

Survey Results

ACOMB VILLAGE HALL & PAVILION CONSULTATION 2019

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BACKGROUND(I)

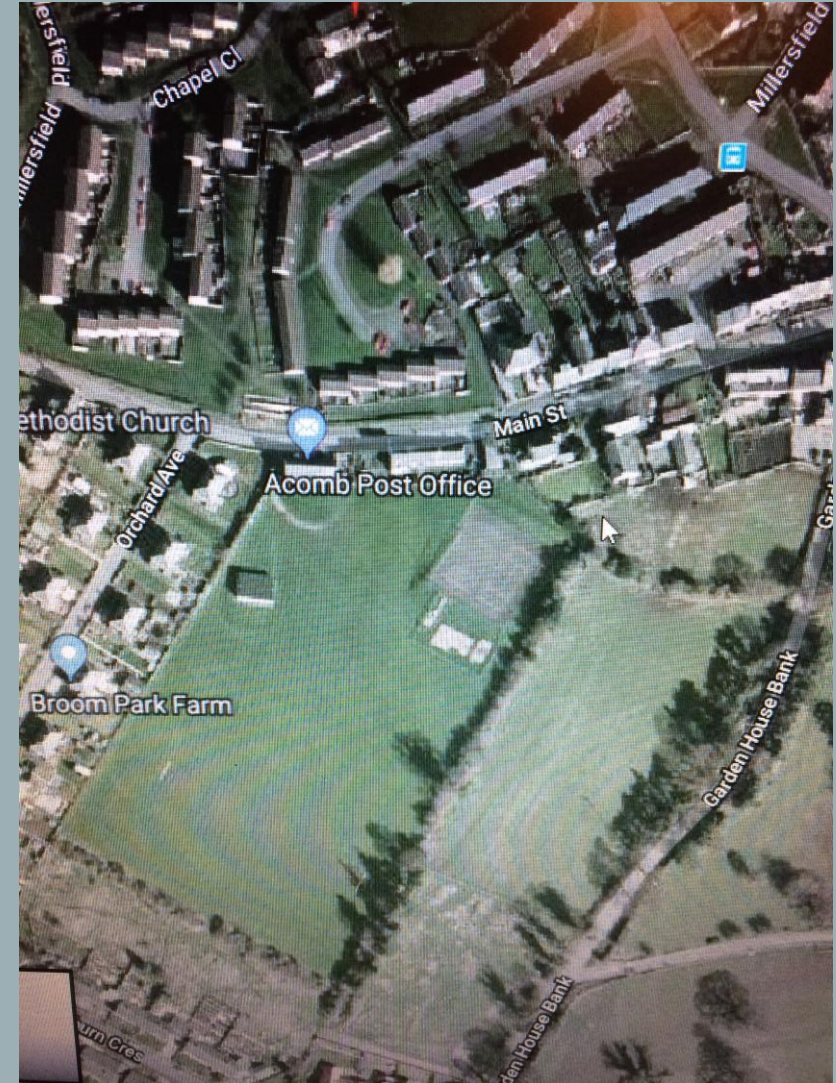
- In 2014 Parish questionnaire to all Acomb households (56% response), asking for their views
- This was the basis of Acomb's Community Led 5 Year Plan – 2015 to 2020, endorsed by Acomb Parish Council.
This is what you said:
 - you want more village based activities but felt that there are no suitable buildings
 - you perceived neglect and lack of maintenance of our community buildings
 - you want more modern facilities e.g. kitchen, electrical sockets, storage



BACKGROUND(2)

The Parish Council and Action4Acomb have been working together on your behalf to identify how to improve our community facilities in response to your views by:

- applying for Grant Funding to commission Architects, Ainsworth Sparks Associates, to undertake a Feasibility Study (May 2018) to identify possible improvement options with likely costs for each in a written report
- establishing a Community Buildings Working Group, meeting monthly prior to Parish Council
- the report's findings with accompanying information sheet and questionnaire were distributed to all Acomb Households and collected by volunteers (June 2019). This presentation feeds back what you said.



ANALYSIS OF QUESTIONNAIRE

POPULATION AND RESPONSE RATE

Total Households: 591 (of which 3 unoccupied). Questionnaires distributed and collected by 20 volunteers in June 2019

Village Households: 529

Outlying Households: 62

Received: 235 (includes 1 from Wall with close links to Acomb) = 40% response rate

Statistical validity: Response rate within standard survey parameters: Confidence Level of 95% & Confidence Interval of under 5%.

QUESTIONNAIRE CONTENT

Q1. *Based on each of the options described above, please indicate how much you like or dislike each one by circling **only one** of the numbers against each of them. Remember, you should consider what is sensible, realistic and achievable.*

Option 1 – Urgent repairs to Village Hall, new kitchen & toilets. Est: £150,000 - £275,000

Option 2 – Full refurbishment of Village Hall. Est: £550,000

Option 3 – Full re-build of Village Hall. Est: £886,000

Option 4 – As above plus Little Oaks Nursery. Est: £1,110,000

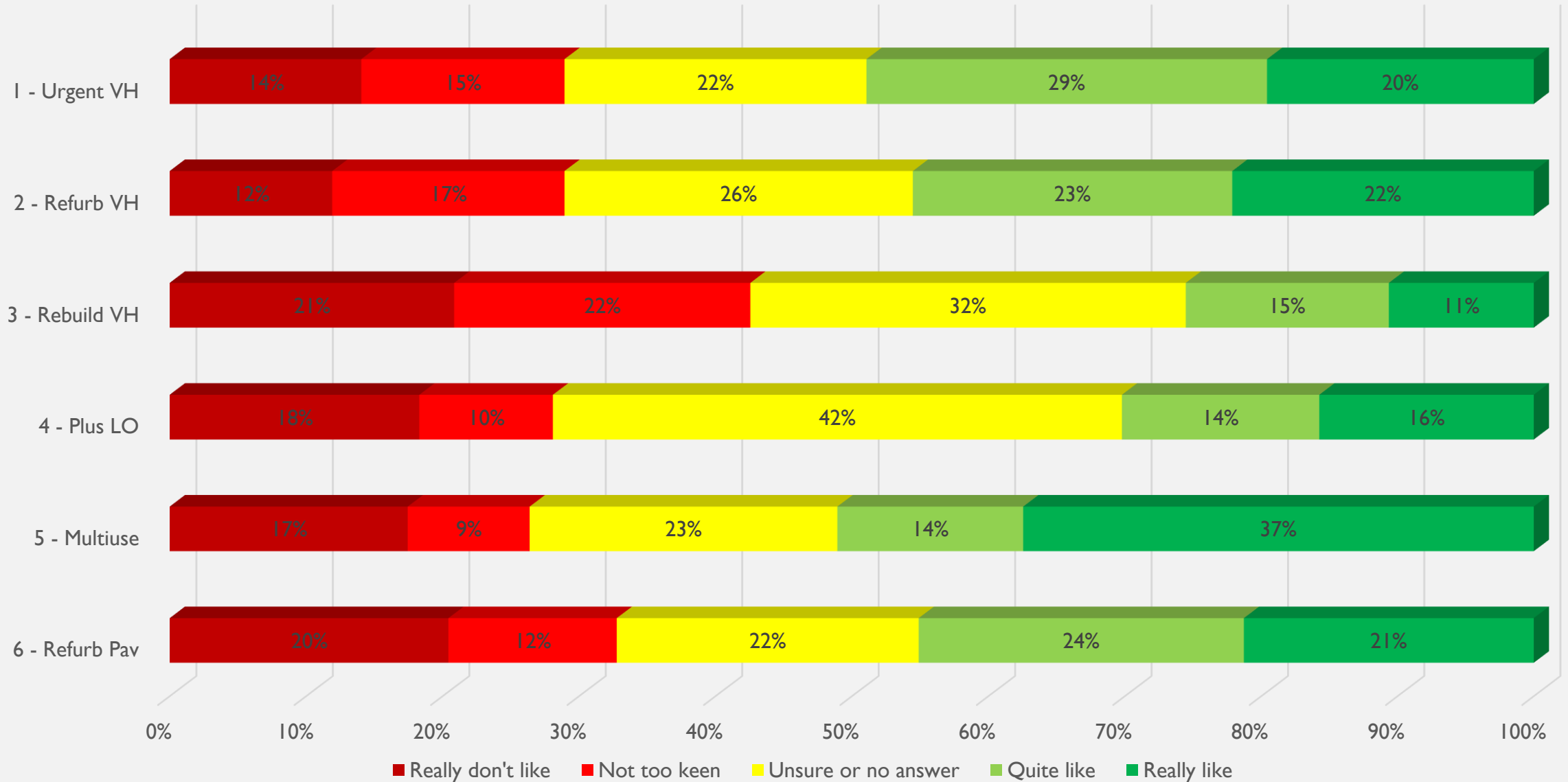
Option 5 – Purpose built multi-use community and sports facility. Est: £1,632,000 - £1,939,000

Option 6 – Full refurbishment of the Sports Pavilion. Est: £112,560

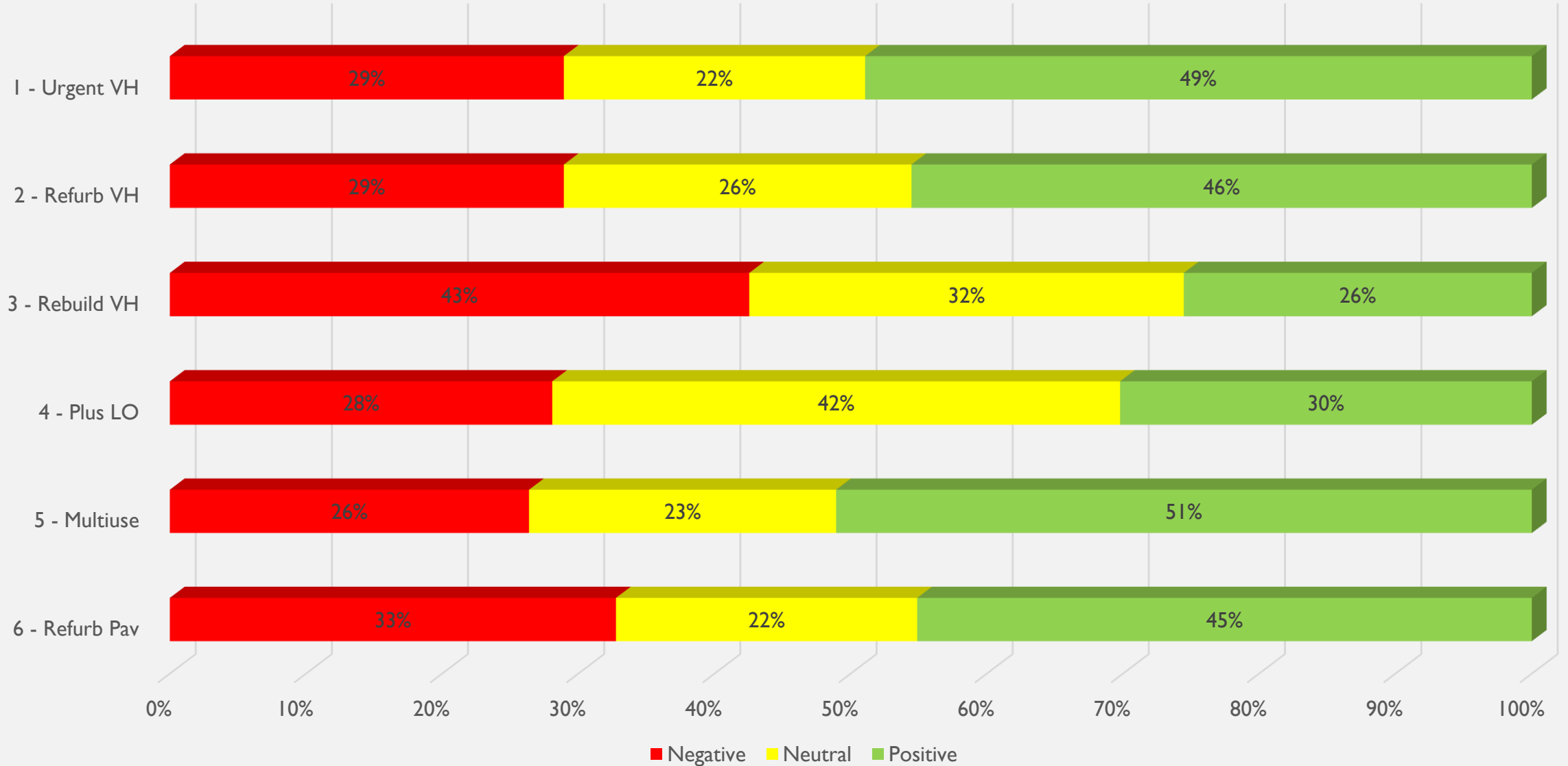
Q2. *What other ideas do you have about the future of the Village Hall and Sports Pavilion?*

HEADLINE RESULTS

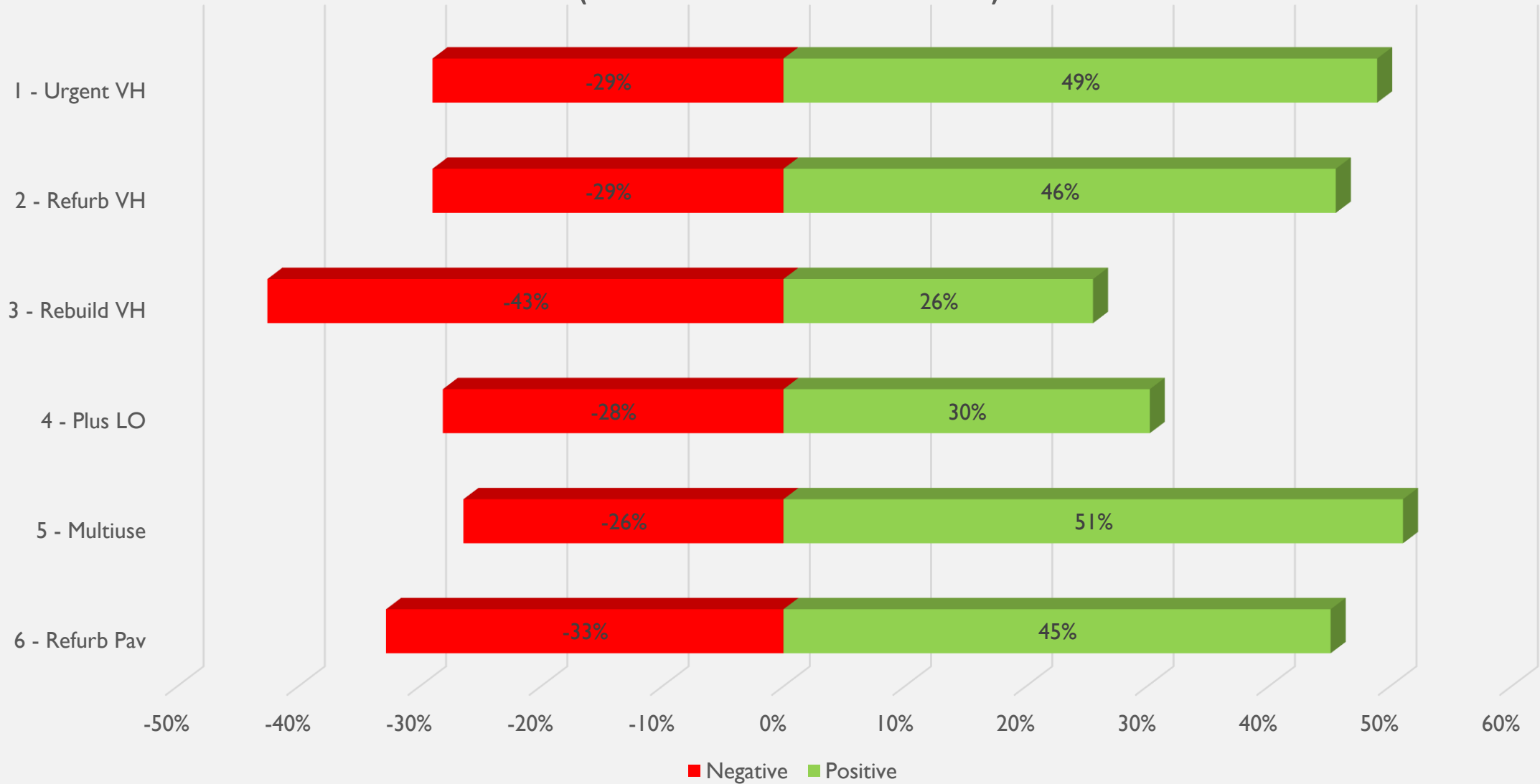
Q1. Based on the options please indicate how much you like or dislike each



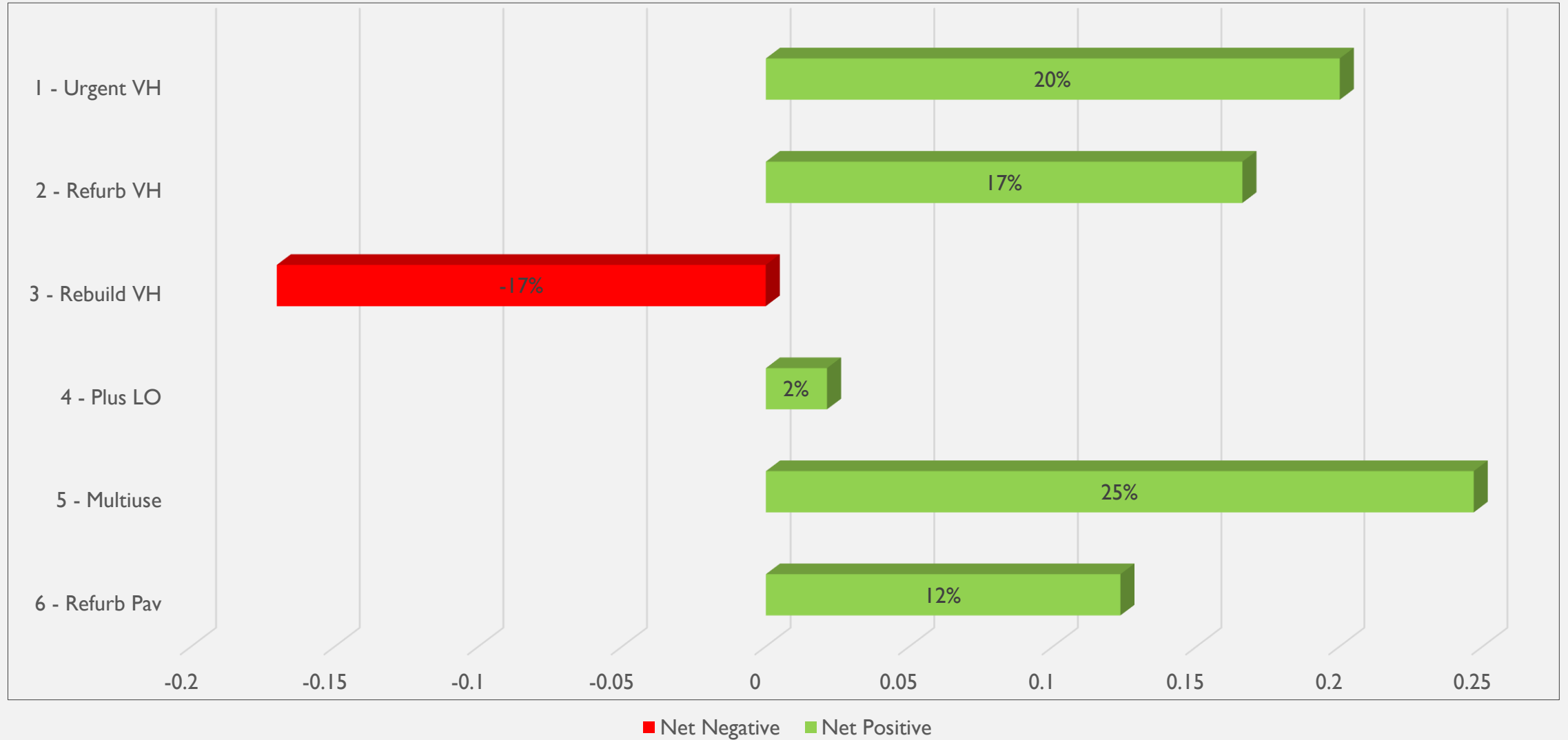
*Based on each of the options indicate how much you like or dislike each one
(RESULTS GROUPED)*



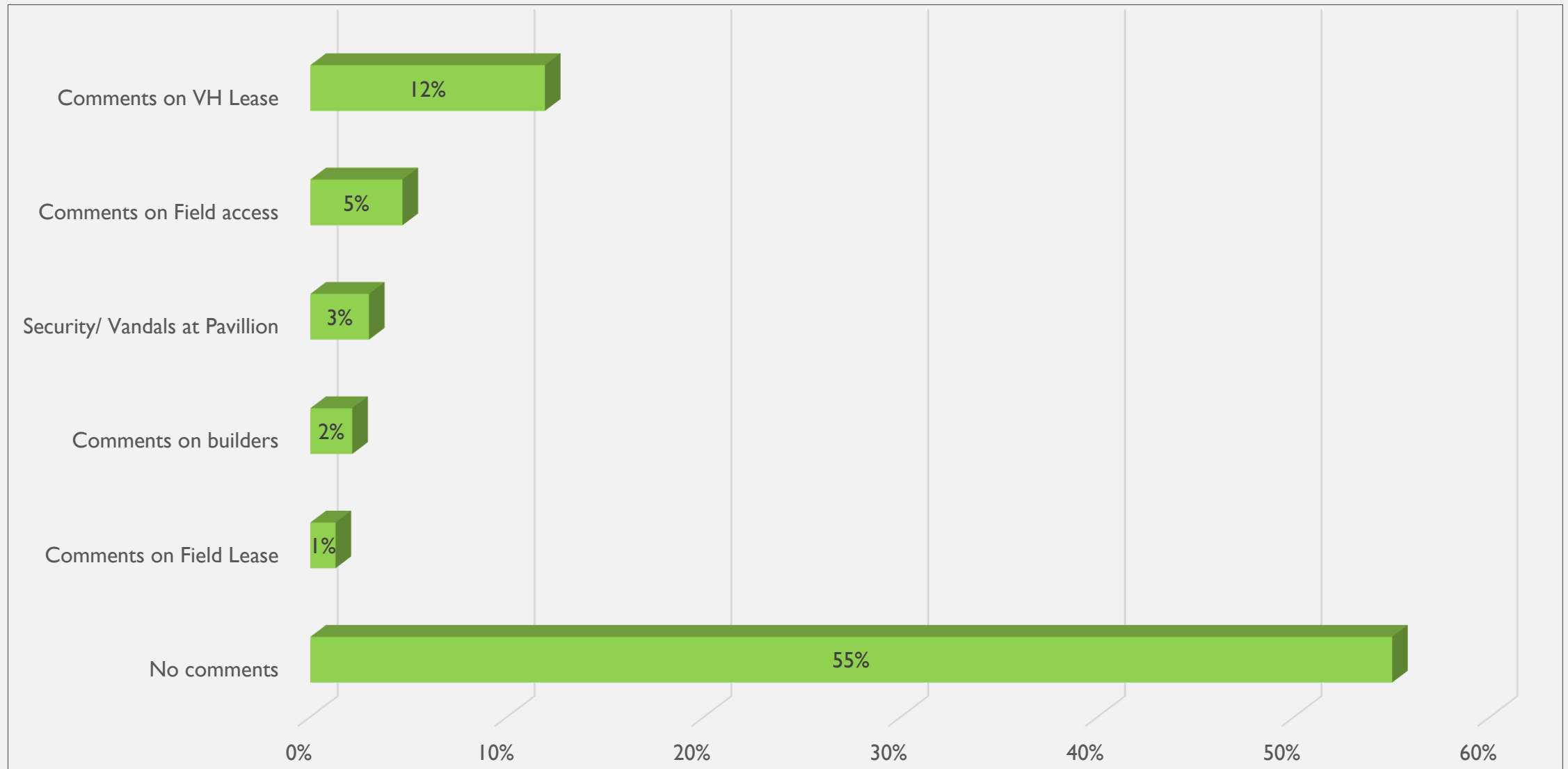
Q1. Based on each of the options indicate how much you like or dislike each
(POSITIVES v NEGATIVES)



Q1. Based on each of the options indicate how much you like or dislike each
NETS (NEGATIVES DEDUCTED FROM POSITIVES)



Q2. What other ideas do you have about the future of the Village Hall and Sports Pavilion?



OPEN ANSWERS EXAMPLES

“Funding should be sought from: 1. Lottery Funding - Newton got Lottery Funding for a purpose built village hall. Much smaller village. 2. NCC Birkey Heights 30 homes brings 30 more council tax revenue streams to NCC with negligible incremental cost so NCC should be asked to contribute. Acomb Parish is growing in size and needs proper sports and community facilities.” (37)

“... Any development needs to meet the needs of all stakeholders, most importantly the village community. The development also needs to be viable for the long term and be flexible enough to meet all user requirements. Clearly the funding and energy must be directed into one project and not diluted between two. For these reasons proposal option 5 is the only choice.....the owners are not prepared to consider a longer lease....any grant funding for redevelopment of...village hall would be impossible to negotiate.....This building (pavilion) is in poor repair and not fit for purpose”. (30)

“...If this proposal gets underway, a drive to involve the whole community would be needed. Judging from the attendance at recent development meetings, there would seem to be some apathy towards the plans, and little representation from the wider village community. On the positive side, an ambitious and exciting project such as this may encourage more village members with the necessary skills to come forward and help with fund raising etc.” (36)

OPEN ANSWERS EXAMPLES

“Due to the unavailability of securing the lease on the village hall any major development unrealistic. The village has outgrown the space occupied by the village hall. A larger facility with ample parking is the only realistic long term solution”. (31)

“Village Hall. The existing village hall stands on privately owned land and has a 31 year lease. The owners are not prepared to consider a longer lease. This is not surprising - I have dealt with the owners and their agents for many years, they are difficult and inflexible people to deal with. Because of this, any grant funding for any redevelopment of the old village hall would be impossible to negotiate. Even if funds were to become available I consider that Options 1 - 4 would be a mistake and a waste of resources. Any development must have long term security”. (34)

“The village hall is one of the most valuable assets of the community, providing facilities and activities for young and old. A properly maintained building can provide facilities for social educational and recreational activities for all ages. It has always played a major role in the village as has the sports pavilion where many parties were held in the past”. (50)

“A permanent café would be great with an add on for classes and events”. (56)

OPEN ANSWERS EXAMPLES

“Pavilion - This building is in poor repair and not fit for purpose. A refurbishment (option 6) would not meet the future needs of the community and although the cheapest option would not be a sound investment”. (35)

“Updated facilities will be more attractive for a wider range of activities and outside hires - which will hopefully bring revenue. Perhaps the option of a more frequent café/bar event. I feel it is important to retain the Pavilion to tie in with the other leisure activities on the site. An outdoor space as part of the pavilion refurb could attract indoor/outdoor events and take advantage of the green space and wonderful view across the village. Thanks!” (227)

“2 stage approach - short term and more long term ... Possible initial repairs to village hall or even temporary solution for nursery but nursery need to know solution for what direction their future needs to take. By having nursery based at current village hall, could help towards funding future new build. ... New build on playing fields - build up funds/deal with access/tailor make to village requirements, MUGA a draw to have a new build bringing cohesion to village with common purpose and fund raising events etc”. (221)

CONCLUSIONS

STATISTICAL CONCLUSIONS

Overview

- Mixed views and no totally clear consensus - just over one in ten making little or no distinction between options (all positive, all negative or all neutral).
- Note people may not be consistent in how they answer multi-option questions that include cost estimates e.g. some people may answer assuming that money will be found while others may answer based on thinking some of the budgets are unrealistic, etc.
- Although only 1% oppose all of the options, each option is opposed by more than a quarter, emphasising the mix of views. Very hard to please everyone.
- Nearly one in eight mentioned concerns about the Village Hall lease.
- About 5% noted potential difficulty around vehicle access to the Playing Field.
- More than half made no additional written comments.

KEY FINDINGS

Key findings

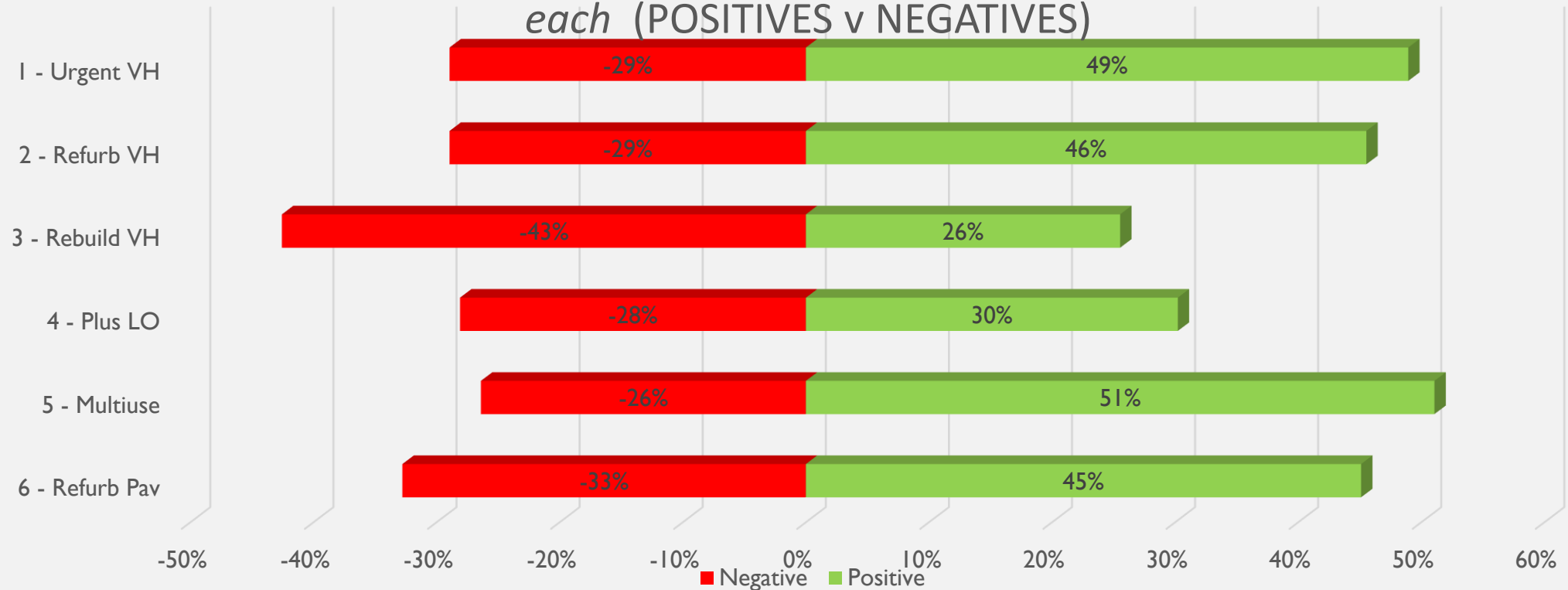
- Least popular options are the full Village Hall rebuilds, 3 & 4, and these would seem unviable in the face of lack of support, unless the lease issue can be resolved.
- Option 5 is the only one with a (narrow) majority in support and also has the highest net rating of +25%. It is of course also the most expensive - by far once 3 & 4 are discounted.
- The two lowest cost options (1 & 6) have wide support - almost 70% support one or both of them - 25% support both and only 14% actively dislike them both.
- Also worth looking at 2 & 6 combined - over 60% support one or both of them - 29% support both and only 17% actively dislike them both.
- Work will be needed to communicate the rationale for any decisions and to ensure avenues are explored such as use of local builders or other ways to reduce costs.
- There are some misconceptions in comments. Council Tax would not rise & Playing Field ownership is no longer a concern.

QUERIES RAISED

- Council Tax would not rise as funding would be from other sources
- Playing Field ownership is no longer a concern as Registration in the name of Acomb Parish Council.
- Lease of the land at Village Hall is only 30 years
- Access to Playing Field remains an area to consider future solutions

WHAT NEXT?

Q1. Based on each of the options indicate how much you like or dislike each (POSITIVES v NEGATIVES)



To reiterate findings:

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- Also worth looking at 2 & 6 combined - over 60% support one or both of them - 29% support both and only 17% actively dislike them both.
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PREFERENCES? PHASED APPROACH?

The community has **again** said that they want improved facilities
Areas of preference have emerged from the questionnaire data
Could implementation of these preferences be at different phases?

Phase One:

Village Hall improvements

- addressing urgent repairs
- undertaking a degree of modernisation, e.g. new toilets and kitchen

Pavilion, support activities in Playing Field

- upgrade toilets
- provide storage space
- review electrics

HOW.....

Consider Feasibility Survey options and tailor to suit

Small amounts of funding are already available but further grant funding will need to be applied for

Project manage works to ensure effective prioritisation and value for money.

Phase Two: Longer-term revenue raising with a view to implementing a tailored facility to meet the wider needs of the local community as funds become available in the future? (Note: an effectively functioning village hall will be one part of the strategy for raising revenue.)

FURTHER CONSIDERATIONS

- There is a clear desire from Acomb residents for improved and fit-for-purpose facilities that we can all enjoy. Making this happen will take effort from the community itself, may result in greater village cohesion, with an improved sense of community and common purpose for the benefit all.
- Funding for both phases can be obtained from a number of sources, including match funding from Grants, NCC and Parish Council, business sponsorship and locally generated fund-raising events and activities. Other communities have achieved this. It will take time.
- The creation of a CIO (Charitable Incorporated Organisation) that embraces all the village assets under one umbrella will take the aspirations of the village forward by providing focused attention, direction, purpose to enhance the future of our village facilities but importantly, with residents very much driving this agenda.

BUT NOW

to keep this momentum going, we need you to continue to be involved in the future decisions and aspirations that will affect our community facilities for the future

It is evident that more activities in the village hall are wanted as the recent increase in activities has demonstrated this

Conversion of the tennis courts to a MUGA is well underway

Improving the condition of our buildings is challenging as financial investment is needed

ANY QUESTIONS?

Thank you for your attention