residents if they support the project to refurbish the building including the proposal for the council to borrow money to achieve this.

There are many steps involved in this project so it will take some time, but our

estimated completion and reopening date is December 2023. Please view the consultation material on our website, inside the library and also on the noticeboard outside the library.

View the proposals on our website - <https://tinyurl.com/2nchmzm9>

You can email your comments to clerk@bracebridgeheath-pc.gov.uk

Meeting Dates - The next meeting of Bracebridge Heath Parish Council will be held on **Tuesday 17th January 2023 - 7pm** at the Pavilion, Recreation Ground.

Contact us:-
Stacey Knowles - Clerk to Council
T: 07899 888530
E: clerk@bracebridgeheath-pc.gov.uk
Rachel Fraser - Deputy Clerk to Council
T: 07917 132785
E: deputyclerk@bracebridgeheath-pc.gov.uk

Parish Council Elections 2023

We have compiled some brief information about why you might become a councillor, but you may be most interested to hear directly from those who are already in the role. Cllr Val Marden describes why she got involved and what motivated her to become a parish councillor.

Why become a councillor?

There are many reasons why you might become a councillor:-

- to make a difference and help shape the future of the local community
- concern about your local area and wanting to ensure the community gets the right services
- to represent the views of local people and ensure that community interests are taken into account
- concern about a specific issue and wanting to do something about it
- having good ideas for the council and community in a time of scarce resources
- to contribute your skills
- to build on other community work through a charity, voluntary group or school governing body
- it can be a career-enhancing activity, allowing you to develop leadership and analytical skills and to obtain practical and managerial work experience.

Becoming a councillor...



Cllr Val Marden
"Having lived in Bracebridge Heath since 2000, I had just finished full time employment, serving for many years in the Royal Air Force and subsequently within MOD at various bases within Lincolnshire. My husband and I decided to remain living here in Bracebridge Heath. We both liked our house and its location, as a village with its own identity but on the edge of Lincoln. Being a local Councillor was something I had previously considered, but I now felt that I had the time to devote to various voluntary roles and to take on a role as a Parish Councillor. I applied for the role advertised and I was delighted to have been co-opted onto Bracebridge Heath Parish Council in June 2019. Currently I also sit on the Parish Council's Personnel Committee and am the Parish Council's representative for the local Neighbourhood Watch group.

One of my interests is the Village's history, and it is really good to see the continued restoration and conversion of the St John's Hospital site to housing, as this was derelict when we arrived here in 2000. I am also keen to see the Village's amenities modernised, such as the current renovation to the Village Hall, which is progressing to plan. I also think it's essential that we all do what we can to keep our Village clean and tidy, so I am also a member of the Bracebridge Heath Wombles, along with two other Parish Councillors."



Cllr Sue Manders recently won an NK Community Champion award for her longstanding contribution to the parish council and other local organisations. Watch the video of Cllr Manders talking about her work in the community at <https://www.nkwards.org/section-9-longstanding-contribution>.

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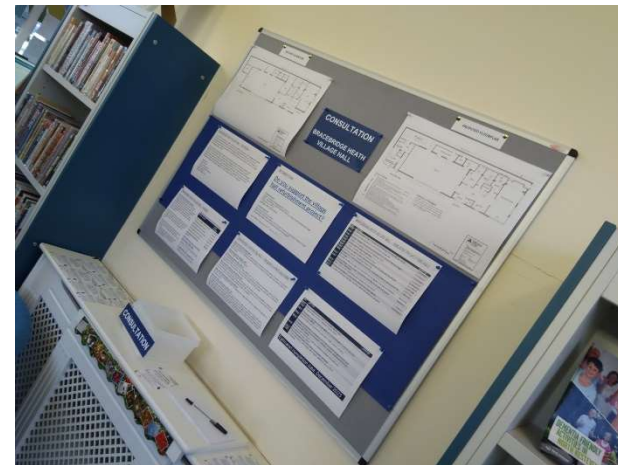
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<https://bracebridge-heath.parish.lincolnshire.gov.uk/news/article/45/village-hall-consultation>

<https://bracebridge-heath.parish.lincolnshire.gov.uk/parish-information/village-hall-consultation/6>

Consultation noticeboards inside and outside the library



Appendix C - Consultation responses

	Comments	Date
Received by email		
1.	<p>Great plans and basically no objections as such. Well done all. But a couple of questions and comments.</p> <ol style="list-style-type: none"> 1. There is no mention of sustainability in the materials. In the end it all rises and falls on this. Most parish halls make a loss and it is likely under the current plans this will be the case. This needs to be factored into the precept. There will be additional costs as I know have been considered but are not yet public. This is essential to be clear about. 2. Have other options been considered such as in Nettleham where the hub and library also house a coffee shop. This creates income, extra footfall to library etc. With a minimum design change this could be achieved. It would also help the village as a centre. Groups using the hall more likely to use the library area then. 3. Were other architects asked to create their plans? Whilst the one given is great and would probably work I wonder if another firm might be a bit more creative or even create a cheaper plan. Just a thought. 4. The timescales are optimistic and does the £500000 reflect a relatively detailed quote or an architects off the cuff figure based on area? If the latter then it is likely to be a considerable way out. <p>Thanks</p>	14/12/2022
2.	I'm not really sure how to do this but can you record my support for the BBH Village Hall proposals please	16/12/2022
3.	<p>I would just like to state my full and wholehearted support for the plans for the proposed refurbishment of the Bracebridge Heath Village Hall.</p> <p>This will be a great - and long overdue - step forward for the village.</p> <p>The refurbishment will turn the building into a great and viable community asset and hub for decades to come, instead of the - unused and unloved - white elephant it is now.</p> <p>The sooner the project starts the sooner we can access the improved facilities, which will be better for us all.</p> <p>Good luck with the project.</p>	17/12/2022
4.	<p>I have only lived in B/H for 18 months, therefore have never been inside the village hall as it has been closed all that time. I have previously lived in a village which refurbished it's listed village hall (on a much larger scale) to that proposed here. The lessons learnt from that are;</p> <ol style="list-style-type: none"> a) It is imperative to have a serious contingency fund as these things usually go over budget. b) They employed a Quantity Surveyor to oversee the project - and he more than paid his cost by savings in materials and supervising the contractor c) One of two nominated parish councillors (one a civil engineer and one an retired architect) were on site at some point every day - to oversee progress and make any "on the spot" decisions or referrals back to council. It is strongly recommended something similar is put in place for this project. <p>With regard to the actual plans, I would respectfully raise the following points;</p> <ol style="list-style-type: none"> 1. I didn't see any reference to insulation - presumably the whole building will be insulated to the highest standard currently available? 2. My immediate impression on looking at the plan is what a lot of wasted space! What is the purpose of such a large foyer/lobby and why does it need seating? Why is there a "Gas" cupboard and a Boiler room? Removal of the lobby seating and the gas cupboard would facilitate another room or an L shape extension to the library. 3. Why are there 2 kitchens? What is the purpose of a utility area? Does the council area really need these – can they not use the main kitchen? 4. What is the purpose of the rear corridor? Is it necessary - could the space not be better used in the areas which it backs? 5. There seems to be a large number of internal doors - are they all necessary? Doorways/doors are expensive. 6. There appears to be little thought given to emergency exits from the different parts of the structure. <p>My life experience has taught me Architects are dreamers, and frequently try to influence the customer into accepting their vision - without due regard to cost. I believe this plan could be modified to be much more cost effective.</p>	
5. (joint response)	We would like to express our support for the plans for Bracebridge Heath Village Hall incorporating the library.	19/12/2022

6.	Just to say I looked at the plans in the library and think the project is an excellent idea and will be a great asset to the village.	19/12/2022
7.	<p>Hi</p> <p>Just wanted to say that I support the Village Hall Refurbishment and think is a great idea. I have a few thoughts/questions:</p> <ol style="list-style-type: none"> 1. What do you mean by a creative hub? Are we looking at a rural touring venue and if so will it hold enough people to make it financially viable? 2. Is the stage being removed? If so will there be a wall without access on it so that performers could set up along the wall, or will every wall of the hall have a door in it making the space difficult to use for live performances of plays and music? 3. I could not see on the designs where the power points are being placed around the building also, there is no mention in the plans of how the building will be decorated and what the floor will be etc. I'm assuming this has been costed in or will there need to be more funds raised to make this happen? 4. What heating system will be used please? <p>I think this is a really good initiative and the council should be very pleased</p>	28/12/2022
8.	Why don't we apply for a lottery grant as other villages have done?	28/12/2022
9.	<p>Merry Christmas and a Happy New Year to you - I hope that all went well and will go well for you in 2023.</p> <p>As far as the Village Hall consultation goes, I would generally be in favour of the proposals. With my (redacted) hat on, the proposals would continue to meet the needs of the group (depending of the availability and the cost of hire!).</p> <p>My apologies if these questions have already been addressed, but I'm assuming that the reduction of stage area and the removal of the designated bar/servery space are due to insufficient demand. This may discourage parties or functions that would normally involve serving alcohol from hiring the hall.</p> <p>Hopefully, the opportunity will be taken to upgrade the energy efficiency of the Village Hall seeing that one of the reasons for moving from the current library building to this one was down to poor energy efficiency. Does the Village Hall have an Energy Performance Certificate (EPC)? This would normally outline improvements to be considered, some of which may save the Council money in the long run.</p> <p>The above issues would not stop me from supporting the project as I believe the village needs to have such as facility as the one proposed.</p> <p>Best regards,</p>	31/12/2022
10.	<p>I recently visited Bracebridge Heath library where I was informed of the intention to relocate the library to the village hall.</p> <p>I would like to say that after I think it is an excellent plan. If it could be utilised to it's full potential with classes for all ages and abilities throughout the day I think it would become an asset to the village.</p>	02/01/2023
11.	I have had a look at the plans for the village hall/library and feel this would a great much needed facility for our growing village.	03/01/2023
12.	<p>I've just reviewed the plan, financial summary and taken into account the proposed timeline of works.</p> <p>As a village resident I do not support this project, it actually appears the main hall space will be reduced to make room for a parish office. This office must currently be located elsewhere, and has drastically reduced the stage size in the main hall. There must be more cost effective ways of incorporating the library into the current structure.</p> <p>I notice also a meeting room but no financial plan to offset any of the building works costs with meeting room facility rentals.</p> <p>Building works are also quoted as 12 months, but this building has been out of use for at least two years that I know of, what community groups are you expecting to use the facility? Many village halls are rented out to dance/fitness teachers but the size of the hall doesn't seem to support any of these activities, and doors and windows on either side so no mirrors could be hung. It seems this plan is more focused on an office and meeting room facilities.</p>	03/01/2023

	I believe this money could be better spent within the village, improving play facilities and perhaps looking at an indoor sports hall as there is currently a youth crisis with the youth not having anything to do within the village.	
13.	I approve the plans for the village hall It is just what the village needs	05/01/2023
14.	I wholeheartedly agree with the proposal to extend and refurbish the Village Hall.	07/01/2023
15.	<p>I've reviewed the consultation document for the village hall. I am in agreement that the village needs the hall to be updated and used as a multi purpose facility. As I have been a library volunteer I understand the need to move the library into the hall. The current facilities are not the best to work in especially in the winter and we require better facilities for our customers. Even though the library did get new furniture a few years ago it does need to be moved. I understand why we have to pay extra for this facility I just hope everyone has access to use it and especially be able to book it for local events, family parties etc. As the parish office is in there will the hall be open every day so people can either visit the office or the library? Will the library opening hours be extended?</p> <p>The village hall is currently not fit to use so I am in agreement that this refurbishment needs to happen</p>	09/01/2023
16.	<p>Just wanted to say that I am in favour of the proposals put forward.</p> <p>It may seem trivial but could there be a recommendation for the provision of water butts to help with watering the village planters?</p>	09/01/2023
17.	<p>Do you support the village hall refurbishment project? Yes</p> <p>Comments Following the effects of the pandemic it is important for our community to meet and socialises together again. Unfortunately, the village hall where many of these groups met has fallen into a bad state of repairs and ultimately has had to be closed. This has prevented many of these groups starting up again as they struggle to find a venue or have had to find somewhere out of the village.</p> <p>I was pleased that Parish Council stepped in and took control of its building again. It makes perfect sense considering the poor condition of the current Library to move it into the newly refurbished hall.</p>	10/01/2023
Responses from consultations held in the library		
18.	Supports – The library is a valuable service in the village and needs to be protected. The additional costs incurred would be good value for money.	
19.	Supports – With the growing village It is good to see the parish council looking ahead to a fit for purpose community space.	
20.	<p>Supports- As a library volunteer that is my primary focus although I like the idea of a properly functioning village hall and support the provision of a Parish Council Office.</p> <p>With regard to the library area I would like sufficient counter space to allow for the processing of book boxes and somewhere nearby to stack book boxes safely. We need lockable drawers for cash boxes and daily folders at front desk plus shelving to accommodate new stock and reservations. We need a story time area large enough to accommodate larger groups when nurse visit and we need proper book display for story books.</p> <p>We also need proper indoor storage for craft materials and paper.</p>	
21.	Supports - Great to see the hall being put to more uses.	
22.	Supports – In principle I fully agree with the proposed regeneration of the village hall to include the library. As a user of the library since 1980's I believe its retention to be a valued asset.	
23.	Supports - The sooner the better.	
24.	Supports - It will be a great asset – a place for all to use.	
25.	Supports – Yes, very much so! Just sorry that the previous years have been lost. Look forward to it starting ASAP, getting a focal point and enhancing our community spirit plus making it so much conducive to all involved in the running/maintenance of our parish council and the village organisations.	

	No doubt the finances and business arrangements have and are being closely researched? That big bug bear – car parking?	
26.	<p>Supports –</p> <ul style="list-style-type: none"> - Like the ‘squaring’ off - Larger foyer could be used for community info and displays, coffee machine, fundraising activities. - Library will be so much better here, parking, toilets, room hopefully for activities and regular craft/activity sessions, access to coffee to sit and read - Warm hub - Like the idea of a parish office <p>Is there an opportunity to have a self-service for the library so people can use library when volunteers are not available?</p>	
27.	Supports – Will be great to have this facility back for the use of the community. Plans are good.	
28.	Supports – I think it would be an ideal place for community events and I fully support the refurbishment of the village hall and moving the library to the ne facility. Sonner the better.	
29.	Supports – Yes I agree. It is a good idea.	
30.	Supports – Great plan – the sooner the better.	
31.	<p>Supports – I think that the new project will be an asset to the community ad will hopefully encourage a renewed community spirit.</p> <p>I look forward to seeing the project develop and flourish. All the best of luck!</p>	
Responses from the consultation held at the church coffee morning		
32.	<p>Supports - After viewing the plans, the whole project looks fantastic. It looks like wha I’d call a community hub. Somewhere all the community of all ages use! Access and support for all different purposes. Having the library there too makes so much sense.</p> <p>A fab plan – Good luck 😊</p>	
33.	Supports -Yes !!	
34.	Supports	
35.	Supports – A vast improvement of the facilities that bring ‘services’ together for the benefit of the community.	
36.	Supports	
37.	<p>Supports – A much needed improvement! Good design and will generate more use.</p> <p>I go to the art group and notice that the light is poor and windows are ‘bobbly’. Not very warm!</p>	
38.	Supports – Good coverage	
39.	Supports – Needed doing for a while now. Excellent idea and design.	
40.	Supports – A great improvement and would benefit the village	
41.	Supports – Looks very good. Will be useful	
42.	Supports – Yes very good.	
43.	Supports – Excellent plan	
44.	Supports	

Council Paper: Summary of In-Person Community Library Comments

Report Author: Cllr Chris Callan

Report Type: For Information

Background:

In my capacity as Chairman was available throughout the following Bracebridge Heath Community Hub Library Sessions:

Friday 16th December 2022 10am-12am

Saturday 17th December 2022 10am-12am

Monday 19th December 2022 10am-12am

Monday 19th December 2022 2pm-4pm

Wednesday 21st December 10am-12am

Friday 23rd December 2022 10am-12am

Wednesday 4th January 2023 10am-12am

Friday 6th January 2023 10am-12am

Saturday 7th January 2023 10am-12am

I ensured that everyone was given a flyer. I set out the project background and purpose of conducting this final consultation. I then worked through each board methodically before answering any questions they had. I placed particular emphasis on how we were proposing to finance the project given key element of consultation was about assessing support for borrowing. I have felt it was important to produce notes of the various face to face exchanges to supplement the written submissions.

Summary of Responses

Summary of Consultee Comments	Summary of Responses Provided (if any)
Wanted assurances improved exterior lighting formed part of the proposed works.	Certainly it's an area we looking at.
Asked about possible return of the Indoor Bowls Club	In terms of whether the existing club returns that matter for them but what I will say is keen to see that type of activity return if there is demand.
Concerned about current pedestrian access from the Doctors Surgery footpath across the carpark & grassed area.	Noted. Certainly something we looking at.
Desire to see the outside grassed area landscaped creating a covid-memorial garden as part of a future phase	I'd ensure the comment was recorded. I know it's something others have suggested.
Asked about potential hire-costs and specifically whether local community-based organisations will be offered a reduced rate	At this point stressed that no decisions have been made in relation to pricing. It is a successful model that is already in use by this council at the pavilion.
Concerned that previous operators would still be involved and if that was the case wondered anyone would be able to book it once open.	Confirmed that the registered charity previously involved has no role moving forward following the termination of the lease.
Would like to see regular Council / Police Drop-In Sessions (NKDC/LCC/BBHPC/LP inside the new Hub	I'd ensure the comment was recorded. I know moving forward we want to strengthen engagement & communication.
Would like to see a privacy screen for the seating area in foyer.	I'd ensure the comment was recorded. I did stress at this point room data sheets had not been finalised.
Asked how the Council would promote the hall when re-open.	It's a key piece of work which is ongoing in background but our focus at this stage is moving the project forward. What will say is it will be heavily promoted using a range of platforms and mediums. With quality building underpinned by a professional service and competitive price point the hall can and will thrive.
Will you avoid permanent displays & ensure that things are kept fresh and regularly rotated and kept up to date.	I'd ensure the comment was recorded. I know it's been something discussed internally. This building certainly benefits from our volunteer events team keeping displays fresh & current.
Internal & external CCTV is essential to protect investment if you proceed.	I'd ensure the comment was recorded. Certainly site security is something we looking at.
Asked specifically about the NHS Blood bank which use to hire the facility	Obviously can't speak on behalf of them but it is just the type of service we very keen to see inside the new hall. As a general point we would certainly want to get past hirers/users back

Would like a tea/coffee machine in the foyer	I'd ensure the comment was recorded. It's certainly something we looking at. We want the hub to be somewhere where people meet and socialise
Would like to see the trees decorated with festoon lights in the winter and the hub host a Christmas event.	I'd ensure the comment was recorded. Certainly it's just the type of event people are keen to see.
Concerned re-opened hall will abstract revenue from existing indoor village facilities	One of the problems this Village has faced is the distinct lack of indoor facilities and the impact that has had. In terms of the Pavilion we actually own and operate that building as well. It's a different type of space and once this is complete we be able to sign-post users which ever building best meets their specific requirements. I would add bringing this building back into use allows us to then start to think about refurbishing and possibly looking at previous Pavilion proposals next.
Wants to see a clutter-free minimalist foyer area). Want it to be easy to clean & modern inviting feel.	I'd ensure the comment was recorded. Certainly recognise it is a balance we have to strike.
Asked about the inclusion of a service corridor and whether it was really necessary given the amount of space it will take up. If it could be completely would mean more main hall storage & a bigger Library space.	Its ongoing conversation with Building Control. If it's not required we will look at it.
Unsure whether the seating area is necessary and questions whether be better served with a partition wall providing an extra revenue generating space (additional small meeting room) or simply storage space for Library.	Noted. It's certainly been an area that has attracted quite a few comments.
The council need to look at enhanced support to help local groups promote activities & operate successfully. This does always need to be simply money but practical support (setting room up, promoting group).	It's an ongoing conversation that is taking place what can and should do.
Would like to see the Hub act as the 125 th Parish Council Anniversary centrepiece and focal point for mini events & showcase event. Felt it was perfect way to market hall and increase number of hirers. <ul style="list-style-type: none"> - Rotating displays in the Library throughout the year - History Talks inside Library - Main Showcase Event 	I really like this idea I will make a note of your suggestions.
Will you provide a self-service machine for the Library to complement existing offering	It's an ongoing conversation that is taking place. I can see advantages although at same time understand is a service charge associated with machines and some concern might dilute volunteer experience as well.
Questioned rationale behind providing an office given global shift to "work from home" post pandemic.	<ul style="list-style-type: none"> - A dedicated office enables the vast quantity of official council documents (legislation underpinning our sector dictates hard copies with ink signatures in many cases must be retained) to be stored on council premises. - We are more than happy to support hybrid working but recognise value in providing a base for officers to meet & work.
Will hub have publicly accessible Wi-Fi?	I know that Wi-Fi is essential for council & library services in the respective sections (Administrative Hub & Library) to actually operate as well. Certainly room hirers & library users expect that type of provision now.
Comfortable modern soft seating & tables inside Library (with power/wireless charging points) is essential element as part of aspiration to see it a hub.	Noted
Would prefer the seating area instead be a place for a Self-Service Library Machine, Drinks Station & Information Point	Noted.
I want to able book & pay to hire the hall online. I want able to view invoices electronically etc. I want to be confident refundable deposit will be returned. I want to know that our hire will be honoured and will have exclusive use (not double booked). My past experiences with the hall mean need those assurances	Confirmed that the registered charity previously involved has no role moving forward following the termination of the lease. I am confident we will be able to offer a professional experience based on our proven track record with the Pavilion & other facilities Council already operate.
Craft & Coffee / "Knit & Natter" Mornings should be offered as part of the new hub	Noted. It is the type of thing we are looking at.

<p>The Library should look to offer</p> <ul style="list-style-type: none"> - Creative Writing Workshops - Reading Groups - Themed Storytimes - Local Author Events - Book Events - Craft Workshops - Computer Club - Ancestry Workshops - Rhyme Time - Construction Club “Big Build” - Lego Club - Gaming Club (TCGs) 	<p>Noted. Some great ideas. I know our volunteer Events Team want to do more and have lots of ideas that can happen if we move across.</p>
<p>Will the main entrance doors be automatic/powered doors?</p>	<p>Apologies I don't know what the arrangements will be until we have finalised room-data sheets and specification.. I'd ensure comment was recorded.</p>
<p>Couple of points regarding the main kitchen</p> <ul style="list-style-type: none"> - Can it have some lockable draws/cupboards for regular hirers? - Can it have a dishwasher? 	<p>Noted. In terms of appliances it's not conversation I've had yet but ill certainly ensure question is recorded.</p>
<p>Want to see lightweight modern folding tables with comfortable seating (perhaps % padded conference seats) for the main hall.</p>	<p>You make some excellent points. It's certainly something we need to look at closely when finalising the room datasheets.</p>
<p>I question the need for a second kitchen. What its purpose and is it necessary?</p>	<p>Whilst the architect has labelled it a Kitchen a Kitchenette would be more accurate description.</p>
<ul style="list-style-type: none"> - Ensure the double doors into the main hall can be locked & offer privacy (not clear glass) if the Library is open when hall is in use. - Similarly will the double doors into the Library also be able to be locked. 	<p>You make some excellent points. It's certainly something we need to look at closely when finalising the room datasheets.</p>
<ul style="list-style-type: none"> - Ensure sufficient ventilation in the meeting room. - Would like to see windows in the meeting room - Furniture equipped with charging points for devices - Wall mounted whiteboard & screen - Ensure sufficient sound insulation between main hall & meeting room. 	<p>You make some excellent points. It's certainly something we need to look at closely when finalising the room datasheets.</p>
<p>Would like to see a counter offering tea/coffee/drinks inside the Library section. Potentially also offering cakes etc during events.</p>	<p>Noted. We certainly looking at it.</p>
<p>Naturally a focus on keeping buildings warm but given the extreme heat experienced last year any thoughts on how to keep the building cool.</p>	<p>It's not something we have discussed specifically in any detail at this point. Ill ensure comment is noted.</p>
<p>Children's section should have some dedicated furniture specifically for the age range. Maybe even a themed (spaceship / train / plane) centre piece. Appreciate space is limited but you want to make it somewhere they want to be.</p>	<p>Noted. We have not got into the room-data sheets at this stage but it certainly the type of question I will be asking to explore what is and isn't possible without our budget.</p>
<p>If our large local group regularly hired the main hall (weekly) would our members be able to collect & return Library books. It would be a massive benefit for our members.</p>	<p>That is my hope. There are some moving parts to that (do we have a self-service machine in foyer?, do we time your session with a library session) etc</p>
<p>For the cost a single new book each year this proposal secures the Library & finally re-opens hall. When you put it like that it's a no brainer.</p>	<p>Thanks. Clearly any rise is never popular but hopefully this project delivers tangible benefits and can make a real difference to the community am fortunate to serve.</p>
<p>With new dwellings been built in Village (St John's Hospital Site, Infill developments & parts of the South-East Quadrant within parish boundary) will that mean precept requirement will drop over the course of the borrowing period</p>	<p>Yes. The more houses within the parish curtilage = higher taxbase</p>
<p>Given a number of village groups have ceased what can the council do to support re-establishing these groups or indeed supporting people creating new groups.</p>	<p>As we move though the project phases (subject to support) this is the type of work that will gather pace.</p>

Have you looked at allowing mobile food-takeaways to operate on the Car Park. I understand some local halls generate reasonable income levels from similar initiatives.	It's not something we have discussed specifically. Ill ensure comment recorded. I see what you mean it could work well with some group hires as well as public events.
You should provide cycle-racks as part of this project.	It's not something we have discussed specifically but it's certainly something we will look at. I will ensure the comment is fed back.
Will the toilets be fitted with PIR sensors ensuring lights automatically turn off when not in use?	With the room datasheets not finalised can't say what method we will use but I know that saving power and controlling operating costs is important as we move forward. Certainly very sensible idea and will ensure recorded.
I'd like to see part of the outside area landscaped as a Garden of Remembrance as part of a future phase.	We have had a few suggest similar. I do take the point not many places in village to reflect in quiet.
When open the Council should host "craft-markets" celebrating locally sourced products inside the main hall.	I have spoken to colleagues elsewhere who have operated these in recent years and have been very successful.
My concern is that moving the Library into the Village Hall is a way of closing it by stealth.	Re-assured parishioner quite the opposite. This is the Parish Council wanting to secure the future of the Library. As regular volunteer in this building I am very aware of the condition of this building and the need to find a permanent secure home for this important service.
Will the extensions result in loss of car-parking?	No. I know there has been some confusion about the extension for the Library. This extension is where the existing ramp & entrance area is.
Have you thought about an online crowd-funder to fund enhancements beyond project scope?	Its not something I've spoken to officers about. Others have suggested it during consultation.
Will the building be able to capture & store water (Water Butts) for watering village centre planters etc?	I'd ensure the comment was recorded. Speaking from experience (I have to bring water from home to water them) certainly a lockable external tap & water but would be useful.
Would the Council look at offering hall at discounted price where an entity is making a significant contribution to the community but not able to afford hire-costs?	I'd ensure the comment was recorded. I don't want to make any promises at this point. We have not made any decisions at this point in terms of price-structure.
You should seriously consider some sort of a "supporters wall" enabling people to contribute and feel part of the journey. It seems to be effective fundraising tool used elsewhere. It could be in the Foyer Area. These "buy a brick" type campaigns do really well.	We certainly want people to feel part of the journey. It might help with some of the "extras" that sit outside the RIBA 2 costs that have been prepared by the architect.
Who will deal with bookings etc?	So moving forward this building is owned and operated by Bracebridge Heath Parish Council. So our officers will be the ones managing the facility on day-day basis.
When it does open you need to ensure its regularly & heavily marketed. You need to think outside the box in terms of where and how you market it to attract people & groups that brings in money during the daytime in particular.	As we move though the project phases this is the type of work that will gather pace.
<ul style="list-style-type: none"> - As part of the Library re-location will you revisit the shelving of "Large Print Books" on lowest shelf. - I found the "carousel display" much easier to navigate for the small paper backs. Would you look at buying a replacement. 	Noted. Moving to a new space is an opportunity to take a fresh look at layout. It's something ill feedback.
<ul style="list-style-type: none"> - If you do receive grants to support this project will you be able to borrow less than the figure shown? - If in future years obtain significant sums of money will you be able to pay down quicker than the 30 years? 	<ul style="list-style-type: none"> - If we were fortunate enough be successful in our grant applications it would result in a reduction in the amount of loan required. That would positively impact on the total precept requirement for future years to service the loan - The "Public Works Loan Board" do operate early repayment penalties so our officers would have to carry out cost / benefit analysis.
<ul style="list-style-type: none"> - The Library should have "Booth" seating with charging points. - The Library should have Air-Conditioning - The Library should avoid wall-mounted radiators to maximise wall space for shelves (ceiling tiles or underfloor heating as an alternative) 	Noted. We have not got into the room-data sheets at this stage but it certainly the type of question I will be asking to explore what is and isn't possible without our budget.

Wasn't the Library recently refurbished?	<ul style="list-style-type: none"> - The furniture/shelving purchased as part of the 2018 will be moving across - In terms of the repairs undertaken by Lincolnshire County Council these would be best be described as very minor life-extending works. The fundamentals remain unchanged that its a life-expired temporary structure that is increasingly expensive to operate.
This project should have been done years ago. It should never have been allowed to get into the state it has	My focus is on how we move this forward. The termination of the lease represents a fresh start for this facility. I don't want to dwell on the past only learn from it.
The Hub should host "Repair Café" to encourage people to fix things and give things a second life.	Noted. I know a neighbouring council is trialling something very similar. I'll be following it closely to see how it works.
Appreciate the current fixed stage was rarely used but in the future would you look at purchasing a de-mountable stage for the Hub if we could demonstrate demand for it.	It is something the Council has talked about. I mean there are different models (hire or purchase) depending on level of use as well.
Will our group be able to store stuff free of charge inside the new Hall?	I'd ensure the comment was recorded. I don't want to make any promises at this point. As an individual I am very conscious that the previous operators ended up storing a significant amount most of which has not moved in years. It's something am very keen to avoid repeating.
Locally sourced art & photography should be used throughout the building. These should be rotated at agreed intervals to keep it fresh and interesting.	Lovely idea that I will ensure is recorded.
Will the existing Library Shelving be moved across?	Yes we will be moving it across. At the same time we will also look at additional furniture requirements as well that complement what we already have.
You are keeping volunteers when you move Library across? They are what makes this Library so special.	<u>Yes</u> absolutely.
<ul style="list-style-type: none"> - Will the Library have air conditioning? - Will the Library have water-dispenser? 	I'd ensure comment was recorded. I don't know at this point.
Should provide secure cycle storage cabinets. People will not feel comfortable leaving bikes stored outside without that level of protection.	I'd ensure comment was recorded. Certainly it fits in with Councils wider aspirations within action plan to encourage people to re-mode.
Have you looked at other Libraries elsewhere who have invested in "Makerspaces". Perhaps the seating area in the Foyer could be a breakout-room for a "Mini Makerspace".	As an individual it's something I have looked at and spoken to some involved in sites elsewhere. I do have some specific concerns about some of the equipment associated with the spaces.
Essential that replacement floors are none-slip	Noted. We have not finalised room-data sheets at this stage but something we will look at.
Ensure lights "turn off" when a room not in use to save power.	Noted.
<ul style="list-style-type: none"> - Comprehensive CCTV is an absolute <u>MUST</u> following such substantial investment - The building should be fitted with an Alarm System - Some sort of "Inter-Com" for the Administrative Section is essential. 	Noted. Its ongoing conversation. You make some excellent points.
What happens to current Library Building?	This building is currently leased from Lincolnshire County Council. So any decision about its future is a matter for them.
<ul style="list-style-type: none"> - Ability to check availability online - Ability to book/amend/cancel bookings online. - Ability to pay online - Ensure bookings are honoured - Ensure individuals responsible for running hall do not continually disrupt bookings - Ensure that the hall is clean & tidy prior to bookings - Access to a projector & screen (even if additional change) 	<p>So moving forward this building is now owned and operated by Bracebridge Heath Parish Council. So our officers will be the ones managing the facility on a day-day basis once re-open.</p> <p>We committed to using our experience operating other facilities (Pavilion etc) to ensure a quality product underpinned by a quality service moving forward</p>
Ensure control panel enables people to easily isolate heating in sections not in use. You don't want to be heating Main Hall whilst not in use but Library Open unnecessarily.	Noted. I can say it has been raised internally.

For a variety of reasons the Heating was regularly left on in the Old Village Hall, given the current price of energy what will you do to mitigate this	So its not something we have discussed in relation to this proposal but we have recently resolved to introduce the "hive" control system at the Pavilion. If it works as intended I see no reason why we wouldn't look to implement similar here.
I fully support project but concerned £500,000 borrowing will not be enough to fund the scope of works proposed. Particularly if any further delays to the project.	So the borrowing figure is in response to a "RIBA 2" Cost Estimate prepared by an architect appointed by the Council. I do take your point operating in very challenging circumstances and in recognise inflationary pressures with any construction project. His costings do include a contingency % as well.
Will there be somewhere I can park my mobility scooter inside when using hub?	Noted. Am sure we can find a solution.
Avoid cluttering venue up with too much stuff.	Noted. Its certainly a balance. I am personally very conscious just how much stuff is "stored" & on indeed on various walls in current unoccupied hall.
Essential this facility is used as an accredited "Warm-Hub" next winter and beyond. To many of them are unfortunately poor quality facilities that are often far from warm spaces. You could provide a really inviting space and really build a community around it.	Noted. Its ongoing conversation. You make some excellent points. As an individual I have been looking at the accreditation & best practise elsewhere.
We owe it future generations to finally refurbish building that has been allowed to deteriorate and fall into disrepair. Shouldn't have happened.	I just want to focus is on how we move this forward. The termination of the lease last year represents a fresh start for this facility.