

## **Bungay Community Centre – Frequently Asked Questions**

### **Version 1.1 published February 2020**

*Many questions have been or will be raised about the project. This document is designed to provide answers to those questions. If you feel that something is missing, please ask via our web-site and we will update the information accordingly.*

#### **Why is the new building being put on the Grammar School Lane site rather than the Honeypot site?**

The Local Plan, agreed by the district council after local consultation, designates that the Honeypot site will become used for housing while the Grammar School Lane site will be for the new community centre. The new site is considered to be more central to the current and future planned housing areas of Bungay.

#### **Why is greenfield space being used for the new building?**

The field at Grammar School Lane has been designated for community use. The swings and play area were installed as a first step. Once the new building is in place there will be landscaping and improvement of the area – rather than being just a field it will become a more exciting, usable space.

#### **Will we still be able to play football on the field?**

There will still be space to play football or other similar activities on the field on an informal basis. Organised football activities are now undertaken at the Sports Centre Pirnhow Street, Ditchingham.

#### **I've heard that the swings and things are going to be removed to make way for the new centre. Is this true?**

No, it is not true. The current equipment will remain in situ and the new building will be the other side of the field. It was always planned to have the swings etc. and the new centre on the same site.

#### **There is empty space on the other side of St John's Road, why don't you put the new community centre there rather than on the Grammar School Lane field?**

Firstly the land on the other side of the road is privately owned and not available for building. Secondly, that land is prone to flooding. Of course, the flooding issue does not necessarily preclude building, with imaginative design, if it were land that was available and designated for this purpose.

#### **How come the old Honeypot Centre has been sold, on the quiet?**

At the present time the old centre site has not been sold – it forms part of the overall project. We have a local builder who is willing to help to see this project come to fruition by offering to buy the old site but to still allow us to use it while the new Community Centre is being built.

### **Why isn't the current site being redeveloped and a new community centre built there?**

Quite simply there isn't the money to allow this to happen. We need to sell the old site to gain funds to put towards the new centre. There would not be enough money to have a new community centre if the old site is not sold. This option has been explored but is not feasible.

### **Why don't you just repair the existing community centre and keep it going?**

We have had professional advice that the existing centre is not viable as an ongoing building. It would take more money to repair it and make it properly fit for purpose than to build a new one.

### **Is it true that there will not be any storage space for groups to use in the new community centre?**

No, there will be some storage space, but not as much as we currently have in the old centre. As parts of the Honeypot building have become unusable for public activities, they have become used for storage. This is fine while the space is available. However, when the new centre is built, we have to maximise the space which is available for hire.

### **Why don't you use the middle school instead?**

The Middle School has never been made available to the project for consideration and it is believed that Suffolk County Council have another use for the site.

### **Why don't you look at using the old Kings Head building?**

Again, this building is not available to us. Further more it would require a lot of money spent on it to make it a viable venue and there is no parking available on-site for those with mobility issues.

### **Is it true that the new community centre will not be big enough for some of the existing users to move to?**

No, this is not true at all. The new centre will have a number of different sized rooms which are available to hire. This biggest area will be able to accommodate a maximum of 200 people.

### **Is it true that the new community centre will not have any solar panels installed, or ground source heat pumps?**

Yes, this is true. The very early designs for the building had all these things included, unfortunately, even in these times of high awareness of climate issues, we have had to make some compromises to enable us to provide the space we need in a way which makes it accessible, comfortable and sustainable, with the funds we have available. Clearly this will disappoint some people, however we so desperately

need a better place for people to use, that it has been agreed to progress on this basis.

As Trustees it is right that we should build and run the centre in a way that incorporates this "green" ethos, whilst having regard to the financial viability. The Trustees are preparing an Environmental Responsibility Statement which will guide how the Community Centre will operate and fulfil its environmental obligations- this offers a holistic approach rather than confining itself to the rather narrow approach of how the Community Centre will obtain its energy supplies and will cover areas such as recycling and purchasing, use of energy and resources, enjoying the natural areas around the centre, saving fuel emissions and involving visitors to the Community Centre. This will be a "living" document that can be added to once the building is in place and open.

### **Why don't have some events now, before building, to get the money you need to install "greener" things?**

We have tried hard to set up events that people want to attend but have had little interest in recent years. The people of Bungay will understand that the project has been ongoing for many, many years. Everyone is tired of hearing about what might happen but, so far, never has. It is extremely difficult to gather enthusiasm for any aspect of fund raising. But, we truly believe that once the new building is in place and people realise what a marvellous place it is, then it will be used more and more and there will be a renewed level of interest in the centre which will mean that fund raising activities are both encouraged and supported.

### **Isn't this all a bit piecemeal? How can you call it a project?**

We don't believe this to be true. We have worked with experts to design the new building. We have put a lot of effort into the production of a viable business plan for the new Community Centre (which is available on our website) and we have a mixture of skills within the Trustees to enable such a project to take place. Day to day oversight of the build process will be undertaken by OWL Architects on our behalf and we have professional bodies (e.g. legal, accountants) on board too. We believe that it is a viable project but acknowledge that the lack of information about it, to date, may have led people to believe otherwise.

### **Why haven't you communicated all this before?**

To a great extent, such information has been made available at various times in the past. All to no avail as various iterations of the project have stalled, for many different reasons. Although the Trustees have seen progress over the past year or so, we have been most reluctant to make announcements about the project in recent months for fear that, once again, things would go awry. Finally, we know this is not going to be the case and from now on we will be doing our utmost to communicate with the people of Bungay, and beyond, in whatever ways they wish us to.

## **Why do you constantly refer to the Honeypot Centre and Trustees?**

We are pleased this question has been asked as we realise that things might be a little confusing! The current or old community centre is officially called The Honeypot Centre due to its location. When the Trust was set up as a charity it was named the Bungay Honeypot Centre. As the new building will not be located at Honeypot Meadow there is no need to continue to use that name for it and it is believed that the name of Bungay Community Centre would be best, going forward. For the time being the charity still needs to be referred to by its registered name although consideration will be given to amending it in the future

## **What is going to happen to the historical context of the existing building?**

The Honeypot Centre began its life during the Second World War as a cafeteria for the American Air Force who were based in the area. There is memorabilia which commemorates this and we will be displaying these items in the new building, together with information about the history of the Honeypot Centre.

## **I've heard that there are only going to be a few parking spaces at the new Community Centre. Isn't that a bit short sighted as it could lead to parking problems on the road?**

We expect that you have seen just a few, designated parking spaces on the plans for the building and this is correct. These will be near to the building, on hard standing and marked out for use by those with disabled parking permits. However, there will also be other space for parking on a surface known as "grass crete". This is a matting which protects the ground from vehicle damage but allows the grass to grow through. Thus it will remain a green space. It was decided early on that this would be far more preferable to having a large area of tarmac which is marked out for parking purposes. The space available for parking will be around 50% larger than at the existing building but, due to the surfacing, will not be so obvious. It is difficult to be accurate with regards the total number of spaces which will be available as it will be entirely down to the way that the people using the building will park.

However, apart from the parking available the location of the building means that it is going to be far more central for people to get to and will be on the main bus routes. We hope that many people who use it will walk, cycle or take public transport rather than drive.