

Better facilities for our Leaders
to enhance their capacity to
bring new ideas and events to
the children's structured
programmes



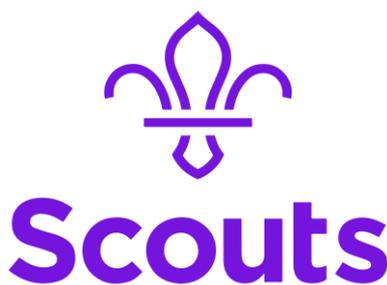
Grundisburgh
continues to grow
and remains as ever a
popular place to visit,
live and raise
a family.

BUSINESS PLAN

For Proposal of a

New Grundisburgh Scout Centre

Appeal to parents,
children and adults to
join and take up the
Scouting Adventure!



Provide a safe,
warm, friendly
environment for
our current
members



www.grundisburghscouts.org.uk

www.facebook.com/1stGrundisburghScoutGroup

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Contact

New HQ Project Sub-Committee
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General Summary

The 1st Grundisburgh Scout Group and other associated uniformed organisations in the Village need a new building for their activities.

For ease of presentation, we refer to the 1st Grundisburgh Scout Group and other regular users of the building as the 'Scouts'.

The present facilities are comprised of the Main building, which we will refer to as the Hut, with a large shed and extra outside storage containers, all located in the South-East corner of the Grundisburgh Playing Field. The Hut is a wooden framed structure which was moved to the present location in 1963 and has since been extended to accommodate extra storage rooms.



There is no real argument for renovation and any further extension, as the building is long past its structural useful life. The Scouts need a new building with modern facilities that conform to current day health and safety rules and can accommodate for a wider range of purposes and users. This document presents the case for a new building.

Project Summary

The specification for the proposed new facilities centres on a large main hall for activities and provides an office, meeting space, up-to-date catering facilities, toilets and enhanced storage. External improvements include a proposed new purpose built access road, parking, drop-off area, lighting and security.

Considerable thought has been given to ensuring that the proposed facilities will meet the current and anticipated future needs of the Scout Group. The specifications include provision for accommodating any extension of the facility if required in the long term.

Background – Grundisburgh Village

Grundisburgh is an attractive Suffolk village situated six miles from Ipswich and three miles from Woodbridge.

The village radiates from a central green surrounded by St. Mary's Church, The Old School, Shops and The Dog Inn. The Green and its Stream, a tributary of the River Lark, are at the heart of the village and enhance its unique character and appeal.



A Primary School, Post Office, Doctor's Surgery, Shops, Baptist Chapel, Parish Rooms, Village Hall and Playing Field are all within easy walking distance and beyond lies the open Suffolk countryside.



The village is beautiful and is home to a real, lively community with a broad spectrum of people including families with young children. With over 40 clubs and organisations for religious, sporting, cultural and social desires, Grundisburgh caters for both the young and the old.

The 7.5 acre Playing Field holds a Pavilion, two football pitches, three tennis courts, a children's play area and the current Scout Hut. The field is also the venue for the Village Show - a unique event in the best traditions of English village life, bringing the whole village together in a day crammed with 'something for everybody'.

With quick and easy access to Ipswich and Woodbridge, the Heritage Coast, and the trunk roads to London and the Midlands, Grundisburgh continues to grow and remains as ever a popular place to visit, live and raise a family.



The Village Show



Background – 1st Grundisburgh Scout Group

The 1st Grundisburgh Scout Group was originally formed in 1921 but unfortunately records relating to this era have been lost. In 1936 the Group was established again, however, due to the Second World War it was disbanded. In 1956 the Group was reformed and since then for over 60 years has provided Scouting to Grundisburgh and the surrounding villages.

In 1963 a building in the village was transported to the Grundisburgh Playing Field to become the new Headquarters and was opened on 8th December 1963. Electric and water supplies were connected to the Scout Hut over the years, and in 1986 to 1987 further improvements were added, with the addition of storage space and rooms in the extension.

At the end of 1998, the Scout Group was able to send two Scouts to the 19th World Jamboree in Chile as part of the Regional Contingent. In 2007 we celebrated 100 years of Scouting with various events and camps. The Scout Group was able to send three Scouts, along with Stuart Ross our Group Scout Leader, to the 21st World Jamboree as part of the Suffolk Contingent. This was a special Jamboree held in the UK to mark 100 years of Scouting.

Also in 2007 the Scout Group held its first Duck Race on the Village Green with 1000 plastic ducks floating down the river. The event is open to the Community and has continued over the years bringing much enjoyment to children and families. In 2008 a new Beaver Colony for ages 6 to 8 years old was set up within the Scout Group. As a result, the Scout Group grew by a third with lots of new members joining. In 2011 the Scout Group was able to send one Scout to the next World Jamboree in Sweden.

In 2012 the Scout Group attended the 7th National Scout Archery Competition with members from 1st Kesgrave Scout Group. The archers were successful in winning trophies and in 2013 the Scout Groups trained harder with regular archery sessions and won even more trophies that year. Archery has continued to be a major activity at 1st Grundisburgh Scout Group with members still attending and winning trophies each year that the competition is held.

In 2016 the Scout Group held its first Fireworks Display on the Grundisburgh Playing Field. Each year this event appeals to families and the Community due to the early launch time of the display and being much easier to attend than larger crowded shows in surrounding towns.

On 16th March 2020 the Scout Group, along with hundreds of Groups across the UK, were suspended from continuing any Scouting Activities due to the Covid-19 Pandemic that hit the World in 2020. As a result, all fundraising events were cancelled, however, during this period of no activities various improvements to the Scout Hut both inside and outside were undertaken for the benefit of all our Scouting Members.

The Scout Group has its own website and Facebook page providing an ideal, easy to use location for Members, Parents and the public to view Group information, news, events and photos. It is also a useful tool for new members wanting to join and find out more information about the Group. (www.grundisburghscouts.org.uk and www.facebook.com/1stGrundisburghScoutGroup)

All Sections enjoy a full and active programme which has been developed over the years for the various ages and needs of our members. Across all the Sections you will find core activities such as camping, archery, crafts, hiking, visits, cooking, games (both inside and outside the Hut) team work skills, developing Leadership and most important of all gaining Badges and Awards.

Background – Other Village Uniformed Organisations

Fynn Valley Explorer Scout Unit



In 2001 a Senior Section of Scouts from Grundisburgh Scout Troop was created. This Section evolved into the new Explorer Unit when the Scout Association created Explorer Scouts for 14 to 18 year olds in 2002. This new Section provided a link between older members of Grundisburgh Scout Group and Grundisburgh Guide Unit with a mix of boys and girls joining.

Under the management of Deben District, the Explorer Unit changed their name to Fynn Valley Explorer Unit in 2006 with Scouts joining from 1st Otley, 1st Woodbridge and 1st Westerfield. The Explorers are from a wide background of Scouting from neighbouring towns and villages, drawing in Scouts and Guides from as far as Framlingham, Earl Soham, Debenham, Kesgrave and Ipswich.

Enjoying a full programme of adventurous activities the Unit has strong links with Grundisburgh Scout Group with many Explorers returning to the younger Sections of Beavers, Cubs and Scouts to help as Young Leaders. As valuable assets to the Leadership teams they play an active role in the Section, bringing a range of fresh ideas, and acting as positive role models.

The Young Leader scheme provides training and develops valuable life skills, with an opportunity to make a positive impact in their Communities and to fulfil the service elements of many of the top accolades in Scouting and the Duke of Edinburgh Award.



Grundisburgh Guides, Brownies and Rainbows

Grundisburgh Guides was initially established in 1919, but unfortunately like the Scout Group, was disbanded during the Second World War. After the War, the Guide Unit combined with Tuddenham, and then in 1975 it re-established itself within Grundisburgh village and has become a successful and thriving Group since. Originally Guides were started as a response from girls requesting to enjoy similar activities as the boys, and this would provide them with opportunities for outdoor activities, teamwork and Leadership skills.

These same objectives are at the core of the Grundisburgh Guide Unit today with a programme of activities including badge work, outdoor cooking, community ventures, craft activities, drama and outdoor games. Alongside the Guide Unit there is a new Rainbows section for ages 5 to 7 years old and a long-running Brownie section for ages 7 to 10 years old.

The recent addition of Rainbows to the village shows the need for girls of similar ages to Beaver Scouts wanting to have the same adventures. Brownies are a thriving section which is always at full capacity with waiting lists. Both sections continue with valuable assistance from Girl Guide Young Leaders alongside Uniformed Adult Leaders.



With the creation of a new building we will be able to provide a central location for all uniformed young members and their volunteer Leaders.

Where Our Members Live

The list below summarises where our current members live and travel from to fulfil their Scouting achievements.

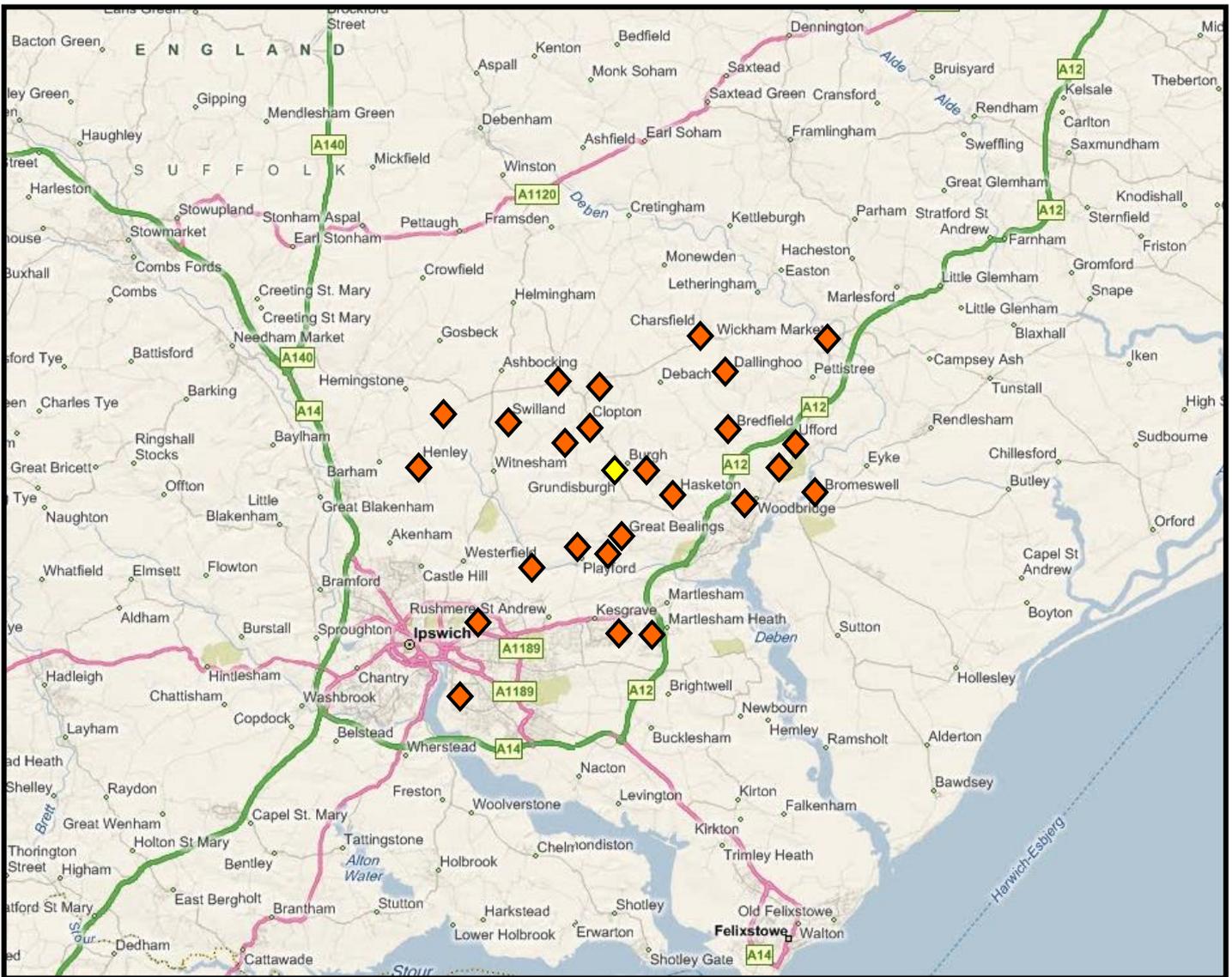
Bredfield
Bromeswell
Burgh
Charsfield
Clopton
Dallinghoo

Great Bealings
Hasketon
Hemingstone
Henley
Hoo
Ipswich
and Grundisburgh

Kesgrave
Little Bealings
Martlesham
Melton
Otley
Playford

Swilland
Tuddenham
Ufford
Wickham Market
Witnesham
Woodbridge

The Map shows where our current members live and our catchment area



Our Current Facilities

In 1963 the Scouts acquired a wooden building which was moved on the back of a tractor to its present location in the South-East corner of the Grundisburgh Playing Field. This original building still stands as the main hall, and a breeze block extension in 1987 created three additional small areas with a storeroom. The building has no road access, however, access can be gained from the Sports Pavilion and driving around the perimeter of the Playing Field itself.



The Hut has a single entry door which opens onto the main hall, leading off this are smaller rooms as part of the 1987 extension which provide storage for tables, chairs, resources and an office with a small back room for tents and camping equipment. Off the main hall there is a small kitchen with a serving hatch onto the main hall and a single toilet with one basin.

The outside shed and storage containers hold pioneering poles, ropes, archery equipment and various other items for activities, plus our current Scout trailer. To the right-hand side of the Hut is a firepit circle.

To this day the Hut remains the meeting place for all its uniformed sections within the Scout Group as well as Fynn Valley Explorer Unit.

The Playing Field itself provides a great venue for the programmed activities and games. It is very much seen as an extension to what can be provided for the young members outside the confined small space of the main building.

It is essential that this large open space, or something similar, remains available on the doorstep of the new building. Currently, the Hut caters for:

- *The weekly meetings of all Sections and various sleepovers*
- *District Events such as District Archery Competition, Link Days and BBQs*
- *An overnight location for Hikes and Expeditions*



Due to the lack of facilities we have been unable to accommodate any Community users or some Scouting events which need an enclosed space for large numbers of people in inclement weather.

Our Development Objectives

Scouting within the Northern area of Ipswich and around Woodbridge is strong and growing, but needs a flagship facility for the purpose of modern day Scouts.

We need to provide better facilities for our Leaders to enhance their capacity to bring new ideas and events to the children's structured programmes in a warm, safe atmosphere during inclement weather and winter evenings.

The Scouting Sections are almost at a maximum size and the potential for growth is there. This growth can be accommodated by adding more Sections, however, this can only be achieved with more Leaders and volunteers and, most importantly, more space with modern facilities.



Scout Group Duck Race in the Village

Our location on the Grundisburgh Playing Field provides an excellent environment for young people. This ideal open outdoor space suits many of our Scouting activities but the present building facilities are not adequate. With development of a new building then bigger and better events for all Sections of young people can be achieved.



District Beavers using our Campfire

We need to develop our building as a prime location for an overnight venue with good indoor facilities, a large hall, kitchen and modern toilets because of the fantastic proximity to the variety of local walks and trails in rural Suffolk.

The area of Northern Ipswich and Woodbridge has no overnight facilities and the nearest is either Sizewell or Hallowtree Campsite, Nacton. In this era of climate change, cutting down on the need for transport to such locations is an important objective.

Archery

With a purpose built environment we can develop new and existing skills in young people such as Target Archery.

This will build upon our success at the National Archery Competition and other Archery Events in the UK as some of our Members are National Champions and have been on England Teams and GB Youth Squads.



Archery Training inside the Hut



Archery Training inside the Hut

Our current Hut gets used by members for Archery training during times when it is not being occupied by other Uniformed Sections. Bigger facilities would mean the ability to have more young people take up the sport and receive coaching in a dedicated venue. The main hall will become an all-year-round location for training future British Archers and a partaking in this traditional Scouting activity.



Archery Member in his GB Youth Squad Kit



Above are some examples of the success 1st Grundisburgh Scout Group has had and continues within Archery. We also have very good links with Deben Archery Club (DAC) based in Ipswich.

Deben Archery Club also require an indoor venue for coaching and training so this would be another user of the new building.



Para Archery



Para Archery has had great success at the London and Rio Olympics and the Scout Group is supporting that need to find the next generation to compete at forthcoming Olympics. A Para Archer and Member of the GB Para Archery Team living locally has used the current Scout Hut for training alongside junior archers.



Training is made difficult by access to the Hut only by driving across the grass Playing Field and getting through the narrow entrance doorway.

However, the need to train and receive coaching is far greater. A new building with close car parking would have the accessibility needed for all wheelchair users whether it be for training, public hire or new members to Scouting.

Having such a building would not only benefit Grundisburgh's Scouting activities but the Grundisburgh Community too, as the building would be considered an additional facility available to be hired in the village by individuals and groups. We are confident that our new building would appeal to parents and families who would choose to hire our facilities because of its versatile uses, access to the Playing Field and its 'child friendly' design.

Our building could attract someone to operate a 'Before or After School Club' where parents can leave their children with trained individuals knowing they will be taken to and collected from the local Grundisburgh School which is only under ten minutes walk away all on public footpaths. Similarly, it could be potentially used by someone who would like to run a Summer School and provide activities for children whilst parents are working during School Holidays.



Nevertheless, our primary objective is to provide a safe, warm, friendly environment for our current members and appeal to other parents, children and adults to join and take up the Scouting Adventure!

The Problems with Current Facilities

As stated earlier, the main part of the current Scout Hut is a wooden framed building moved to its present location in 1963. Although extended and maintained as well as can be expected within its spatial and budgetary constraints, the Hut is no longer fit for purpose. It sits squarely in the category of “tear it down and start over again”. Its size and facilities are inadequate for current uses and struggles to meet health and safety requirements.

Scouting in the North Ipswich area needs and deserves a new flagship facility and no amount of remedial work on the current building can provide this. The following is a list of its perceived shortcomings:

- Asbestos within the walls - sheet version currently acceptable if you do not cut into it but makes repairs difficult, hazardous and expensive
- Wooden building – a fire hazard and has woodworm
- Only one door for all access and difficult to enter in a wheelchair
- No road access for Disabled people, Emergency vehicles or Leaders requiring equipment
- No disabled toilet or low level floor to ease access.
- Only one toilet for roughly 25 children/adults per evening meetings and sleepovers
- No CCTV security or alarms
- Vulnerable to acts of vandalism - broken windows & theft has happened in recent years
- Heating inadequate – does not circulate heat around resulting in high electric bills
- Poor lighting
- No running hot water
- Vermin able to enter through holes in walls
- Lack of storage for the growing amount of equipment
- Inside activity space not big enough for up to 25 children in one evening
- Activities are restricted by the height of the beams
- Roof not insulated and any insulation is very poor, so heat is wasted in the roof space
- High insurance - £1,600 due to wooden building which is away from the public eye

Other Playing Field Buildings

The new building and materials will need to blend into the surrounding landscape and to perhaps mirror the current Sports Pavilion building situated at the North West corner of the Playing Field. Photographs of the Pavilion are shown.

The new design would be larger than the Sports Pavilion but will share the same features. Basic facilities, such as toilets and kitchen, would be provided to a specification that will accommodate greater needs than those of the current users. Such a building will also enhance the attractiveness of the facility for hire for private functions.



**Grundisburgh
Sports Pavilion**



Proposed Specifications

We believe it is essential that the new HQ remains close to the Playing Field as this large open area is an extension to any activities that we provide. It will, however, be necessary to accommodate a larger scale building and potentially new access route. The final design will be determined by the size of land available and financial constraints. However, we must ensure the finish is to the highest possible standard. Below is a brief outline of the desired key features.

Main Hall

- *Long and high enough for an Indoor Archery Range of 20 yards/18 Metres Shooting distance with space for waiting areas behind the shooting line*
- *Long enough so the Hall can be split into two segments for two meetings at one time*
- *Access to Reception Area and a storage room for chairs and tables*
- *Doors to open onto the playing field or outside space*

Catering Facilities

- *Large kitchen with a serving hatch onto the Main Hall*
- *Fridge/Freezer and large cooker/range (gas if possible)*
- *Stainless steel storage units and preparation surfaces with large deep sinks*
- *Lockable First Aid cabinet*

Office

- *For all administration purposes, area for a desk, chair and filing storage*
- *To accommodate meeting room chairs and large table*
- *Window hatch onto the Reception Area*

Secondary Hall and/or Meeting Room

- *An additional space to the Main Hall to facilitate multiple users at the same time*
- *Meeting room to include chairs and large table for official discussions or conversations*

Toilets

- *Ladies and Gents facilities with all necessary items and fixtures*

Reception Area, Plant Room and Storage

- *Access to Main Hall, Office, Toilets, Kitchen, Secondary Hall, Meeting Room, Storeroom*
- *Wall space for coat hooks, displays and notices*
- *Secure storage for Archery equipment*
- *Shelf racking for tents, pioneering poles, ropes and various other camping equipment*
- *Plant Room to hold the boiler, utility mop sink and cleaning materials*

Disabilities needs

- *Disabled toilet facilities to include a 'Wet Room' Shower unit*
- *Wheelchair access to all public rooms along with a Lift is required to a second floor*
- *Fire alarm system linked to auto-cut off any Music and flashing lights for the deaf*
- *Parking Bays for Disabled people close to building entrance*

Fixtures and Utilities

- *Water, gas, electric – to be provided where needed in the rooms listed*
- *Insulation and heating using eco-friendly methods of geothermal or solar power*

Exterior

- *All weather access for cars, service vehicles and Emergency Services*
- *Hard surface parking area*
- *Lit pathways with security lights and cameras*

Additional Matters

Current Hut Lease

The current Scout Hut is located on land owned by the National Playing Fields Association called 'Fields in Trust' and maintained by the Grundisburgh Playing Fields Management Committee. This is then let to the Scout Group on 21 year lease.

The current lease will end on 31st December 2022. The Playing Field Management Committee have indicated that they would approve development of the new facility.

Road Access

Vehicle access for the current Scout Hut is via the main Playing Field entrance off Ipswich Road and then across the field itself. A new access is being discussed with the landowner at the rear and side of the current Scout Hut running along the crop field adjacent to the Playing Field.

This access would then connect with the main vehicle road called 'Park Road'. This crop field is called 'Chapel Field' and owned by the Cranworth Estate.

Potential Land for the Building

After consulting with the National Playing Field Association, it was found that the Grundisburgh Playing Field is held 'Charitably' and any development would need to be discussed with the Charity Commission.

Due to the complicated Legal issues this will result in, the Scout Group has approached the landowner of the empty allotment plot behind the Hut with a view to develop on it. This ground is also owned by the Cranworth Estate along with its Trustees. By possessing the land, the Scout Group would no longer require a lease.

As of 2021, 'Chapel Field' is being considered for development under the new East Suffolk Council Local Plan for more housing assigned to the village. This has a direct effect on our development plans and the Scout Group is waiting for the outcome of the decision.

Professional Advisors supporting the Project

In early 2019 the Scout Group made an application to 'Suffolk ProHelp' which is a scheme through Community Action Suffolk where professional advisors give their support to projects aimed to help the Community. The Scout Group was fortunate to be assigned three professional consultants. These individuals are a Land Surveyor, an Architect, and a Solicitor and they are assisting the Group in these early stages of land purchase and building design.

It is expected that further professional advice from areas of the building trade will be needed as the project moves forward. Costs of services used from all individuals will be included within the budget.

Parish Council Support

The Parish Council and its planning sub-committee have been advised of our plans for a new development. They are happy to support the application for new facilities as it is a replacement building and understand the need to make it larger to suit the Scouts and Community requirements. Letter below from the Parish Clerk.

Grundisburgh & Culpho Parish Council

Mr. John Ager - Clerk to the Council,
8 Post Mill Close,
Grundisburgh
WOODBIDGE,
Suffolk IP13 6UU

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Email: j.ager@tesco.net
WebSite: <http://grundisburgh.suffolk.cloud>

Stuart Ross,
1st Grundisburgh Scouts,
Post Mill Crescent,
Grundisburgh,
Suffolk,
IP13 6UX

15th December, 2017

Dear Mr. Ross,

The following is an extract from the minutes of a meeting of Grundisburgh & Culpho Parish Council held on the 13th November, 2017

14. Public Open Forum Mr. Barnett proposed seconded by Mr. Caryer, to unanimous approval, that the formal meeting be temporarily suspended and members of the public invited to address the meeting. The following issues were raised:

- New Scout & Guide Centre Scout Leader, Stuart Ross, reported that the plans for the new Centre were well advanced. Three parties were involved, Grundisburgh Estate, Fields in Trust and the Parish Council. He supplied copies of the Planning Submission Statement and plans of the proposed building; estimated cost £250,000. Mr. Barnett proposed seconded by Mrs. Willetts, to unanimous approval that Grundisburgh & Culpho Parish Council acknowledge the need for a new Centre for Grundisburgh's Scouts & Guides and support their campaign to build a new Centre on Grundisburgh's Playing Field.

Yours sincerely,

John Ager
Clerk to the Council

Batchelor Family Legacy

John Batchelor, his wife Hazel and son Nigel were village residents for many years living at Highfields in Meeting Lane. John was a longtime supporter of the Scout Group since his son was a Scout and was pleased to see the Group grow and offer new activities and new adventures for the children.

In the Summer of 2017 Nigel suddenly passed away which was tragic for John who had also lost his wife in 2009. When dealing with Nigel's estate it was found that he had various savings and investments. John, who was already an elderly man, decided he did not need Nigel's money and, after seeking advice, concluded he wanted to 'gift' it to three village organisations – St. Mary's Church, the Baptist Church and the Scout Group.

Unfortunately, on Christmas Day 2017 John himself passed away and the Estates were left in the hands of solicitors to administer. After a further two years of waiting the Solicitors were able to assign the Legacies of Nigel's estate to the three organisations. The Baptist Chapel received £50,000. St. Mary's Church received £250,000 and the Scout Group received £500,000.

This Legacy of £500,000, given to the Scout Group for '*its general charitable purposes*', has been agreed by the Scout Group Trustees and Committee as designated funds towards the New HQ project and will help significantly towards making the building a reality.

In John's Last Will and Testament, he has also left 30% of the residual value, after specific gifts of his own estate, to the Scout Group to use once again for its general charitable purposes. In December 2020 the Scout Group received this final legacy from John's own Estate to the value of £150,000 and the Scout Group Trustees once again designated this towards the New HQ Project.

The Scout Group is deeply grateful to the Batchelor family for the bequest but also sad that the family will never see how this will change the future of the Scout Group.

Finances and Fundraising

With the additional bequest of the Batchelor Legacy towards the new HQ project, the finances are in a much stronger position. It is envisaged that the Legacy will pay for the footings and structure of the building, however further funds are likely needed for fixtures and fittings.

With past fundraising monies and this Legacy, the total amount currently assigned for the project is £725,000. This entire figure will not all be spent on the building as a certain percentage will be left as contingency for unforeseen expenses and a reserve.

Once the building is completed, we believe that with the rent contribution from members fees, private bookings and continued fundraising efforts, this will support the running costs of the building and any additional expenses or equipment needed. It is anticipated that the building will have solar panels installed which will reduce energy costs and potentially provide a small income.



Produced by the New HQ Sub-Committee

