



# *Langham Village Hall*

*Church Street, Langham, LE15 7JE*

*Registered Charity Number 522341*

## **BUSINESS PLAN**

### **September 2018**

## **OUR OBJECTIVES**

**The current trustees were elected in 2017 and have prioritised the following:**

- To identify and provide a range of activities that meet the needs and interests of the principal sectors of our community including those which are reflected in our equality and diversity policy
- To ensure the Hall remains suitable and safe for all its users. This applies to the building itself and all the equipment which is used and stored within.
- To maintain, improve and develop the available facilities within the existing constraints and limitations.
- To maximise its usage by members of our community of all ages, by listening and reacting to what they tell us, so as to remain the focal point of organised village activities

## **PURPOSE & PRIMARY ACTIVITY**

Built by public subscription on land gifted by the Earl of Gainsborough in 1891 the Hall is owned by the Village of Langham and managed on their behalf by a group of Trustees and Officers. The Hall was registered as a charity from the very beginning and continues to meet its original objectives which were to provide a range of recreational activities, intellectual, sporting , educational and a place for entertainment for the benefit of the people of Langham and its immediate vicinity.

Langham has a population c1400 (Village Plan 2014) with a growing proportion of older inhabitants (over 55) which is likely to increase. Langham is officially categorised as "an elderly countryside community".

The hiring of the Hall to local residents, and from the wider surrounding area, enables all to enjoy social interaction with activities which are wide-ranging. These include opportunities to enjoy Sporting, Cultural, Health & Wellbeing and Educational activities on a regular basis.

It is also used as a not for profit Community facility for a weekly post office and community cafe. Seniors Lunches and also activities for sufferers from dementia

In addition it is available for private and commercial hire.

### **LANGHAM VILLAGE HALL - POSITION (September 2018)**

The Village Hall building contains 2 meeting rooms and a kitchen in addition to the larger hall which are well used by residents of Langham and from outside the village. It is enjoyed by more than a dozen groups on a regular basis covering a range of cultural, sporting and recreational activities. One day a week it becomes a Post Office and a community cafe helping to provide a highly valued local service along with a monthly lunch especially for the elderly and those who live on their own . The nearest village hall to Langham is situated at Ashwell , which because of its smaller size cannot compete with the variety we are able to offer. Both Halls work in a spirit of co-operation with each other

### **FINANCIAL**

Current turnover is just over £11,000 p.a. This is currently sufficient to cover our normal running costs but fundraising is necessary to pay for one-off emergency expenses plus the costs of any major refurbishment. With increased utilisation we would wish to see this increase to £14,000 by 2020. Not including money raised by specific fundraising events.

### **FUND RAISING**

Until 2017 a Street Market was held biannually, organised by the VH Trustees and committee with the objective of raising funds specifically for the VH upkeep. The Trustees decided, prior to the 2017 event to devote any profits entirely to the Renovation fund. After the event the Trustees voted to make this annual and so the next street market was held in 2018 with, once again all profits going to the Renovation fund.

Any surplus from the monthly Community lunches and profits from specific events such as quiz nights are also ring fenced.

## CURRENT UTILISATION

Currently the Hall is used by the following groups and organisations on a regular basis.

Sew 'n' sews, Dog Training club, Yoga, Post Office & Cafe, W.I., Senior Lunches, Craft, Pilates, Dementia club, Indoor Bowls, Qi Gong, Tai Chi, Karate for kids, Zumba, History Group, NCT Training, Parish Council, Parish Church for communion services.

Children's parties, other Parties, Wakes, Residents Groups, Fundraising events, special events, Trustees Meetings, Also used as a polling station at elections.

Analysis shows that, based on a 12 hour day, 7 days a week overall utilisation of the building when the meeting rooms are included is approximately 65%. Based on usage of just the main hall itself this figure falls to 55%.

Opportunities for growth

1. Additional popular classes/activities in main hall e.g. .Circuit Training, Health & wellbeing orientated classes primarily for the elderly, Table Tennis for all including younger residents. Karate for Seniors/Adults.
2. Targeting more private users including Children's Parties, Adult Celebrations including wedding receptions, Birthday etc. This to include the expanding residential development at Barleythorpe - Main Hall
3. Attracting regular use from local outreach organisations e.g. Citizens Advice and Mediation Service. plus providing signposting support and advice - Meeting Rooms
4. The recent improvements to our Wi-Fi creates an opportunity for an "embryonic business hub" facility (hot desking for village businesses), Home based entrepreneurs, single person businesses etc - Meeting Rooms
5. Promoting the use of modern technology amongst but not necessarily exclusively elderly residents of Langham. e.g. basic computer skills (online shopping/insurance renewals etc.) - Meeting Rooms & Hall
6. There is now an opportunity for ourselves and outside organisations to reliably stream film shows. - Main Hall

7. Maximise the opportunities offered by enhancing and populating our "newly built" website and social media (FaceBook)

Hire charges are currently considered to be competitive and are reviewed annually

## **ENVIRONMENT**

The major renovation work which we plan to start in 2019 will have a great affect on our current environmental footprint by significantly reducing our emissions and our heating costs. These will be achieved first by adding insulation and a new internal ceiling in the main Hall with a new heating system to follow as part of Phase 2 in 2020/21. We will also specify that the new roof will be strong enough to support solar panels at some stage in the future. In future environmental factors will be prioritised when specifying materials for use in the Hall.

## **RENOVATION PROGRAMME**

In November 2017 the Trustees commissioned a full building survey with the objective of establishing the current condition of the Hall which dates back nearly 130 years. This established that in the short term the Hall remains suitable and safe for purpose. However in order for this to continue for the next 40 years major renovations will need to take place.

Phase One to include replacement of main pitched roofs plus associated roof strengthening building work, also repair and replacement of fascia boards, down pipes and corbel brick work to be carried out Summer 2019. Project cost £62,100 .Funding sought from LEADER £49,680, Street Market Reserve £8,500 Langham Parish Council £7,000.

Application also to be made to AWARDS FOR ALL to cover replacement and repair of drainage system to be carried out 2019.

Future work to include replacement of the 2 flat roofs plus replacement of heating system is being planned for 2020/2022 at an anticipated cost of £40,000. Grants to cover the majority of this proposed expenditure will be applied for.

## **MANAGEMENT & OFFICERS**

There are currently 5 Trustees plus Secretary & Treasurer. All were elected at the A.G.M. in February 2018 and offer themselves for re-election on an annual basis.

Currently they are

Bill Hill - Chairman

Tony Barreau

Tony Howard

Peter Ritchie

Mike Cropper

Secretary - Ms Penny Viner

Treasurer - Tim Maskell

Formal Trustee meetings are held every 6 weeks. Committee meetings, made up of the Trustees and representatives of Groups which use the Hall regularly, are held quarterly.