



## **Froyle Football Hut Renovation Project**



**Froyle Parish Council has been considering a number of options for the future of the increasingly derelict football hut. We are now proposing a plan to renovate and repurpose the hut to create a contemporary-looking, multi-purpose facility for the benefit of the whole community and beyond. We commend this development to the Froyle community and seek your support to proceed with the project.**

The hut is currently something of an eye sore that seriously devalues the appearance of the Village Hall and the Rec. It is an underutilised community resource only being used for the storage of jumble and unsold bric-a-brac.

### **What is the Parish Council recommending?**

**The Parish Council recommends renovating the hut and repurposing it to provide a multi-purpose community facility.** This would consist of two meeting rooms and a small kitchen, internal and external loos with disabled access and baby changing facilities in each and a covered shelter facing the playground. Storage to support outdoor activities on the Rec and other needs could also be provided in a standalone secure area to the rear of the building.

### **What would the renovation project entail?**

- Removal of the existing roof and replacement with new panels & trusses,
- External walls to be insulated and vertically clad with chestnut boarding that would weather to a silver colour,
- Removal of internal walls & installation of stud wall partitions,
- New windows to create a lighter, brighter space and a new door for security,
- Extension of the roof to create a covered area over decking that overlooks the playground,
- Level access to the outside loo from the paved area at the front of the building with a regraded slope down onto the Rec.

### **What might the community space be used for?**

This is largely up to you to decide. Some suggestions include:

- A meeting space for both existing village groups and new activities,
- A smaller meeting room which will also serve as a Parish Office,
- Consultation space e.g. for the village agent or community police and in time this may allow the doctor's surgery to be reinstated and attract other health care professionals to hold sessions,
- A borrowing library for books, films etc.,
- A pop-up 'café' for get-togethers with friends and serving passing visitors,
- A pop-up shop to sell plants, local produce and craftwork,
- Exhibition area for arts and craft displays etc.,
- Storage and research area for the Froyle archive,
- Support facilities to encourage more family-based activities on the Rec.

### **Do we really need an outside loo?**

- You may not but families who bring children to the playground, including those hiring the Village Hall for children's parties, would appreciate it especially the disabled access and baby changing facilities contained therein,
- Proposed youth based activities on the Rec such as a youth football team would benefit from such facilities for participants and supporters,
- Residents and visitors, including walkers and cyclists who come through Froyle, use the Rec and enjoy relaxing on the Village Hall patio will appreciate the facility especially when the Village Hall is locked,

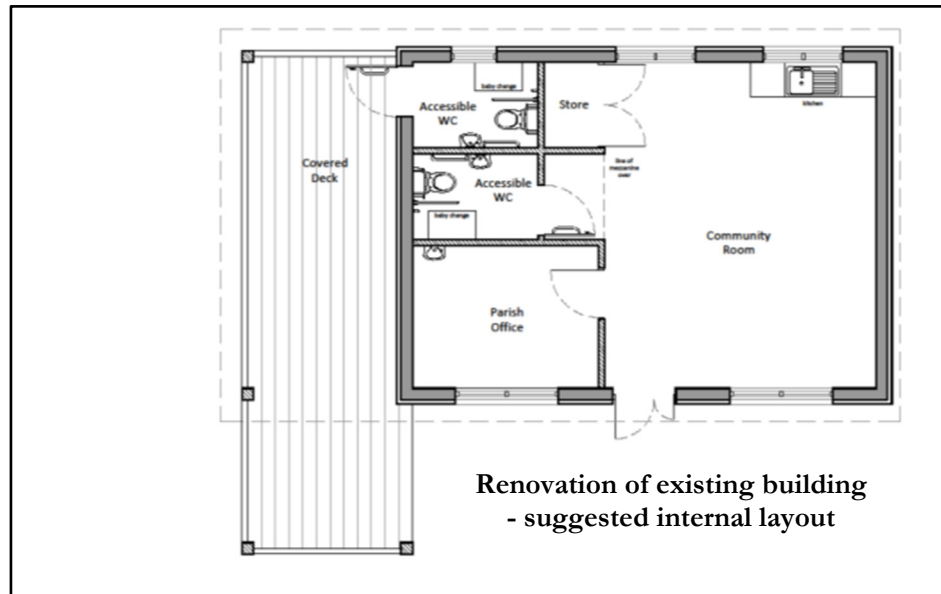
### **Don't we already have a Village Hall?**

- We have an excellent Village Hall but it is not always economical, practical or available for small or short meetings or just for informal get-togethers,
- It is only open when being used and inaccessible to others if a private hire,
- The new facility will be accessible much more of the time and will complement not compete with the Village Hall and the Village Hall Committee has consistently supported the need for action on the football hut.

### **What is it going to cost and can we afford it?**

- The quotes we have received suggest a realistic build cost of c.£75,000,
- Yes it's a lot and the price has certainly caused the Parish Council to consider the pros and cons of the renovation project very seriously. There are cheaper alternatives but we don't feel that they offer the same long term benefits to the village,
- In recent years the Parish Council has been saving up for a project to do something with the football hut and has sufficient reserves to cover much of the cost,

- EHDC has already agreed funding of around £20,000 and applications have been submitted to various other bodies for up to a further £30,000.



### So what else could we do?

#### We could just demolish it:

- In 2017 the village was consulted on the project to upgrade the playground and replace the hut. There was little support for demolition at that time,
- Demolition and landscaping would cost at least £10,000 and the only benefit for the village would be a bit more grass or car park. Froyle can do and deserves better!

#### We could tidy up the external appearance and make it weather proof:

- As a minimum, the building would need to be re-clad, new guttering installed, the rotten windows either replaced or boarded over and a new door fitted,
- The existing roof is constructed of asbestos panels in which small holes are appearing. It is largely watertight at present although one area of ceiling has already collapsed, possibly due to water ingress. There are also holes in the eaves where vermin and birds can access. A recent structural survey has indicated that when the asbestos panels are no longer viable, the whole roof frame will need to be replaced,

- Specific costings have not been prepared but, based on the detailed estimates provided with earlier schemes, a figure in the region of £20,000 is considered realistic for this work,
- A repaired building would continue to be used only for storage with no heating or insulation and as such provide no additional community benefit for the expenditure incurred.

#### We could replace the hut with a new building:

- Demolition and replacement with a new building of similar size would cost more than renovation. This does not provide any better solution given the existing building is sound so it has not been progressed,
- A similar three bay oak framed building to that proposed in 2017 has been considered but with an upgraded specification. One bay would be insulated for use as a meeting space/office, one bay would be enclosed for storage and contain an externally accessible toilet with the third bay left open,
- An indicative price was obtained for such a building and, after taking demolition costs into consideration, it is equivalent to the cost of renovation,
- Such a building would look different and provide fewer community facilities so is not considered to provide good value for money.

### How can I help?

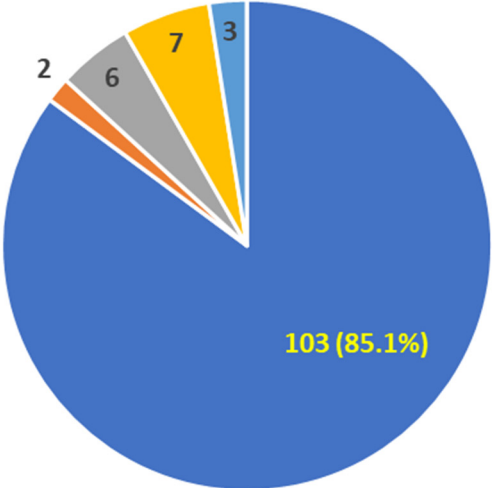
- We really want to hear your views and get your support for the project. Please also include any comments you may have on the internal layout and possible uses.

**Please complete the enclosed slip and return it as soon as possible to the Parish Clerk at Old Chapel Cottage, Lower Froyle GU34 4LS or any Parish Councillor.**

**Alternatively if you hate forms you can email your response to [clerk@froyleparishcouncil.org.uk](mailto:clerk@froyleparishcouncil.org.uk) or phone 07979 030571**

**Football Hut Consultation results - July 2020**

**Total respondees: 121**



■ Renovate ■ New build ■ Demolish ■ Repair ■ Do nothing