

## Eardisland Parish Council

Meeting of the Feasibility Study Group  
Tuesday 30 October 2018 at 2.00 pm in Eardisland Village Hall

### Notes of meeting

**Present:** Richard Kirby (Chair), Ross Risdon, Reg Curtis, Jo Watson and Sue Richards.

**In attendance:** Alison Sutton, Parish Clerk; Paul Neep from Architype and Lynn Gordon from CLG Market Research.

1. **Apologies –**  
Susie Curtis, James Miller and Maryan Hanson.
  
2. **Discussion with architect –**  
Looked at options for questionnaire and event:  
Option 0 – Minimum structural repairs required; uncertain life of hall as if major defect in future could lead to no hall available for the community – possibly £10k  
Option 1 – Hall life of 15 yrs or so; need further analysis on repairs required eg. new plaster to allow walls to breathe; new kitchen in small meeting room, storage in current kitchen, rewiring, new lighting, new heating, acoustic panels; prevent hall falling into disrepair and upgrade to modern use – costing estimate £87k  
Option 2 – As option 1 plus extension; replace small meeting room, give space/lobby with access to recreation ground – costing estimate £274  
Option 3 – Demolish and build on same site; hall life 50+ yrs; modern build with good insulation etc – costing estimate £736k  
Option 4 – New build on new site; as Option 3 but need 50 car park spaces as would be outside village – costing estimate £882.6k  
 Informal offers of land so far – extra cost from purchase of land or getting planning for housing as well as a hall.
  
3. **Discussion with survey company –**  
Discussed use of drawings and figures in questionnaire, Lynn and Alison draft for next meeting once electronic version of report available from Paul.  
 Alison – get valuation of current hall and for future use and cost of 1 acre+ building land  
 Alison – get idea from Herefordshire Funding Officer of percentage chance of getting funding for £300k loan and what grants likely to be available  
 Event – Saturday 2 February 2019, 12-6, open event with free afternoon tea.  
 CLG would mailshot out on 2 Feb to any household who hadn't attended, then start face-to-face follow-up to get response; overall would expect around 80% response rate.
  
4. **Land offered –** update on recent communications  
 4 areas now offered – 1. In village where planning applications already refused due to access and drainage issues, size only for hall and parking in flood zone 3 area, land gifted but would expect support for own application; 2. On Leominster side of village, no indication of whether gift or purchase of land required, small area, hall and parking only probably; 3. On Pembridge side, have to purchase land, unsure of area being offered; 4. On Pembridge side, land gifted but have to pay all costs for housing application as well and ground works/services for hall and housing.
  
5. **Open forum –** grant-making bodies, local companies and people, name a brick, sponsor electrics/plumbing/insulation etc.
  
6. **Date for next meeting –**  
 Tuesday 20 November at **5.00 pm** with Lynn for draft questionnaire and review final report from Paul

Alison Sutton – Parish Clerk.

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