



# Broadbridge Heath Village Centre Workshop

**15<sup>th</sup> February 2016**

## **Introduction and Presentation**

Broadbridge Heath Parish Council and Village Centre Management Committee have established a sub-committee to look at the redevelopment of the Village Centre utilising a £450K s.106 contribution from Countryside Development

The Village Centre Committee with the support of Action in rural Sussex plan and held a two hour evening workshop on Monday 15<sup>th</sup> February at the Village Centre. This workshop is the first stage of a series of consultation activities with regards to the redevelopment of the Village Centre. The aim of the workshop was bring together stakeholders (service providers and users), the Village Centre Committee and some members of the Parish Council to share ideas and concerns about current uses of all facilities across the parish and begin to formulate possible or potential measures that could be undertaken to address the identified concerns. This will then be taken into consideration in the preparation of a parish wide survey which will then be delivered to every single household for a more generic view. The outcome of the survey and other further consultation/engagement activities will then be used to guide the re-development of the Village Centre.

The workshop was attended by xx people from different groups, organisations and service providers including an officer from Horsham District Council and representatives from the GP Services.

The chairman of the Village Centre Committee gave a thirty minute presentation of the general overview of the Village centre and its proposed redevelopment. Attendees were encouraged to look at the broader picture taking into account the possible new landscape of the Village Centre. He also took questions from attendees during and after the presentation.

This was then followed with an hour break out session of three tables and three facilitators. Attendees remained seated while facilitators moved around with their questions. The workshop ended with a brief summary from each facilitator and the chairman thanking all attendees for coming out to support this consultation activity.

## Outcome of Breakout Session

**Question: What are your group/organisation aspirations and how does that impact on the facilities you need in future?**

Groups:

- Young people: A growing population and likely to increase with new development. There is only one youth club. (Liz and Tim – youth club growing – would like to expand and add youth club) Outgrowing or part utilising scout hall 10 -14 up to 19
- Barry Skylarks – struggling to fit in all preschool children. Currently 40 children
  - Nursery could conflict
  - All morn and 2pms – capped by other users.
  - In 2017 all children will receive 30 hours (currently 15)
  - Future – unknown, dependent on number of factors, space being one as storage is a struggle with setting up and packing away. The display areas are currently limited and would need dedicated storage. A nursery in the new development, with its own entrance, sleep rooms, dedicated storage space and purpose built.
- St Johns – landing and could assist skylarks. Restricted by storage space
- Sea cadets: Hoping to grow and will need a dedicated space for army. Parade space and classrooms can be shared
- Social Club: Needs redesign space/garden/patio and outside space. S they lose out in the summer. Storage restrictions.
- Scout Hall: back room expanded. Own hall therefore danger of lost income
- Muntham House: Make a practice area – sound proofing and sponges for indoor training
- Brownies: size of hall is good, Residential space (sleep overs). Also lack of leaders,
- Football club: dancing – not much parking outside the church, increased laybys.
- Cricket Club – indoor facilities
- Bob Sulvers – growing membership
- Older Persons: more facilities for older, bowls, pentangle, older persons clubs, meeting rooms, chess, concrete chess outside.

### Scope to consider for new centre

- Current one lacks a real outside community/ hard court area, safe space. Expand – diverse hall, indoor/outdoor space
- Café with meeting areas with an outside covered space with a versatile opening
- Health care and wellbeing \_ Flexible space and facilities for a one day a week GP practice with Health visiting GP/Nurse clinics/ sexual health Healthcare facilities/ wellbeing, first aid treatment rooms with equipment (the first aid component should be for all community buildings)

- A couple of classrooms/armoury
- Social Club – redesigned space/ outdoor space/ patio
- Flexible upstairs space?

#### **Facilities: to consider for new centre**

- Activities for older people, bowls, pentangle, non-sporting
- Dedicated storage spaces (for Guides, Social Club, Skylarks, etc)
- Warm and cosy social space, well lit, cosy and fit for purpose
- Better kitchen, current kitchen not big enough (maybe a smaller separate one for Skylarks)
- Proper facilities including heating and lighting
- Flexible rooms with good Wifi
- Showers and a shower block
- Separate entrances
- Bigger, safer car park with security
- New chairs and furniture
- Possibility of folding screens
- Hard court area – street spins, skate Park, kick about area etc.
- Separate WCs in close area to halls
- Separate residential rooms, overnight stays

#### **Summary:**

**Storage:** All groups are growing and most of them need specific type of space. A clear lack of storage space for most groups and a requirement for better and bigger storage facilities. Large hall, Social space, Dedicated space, Classrooms/drill space

**Movement:** the need to have more than one entrance /exits. With security measures in place, this will facilitate ease of entry and exits into various room/spaces within new centre without distracting or impacting on ongoing activities. Will also ensure young people and toddlers and shielded from bar area

**Flexibility in rooms –** there could be a lack of flexibility with rooms due to block booking which in turn could cause one-off groups with a potential to grow struggle to find space. It is realised that block booking provides a sense of commitment and represent a reliable income stream, therefore, a flexible room could be set aside for these one off bookings to encourage such groups and activities to take place. Maybe a flexible space upstairs?

**Hire charges:** as some of existing groups already own their spaces, using a new facility will extra charges which could increase group's cost. The rates therefore should be set in a way not to discourage groups hiring our new centre. Regular set day hall rental

**Question: Are there any constraints on the activities at present and how might improved community facilities at the Village Centre address the constraints identified?**

**Constraints**

- Preschool limited space and storage space, currently turning people away. Also have limited hours as other users need space. And having to pack away all the time
- *Brownies – storage and kitchen – 25 (and leaders) - Cover Slinfold, Warnham, Broadbridge Heath – need leader*
- Sea cadets – Lack storage space, heating is a problem. Need armoury, drill hall, and office
- Older Persons forum – Lack of a day centre in the parish. Older people – no day centre St John runs once a month – limited due to space. Definitely a need in the village – Wednesday lunch time – good kitchen facilities and leader and good rates of hall hire
- St Johns –70 persons/ per monthly lunch, could be run weekly. In 3 years it has grown from 20 – 70. Could double numbers if space is sorted – space a constraint and lack of volunteers/ leaders
- Colliding and obstructing uses
- Alcohol - should be out of sight. Young people's activities/ sessions taking place with alcohol in sight
- Confidentiality - Sea cadets cannot share office due to confidential nature of files. Skylarks will also have to have all records kept on site.
- Scout Hut – need to have IT equipment, storage and also some leaders. The VC hall is too big to use.

**Suggested measures on identified constraints above**

- Skylarks Preschool would benefit from expansion with good storage, – own space with new kitchen, secured outside space, entrance and outdoor play area and storing all records on site. Own space mean longer operating hours.
- Sea cadets – they could compliment the youth club. Would benefit from more storage space, keep their rates low, will require a dedicated office due to confidential nature.
- Older Persons forum – Could a day centre be explored to take place in the redeveloped centre. Can nursing home offer something?
- St Johns c. Splinter group would require volunteers to run and a good kitchen.
- Medium rooms with a kitchen, to use the new centre will depend on the rates for hire as own current venue
- It will be good to have different uses that are happening at the same time not colliding or obstructing others, good soundproofing and separate entrances for different functions

- Bar facilities needs to be kept separate e.g. partitions, possibly 2 toilet facilities one away from bar so young people in the centre for their activities do not pass through there.
- Scout Hut – to use CV, smaller rooms needed (ongoing events/social events – would need a small hall)
- *Sea Cadets or Scout Hut - Process of negotiation for facilities to be used by other groups – heating efficiency needs improving.*

#### **Other general suggestions**

- **Robust building** – with different room sizes/convertible rooms, suitable for multi uses. Ball games, Sound proof doors, Stage and curtains, consider ceiling height. (Turners Hill example)
- **Meeting rooms for AGMs** – boardroom size, maybe suitable for small business users
- **Community GP outreach facilities** – need disabled access, parking, small quiet rooms with sinks, buggy storage spaces, flexible enough for other similar users to hire it as well.
- **Hire rates:** Hall hire rates will be key if to be hired by study groups to help keep overheads and rates low.
- **Conflict of interests** – being smart enough for weddings but useable by youth groups etc.
- **Licensing** - Scout hut/St Johns does lots of parties. Licensing a problem for some events – commercial implications
- **Cricket club** – good outdoor facilities, good toilet/ disabled facilities, lack good location
- **Current Village Centre** – has good location and parking, very dark – poor lighting (pedestrian access in the dark is not safe) Sunday mornings – cyclists make it difficult, Buggies vs cars, Kitchens not great and toilets need improvement. Big hall needs moveable partition

**Question: How can existing community buildings/facilities compliment rather than compete with each other? What other buildings/facilities are available locally and what are their potential advantages over the present Broadbridge Heath buildings/facilities**

#### **Summary of Comments**

**Initially identified all community buildings/facilities in BBH**

Village Centre, School, Cricket (Tennis, Stoolball), Pavilion, Scout Hut, Church Hall, Leisure Centre and to be provided the Neighbourhood Centre and Football Pavilion.

**How can existing community buildings/facilities in BBH compliment rather than compete with each other?**

It was identified that there was a severe shortage of rooms/buildings to hire, not just in BBH but in the surrounding villages and in Horsham and, therefore, it was generally considered that competing with each other was not an issue. Any additional facilities available for hire in the village would be welcome. The Village Centre and Scout Hut are fully booked most of the time and they regularly receive enquiries for hires that cannot be accommodated, particularly for regular slots. Ad hoc bookings were easier to fit in. This was confirmed by hirers who had trouble finding facilities available to hire.

### **Potential advantages other available buildings have over the present Village Centre**

- Other buildings offer small and medium size meeting rooms/a variety of room sizes under one roof. The large hall in the VC is ideal for some users (playgroup, brownies etc.) but too big for others. It was considered that it would be a shame to lose this large hall as it complements other buildings that only have smaller rooms and use the VC when they are putting on big functions. It was suggested that sound proof partitions be considered to subdivide the hall. Flexible space is key.
- Toilets integral to hall/room and not open for general public use as at the VC. This causes safeguarding issues for play group, brownies etc.
- Separate entrances, not open so that anyone can wander in. Sharing the entrance with the VC Social Club is considered a disadvantage.
- Storage. Other buildings have better storage facilities. Some current users of the VC identified this as a major problem.
- Better/larger kitchen facilities (including a large fridge and a commercial size cooker) that can cope with bulk catering and group cooking exercises.
- Safe hard standing outdoor space. Currently a small thin strip at the side of the VC is used by the playgroup. Other groups need a larger area for marching, kicking a ball around etc. A covered outdoor area would be useful for some groups.
- NB An offsite kick about area is to be provided by s106 money from the new development and it has been suggested by the PC that this is positioned close to the VC.
- Stage. It was suggested that other buildings locally generated a lot of hires as they have a fixed, 'proper stage' with curtains.
- Better bar facilities. Other buildings have a better, more accessible bar for use for parties, concerts etc. The bar at the VC is run by the Social Club and was considered by some to be restrictive and difficult to use.
- Generally, other facilities are considered to be more modern, in better condition and have better heating.

### **Potential advantages of VC over other available buildings.**

Central location. The VC is sometimes used by other groups who have their own facilities on the perimeter of the village as it is more central and convenient for villagers.

Large hall not offered in other buildings in the village.

Good car parking space although it is considered not to be adequate at times. Also several comments about how unsafe it is to use. Better pedestrian access is required through the car park and the lighting is poor and needs to be improved.

#### **Other Points Raised**

- Wi-Fi available throughout the building would be a good idea.
- Need for a central office(s) for local businesses to use/share. It would need full IT provision.
- Lounge, relaxed seating area would be good.
- Form a Village Facilities Group so that managers/owners of all local community buildings meet up say every 6 months to share good practice, identify problems and ways of working together. Suggested this could be a PC initiative.
- It was suggested that licenses (e.g. premises, alcohol) may prohibit how the VC can be used in future and that this be explored with HDC.
- Not enough people are aware of what the VC has to offer – more publicity required.
- It was suggested that the main hall is ideal for wedding receptions, large parties but it needs to be renovated. However some users (playgroup, youth groups) were wary of it being too smart as this might restrict how they used the hall for fear of doing damage etc.