

## Trefriw Village Hall

### Proposed amendments to schedule of charges

At the meeting on 14th November 2023, Council agreed to review the schedule of charges for the village hall to ensure they remain appropriate in terms of the hall maintenance and running costs and on a par with neighbouring community halls in the Conwy valley. The charges were last revised in 2019, although the electricity charges to hirers have been adjusted to reflect prices changes from the energy provider.

Council want to ensure that hall users are contributing sufficiently to its running and upkeep, thereby lessening the universal costs to all residents (hall users or not) via the precept. Note we do not anticipate being able to reduce the precept to offset any increase in hall hire charges given current booking rates, rather this review is intended to prevent any need to raise the precept simply in order to meet hall costs.

This review is focused solely on hall hire charges. There are no plans to amend the existing penalties for late departure, non removal of rubbish or failure to leave the hall in a clean and tidy state. Council may also levy further charges to repair damage or recover losses, howsoever caused.

### Proposal

Agreement is sought from full council to agree changes to the schedule of charges as per the table below. This has been based on analysis of current and forecast hall costs, booking numbers and benchmarking nearby community hall charges. Further discussion is below.

|                                      | <b>Trefriw village hall</b>   |  | <b>Benchmarking<br/>(info sought but not received from Guide hall, Llanrwst and Tal y Bont hall)</b> |  |   |
|--------------------------------------|---|--|--|--|---|
|                                      | <b>Current charges</b>  | <b>Proposed charges<br/>For 2024</b>                                     | <b>Betws memorial hall<br/><i>Owned by CCBC.<br/>Managed and<br/>maintained by BCC.</i></b>          | <b>Dolgarrog<br/>community hall</b>  | <b>Rowen memorial hall</b>  |
| <b>Ward residents/groups</b>         | £15 per 3 hour session<br>incl 1 hour seasonal pre-heat                   | £25 per 3 hour session<br><i>See note about pre-heating below</i>        | £15 per morning/<br>afternoon/evening<br>session   | £20 for first two hours;<br>£10 per hour thereafter<br>Incl heating/lighting | £20 per 3 hour session<br>+ heating/lighting                        |
| <b>Other individuals/<br/>groups</b> | £12 per hour (minimum<br>charge 2 hours) incl 1<br>hour seasonal pre-heat | £20 per hour (min 2<br>hours)<br><i>See note about pre-heating below</i> | £10 per hour (minimum<br>charge 2 hours)   | Negotiated on a case<br>by case  | £35 children's parties<br>£35 all day session<br>+ heating/lighting |

|   |  |   |     |                              |  |
|---|--|---|-----|------------------------------|--|
| <b>Business/corporate</b>                           | £15 per hour (minimum charge 2 hours for non-Ward residents) incl 1 hour seasonal pre-heat                     | £25 per hour (min 2 hours)<br><i>See note about pre-heating below</i>   | NK  | Negotiated on a case by case | £65 all day session + heating/lighting |
| <b>Small meeting room only</b>                      | £10 for up to a 2-hour session. No pre-heat. Chargeable heating via an electric fan heater in the meeting room | £15 for each 2-hour session. No pre-heat. Chargeable heating via an electric fan heater in the meeting room   | N/A | N/A                          | N/A                                    |
| <b>Electricity costs in addition to hire charge</b> | 30p (as agreed on 14/11/23 but subject to change in line with supplier charges)                                | In line with supplier charges   | N/A | N/A                          | NK                                     |
| <b>Preheating</b>                                   |  | For all bookings: Preheating chargeable at relevant electricity unit cost based on hirer self-serve. A £10 surcharge will apply if TCC are required to switch on heating to take account of staff time. | N/A | N/A                          | N/A                                    |

## Background

Hall costs and funding for 2022/23 are outlined below:

|  | <b>2022/23 costs</b> | <b>2022/23 hire receipts</b> | <b>Funding gap (met through precept)</b> |
|--|----------------------|------------------------------|--|
| Insurance  | 770.12               |                              |  |
| Repairs  | 518.48               |                              |  |
| Operating costs (inc utilities, cleaning, fire/ electrical safety tests) | 1752.06              |                              |  |
| <b>TOTAL £</b>   | <b>3040.66</b>       | <b>1350</b>                  | <b>1690.66</b>                           |

Funding the existing costs/income gap through the precept means all ward residents pay for over half the costs of running the hall whether or not they use it. At present the only regular activity provided free of charge for residents are monthly community coffee mornings; all other regular activities are run by hirers on a paid-for basis. To offer better value to residents we need to redress the balance so that more of the hall's costs are met by users. We understand this means the costs of higher charges will likely be passed on to participants in those activities but whilst this may be unwelcome, it is fairer to all ward residents than TCC continuing to effectively subsidize those activities to meet the gap between hire income and hall costs.

Based on 2022/3 costs, hire charges and receipts, for the hall to be self-funding (ie all costs met through hire charges) we would need four 'ward resident' session bookings every week of the year. If we assume all hire receipts in 2022/23 were from ward residents, the average booking rate was 1.7 sessions per week ((£1350 / £15)/52 weeks). The gap between actual bookings and the number needed for the hall to be self funding could be closed either by doubling the number of bookings or doubling the hire charges. Both options assume future booking numbers do not drop below 2022/2 and operating costs do not increase significantly.

There is no evidence of demand for Trefriw village hall sessions outstripping supply, and there are community halls in every village down the Conwy valley so these spaces are not scarce. Therefore it is highly unlikely we would be able to increase the hall's income by significantly increasing the number of bookings. The other viable option is to increase our hire charges. However, doubling the rate would put Trefriw hall above benchmark spaces thus rendering us potentially uncompetitive which could lead to a downturn in bookings. Therefore the increased rates in the table above seek to strike a balance between meeting more of the hall's costs through hire charges and reflecting charges of other local community spaces. This means there will still be a gap between the hall's costs and income from hire charges but we would hope the burden on the precept is reduced through higher charges for users.

### **Recommendation**

It is recommended that council approve the proposed charges for 2024 and that these are reviewed annually each autumn to inform the budget for the following financial year.

Jasmine Kelly  
03 December 2023