



## NEW VILLAGE HALL PROPOSAL 2024

### JORDANS VILLAGE HALL TRUST – BUSINESS PLAN

Jordans Village Hall Trust (JVHT)  
Estate Office, Seer Green Lane,  
Jordans, Buckinghamshire, HP9 2ST

Charitable Incorporated Organisation no.1168253

Established on 18th July 2016.



# *Jordans Village Hall- the beating heart of a vibrant community.*

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## Executive Summary

This document:

- sets out the rationale for replacing Jordans Village Hall with a new Hall fit for current and future usage.
- describes the management structures that will be put in place to develop and manage the Hall.
- outlines the financial considerations.

## Intended Project Outcomes

All members of the community will have access to improved facilities for the range of community activities and events organised by local residents which will in turn increase community health and wellbeing.

## Background – the case for a new Hall

Jordans Village is a special community founded on Quaker principles and the Hall has always been at the centre of village life. It is well loved, but is suffering due to its age and is now not fit for purpose.

The current Hall was built by villagers in six weeks in 1919 as a temporary structure and the need for its replacement has been recognised since at least the 1950s. The building construction is a basic timber frame with felt roof and it is costly to run and maintain due to poor energy efficiency and high repair costs. It has limited life remaining and does not meet the building requirements of a modern community structure (for example there is no disabled access or disabled toilets).



## Current Hall Usage

The Hall is very well utilised by the community. Its main user currently is Jordans Village Nursery School, which is successful in providing Ofsted rated 'Good' childcare for 2-5 year olds during the day time. Because the existing Hall only has one space that can be occupied at a time, other members of the community are unable to access the Hall during nursery operating hours.



The Hall is also home to several regular weekly exercise classes as well as an annual “Village Supper”, a “Supper and Song” event, regular films and concerts, a monthly Lunch Club for residents (normally attended by 40-50 people), out of school clubs and family gatherings and children’s parties. In 2015 a pop-up pub was launched, called The Jolly Quaker, opening on the first Friday of each month. The Hall is also used as a polling station by the local council. In the past, the Hall was used by Jordans Players for dramatic performances. In 2016 a community cinema was launched, Jordans Picture House, attracting 500+ attendees each season.

### **Village Consultation**

The Hall is an essential communal facility and it is important that the community supports the ideas being proposed. Throughout the investigation and design stages, a number of public meetings and presentations of ideas have taken place in the Hall itself. These have provided a useful two way discussion not only with the main users of the hall, but with the community as a whole and have generated new ideas, clarification of thought and support.

JVL (Jordans Village Ltd) undertook an extensive and broad consultation process in 2014. This resulted in the publication of its Local Plan which indicated a desire to improve the Village Hall and a working group was created to investigate this. A survey sent to all residents in 2015 showed:

- Over 60% of respondents were in favour of building a new Hall.
- Fewer than 30% were in favour of refurbishment.
- There was a strong desire for greater social interaction and involvement in the village, supported by an improved Hall to meet community needs.
- A number of social, interest, and sporting groups were identified which would be formed if an improved Hall was available.
- 70% of respondents were keen to see a café incorporated and, if possible, integrated with the village store.

In a further consultation in January 2019 the villagers voted to rebuild the Village Hall rather than refurbish.

Following this and with input from architects, JVHT has considered several options while exploring the best way of moving forward with the project for a new Village Hall.

### **Jordans Village Hall Trust**

Jordans Village Hall Trust (JVHT) has been created to carry out one of the most important developments in Jordans Village: designing, procuring, constructing and managing a new Village Hall. JVHT is a Charitable Incorporated Organisation (1168253), established on 18th July 2016, with a constitution and bank accounts with HSBC.

JVHT is developing and pursuing a fundraising programme involving community activities and giving, private donors and grants from organisations and corporations.

### **Our Philosophy**

“The new hall, targeted at all age groups, is the most valuable asset of the community as it provides social, educational and recreational activities for all ages, stimulates community engagement and enhances the quality of life for people who are living in isolation.”

- Creating a community hub and improving lives
- Facilitating community activities
- Improving the environment – building an economically sustainable Hall
- Combating isolation, particularly for the elderly and vulnerable

## THE PROJECT

### **Our Requirements**

The building will at different times be a nursery, community hall, pop-up pub, cinema, craft teaching studio, sports facility and venue for meetings. To quantify the future needs of the Hall extensive discussions have taken place with all current user groups which has helped not only to establish the shortfalls of the existing building, but also to identify the needs in terms of size and facilities for a building for the next 100 years.

The new Hall will have all the benefits of a design-for-use building using sustainable technology and materials. It will have a flexible configuration with movable internal walls to accommodate the diverse needs of a community building. The design will promote energy efficiency measures, low-cost maintenance features and flexible design to maximise usage, promoting sustainable premises at competitive rates.

## BUILDING SPECIFICATION – BENEFITS ANALYSIS

Main hall + additional room which can be divided by an acoustic, movable wall allowing combination of the two for large events or separation for independent use.

Total Capacity (main hall + additional room combined):

- Seating for 90 people (auditorium layout).
- Seating for 78 people (around 8 seater tables).

Storage:

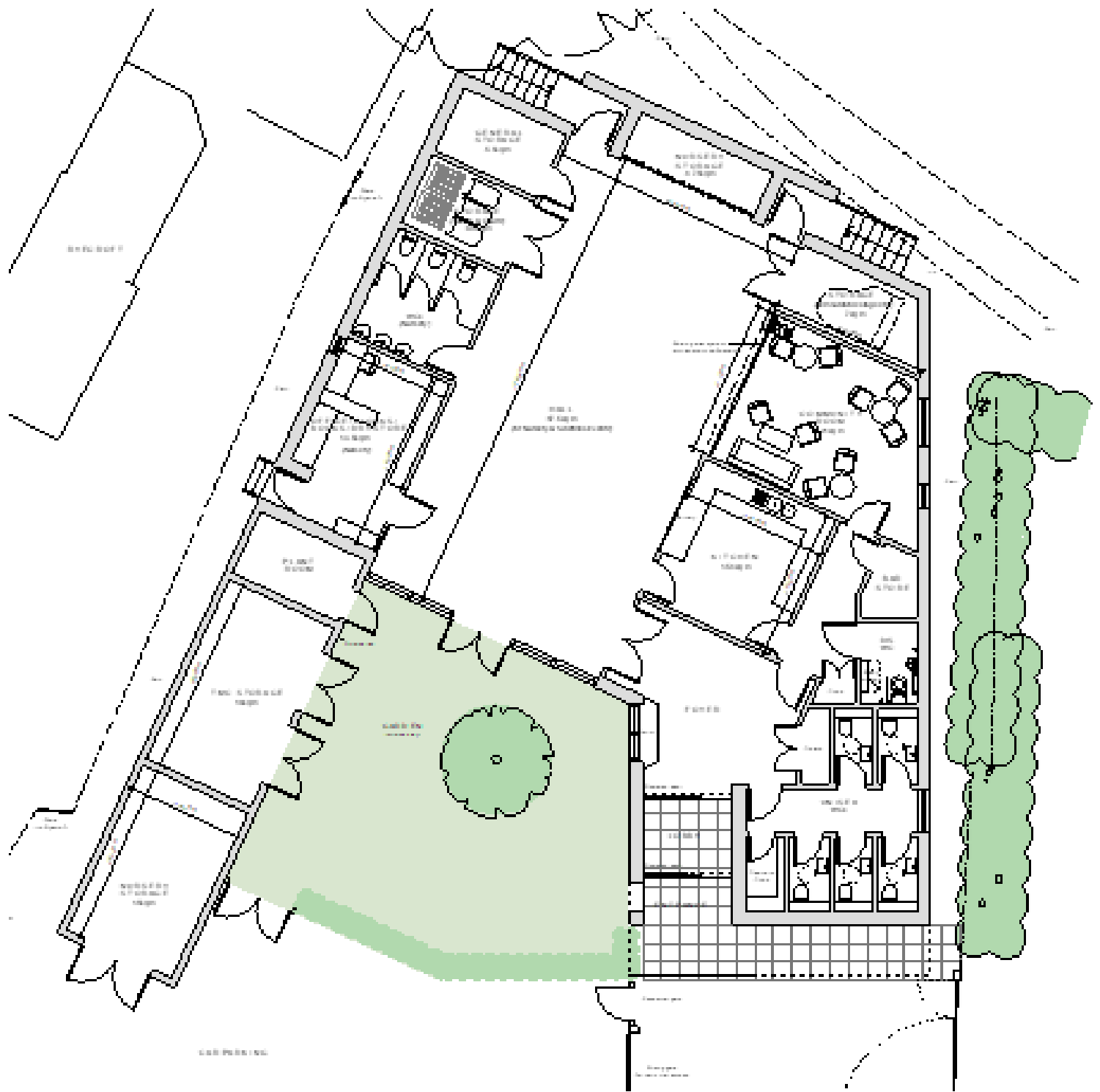
- Equivalent overall storage to current volume, but better designed / easier to access.
- Purpose built storage for tables and chairs.
- Designated safe space for piano.
- Secure storage for Jolly Quaker bar stock.
- TMC storage to replace the shed – wide, external access.
- Designated storage / wall storage for the nursery and externally accessed storage for larger nursery play equipment.

New Kitchen – slightly larger than at present, with serving hatch to main hall and access from main hall and entrance area.

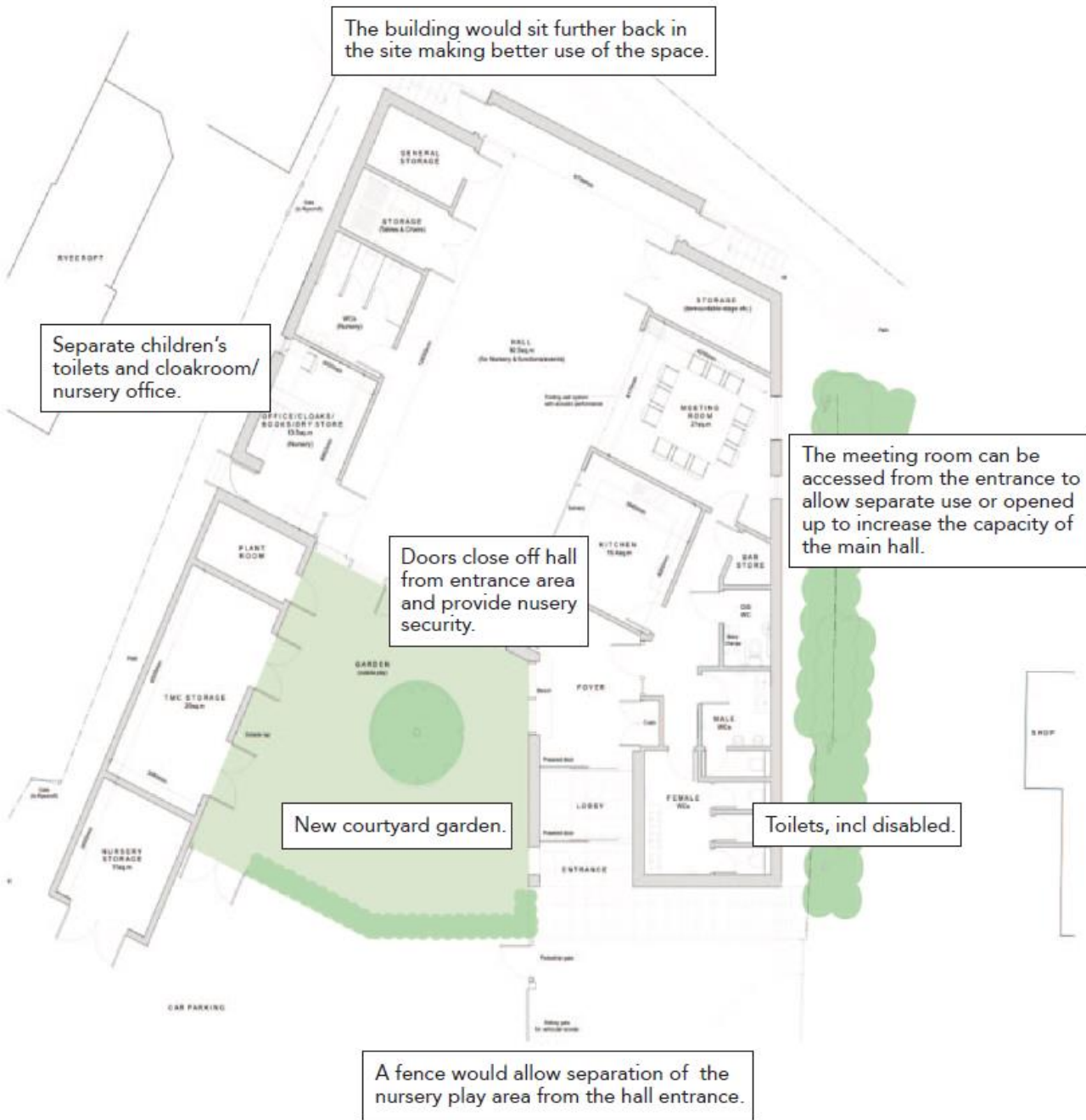
More toilets – providing children's, adults' and disabled facilities.

Elegant design, well positioned to achieve maximum floor area from the site.

External courtyard garden providing breakout space from the main hall.











## FUNDRAISING

Our aim is to fund the Hall from:

- Residents of Jordans Village for donations pledges and grants.
- Outside grant-giving institutions.

We know this is ambitious, however, we believe it is achievable.

### Project Costs

Cost of new building: £1,085,000

Cost of demolition, fees, FF&E etc.: £515,000

Total: £1,600,000

Raised and pledged to date: £470,000

Balance to raise: £1,130,000

### Funding/Support to date

JVHT Members donated initial design, survey fees and feasibility costs of £10,000.

The Mel Nash estate, that of a former Village resident, donated planning and building costs of £9,300.

We enjoy a very close relationship with the George Cadbury Trust in Bournville who are very supportive and have been extremely generous in providing the funds for the initial stage of architectural design and planning with a grant of £22,000.

### New Village Hall Finances

Income Year 1: £25,000 (estimated)

Running costs: £18,000 (estimated)

### Assumptions

- Light & Heat lower due to better insulation and more efficient lighting.
- Rates & Water, Insurance up by inflation.
- Repairs lower for a new building.
- Hire rates to be revised to reflect improved facilities.

## 2023 FINANCIALS

The 2023 accounts show a small profit of £168. Operating costs were impacted by repairs and renewals and income from the Hall could be greater were it not for the poor quality of the facilities and the inability to charge market rent for activities.

### **Assumptions in the Business Plan**

Current hire rates for the Hall range from approx. £10 per hour for the most regular users to £25p.h. for new and/or occasional users. Some of these rates are felt to be conservative and higher rates should be viable when better/more attractive facilities are in place with the new Hall.

In addition to the Nursery, we have proposed additional activities in the Hall (which were generated from discussions in the original Jordans Hall plans) including:

- Arts & Crafts Exhibitions
- Markets (Food / Books / Antiques)
- Artisan Skills / Training Classes
- Activities for younger people e.g gaming workshops

The new Hall will be able to accommodate some of these activities/exhibitions whilst the Nursery still functions. Similarly, weekly or monthly markets for local food, book fairs and antiques fairs could generate extra income. In the recent past a rug sale was held at the Hall.

## **FUTURE MANAGEMENT OF THE VILLAGE HALL**

### **Jordans Village Hall Trust**

The running of the Hall and the organisation of bookings and events is currently done on a paid basis by members of the local community. There are currently two key people in these roles:

Chris Jenkins, Estate Manager, Jordans Village Limited (Bookings, Maintenance)

Pat Holdsworth (evening and weekend caretaker).

JVHT will be responsible for the running and management of the new Hall once it is built.

Currently JVHT is working in unison with JVL, the owners of the site and current managers of the Hall. The current Village Hall is owned by Jordans Village Ltd (JVL), the Community Benefit Society that owns the land and 61 properties within the village. Jordans Village Hall Trust and JVL have agreed the Heads of Terms for a lease that will be formalised once a significant amount of the fundraising total has been achieved.

The new lease will be for 25 years; this will enable JVHT to demolish the old Village Hall and commence the project. The lease may be renewed or revert to JVL after 25 years.

### **JVHT Governance**

JVHT is governed by unpaid Trustees from the local community.

There are currently 8 Trustees (see below) on the JVHT Board, all local residents and who are supported by the local community. It is expected that there will be a minimum of two JVL members as representatives on the JVHT Trustees Board. The maximum number of Trustees is 12. The Trustees generally meet on a monthly basis. There are also monthly sub-meetings regarding finance/budget control. JVHT have a formally elected post of Treasurer who is responsible for the financial governance of JVHT. JVHT's accounts are published annually having been independently examined and registered with the Charities Commission. They are available to be viewed publicly.

Decisions, and in particular financial matters, cannot be authorised unless there is a quorum of four Trustees present.

It is the intention of the management committee to use the significant skills of the people of the village to realise the goals of the project. The project will act as a unifying force to engage the community to address the needs of all.

## **Marketing and Communications Strategy**

JVHT aims to maximise the hire of the Hall by groups and individuals for private and community use and to promote the use of the Hall more widely and expand the range of hirers through advertising and targeted promotions whilst encouraging the widest possible use of the Hall for community activities, hence offering a varied and thriving multi-purpose venue to the community.

## **2024 JVHT Trustees**

### **Ali Cork – Chair**

Qualification as a primary school teacher in 1970 resulted in spending her working life in EYFS owning and running Jordans Village Nursery School. In retirement she created an outdoor facility for pre-school children and their parents/carers from the villages of Jordans and Seer Green – “Toddlers in the Woods”.

Ali has lived in Jordans since 1979 and has retained a strong belief in the value of the community throughout. She has contributed to village life in many ways, serving on the committee of Jordans Village Community Store, The Centenary Committee and being involved in many other village enterprises.

Ali is ‘Chairman’ of Jordans Village Hall Trust.

### **John Bell – Secretary**

John has been working in the construction industry in Europe, the Middle East and the Far East and has over 40 years’ experience of managing complex construction projects. He has been involved with managing projects in the marine, engineering, building, fit out and manufacturing and process sectors, including the program management of projects up to US\$400m. For the last 27 years, John has been a Partner of Gardiner & Theobald the International Project and Cost Managers.

### **Gordon Hamme**

Gordon is a retired company director of jewellery businesses in Hatton Garden and a hotel business in Central London. He formerly organised exhibitions of silversmithing in liaison with the Goldsmiths’ Company. He has lived in Jordans since 1987 with his wife Angela, who also takes an active role in the community.

### **Paul Wright**

Paul Wright has lived in Jordans for 20 years and has committed himself to a number of community activities and initiatives in that time. Paul is a solicitor with over 30 years’ experience gained in private practice and in-house and has recently stepped down as Company Secretary and General Counsel at Primary Health Properties PLC. Paul has previously been Company Secretary & General Counsel at Taylor Nelson Sofres PLC (now part of WPP PLC), Playtech PLC and Cambian Group PLC.

**Andrew Holdsworth**

Andrew came back to live in the village with his wife and three children twelve years ago. He used to live in the village with his parents, being the third generation of a family fortunate enough to live in this beautiful community and village. His aim is to try and preserve the village community spirit and values for many more generations to come.

**Clare Skidmore**

Clare moved to Jordans in 2019 with her husband and two children and enjoys attending and supporting events at the Village Hall. She is a solicitor with 15 years' experience working in the construction industry on commercial contracts. She has also been a pension scheme Trustee Director for 10 years.

**Chris Weymouth**

As a village resident since 1991 Chris has served on the JVL Management Committee and the village shop committee and was the founder of the Jolly Quaker pop-up pub nights and a co-founder of Jordans Picture House and the monthly Drop-In events, all of which take place regularly in the hall. He is therefore only too familiar with the shortcomings of the present structure! As a semi-retired business administration consultant he still undertakes database support and development and quality standards auditing and is a committee chairman at BSI (British Standards Institution). He acts as Treasurer for JVHT.

**Dominick Pegram**

Dominick's business has been working within the architect-led commercial fit-out sector for 15 years. He is well known for producing creative workplaces that aim to deliver productivity and wellness. Skills include: design, contract negotiation, budget management, project delivery logistics and client support. Dominick and his family have been residents of Jordans since 2009 and are active contributors to the prosperity of the community.



## KEY STAKEHOLDERS AND OTHER AFFECTED ORGANISATIONS



### **Jordans Village Ltd (JVL)**

Jordans Village was founded by Quakers in 1919. Their aim was to create a model village that allowed people to live with freedom of self-expression while following the traditional Quaker beliefs of Pacifism, Integrity, Equality, and Simplicity. Jordans Village Ltd (JVL) is the Community Benefit Society that owns the land that the village is built upon and 61 of the properties within the village, which it lets to tenants generally below Fair Rent levels. As a not-for-profit organisation, it charges what is necessary to maintain the village properties, roads and surrounding amenities such as the Green and Crutches Wood.

The Management Committee of JVL comprises of 12 members, one of whom is a Quaker Representative; the other 11 members are elected from the residents of the village. The Committee's aim is to run the village in the spirit of its founders – to ensure the village includes people of all ages and backgrounds; young and old, rich and poor should all live together.

### **Tenants Management Committee (TMC)**

The TMC usually organises 12 large events each year, several of which are held in the Hall. Typically, these will engage 10 volunteers who will help with most tasks from advertising, printing and distributing leaflets, setting up the Hall, tables, chairs, decorations, music etc., collecting supplies, catering, manning the door, running the bar, marshalling people and clearing up afterwards.

## **Jordans Village Nursery School**

*The highest quality education for children is a central goal of our project*

The Nursery provides childcare and learning for approximately thirty 2-5 year olds, five days per week. More than half of the children in attendance are grant-funded. The nine staff are all part-time or volunteers. Key facilities of the new Nursery within the Hall include:

- Dedicated space with room for pegs, boots, coats, etc.
- Children's toilets and basins. Separate adults' toilet/basin.
- Dedicated nursery office with storage, including WIFI.
- Dedicated nursery storage space.
- Secure outdoor area with hard standing for wet play and covered area for play in all weathers.
- At least 2 rooms for play and small group work (at least the size of the current hall/classroom).

The proposed Hall will include better storage facilities that will make it easier for the Nursery staff to stow away and retrieve their equipment when it is necessary for the main hall to be cleared for other activities.

It is the intention of the committee to interact fully with the Nursery organisers to design and provide the best possible facilities commensurate with Ofsted standards of 'Excellent'.

The architects, Acanthus Clews, have designed the new hall with the aim of the Nursery gaining the highest Ofsted accreditation.

## **Jordans Village Community Store Ltd**

The Village Store was founded in 1922 and is the only other community facility in Jordans. It is a general grocery store, with some postal services, and is situated facing the Green, in front of the existing Village Hall. It is run by Jordans Village Community Store Ltd. The Store includes an area where people meet to have coffee. However, due to size, it is unable to fully take advantage of walkers and other visitors to the village, who often come to explore historic Quaker connections and to visit the Meeting House.

At this stage of the project there is the necessity to keep the Village Store committee informed of major decisions so as not to cause overlap of future projects on this relatively small shared site.