Dear Simon

Re: Kempley Village Hall Trust (KVHT) response to the Community Led Plan

On behalf of the trustees of KVHT, I am pleased to share our response to the recently published Community Led Plan (CLP).

We wish to acknowledge and thank those who have contributed to the development of the plan, ensuring that the community was engaged and given the opportunity to shape the final document. As trustees, the consultation and engagement undertaken in developing the CLP gives us a clear mandate from residents that it is essential to renew and maintain an accessible village hall as the focal point of the village.

KVHT is fully supportive of the CLP as it relates to the village hall, and the clarity it provides in terms of the priorities and actions identified. As trustees and residents, we feel very strongly about ensuring the village hall is made fit for purpose for current and future residents of Kempley.

We are keen to work jointly with the Parish Council to progress the relevant actions identified within the plan and it was helpful to meet with yourself and Glyn informally a couple of weeks ago to start the conversation. In terms of the specific action areas:

6. **Develop the refurbishment plan**
   KVHT has already committed to refresh the refurbishment / redevelopment plan, recognising that the original “grand scheme” is no longer viable and a more modest design is needed to ensure the key elements can be delivered in a more cost-effective way. We are committed to identifying a design which addresses those priority areas identified through previous village consultation: primarily the fabric of the hall itself; energy efficiency; kitchen; toilets; and storage.

7. **Fundraise for refurbishment**
   We remain committed to fundraising, and indeed, other than hall rental charges, this is the main source of income for all the routine running costs of the hall. Whilst there is an opportunity to target fundraising specifically for the redevelopment (including for match or grant funding) it is unlikely that the capital sums needed for the redevelopment would be achieved in this way in a timescale that would allow us to maintain the hall fit for purpose for today’s users.
Where material sums can be raised through grants, match funding or indeed local fundraising specifically for the redevelopment, then we would see this as part funding the capital works from the outset, reducing the size of any capital loan requirement. We see fundraising as essential for the ongoing sustainability and operations of the village hall and welcome ideas and support from residents to maximize the opportunity.

8. **Undertake a feasibility study for Public Works Programme Loan**  
As trustees, we are fully supportive of a feasibility study for a Public Works Programme Loan (PWLB). Our understanding is that the capital redevelopment of the village hall would fit the PWLB criteria. We are keen to continue the initial conversation with the Parish Council to work through the process. We will provide an approximate cost estimate for planning purposes, which will allow us to assess how that fits with the PWLB and the borrowing ability of the Parish Council. Whilst upfront fundraising through KVHT may reduce the borrowing requirement, it is important to clarify that as trustees, we would not be able to commit to KVHT funding any ongoing loan repayments as it has no regular, reliable income stream to do so. Any on-going income generated by the hall is used to support the on-going running costs, routine maintenance and minor works.

9. **Extend activities within the village hall**  
We have already successfully introduced the monthly café and pop up pub as regular, new village hall events. Other regular events, including Pilates and the folk club have also commenced, albeit not run by the KVHT. There remains a limit to the number of events and activities that a village of this size can support with the number of regular volunteers available. We continue to encourage external users of the hall, but the opportunity is limited whilst the hall is not fit for purpose.

I hope this clarifies the position of the trustees in respect of the CLP and the actions specifically identified to ensure the village hall is made fit for purpose. As the next Parish Council meeting is tomorrow, with the CLP being on the published agenda, I have copied this letter to all councilors and the clerk for expediency. I look forward to hearing from the Parish Council how we can jointly take this agenda forward over the coming months.

Yours sincerely

Katie Osmond  
Chair, KVHT

**CC:**  
Robin Bennion, Parish Council rep, KVHT  
Clerk to the Parish Council  
Simon Hanes  
Bob Andrews  
Glyn Bennett  
George Young  
Howell Rees