

Bishop's Tachbrook Community Facility St Chad's Centre proposal

Background

It has long been recognised that Bishop's Tachbrook needs a hall and community facility. Since 1945, as the village was expanded with successive new housing developments added, various community attempts were made to create this important amenity – all have failed. It is worth noting that today Bishop's Tachbrook:

- Is the only Parish or Town Council area in Warwick District not to have the benefit of a village hall, or even a church hall.
- Is the only village in Warwick District with a population larger than 150 people, which is not able to use such an important facility to foster community life.
- Has the 3rd largest population of the Warwick District parish council areas (2,558 people recorded at the 2011 Census).

Over ten years ago, Warwick District Council commissioned research to determine what community facilities were needed in Bishop's Tachbrook. The report prompted members of the Parish Council to come together with the Parochial Church Council to establish a joint community facility, which would benefit all residents.

Community facility

Extensive research and wider consultations were undertaken before an agreed plan was settled for a new building to be centrally located on land previously set aside for this purpose in the churchyard, adjacent to the village green.

In 2012, The St Chad's Centre Trust Company Ltd was established and registered as a charity:

- Trustees were nominated by the Parish Council and the PCC, as well as others from potential users of the new facility.
- A 99 year peppercorn lease on the land was granted to the Trust.
- Over £100,000 was raised from donations and community fundraising.
- Detailed design and consents have been secured for planning, listed building, ecclesiastical faculties. All pre-commencement planning conditions have been discharged. Building Regulations have been issued and a short section of foundations constructed to crystallise these various permissions.

Building plans

In late 2013, the Trust completed a competitive tendering process and a preferred builder was selected. A further £500,000 now needs to be raised to fund a six-month building programme, which Trustees are seeking to begin in March 2015.

The Parish Council has committed £50,000. It is proposed that the WDC fund the balance required through a £300,000 grant and a £150,000 underwriting facility to enable construction to begin as planned. Trustees anticipate raising sufficient funds to repay the underwriting through further fundraising and other grants.

Attachments