



**BRENTWOOD
BOROUGH COUNCIL**

SCOPE OF COMMUNITY HALLS OPPORTUNITIES



Brentwood... a better place to be

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Introduction

The Council, as with the Local Government sector at large is facing significant financial pressures and is seeking to both address its financial position and to maximise the value from a variety of surplus, or underutilised assets, that make up its portfolio. This includes its Community Halls.

Historically the halls have been leased to an external organisation to manage them on a day to day basis. This has worked successfully over the years and may still be the best option, however alternatives need to be explored. There is an opportunity to add value and/or seek different ways of running them, with the aim of improving services required by the modern resident and where possible the financial receipts obtainable from these valuable assets. There may be for example appropriate organisations who have a development and funding expertise so that the halls can be more self-financing and secure a more sustainable long-term future. The Council is keen to seek feedback from the market place on the proposal of working together to improve the Community Hall offer across the Borough.

The two main objectives that the Council is seeking to be delivered are services that the public want/need and to optimise the mix of social/leisure and commercial return from the halls. Other aims include the minimum disruption to existing service users, respect and be empathetic to the existing service providers who may have historic arrangement in place with the existing operator and maintain a good working relationship with the Council going forward.

Introduction continued

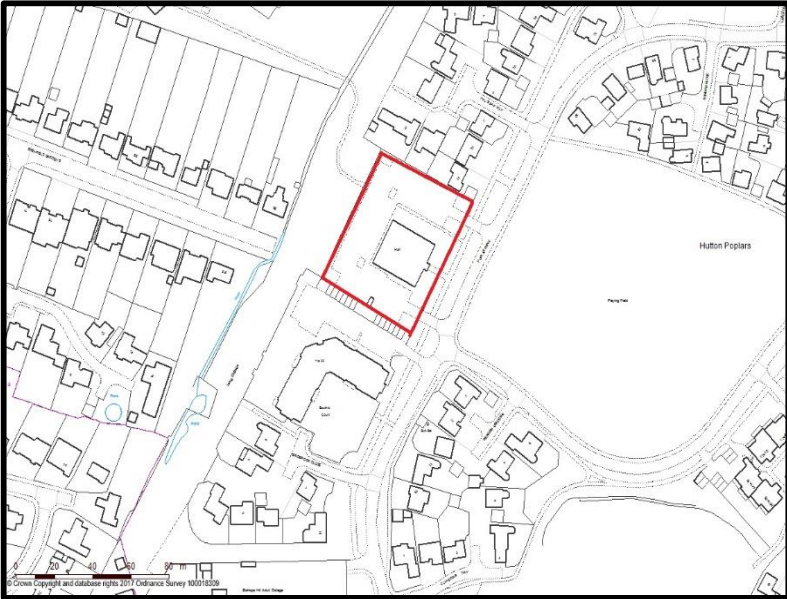
The summary sheets give information about the six community halls and broadly details the Council's requirements and considerations.

Disclaimer: The information contained in these documents is of an illustrative nature for the purpose of informal market testing only and does not in any way form part of any contract. Further more whilst every endeavour has been made to provide accurate information this is not guaranteed and should not be relied upon the purposes of the informal market testing exercise.

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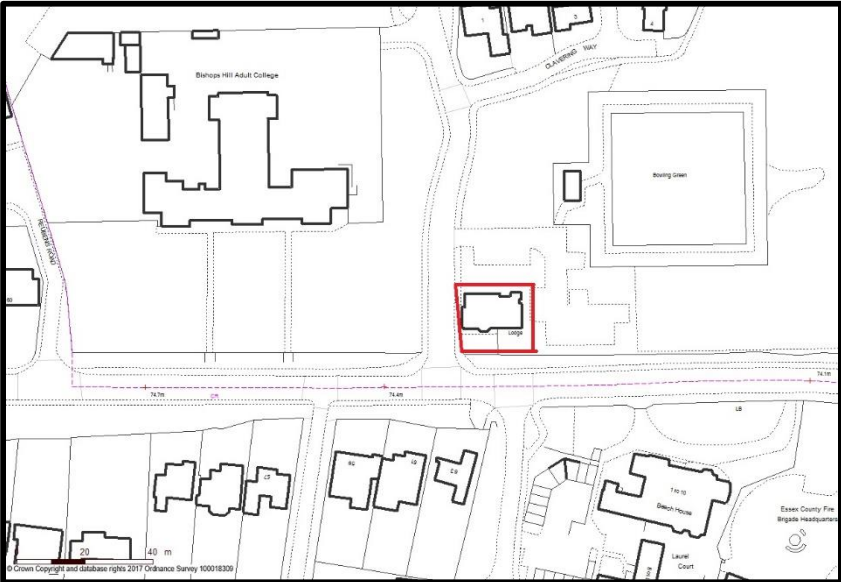
Hutton Poplars Hall is set in the heart of Hutton and is just a 10-minute walk away from Shenfield Station. Hutton Poplars Hall, Hutton Poplars Drive, Hutton CM13 1YU. Opened in 1906, Hutton Poplars Hall was the dining hall of the Hutton Poplars Recreational School that occupied this site and housed poor children from the East End of London. The School eventually closed and the site was redeveloped as a housing estate. The Hall was restored by Brentwood Borough Council in 1991. A Grade II listed venue, providing an impressive setting for special occasions. The building comprises of two event spaces – Main Hall which can cater for up to 250 standing and the Lansbury Suite which is ideal for up to 40 seated.

Postcode : CM13 1YU	Hutton Poplars Hall		Net internal area 582m2 (footprint only)
Current Context	Policy Context	Desired Outcomes	Potential opportunities
Community Use - currently provides accommodation for a nursery and is used as a wedding venue and conference facility with existing car park	Site designated as Community Use. Strategic Asset Strategy aims to maximise rental income. Leisure Strategy aims to maximise community & leisure use and increase sport participation	Achieve market rental income, Increase sport and leisure participation and use. Maintain the condition of the halls and keep in good repair throughout the lease period.	The Hall is attractive for a range of uses, including broad range of community uses and/or some commercial use. Close to Shenfield Station.

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Hutton Poplars Lodge is set in the heart of Hutton and is just a 10-minute walk away from Shenfield Station. Opened in 1906, Hutton Poplars Lodge was the porter’s lodge for Hutton Poplar’s Recreational School that previously occupied the site. The lodge was converted for community use by Brentwood Borough Council in 1987.

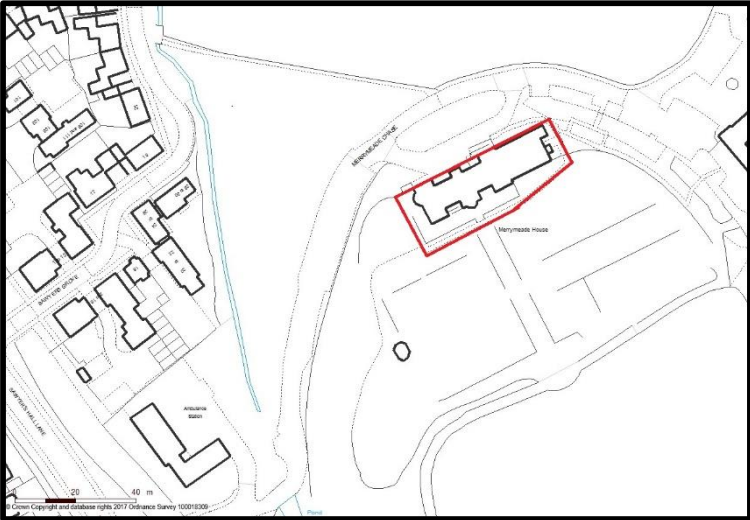
The building comprises 2 floors. The ground floor has a large room ideal for children’s parties, 2 smaller rooms to accommodate office space or small meetings. The upper floor has an additional 2 smaller rooms

Postcode : CM13 1BA	Hutton Poplars Lodge			Net internal area 165m2 (footprint only)
Current Context	Policy Context	Desired Outcomes	Potential opportunities	
Community Use - used as some office space and offers community space for smaller group meetings/parties	Site designated as Community Use. Strategic Asset Strategy aims to maximise rental income. Leisure Strategy aims to maximise community & leisure use and participation	Achieve market rental income, Increase sport and leisure participation. Maintain the condition of the halls and keep in good repair throughout the lease period.	The Hall could be used for a broad range of community uses and/or some commercial use	

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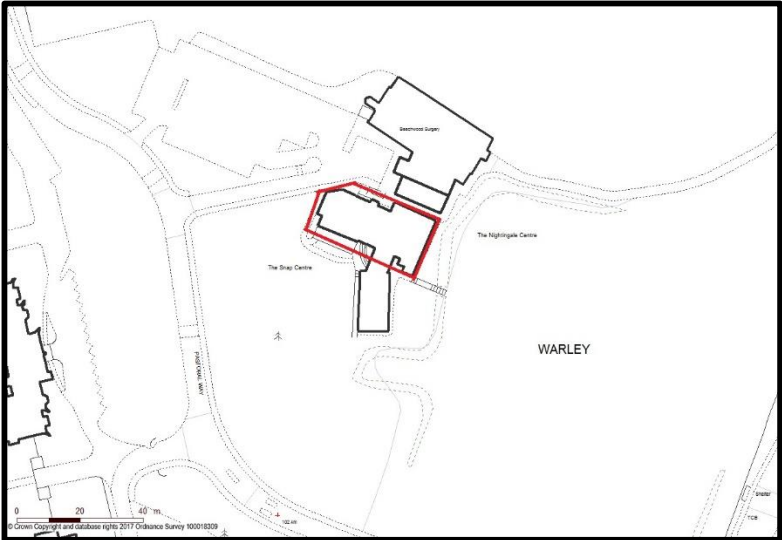
Set within a 10 minute walk of the centre of Brentwood, close to all amenities, Merrymeade House is an exceptional Grade II listed building. Soaked in history and offers a fantastic multi-functional space. Built in 1912 by Robert Horne-Payne, a rich railway tycoon. The house offers various rooms which overlook the grounds and a large catering area to suit your needs. The unique and grand venue provides a choice of rooms. The property was converted in 2008 to part community use and part residential.

Postcode : CM15 9FE	Merrymeade House			Net internal area 275m2 downstairs 197m2 upstairs
Current Context	Policy Context	Desired Outcomes	Potential opportunities	
Community Use - Currently provides a café/tea room and is used as a venue for meetings and office space and some car parking.	The part of the house in question is designated as Community Use. Strategic Asset Strategy aims to maximise rental income. Leisure Strategy aims to maximise community & leisure use.	Achieve market rental income, Increase sport and leisure participation. Maintain the condition of the halls and keep in good repair throughout the lease period.	The property is attractive for a broad range of community uses and/or some commercial use	

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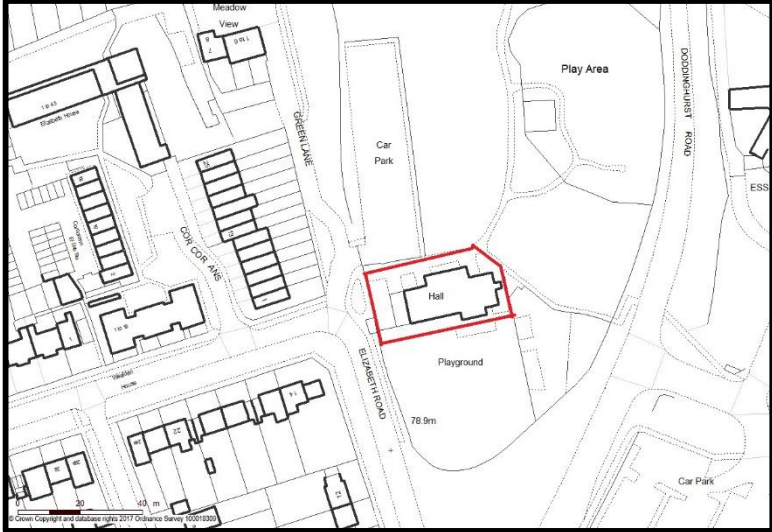
The Nightingale Centre is a 15 minute walk from Brentwood Station. Next to green open space, the Centre offers three separate rooms, each with its own different function. Suitable for meetings, conferences, party or weddings. Formally the Duchess of Kent Social Centre and now fully refurbished, providing fantastic multifunctional space with full disabled access. It is sited next to a Doctor’s surgery and adjoins a local children’s charity premises. The main hall can accommodate 130 people seated for meetings or 100 seated for formal dinner and dances.

Postcode : CM14 5GB	Nightingale Centre			Net internal area 493m2 (footprint only)
Current Context	Policy Context	Desired Outcomes	Potential opportunities	
Community Use - provides a venue for leisure and/or conference facilities with some car parking	Site designated as Community Use. Strategic Asset Strategy aims to maximise rental income. Leisure Strategy aims to maximise community & leisure use and participation	Achieve market rental income, Increase sport and leisure participation. Maintain the condition of the halls and keep in good repair throughout the lease period.	The Hall is attractive for a range of uses, including broad community uses and/or some commercial use.	

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Bishops Hall is located opposite the Brentwood Leisure Centre. It has good bus access, a car park, and sits adjacent to 2 popular and recently refurbished play areas and a green space. The spacious main hall is connected to the large catering area by a serving hatch which is perfect for larger parties. Behind Bishops Hall is a private landscaped garden. The large hall can accommodate 130 seated for a buffet and disco, or 100 for a formal dinner and dance.

Postcode : CM15 9NP	Bishops Hall			Net internal area 425m2 (footprint only)
Current Context	Policy Context	Desired Outcomes	Potential opportunities	
Community Use - currently provides a nursery and is used as a community venue for hire.	Site designated as Community Use. Strategic Asset Strategy aims to maximise rental income. Leisure Strategy aims to maximise community & leisure use and participation	Achieve market rental income, Increase sport and leisure participation. Maintain the condition of the halls and keep in good repair throughout the lease period.	The Hall can be used for a broad range of community uses and/or some commercial use	

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In 2010 Willowbrook School, went under a complete refurbishment and a brand new community hall was built. The spacious main hall has a fitted catering area with brand new appliances and a spacious outdoor area. The main hall is a perfect space for small meeting s and parties and can accommodate 60 seated for meetings and conferences and 50 seated for a buffet or disco.

Postcode : CM13 2TU	Willowbrook Hall			Net internal area 384m2 (including external area)
Current Context	Policy Context	Desired Outcomes	Potential opportunities	
Community Use - currently provides a nursery and is used as a community venue for hire.	Site designated as Community Use. Strategic Asset Strategy aims to maximise rental income. Leisure Strategy aims to maximise community & leisure use and participation	Achieve market rental income, Increase sport and leisure participation. Maintain the condition of the halls and keep in good repair throughout the lease period.	The Hall can be used for a broad range of community uses and/or some commercial use	