

## Developing a local standard for Community Halls for South Somerset

### (a) Current situation 2009

Based on population of 161,033 (Experian, 2009)

Total area of  
community halls  
(2010)

= 28145 square metres

Sq m per 1,000 population of community halls

	Yeovil, market towns and rural centres			Rural Settlements	Total	
Area East sub-area	=	124	440	284		sq m per 1,000 population
Area West sub-area	=	55	263	132		sq m per 1,000 population
Area North sub-area	=	106	361	227		sq m per 1,000 population
Area South sub-area	=	78	299	101		sq m per 1,000 population
<b>South Somerset</b>	<b>=</b>	<b>85</b>	<b>353</b>	<b>175</b>		<b>sq m per 1,000 population</b>

### (b) Previous Standard

Not applicable

### (c) Standard Benchmarking Comparisons:

There are no national standards for community halls. Below is a sample of some of the standards from other authorities:

Wycombe DC	140 sq m	Based on 1 hall (575 sq m) per 4,000 people
Taunton Deane BC	204.65 sq m per 1,000	Based on 1 hall (440 sq m) per 2150 people
Harrogate DC	310 sq m per 1,000	Based on 1 hall (201 sq m) per 650 people
Colchester BC	316.5 sq m per 1,000	Based on 0.75 sq m per dwelling of 2.37 people

### (d) Rationale

To set a quantity standard of square metres of community hall space per 1,000 population, the authority has assessed two different methodologies using a population of 161,033 (ONS, 2009):

1. Comparing the quantity of community hall provision in the District with the current population, by settlement type.
2. Comparing the quantity of community hall provision in the District with standards from other authorities.

Table 1 shows the results emerging from each methodology:

Methodology	Size sq m	Sq m per 1,000
1. Total current supply available to current population	28,145	175
2. Current supply available to population in Yeovil, market towns and rural centres	9,040	85
3. Current supply available to population in rural settlements	19,105	353
2. Standards from other authorities		Sample ranges from 140 - 316.5

Recommendation that there are two standards to reflect differences between village halls and community halls serving larger villages/towns or urban neighbourhoods. Rural settlements: recommendation to base standard on current level of provision. Benchmarking against other local authorities provided evidence that the current standard of rural provision was appropriate and evidence from the local audit focussed more on qualitative improvements to the halls rather than extending their size. Yeovil, market towns and rural centres - recommendation to base standard on an average hall size of 400 sq m and the average population across the 14 Yeovil neighbourhoods and the market towns and rural centres (3,365). This therefore equates to one 400 sq m hall per 3,365 people i.e. 119 sq m per 1,000 population. Setting a standard higher than the current supply will strategically address historic quantitative deficiencies in these towns and larger villages, and address the demand for more multi purpose community facilities as identified in the PPG17 consultation.

### (e) Recommended Standard

<b>South Somerset</b>	<b>=</b>	<b>Rural Settlements</b>	<b>353</b>	<b>sq m per 1,000 population</b>
<b>South Somerset</b>	<b>=</b>	<b>Yeovil, market towns and rural centres</b>	<b>119</b>	<b>sq m per 1,000 population</b>