

Request for grant funding for Trewidland Village Hall

I would like to apply for funding from St. Keyne and Trewidland Parish Council to help with the rebuild of Trewidland Village Hall (charity number 300640).

Trewidland Village Hall (the Hall) has served its community since the 1930's. The two village chapels, shop and post office have all since closed and there is no pub or green space. With no bus service villagers are an isolated community. Only the Hall remains as a community space for Trewidland making it an essential public facility and community asset. The Hall is well used by the community for regular events and provides essential services (post office, council meetings, polling station etc).

Over many years, despite efforts to help, the Hall has fallen into significant disrepair, already putting some off from using it. A structural survey has assessed the Hall as beyond economical repair. The Hall may soon be unusable and so rebuilding it is the only viable option. In a recent survey, villagers have suggested many uses for the Hall to serve the needs of children, teenagers and adults and our growing pensioner community. A rebuilt Hall can provide a warm space, a focal point for historical information and artefacts, social events and enable fitness and wellbeing facilities, which the Hall is currently too damp and cold to support. A rebuilt Hall will help combat the physical and social isolation of Trewidland's community, including numerous outlying farms and dwellings, and provide a lifeline in times of emergency (COVID, floods, power cuts etc). The Hall is the heart and lungs of the community and must be saved. The development meets and supports policy objective 4 (CF1) of the Neighbourhood Development Plan.

As Secretary and Treasurer of the Hall I have also taken on the role of Project Manager for the Rebuild. After sending out the surveys to the community I have obtained quotes from architects and chosen Zoe Jones who has given us **highly** reduced fees for her services. I attach a breakdown of her costs including a more detailed explanation. The total costs to get our project beyond planning and to the stage where we can put it out to tender would be £12,000 + VAT where applicable.

Once we can get quotes from builders, one of which I already know, Adrian Keast, who is very willing to help us achieve our goal, we can then actively apply for more substantial grants e.g. The National Lottery. Until this time, we do not know the final costings but will do our utmost to secure the best deal to create a new Hall that provides exactly what we need. I have increased the numbers of the community using the hall and engaging with the Village Facebook page significantly over the last 3 years in my role and gradually improved our income. I have already applied for grants from many different sources, including the CIL Funding, but I am sure you can appreciate, with a project of this scale, we need to source the money from as many places as possible to achieve the result we need.

Please can you help us by covering the initial costs so that we can start to obtain larger grants for the rebuild.

Nicky Fairey
Trewidland Village Hall



Zoe Jones

Architectural Services

Planning and Building Regulations

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TR14 7RP

Mrs. Nicky Fairey
Trewidland Village Hall
Trewidland
Liskeard
PL14 4ST

My Ref: ZJ/26
Y Ref:
Date: 20 January 2026

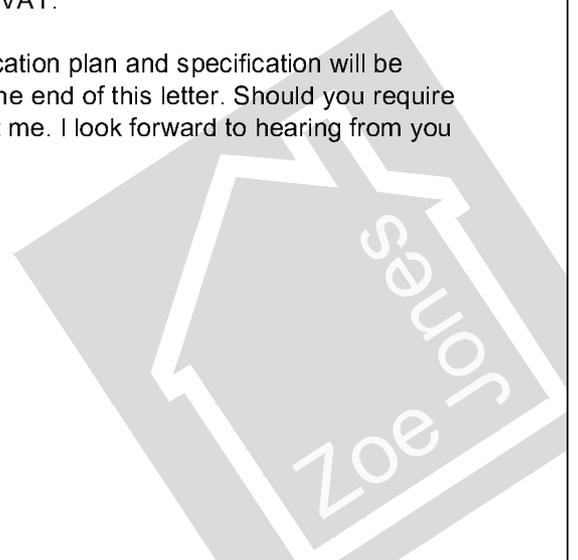
Dear Nicky,

RE: DEMOLITION AND REBUILD OF TREWIDLAND VILLAGE HALL, TREWIDLAND, LISKEARD.

Further to our site meeting, I can confirm that full planning permission will be required for the proposed works. The planning submission fee will be £673.00 made payable via the planning portal on submission of the application. This has been worked out using a reduction due to the project being community based. The planning department will require a preliminary ecological assessment and biodiversity net gain report which can be carried out by CEC. I will need to ask them for a quote for this when we have some plans, but I would budget around £1200 for these. They will also require a phase 1 land contamination report which costs around £600. An SBEM report is required to ensure the building meets and complies with current U-Value requirements. I will need to get quotes for this once we have the planning drawings but for an SBEM with LZC energy statement and Water efficiency calculations I would allow £1250 + VAT. A part 0 calculation may also be required with regards to positions of windows and overheating, this costs £350 +VAT. A topographical survey is also required of the site to ensure we have all of the levels and heights correct. I would allow £600 for this. My fee to produce existing and proposed plans, elevations, site plans and location plan and submit to the council along with forms and design and heritage statement will be £1,250.00 no VAT, made payable on submission of the application.

Once we have planning approval we then need to apply for building regulations approval. As discussed I use STROMA building control instead of the local authority but I am happy to use whoever you wish. There may be a reduction with the local authority. The submission fee for Stroma will be approximately £3,500.00. The fee will be payable in two stages one at plan check stage where the detailed plans are checked for compliance and then at inspection stage when work commences on site. At this stage STROMA will require structural calculations for any timber frame walls and new roof structures. These are part of a package if you use a timber frame company such as Perkins and Perry, or a structural engineer will need to provide the calculations. A structural engineer will also be required to supply calculations for any steels for openings over 3m wide or specialist raft foundations, beam and block floors and retaining walls. I can obtain quotes for you once we have some drawings but I would allow £700 if an engineer is used. A mining report is also required as we will be excavating on site. This can be purchased online for approx. £80. The mining report may ask that the foundation trenches are to be inspected before a concrete pour which will cost approx. £150. Once the build is complete an as built SBEM report is required at approximately £375 +VAT.

My fee to produce proposed plans, elevations, sections, site plans, location plan and specification will be £1,250 no VAT chargeable. I have included a breakdown of costs at the end of this letter. Should you require any further information or assistance please do not hesitate to contact me. I look forward to hearing from you soon.



Planning Application

Submission fee	£673.00
Topographical survey	£600.00
PEA and BNG	£1,200.00
Phase 1 report	£600.00
Part O Calcs	£350.00 +VAT
SBEM	£1,250.00 +VAT
Zoe Jones Design fee	£1,250.00 no VAT

Total £5,923.00 + VAT where applicable

Building Regulations

Submission fee	£3,500.00 approx
Mining Report	£80.00
Mining inspection	£150.00
Structural Calculations	£700.00
As built SBEM	£375.00 +VAT
Fan testing based on 3	£45.00
Zoe Jones Design fee	£1,250.00 no VAT

Total £6,100.00 + VAT where applicable

Kind regards

Zoe Jones

