

Proposals for a New Hall for Bampton

Report on the idea of a new hall for the town as there are two distinct possibilities that have arisen.

The Community Hall, Station Road - Cons

1. The hall and the land it stands on, as well as the adjoining plot of land, belongs to the Diocese and the PCC.
2. Valuation of both the hall and the land has come in at £200,000.
3. There are limitations to a proposed hall here – the current hall could be extended onto the plot of land, but would have to be a single-storey building due to its proximity to the old warehouse building.
4. The plot of land is an odd shape due to the garages that are owned by Mid Devon District Council.
5. The Diocese suggested that if Council could purchase the plots, perhaps the hall could be run in conjunction with the Church and the Community as a joint venture.
6. It is likely to be difficult to raise a Council loan to buy the land, let alone further funds to create a replacement hall.
7. All repayments of loan monies raised would have to be added to the precept over 35 or so years.

Current Play Area, Station Road – Pros.

1. The land is already owned by the Council, so by the people of Bampton.
2. No cost involved in land purchase.
3. It would be easier to acquire a loan to create a building from scratch.
4. It would be possible to acquire grants to create a building from scratch.
5. Any purpose-built building would be eco-friendly, suitable glazing, heat retention, solar panels, etc.
6. The current play equipment that does not need replacing, would be re-purposed down one side of any hall and incorporated into the overall area.
7. Parking would be next door to this proposed building.
8. This could be a two-storey building.
9. The current community hall would remain in situ and continue to be run as it is now in 2020.

Cons.

Repayments of monies raised would have to be added to the precept over 35 or so years.

In both cases, agreement needs to be sought from the community, should they wish Council to go ahead with either plan.

Riverside Hall

This hall has not been considered for replacement on its current site, as Council have been advised that planning permission would not be given. However, it is possible that planning may be given in the future for two-storey homes. This hall is well within the flood risk area, whereas the Community Hall and the possible new build are not.

Drafted by

Penny Clapham PSLCC Clerk to the Council.

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