



Hadlow Down
PARISH COUNCIL

PARISH PRESENTATION

Funding for the new
Community Centre 22.07.2025



HEADLINE MESSAGES FOR TONIGHT'S MEETING

INTRODUCTION - THE HEADLINES

- **There is a long history to the project to replace the village hall with a community centre on the playing field**
 - The Parish Council / HDCCC have been working on this for 14 years and have overcome planning hurdles, numerous surveys, Covid and lease complications
 - Extant planning permission WAS FINALLY ACHIEVED in June 2024
- **Over that period build costs have increased and the grant funding landscape has tightened (And the economy has changed)**
 - Latest estimates show that it will cost £2.3 million plus VAT for phase 1 (modern village hall with sufficient facilities, parking and disabled access and a further £0.4 million plus VAT for phase 2 (sports bar and changing facilities)
 - Some of the large grant funds have totally ceased and those that remain are both smaller and more specific in their scope
- **However, a new and substantial funding opportunity has come from Wealden District council**
 - Linked to local government restructuring – £20 million reserves are being directed at community infrastructure projects that are ready to go.
 - PC met with Chris Bending from Wealden to understand the opportunity – clear message that there is an opportunity to tap into £500k on condition that the Parish is equally committed *with “skin in the game”*



INTRODUCTION - THE HEADLINES

- **Discussions were held recently by the District Council and the Parish Council to explore options to demonstrate an equal £500k commitment and exploit the Wealden District opportunity**
 - The Parish Council could raise funds both from realising value from the existing site (recent valuation £250k), subject to a village referendum and/or
 - raising funds through the Public Works Loans Board which could result in an increase in council tax (potential Band D £0.85 pence per week increase)
- The PC agreed that this was too important to decide alone and that we need to open up this to our community and ensure that you have a say in how we proceed

This is why we are here today, to explain the situation, and to be clear about the associated process / decisions and costs and make sure you the community are set to decide on a way forward for our community.

NO DECISIONS HAVE BEEN MADE BY THE PARISH COUNCIL OTHER THAN TO PRESENT THE OPPORTUNITY TO YOU AS RESIDENTS

THE HISTORY

*The project background
and context for tonight's
meeting*



HISTORY

1974 -The Parish Council purchased the upper Playing Field land in 1974, and it has been used as a Village Asset by the Playing Field Committee since 2004. The lower playing field was owned by the Chichester Diocese and leased to Hadlow Down Parish Council.

2008 -The project to create a new community centre at the playing field, including an attached sports pavilion, was initiated by the Parish Council on May 6th 2008 under the Chairmanship of Cllr Paul James and led by Cllr Graham Terry. This was presented during the Parish Assembly.

2011 - The concept of a new Hadlow Down Community Centre was further endorsed after 8 weeks of public workshops which led to the original community plan 7th June 2011, and the Parish Council agreed that the community may form a new group to ascertain the feasibility of the new community centre for the Parish. (Parish Chair Cllr David Walker)

2015 - the Parish Council purchased the lower playing field from the Diocese of Chichester for the sole purpose of a new community centre, this was after considering purchasing other land around the existing village hall which was rejected by the Parish Council due to excessive costs (Two and half times the cost of the lower playing field). This was led by Parish Chair Cllr Sandra Richards

2014 - 2023 - Following a public meeting on 18th July 2014The Hadlow Down Community Centre Charity was established on August 28, 2014. It was initially registered as a CIO - Foundation. An architect was appointed in Feb 2017 and HDCCC organised a public meeting was held to discuss and consult on design and layout on 21 July 2017 to discuss the plans which led to a revised plan that was further reviewed and revised. A further public meeting was held on 20 July 2023 following Covid pandemic.

2019 - A planning application was submitted to Wealden District Council, by the Parish Council, in June 2019. This was led by Parish Chair Cllr Sandra Richards



TIMELINE



1974 -The Parish Council purchased the upper Playing Field land.

It has been used as a Village Asset by the Playing Field Committee since 2004.

The lower playing field was owned by the Chichester Diocese and leased to Hadlow Down Parish Council.



2008 -The project to created a new community centre at the playing field, including an attached sports pavilion, was initiated by the Parish Council on May 6th 2008

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2011 - The concept of a new Hadlow Down Community Centre was further endorsed after 8 weeks of public workshops which led to the original community plan 7th June 2011, and the Parish Council agreed that the community may form a new group to ascertain the feasibility of the new community centre for the Parish.



2015 - The Parish Council purchased the lower playing field from the Diocese of Chichester for the sole purpose of a new community centre,

This was after considering purchasing other land around the existing village hall which was rejected by the Parish Council due to excessive costs which was three times the cost of the lower playing field.



2014 - 2023 - Following a public meeting on 18th July 2014 The Hadlow Down Community Centre Charity was established on August 28, 2014. It was initially registered as a CIO - Foundation. An architect was appointed in Feb 2017



2019 - A planning application was successfully submitted to Wealden District Council, by the Parish Council, in June 2019. There were 70 letters of support.



2020 – 2025

- In 2020 Covid hit and delayed activity
- The Parish Council created an Advisory Committee in October 2023 to ensure the Parish Council and Hadlow Down Community Centre Committee were working together and ensure scrutiny of process and ensure matters were done correctly
- Building control application submitted, pre-commencement conditions received
- Extant planning permission was achieved in June 2024.
- New leases for both the Playing Field Committee and Hadlow Down Community Centre were drafted early 2025 and are currently with a solicitor to be approved and signed.



THE PROPOSAL

Current Project Status





**EXISTING
VILLAGE HALL**
Hut Lane



**NEW
COMMUNITY
CENTRE**
Playing Field

CURRENT SITUATION

- The Parish Council supports the development of a new Community Centre on the Playing Field and has done since 2008.
- **Existing Village Hall:** The Village Hall Committee (a Charitable Trust) leases the land from the Parish Council but owns and runs the actual building. The Parish Council is a Custodian Trustee.
- **New Community Centre:** The Community Centre Committee would become a Charitable Trust and would lease the land from the Parish Council but would own and run the building. The Parish Council would become a Custodian Trustee.



HOW MUCH WILL IT COST?

*The latest costing for
the new community
centre*



LATEST COSTINGS, JULY 2025

By Terry Sullivan, Quantity Surveyor, Mike Barber, MJB Architecture

Phase 1 – New Village Hall

- Phase 1 is estimated to cost £2.3m (excluding VAT)
- The funding -
 - In principle if WDC give £500k through a mixed fund of CLIF and CIL monies
 - Hadlow Down PC give £500,000 through a mix of funds raised through sale of existing plot and potential Public Works Loan Board (PWLB)
 - HDCCC raise remaining £1.3m through grant applications and local benefactors, as detailed on next slides

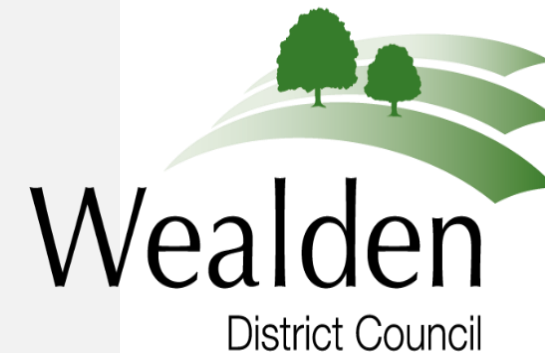
Phase 2 – Sports Pavilion

- Phase 2 is estimated to cost £900k (excluding VAT)
- The funding
 - Phase 2 will benefit from a VAT rebate claimed from phase 1, of £460k
 - The remaining £440k will be funded by HDCC through sports and leisure grants

**SO WHY ARE WE
HAVING THIS
MEETING NOW?**

LOCAL GOVERNMENT RESTRUCTURING

- On 5th February 2025, the Government announced a re-organisation of Local Government into a new Combined Authority made up East Sussex, West Sussex and Brighton and Hove.
- Mayoral Elections will be occurring in May 2026.
- A shadow Combined Authority will be elected in May 2027. Wealden District Council will cease to exist 2028 (or maybe 2029 if required).
- Wealden District have a significant reserve of approximately £20 million, and Wealden District Council (WDC) have indicated that this could be bid for community projects which are ready to go.
- WDC recently created a new funding opportunity called Community Led Infrastructure Fund (CLIF) alongside the existing Community Infrastructure Levy (CIL) which can be applied for by groups within Wealden whereby a wider community benefit can be achieved.
- Mr Chris Bending, Director of Place, WDC has indicated that projects such as the new community centre could be eligible for both CLIF AND CIL funding.



WEALDEN DISTRICT WILL NO LONGER EXIST



Two new Funding Opportunities from Wealden District Council have become available:

- CLIF Community Infrastructure Fund (very recently created by WDC): WDC saying that this could be up to 20% of the cost of a project capped at £200k, although they would look to ease this cap if a strong case could be made.
- CIL: WDC holds a substantial amount of cash from the Community Infrastructure Levy placed on, for example, major housing developments. *{This normally goes to community projects in areas where there has been housing development, BUT WDC are saying they are willing to relax this criteria}*

CLIF GRANT IMPLICATIONS

- Fundraising for the New Community Centre is being run by the CC Committee independent of the Parish Council but reports to the Parish Councils Advisory Committee;
- **BUT** to obtain a **CLIF** grant capped at £200k, they would require the Parish Council to demonstrate they have financial commitment to that value to match to the grant.
- and a further top of CIL grant could be applied for up to £300k.
- In summary the District Council has indicated that they would be willing to consider funding £500,000 towards our new community Centre.
- Thus the Parish has an opportunity to tap into **£500,000 on condition that the Parish is committed to have ‘skin in the game’ to a similar amount.**

SO HOW DOES THE PARISH DEMONSTRATE COMMITMENT OF £500,000?

- The land on which the existing village hall sits belongs to the Parish Council (on paper this is an asset that would be recognised as such by WDC).
- The indicative value of the land in which the old village hall sits as a going concern is approx. £250,000.
- **NB:** At this stage no decision has been agreed to dispose of the old village hall. Such a decision would require a further public meeting and a further referendum. That is not the purpose of tonight's meeting.
- The indicative valuation suggests a short fall of £250,000. The Parish Council could apply for a Public Works Loan for a further £250,000. Such loans has favourable and fixed rates over the lifetime of the loan.



THE PARISH COUNCIL DISCUSSED THIS IN A CONFIDENTIAL SESSION AND CAME TO FOLLOWING POSITION:



- That the existing Village Hall representatives should be made fully aware of the change circumstances brought about by WDC.
- To ensure all Parishioners are informed, hence tonight's meeting.
- That a valuation of the land of the existing village hall should be sought to better understand if there was a shortfall and how much this might be.
- That no decision would be made without informing residents.
- That a public referendum should be conducted
 - to ascertain whether the community agree that the value of the land to which the existing village hall sits should be used to support a new community centre and
 - that any short fall up to £250,000 is made up with a public loans application.
- That no decision to dispose of existing village hall is made until such time as a new community centre is realised. This would be subject to a further public meeting and further referendum.

**SO WHERE WILL THE
REST OF THE MONEY
COME FROM ?**

HDCC GIFT TABLE – POTENTIAL FUNDING SOURCES FOR PHASE 1

Source		Scheme	Minimum Amount	Maximum Amount	What HDCC might get	Notes
2025/2026	National Lottery	Community Lottery Fund	£10,000	£1,000,000	£500,000	For Capital projects, seed funding needed
2025/2026	National Lottery	Reaching Communities	£10,000	£500,000	£300,000	Only awarded to major capital projects with match funding
2026	National Lottery	Partnerships and Special Initiatives	£20,000	£400,000	£75,000	Collaboration between community and LAs
2026	Garfield Weston Foundation		£20,000	£30,000	£20,000	For Capital Projects
2026	Bernard Sunley Foundation		£5,000	£25,000	£15,000	Only awarded to major capital projects with match funding



HDCC GIFT TABLE – POTENTIAL FUNDING SOURCES FOR PHASE 1

	Source	Scheme	Minimum Amount	Maximum Amount	What HDCC might get	Notes
2026	Biffa	Community Buildings	£10,000	£100,000	£50,000	Community Buildings and Recreation , capital funding. Applications for 2025 closed
2025/2026	The Clothworkers Foundation	Community Building projects	£10,000	£150,000	£30,000	Only awarded to major capital projects with match funding
2025	Grants via East Sussex CC	Local Community Grant Funds	£10,000	£50,000	£25,000	For Capital Projects, requires seed funding
2026	Energy Redress Scheme	Carbon Emissions Reduction Fund	£50,000	£2,000,000	£50,000	Project must be completed with 2 years, paid quarterly
2026	Rural England Prosperity Fund	Designed to strengthen community infrastructure	£5,000	£75,000	£25,000	Capital only. Requires match funding

HDCC GIFT TABLE – POTENTIAL FUNDING SOURCES FOR PHASE 1

Source		Scheme	Minimum Amount	Maximum Amount	What HDCC might get	Notes
2026	Comic Relief Community Fund	Community Buildings	£1,000	£200,000	£15,000	Disability/ elderly inclusion
2025/2026	Arts Council, England		£1,000	£100,000	£25,000	Only awarded to major capital projects with match funding
2026	The Trust house Charitable Foundation		£2,000	£10,000	£2,500	Community centres or village halls, but only for running costs
2025	Earnest Kleinwort		£10,000	£20,000	£15,000	4 application windows/year; decisions in ~8–12 week
2026	Sussex Community Foundation		£5,000	£10,000	£5,000	Only awarded to major capital projects with match funding
2026	DEFRA	Jubilee Village Halls fund	£7,500	£75,000	£15,000	Phase 1 only



HDCC GIFT TABLE – POTENTIAL FUNDING SOURCES FOR PHASE 1

Source		Scheme	Minimum Amount	Maximum Amount	What HDCC might get	Notes
2026	Asda Foundation	Local Community Spaces Fund	£10,000	£20,000	£10,000	
2026	B&Q Foundation	Community Spaces	0	£10,000	£10,000	Buildings Only
Stephen Lloyd Awards	Community/Environmental projects	Accessible community spaces	£2500	£10,000	£3000	Indoor and Garden
2026	Uckfield and Crowborough Chambers of Commerce	Corporate Social Responsibility	£5,000	£10,000	£5,000	
2026	Duke of Devonshire Charitable Trust	Community and Environmental Projects	£5,000	£10,000	£10,000	Apply Jan 2026
2026	Wealden and Hadlow Down Community Lotteries		£2000	£4000	£2000	



HDCC GIFT TABLE – POTENTIAL FUNDING SOURCES FOR PHASE 1

	Source	Scheme	Minimum Amount	Maximum Amount	What HDCC might get	Notes
2026/2027	Corporate Sponsorship	Local Business donations and gifts in kind	£30,000	£50,000	£30,000	
2026/2027	Crowdfunding		£5,000	£20,000	£15,000	
2025/2026	Local Fundraising	HDCC	£20,000	£40,000	£30,000	Fundraising Events
2025/2026	High Net worth Individuals	Benefactors and Supporters	£50,000	£100,000	£50,000	
2025/2026	Legacies	Local residents	£20,000	£10,000	£10,000	Will require Legacy campaign
Total			£326,000	£5,039,000	£1,320,000	



**SO IF THE PARISH
ARE PROPOSING TO
BORROW MONEY
WHAT IS THE
PROCESS AND HOW
MUCH WILL IT COST
MY FAMILY?**

PUBLIC WORKS LOAN BOARD (PWLB) PROCESS



The Parish Council has been gathering information to better understand the process.



No decision has been made by the Parish Council to proceed at this stage.



A referendum is not required for public loans under £500k, however the Parish Council believes that this will impact residents, that we should put the decision in your hands based on electoral roll.



If the Referendum is positive, then the Parish Council would resolve at a future meeting that it will apply to borrow the funds.



An application is submitted to Trevor Leggo at eSALC for review.



eSALC submit application to Secretary of State. *The Secretary of State would want to see that the community have been liaised with and that there is at least a majority view.*



If application approved, PC have 12 months to exercise the borrowing approval



The repayment terms remain the same, along with the interest rate, for the whole term of the loan, from the day the loan is approved.



PWLB CALCULATIONS

*The below calculations are based on the council tax base (411.20) and the Precept for 2025/26 (£45,400) from April 2025 and the current PWLB interest rates with a term of 50 years. The figures are correct at time of publication. This is just for the **Parish Council** portion of the Council Tax bill, not the overall bill.*

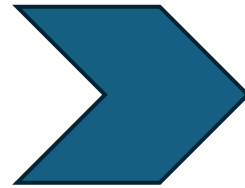
Borrowing Amount	Annual repayment	New Precept	% increase	Band 'D' increase	Weekly increase
£100k	£6,444.84	£51,845	19.75%	£20.75	39p per week
£150k	£9,667.26	£55,068	27.10%	£28.59	54p per week
£200k	£12,889.68	£58,290	34.60%	£36.43	70p per week
£250k	£16,112.10	£61,512	42%	£44.26	85p per week
£300k	£19,334.32	£64,735	49.50%	£52.10	£1 per week

It is noted that not all properties in Hadlow Down are band D so further calculations are shown next...

CALCULATIONS CONTINUED....

£250k	Band A	Band B	Band C	Band D	Band E	Band F	Band G	Band H
Annual	£29.52	£34.42	£39.34	£44.26	£54.10	£63.93	£73.77	£88.52
Monthly	£2.46	£2.86	£3.27	£3.69	£4.50	£5.33	£6.15	£7.38
Weekly	0.56p	0.66p	0.75p	0.85p	£1.04p	£1.23p	£1.42p	£1.70p

In summary, our community have the opportunity to leverage £1 million pounds for an investment of 1 costa coffee per month (Band D property)



OTHER BRANDS ARE AVAILABLE

**SO WHAT
ASSURANCES WILL
BE PUT IN PLACE TO
PROTECT THE
PARISH ASSETS AND
ANY MONIES?**

GOVERNANCE AND ACCOUNTABILITY

- The Parish Council recognises that this is a big decision which is why we have called tonight's meeting.
- If the community agree with such proposals, then the Parish Council would ensure that the Parish Council are Custodian trustees which would be embedded in the proposed new lease and constitution.
- A new Build Account would be established which would report to the Parish Council's Advisory Committee with regular public reports. This will ensure any monies are held accountable and transparent as a village asset.
- No disposal of the old village hall will happen until the new community centre is realised.
- **NB: Any decision about the disposal of the old village hall site would be subject to a further public meeting and workshop to decide what the old site could deliver to realise economic value, and determining on the outcomes of that workshop those options would be put to a further public referendum. That could be two years away.**

**SO HOW CAN I
SUPPORT OR OBJECT
TO THESE
PROPOSALS?**

PARISH REFERENDUM

Date	Tuesday 9th September from 3pm to 9pm and voting will be in person at the village hall.
Governance / Oversight	The Parish Referendum will be managed by the Parish Clerk.
Eligibility	Only those registered on the Electoral Role within the Parish will be allowed to vote. If you are not registered, you do have the ability to update your details on the electoral role via electoral services at Wealden District Council. No outside groups or residents who are not on the electoral role will be allowed to vote.
No postal votes	Proxy votes will be available by request to the Clerk, for those who cannot attend in person. Forms must have the name, address, postcode and signature of the person wishing to proxy vote with name of their nominated person. That proxy vote will be presented to the Clerk, the resident will be crossed off and a ballot paper issued
Anonymity	All ballots will be anonymous. Votes will be held for 1 month in case of a challenge.
Counting	The count will be conducted by the Clerk and another Clerk as witness
Results	The results will be announced on the Parish website and village page. This will outline how many ballots were cast, how many were for/against, abstained or spoiled. The result will be first past the post although if the result is tight the Parish Council reserve the right to review the situation e.g. 51% for, 49% against.
Turnout	Anything under 20% turnout would not be regarded as sufficient support



Next Steps...

- Parish meeting being held this evening.
- This PowerPoint will be made publicly available on the Parish Website tomorrow morning.
- Notice regarding the Parish Referendum will be placed in the Parish Magazine, social media posts, and physical signs in village
- Tuesday 9th September 2025 - Parish Referendum – village Hall (3pm to 9pm)
- Wednesday 10th September 2025 – Referendum Results published

THE DECISION IS NOW IN YOUR HANDS

ANY QUESTIONS?

*Thank you for coming
this evening.*

