



Scout Hut Needs Assessment

The Dairy, Catherington Lane

Catherington, PO8 0TG



Prepared by Cornerstone Hampshire Ltd

November 2020

Scout Hut Needs Assessment



Contents:

- 1.0 Introduction**
- 2.0 Possible Site Plan**
- 3.0 Our Preferred option**
- 4.0 A Model Scout Hut**
- 5.0 Schedules Of Floor Areas**
- 6.0 Reasons Why Community Buildings Are Not Suitable**
- 7.0 Assessment Of The Number Of People The New Facility Could Benefit**
- 8.0 Limitations on the use and covenant**
- 9.0 Minimising of traffic and noise**
- 10.0 Photographs**

1.0 Introduction:

The Scouts is a nationwide organisation which is fully inclusive of all groups. It provides 'Skills For Life' nationwide for around 500,000 young people – of which about 20% are female. The Scouts work actively in our community raising money on Armistice Day, helping the elderly, singing carols in local care homes and participating in community projects such as planting the wild flower beds in Jubilee Park. The local scout association provides activities and skills for the young people of the local area including making and placing bird feeders in the local community, taking care of their local area by organising and taking part in local litter picking and taking care of the area.

The Scouts, Guides and Cadets represent the finest of structured youth club organisations. All of our project team have benefited from at least one of these fantastic organisations and this development gives an opportunity to help them grow and turn our young people into enthusiastic outgoing, ambitious and confident young adults with team working skills.

In Horndean / Clanfield with a population of around 19,500 there are over 2900 eligible young people (with a current membership of 164 at the Horndean and Clanfield facilities. In 2016 the Scout hut building at Catherington, just a few hundred metres away, was taken back by the land owners which was a disaster for the organisation. In 2018 the Air Scouts relocated from Catherington to Rowlands Castle to better facilities. Subsequently to that due to numbers of young people wanting to do Scouting Catherington Scout group was reopened and now has 31 members and growing fast meeting in the Church hall (which is not ideal venue due to lack of storage and cost)

The ACF meet at Merchistoun hall and the facilities there are woefully inadequate for their needs with no storage space and they are looking for a new home too.

Local population is forecasted to increase by around 10% by 2026

There is and has been for several years an acknowledged and urgent need for a purpose built safe place for youth organisations with some outdoor space in our community and we can deliver this at the Dairy as part of our proposals for a sustainable development.

The following details support this proposition.

Please visit www.scouts.org.uk for further information.

Scout Hut Needs Assessment



1.0 Introduction:

- 1.1 As part of the community consultation we proposed as one of 4 options that space for a new scout hut could be a possible community option for the land as this has long been stated as an urgent need in the community.
- 1.2 The consultation has subsequently shown that there is more support for making provision for this space than the combined support for Public Open Space, Children's Play Area and Allotments.
- 1.3 It became clear that there was also a perception from the consultation event and responses that there were already enough Community Buildings such as Jubilee Hall and Catherington Church Hall already so there was simply no need for space for a youth group building.
- 1.4 We feel that it was important to establish the difference in needs between a Scout Hut facility and a general use community building.
- 1.5 Following a meeting with the District Commissioner of The Scouts on what their exact needs are it became clear that the current community buildings are just not suitable for The Scouts
- 1.6 The sections below seek to set out what a 'model Scout Hut' would look like, how the existing community buildings cannot adequately provide this space and details of the projected number of young people this could support.

Scout Hut Needs Assessment



2.0 Possible Site Plan

- 2.1 We have considered two possible locations for the Scout Hut – the first on the South East boundary set back 50m from Catherington lane and the second in the South West corner set between hedgerows and other buildings.
- 2.2 We rejected the option closer to Catherington Lane as the clear local view is that maintaining the gap between Horndean and Catherington on this frontage is essential and we fully agree with this. In addition a vehicle access would be needed from Catherington Lane and we feel it is important not to allow new access points into the gap from Catherington Lane.
- 2.3 The layout below is a possible option for the building which, if successful at outline planning, we will develop with The Scouts to ensure it is the right layout, deliverable and the best facility in the area.
- 2.4 We are keen to refine the design in this area to incorporate just one access point for The Scouts and Equestrian users at the existing entry point.



Scout Hut Needs Assessment



3.0 Our Preferred option

- 3.1 Of all of the youth club organisations that operate in Horndean, The Scouts are the only one that can clearly organise the funds to build a new facility so following a meeting with them we have invited them to be the 'Lead Organisation' to establish their needs and how they might also support other youth organisations with a similar ethos.
- 3.2 Given that The Scouts would be the sole organisation that can confidently raise the funds to erect a new building, we feel that the appropriate arrangement would be that The Scouts would then be free to operate it under their control with The Scouts (including Cubs, Beavers etc) having the priority use, and other similar youth groups including, but not limited to, The Guides, Cadets and other recognised youth groups being able to hire the hall thereby contributing to its maintenance and running costs.
- 3.3 We are therefore delighted to offer the Scouts a formal offer to gift the land provided they are confident they can erect a building – which we are delighted has been accepted.

Scout Hut Needs Assessment



Waterlooville Scout District

Re The Dairy, Catherington

5th November 2020

Dear Guy,

Thank you for your letter and time you spent with us explaining everything last weekend.

I am pleased to say that the Scouts are happy with the proposal and would be very happy to take up the offer of the land for a scout headquarters subject to planning.

As an organisation we are very confident that we can secure the required funding to build a suitable Scout Hut, I already have the support of the two local scout groups that this proposal would benefit most in 1st Catherington Scout Group and 1st Horndean Scout Group, added to this it is being support by Waterlooville Scout District.

Ian Rowney

District Commissioner Waterlooville Scout District

DC@waterloovilledistrictscouts.org.uk

Scout Hut Needs Assessment



4.0 A Model Scout Hut:

- 4.1 Following an invitation to view the Horndean Scout Hut a number of key design and operational issues were identified that no community building or existing Scouts premises can match and we have been able to consider in the layout at The Dairy.
1. The first key point to note revolves around Safeguarding. Once the young people are on the premises the organisation needs to be sure they can be protected. The Horndean facility has gates at the front and this helps to exclude unauthorised personnel. Jubilee Hall for example however has no secure perimeter and large open windows which the Scouts liken to a 'Goldfish Bowl' with no security or privacy.
 2. The hall area has windows which are about 1.8m above ground level. This is key for two reasons – the first again is Safeguarding. The second allows indoor activities such as ball games to be carried out with a much lower risk of breaking a window.
 3. Robust Design is a key aspect of the building with perimeter dado protection to the walls to protect against damage. The finishes are 'robust' rather than 'community hall' specification.
 4. One of the most important aspects is floor area and how it is used. The Horndean Hall has a good sized hall which is approximately 11m by 14m, very similar to many community halls. They also have, however, a need for a meeting room, office space and storage space that is approximately the same floor area again. All of the community halls allow use of the hall area, but no permanent office or storage space.
 5. Office Space is an essential part of any Scout Unit. Staff records, training information, computer and printer facilities, equipment for young people with special needs. Having the space to provide permanent a base of operation is something that no community hall can offer. Other organisations would have their own secure office and storage space designed in too.
 6. Multi Use Meeting Room space is very important too so that two activities can be carried out at the same time.
 7. The Scouts is a very outward bound organisation and none of the local facilities provides safe outdoor space for activities like teaching tent erection, camp fire skills or basic survival activities. We are able to offer a large enough space to allow this to be safely carried out.
 8. Wall space for permanent display boards that might cover for example news letters, future activities, past members and more are important. There are also Scout troop banners and plaques and wall displays of ropework etc. For The Scouts it is important that they are able to have this wall space and be able to permanently display their activities. Community buildings need to be bright plain buildings that are welcoming to all organisations and not biased around any one group.

Scout Hut Needs Assessment



5.0 Schedule of floor areas:

1. Main Hall	11m x 14m
2. Meeting room	4m x 5m
3. Storage Space A	4m x 4m
4. Storage Space B	4m x 4m
5. Storage Space C	4m x 4m
6. Storage Space D	4m x 4m
7. Kitchen	5m x 3.5m
8. Male Toilets	2 toilets, 2 urinals
9. Female / Disabled Toilets	2 toilets, 1 disabled
10. Lobby	2m x 3m
11. Office	3m x 3m
Total Floor Area	Approx. 300 SqM

6.0 Reasons Why Existing Community Halls Are Not Suitable:

6.1 The 8 items above that identify the design and specification of a 'model scout hut' all define reasons why the existing community halls are not suitable spaces. In addition to these there are two other key reasons:

1. Community halls are well booked up, especially in the evenings when The Scouts wish to meet. There just isn't the capacity in the existing halls to accommodate them.
2. By nature of their activities the huts are well used with some indoor activities that result in marks and scuffs to the walls and finishes. This is not ideal in a community use space and Parish Councils and other organisations rightly wish to maintain their facilities in very good order. Operating in community buildings results in conflict over the wear and tear and risk of damage charges. In their own building, The Scouts can operate and maintain it to their own standards in their own time.

7.0 Assessment of the number of people the new facility could benefit

- 7.1 The proposal would see the building being used 5 nights a week and at weekends with Cubs, Beavers, Scouts, Guides and other organised youth groups benefiting from the new building. Every night 30 + young people could attend meaning that over a week 180 + different young people benefit from the new facility.
- 7.2 This would make a significant difference in our local community in helping to grow life experience, teamwork and leadership skills in our young people.



8.0 Limitations on the use and covenant

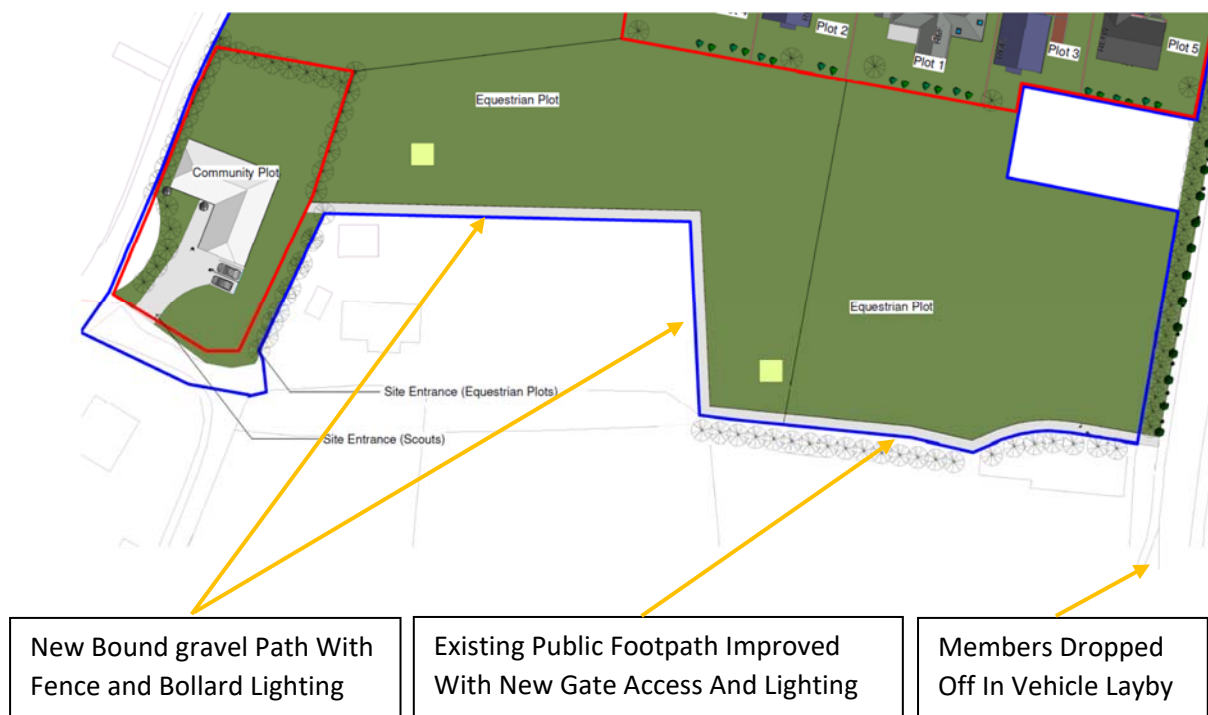
- 8.1 The intention is to gift some land that gives The Scouts and other youth organisations that The Scouts can accommodate the opportunity to establish a premier class facility in the community replacing and improving upon the nearby Activity Site of Roads Hill that was lost in 2016
- 8.2 As well as making this the best facility we can, we also need to make sure that the existing and new homes in the community can continue to enjoy their peaceful life too and both uses co-exist.
- 8.3 The freehold of the land would be transferred over to The Scouts with some covenants regarding its use. Final wording would be agreed with the Scouts but the following areas are key areas to develop and discuss.
1. The hut can be used for any regular activities organised by The Scouts, Cubs, Beavers, Guides, Cadets and other recognised youth groups.
 2. The outdoor space can be used for camp fires, overnight camping and other activities associated with these organisations.
 3. Vehicle access to the premises is only for the organisers and leaders.
 4. The building is not to be rented for private events, parties, or to organisations that do not have a youth club interest – this is to ensure maximum use for the youth organisations and minimal impact on the community with regard to noise.
 5. The Scouts will receive the land free of charge with full planning permission and will then fund their own building. The Developer will install a new bound gravel path with fencing and lighting which The Scouts will then maintain to ensure the pedestrian access is via a dry, lit path and therefore prevents the need for parents to drop off their children on Roads Hill. The Developer will also plant the new Copse.
 6. In the event that the land is no longer required by The Scouts it will be offered to other youth groups and then for other community use and if none are forthcoming then The Scouts may dispose of it as they wish. This will apply for a period of 50 years at which point the building may be life expired or unsuitable, local housing needs changes, and other opportunities available in which case The Scouts would be free to dispose of the land for any use provided the income is reinvested in land elsewhere for the same purpose.
 7. The Scouts are free to refurbish, extend or replace the building at any time.
 8. The covenants can be amended at any time in the future by the agreement of the local residents association, Horndean Parish Council and East Hampshire District Council or their successor organisations.

Scout Hut Needs Assessment



9.0 Minimising Traffic on Roads Hill

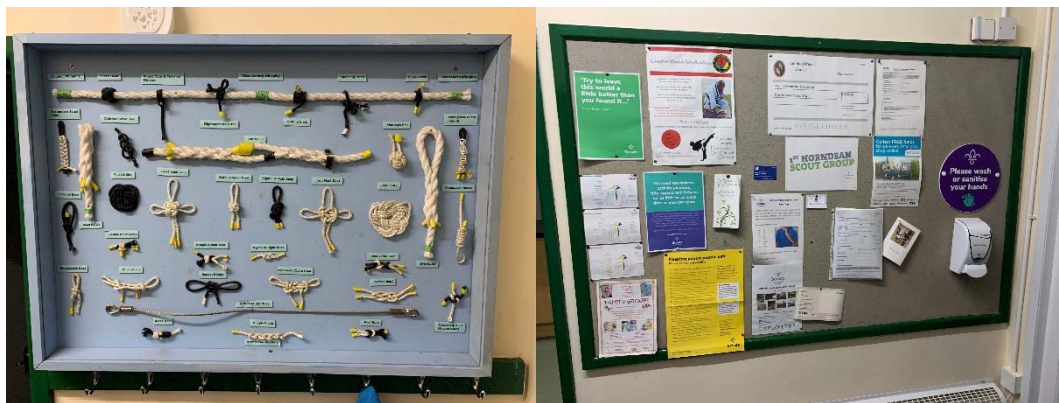
- 9.1 We recognise that Roads Hill is a predominantly single track road and wish to ensure there is minimal additional traffic on the road. Siting the hut in the South West corner means we need to carefully design the access so that this does not occur. Allowing members to be dropped off on this road with cars arriving from both directions will result in local gridlock and nuisance for the nearby residents.
- 9.2 There will be a shared vehicle access for the scouts building and the equestrian land which is through a locked vehicle gate. There will be no pedestrian access in the South West corner of the site.
- 9.3 There will be limited parking spaces for 2 to 4 vehicles specifically for the Scout Leaders and organisers. On arrival the gates are to be kept shut and locked to prevent access for the members.
- 9.4 A new bound gravel, fenced path with low level LED Solar powered lighting will be installed from Catherington Lane improving the existing public footpath for 80m and then by a new access around the southern perimeter of the site to the hut. This will be installed by Cornerstone Hampshire to provide a clean, dry, lit safe access to the new facility.
- 9.5 Cubs, Scouts, Beavers and any other members of clubs using the facility can then be dropped off in the layby on Catherington Lane to access the facility. Details of the path and improvements below:



Scout Hut Needs Assessment



10.0 Photographs



Wall Space is particularly important for photographs and information sheets for past and current members and activities.

Scout Hut Needs Assessment



The storage needs are pretty much endless!



Scout Hut Needs Assessment



The main hall (Pre-COVID) has high windows, wall mounted dado protection and permanent wall mounted material for their activities.