



V O L U N T A R Y  
**A C T I O N**  
C U M B R I A

# Village Hall Update

## March 2002

As spring is (hopefully) just around the corner perhaps now is the time that many of you will be turning your thoughts to giving your halls a new and brighter look. If so the workshops being held across the county over the next few months may be of interest to you. Details of the first two are included along with a booking form.

We are taking a brief look at some of the **VAT issues** that have been raised over the past year.

Finally, we are also enclosing copies of the **Advice Request Form** for your use, as this is still the most effective way of ensuring that the most appropriate response to your needs is given. For those of you who are unfamiliar with them, once the forms are received back in the office the appropriate advisor will come back to you within 10 working days whenever possible. This enables the new work to be incorporated into the timetable alongside ongoing work. It also means that you will be giving us adequate warning of the support you may need, when you have meetings to respond to and your own deadlines to meet.

We look forward to hearing from you.

## **A New 'CART' for Cumbria?**

VAC is undertaking a study into the feasibility of undertaking a Community & Asset Reinvestment Trust (CART) in Cumbria. The Trust, if established, would provide access to finance (eg micro-credit, soft loans), land and premises to individuals, groups, organisations and enterprises - including *social* enterprises. In particular, it would aim to provide these services to those who had difficulty in accessing finance, land and premises from more conventional sources - perhaps they don't have a bank account or an adequate credit rating, or they lack sufficient security, or they can't afford commercial rate of repayment. By helping disadvantaged or excluded people in this way, the Trust could play a vital role in social and economic recovery and regeneration in Cumbria, especially post -FMD.

During the next few months VAC will be contacting a wide range of organisations in the county - in the public, private and voluntary/community sectors - to seek their views on the CART. Specifically, they want to know if there is a need and a demand for the CART and, if there is, how the CART should be organised and managed. If they do not contact you, and you would like to make your views known, or you should simply like to know more about the CART, please contact:

Quentin Merritt

Tel: 01768 242130

E-mail: [quentinmerritt@ruralcumbria.org.uk](mailto:quentinmerritt@ruralcumbria.org.uk)

## **Village Hall Insurance Rebuilding Costs**

The issue of village hall rebuilding costs is a constant headache to committees and is in the forefront of enquiries on insurance matters. It is an issue that should be on the village hall committee agenda at least once a year when it is time for the insurance policy to be renewed.

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ACRE are often asked for guidance as to the value of village halls as indeed are insurance brokers. It is not our role or that of insurance brokers to be authorities on rebuilding costs and sums insured for village halls. However Aon Limited, brokers to the Cornhill Village Hall Policy, have studied the question of rebuilding costs of village halls, and give the following figures for use as a guide.

The have concentrated on three types of building and costs quoted include:

- the cost of rebuilding
- an allowance for Architects and Surveyors fees
- the costs of removal of debris, which in some cases may run to thousands of pounds.

The figures are:

- |                                                                                                                                       |                       |
|---------------------------------------------------------------------------------------------------------------------------------------|-----------------------|
| 1. Halls of timber construction                                                                                                       | £758 per square metre |
| 2. A hall in excess of 50 years old but of substantial construction (ie brick, stone, or flint and cement walls, tiled or slate roof) | £939 per square metre |
| 3. Modern brick and tile                                                                                                              | £828 per square metre |

NB Provision of a lofty hall to accommodate competition badminton will increase costs by up to 10%.

It should be noted that:-

- a) There is quite a wide divergence in costs from one part of the country to another.
- b) These figures can only be a very rough guide and local advice should always be sought.

## **VAT Issues**

VAT on charity annexes - although building a charity annexe is zero-rated for VAT if includes "non relevant charitable purposes" such as a doctor's surgery, social club, community shop etc. it can only be zero-rated if these occupy less than 10% of the annexe, by reference either to area, time or numbers of users.

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This is different to the position with the construction of a new village hall, where an apportionment can be made so that VAT is only payable on that part of the building used by the "non-relevant charitable purpose" (providing this part of the accommodation can be clearly identified).

VAT on disabled toilets - where a disabled toilet doubles up as a ladies toilet this should not affect zero-rating.

Written guidance and reclaim of VAT by local authorities - Customs will not be re-issuing their impenetrable information sheet 1/99 about "Local authorities - Community Projects and VAT" but this information will be an appendix in leaflet 749 and in their internal guidance.

## **Funding Information**

### **Golden Jubilee Celebrations Guidelines & Checklist**

Any group planning a Golden Jubilee Event can obtain useful guidelines on all aspects of organising a successful and safe event.

Contact: Golden Jubilee Summer Party Office on 01725 516456

### **Heritage Lottery Funds Awards for All for Local History Week**

Through Awards for All, the Heritage Lottery Fund is looking for projects that will explore, promote and raise awareness of local history and culture. Examples include producing local history books, maps and archives. Projects that help bring communities together is a strong theme in this programme.

Contact: 0845 600 2040 for an application pack.

### **Parents in the Community Millennium Awards**

This scheme aims to support parents and/or groups of them who support their children's learning in school or elsewhere in the community. Possible projects include organising a learning event for parents/carers; helping a community group which aims to support children's learning; working with parents/carers to help develop the skills needed to be a classroom helper etc.

Projects should be 10 weeks - one year, with training and mentoring support being available for successful applicants. Awards range from £2,000 - £4,000 (individual) up to £9,000 for a group of six persons. Contact: Liza Griffiths, 024 7658 8440

## **Dates for your Diary**

### **Village Halls Workshops - Maintaining Your Hall and Preparing for the Future.**

#### **Proposed content:**

What are you maintaining? - Constitutional aims and objectives.

How far to look ahead and why - current funding regimes and future prospects

Assessing your current situation:

- Building conditions surveys and beyond
- Community need

Planning for the future:

- Short term - immediate requirements, emergency works and getting the job done.
- Medium term - 3 - 5 year maintenance plans and preparing to fund them.
- Long term - the next 10 years and beyond, investment, fundraising.

#### **Venues:**

Victory Hall, Dalston (Nr. Carlisle)  
7.30pm Monday 18<sup>th</sup> March 2002

Staveley Village Hall, (Nr. Kendal) -  
7.30pm Wednesday 20<sup>th</sup> March 2002  
Parking in Wilf's Yard.

Further information from your local RCO

### **North Allerdale Market Town Initiative**

Influencing Change – A Step in the Right Direction for North Allerdale

Discussion days are being planned to further shape and inform the future of North Allerdale.

Your views and ideas can make a lasting difference. This is an opportunity for you to talk about what matters to you and your family. Is there enough for young people to do? Do you know what childcare facilities are available? Does your Village Hall provide what is needed?

Please help us further understand what is needed in North Allerdale by coming along to one of the discussion days. FREE childcare and refreshments will be provided and transport can be arranged.

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## Venues

Tuesday April 9<sup>th</sup> at 1.30pm - 3pm and 7pm - 8.30pm at Rugby Club, Aspatria  
Wednesday April 10<sup>th</sup> 1.30pm - 3pm and 7pm - 8.30pm SRI Offices Silloth  
Wednesday 17<sup>th</sup> April 1.30pm - 3pm and 7pm - 8.30pm Stocksman Wigton  
Thursday 18<sup>th</sup> April 1.30pm - 3pm and 7pm - 8.30pm Kirkbride (venue to be agreed)

Come along and discuss your ideas in an informal and relaxed setting. For further information you can speak to Anne on 07960739634 or leave a message at SRI offices 016973 33055 or if you would like to e-mail your thoughts, please do so on [brenda@obrien6.fsnet.co.uk](mailto:brenda@obrien6.fsnet.co.uk)

## Voluntary Sector Energy Management Seminar

This training event will help you to assess what measures may be taken to make your premises cheaper to run and more energy efficient.

The seminar will cover:

- energy efficiency
- energy audits
- heating and water requirements
- insulation
- utility bills
- funding

Those attending the day will be able to learn how to cut the running costs of their own building and improve the environment for those using the premises.

If you think your organisation can benefit the FREE seminar will be held:

## Venue

Wednesday 13<sup>th</sup> March 2002 11am - 3pm (Lunch provided)  
Barrow Fire Station, Phoenix Way, Barrow in Furness

To book a place contact: Sue Mottershead. Barrow CVS. 01229 823144

## And finally.....

If you have any information of interest to Village Hall users that you would like to share with others in the County please contact either Jennie Wilkinson or Debbie Steele at Voluntary Action Cumbria, The Old Stables, Redhills, Penrith, Cumbria. CA11 0DT