

# **The Ilsington Community Project**

## **Submission for Ilsington Parish Council 14 July 2009**

**The Parish Council is asked**

- 1. for its support in principle for the Ilsington Community Project**
- 2. to approve and submit the Ilsington Village Hall extension plans to the DNPA**

### **Background**

As a result of the County Store closure in December 2008 and three subsequent village meetings, the Village Hall management Committee and the newly formed Ilsington Shop Committee have been working together with the aim providing a village shop and new meeting room in a Village Hall extension. The joint venture is termed "The Ilsington Community Project". The first successful outcome has already been achieved with the move of the Post Office facility to the Village Hall. By combining the two initiatives on the same site, planning and construction costs will be greatly reduced and there will be an increase in community benefits accruing from the interaction of the two facilities. The aim of the project is to make the Village Hall complex the Hub of the community!

The new meeting room proposal has already been granted planning permission and this project seeks to further extend the Village Hall to include the shop. The community has been consulted through three village open meetings and the project has been given overwhelming support.

### **Project objectives**

1. To enhance community cohesion through by extending the existing well used Village Hall facilities and developing a focal point for the community which will include a meeting room, community run shop and Post Office.
2. To incorporate into the development sustainable measures to reduce the running cost of the facility and so reduce its carbon footprint.
3. To provide a retail outlet for the use of the community and others in a central location with convenient opening hours.
4. To promote and encourage the use of the facilities through the provision of complementary services.
5. To support local business and the rural economy by providing an outlet for local fresh and processed food, as well as local products.
6. To establish the non-profit making Ilsington Village Shop Association (IVSA) as a Industrial and Provident Society company with a wide community membership and involvement.

## **Project Description**

The Village Hall extension Plans will be available at the planning meeting.

It is proposed that the extension is situated on the SE corner of the IVH. It comprises a 37 sq m meeting room with its own entrance adjacent to the IVH main entrance and a 55 sq m self-contained area for the shop and PO designed with separate access so that the security of the Village Hall is not compromised in any way.

The running cost of the completed facility will be reduced through the installation of appropriate renewable energy systems. We are investigating the incorporation of ground source heat extraction for space heating, solar panels used to heat Village Hall water and rain water collection for flushing toilets. The plans have evolved after several meetings with DNPA, Teignbridge Highways and Teignbridge Building Control and all have indicated that in principle they have no objections to the extension as detailed in the plans. Advice and support has been also been sort and received from the Community Council of Devon and Devon Community Volunteer Services.

The project conforms to the original terms of the Village Hall trust document, which states that the hall was established 'for the use of the inhabitants of Ilsington and the neighbourhood....with the object of improving the conditions of the life for the said inhabitants'.

## **Proposed Services to be Offered**

The Ilsington Village Shop Association will operate as a non-profit making organisation with any surpluses made being returned to the community.

The Village Shop and PO will offer all the expected services and especially providing an outlet for locally produced goods and products. It will aim to stock fresh bread, dairy produce and newspapers and where possible will organise home deliveries. It will react to the needs of the shop members and the local community and will investigate setting up any suggested new service as long as it is economic. Opening hours will be decided by the shop members and will take into account usage and availability of volunteers. A paid manager will be responsible for day to day organisation.

The meeting room, which has previously received approval from the Parish Council prior to submission of the earlier planning application, will provide a separately bookable space for use for committee meetings, smaller functions, toddlers, changing area for events using main hall e.g. dance. Currently the hall is used for the majority of the week, and there are only a few unbooked sessions – hence we have little flexibility to accommodate other users.

Being part of the Village Hall and convenient for the school and church, the shop will act as a focal point providing valuable services to the village.

## **Potential benefits for the Community**

Creation of one job (shop manager) and the safeguarding of a second (postmistress), as well as providing gainful activity for a large number of residents as volunteer shop assistants (approximately 40)

Positive environmental impact through reduction in short vehicle journeys, sustainable development and use of renewable energy for heating

It will enhance rural economy through support of local businesses. We propose that a significant proportion of products will be sourced locally.

The successful shop will potentially be a major source of funds for other community activities.

Increased visitor spend in the community

It will encourage producers through the provision of the shop outlet for products and services.

Improved independence assistance and care for the aged and infirm in the community

Improved community cohesion through the introduction of a well defined village focal point improving integration into and participation in the life of the village.

## **Project Organization**

The Ilsington Community Project is being managed and led by a small subgroup of members of the Village Hall Management Committee (RP and EW) and the Ilsington Community Shop committee (AH, SN and BM). The construction of the extension will be under the control of the Village Hall Management Committee, with the completed shop element of the build leased to the Ilsington Village Shop Association. The IVH Management Committee trustees will take legal advice regarding the terms of the lease.

The Ilsington Village Shop Association will be a not for profit co operative set up under the Industrial and Provident Society rules. Membership of the co-operative will be open to all with none returnable shares being issued. Members will be encouraged to influence the running of the shop by attending AGM and will be responsible for agreeing which organizations should be beneficiaries of any profits

## **Funding**

Initial estimates indicate the complete project including shop fitting out and initial stock and the renewable energy installations will cost in the order of £150k. Donations and promises from the community forthcoming after the last public meeting so far total £600.

The committee is actively investigating external funding sources and has discussed funding options with several organizations, notably the Community Council for Devon. To date we have had encouraging responses from:

Community Council for Devon - from the sale of Exeter airport fund.

The Plunkett Foundation

SWRDA Rural Development Programme for England

Viridor

Generally funders require in the order of 10% of project costs to be raised by the community as a demonstration of community support. It is proposed to raise these funds through a variety of local sources, including the issuing of shares, donations and sponsorship.

#### **Proposed timetable**

Planning permission	Sept 2009
Ilsington Village Shop Association established	Oct 2009
Grant offers	Dec 2009- Feb 2010
Assessment of contract quotes	March 2010
Let contracts	May 2010
Start building	June 2010
Complete building	Oct 2010
Open Shop	Nov 2010

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