



Monken Hadley Community Hall Restoration Project

Executive summary

This ambitious project aims to restore and extend a much-loved community venue with a view to creating a first-class facility that will serve and resource Monken Hadley and the Barnet community for many years to come.

Church House Community Hall has served the village well, having been in continuous use for the last one hundred years, but now needs upgrading to make it fit for the future.

These much-needed and urgent works have been designed by listening closely to people who live locally and we believe that this project responds to their genuine needs.

This project cherishes the heritage and features of the Church House building whilst strengthening the structure and making it compliant for the 21st century and able to meet the demands of a vibrant community hub. Building on our reputation of being a force for good community cohesion, this project will extend our mission and outreach to those who live and work around us.

“Historic Church House is set to become a very desirable location for a wide range of activities and groups. Educational, sporting, cultural, and celebratory events will be held in the restored building when sensitively enlarged and sympathetically preserved for use by future generations. Please take this rare opportunity to enhance one of London’s most attractive corners. “

Martin Russell DL FCT, Representative Deputy Lieutenant for Barnet

Appeal Patron



History of Monken Hadley village

Monken Hadley is a village just within Greater London, where London meets the rolling fields of Hertfordshire. An ancient country village, Monken Hadley is now a suburban development retaining much of its rural character, yet just 11 miles north of central London. Much of the village, including St Mary's Church and Church House, are in the Monken Hadley Conservation Area and London's Green Belt.

Monken Hadley is a village on the border of several areas. It is in the Borough of Barnet but is immediately adjacent to the District of Enfield. It is also in the Diocese of London, which is immediately adjacent to the Diocese of St Albans. Historically it is in the part of Middlesex that protrudes into Hertfordshire. This means facilities and services in Monken Hadley have the potential to reach a catchment serving different regions.

The focal point of Monken Hadley is undoubtedly our church, St Mary the Virgin, a grade II* listed building. The current building was rebuilt in 1494, on a site that has been used for Christian worship since 1136. The church today is perpendicular in style, built of dressed flint and ironstone with many 19th century alterations, including much of the interior. At the top of the tower is an 18th century signal beacon, or cresset, part of an ancient series of beacons to guide travellers across Enfield Chase. This beacon is well-known in the local area and for us a symbol of how St Mary's is a beacon in the community. A truly inclusive church with a variety of services and styles of worship and an active all-age choir, welcoming the local schools into church each month with a school eucharist, and for other church festival services.

Church House Community Hall

St Mary's is very fortunate to have a large, non-joining, external building situated to the East of the Church known as Church House, which is effectively our community church hall. Church House was originally constructed in the late 18th century as stables to Beacon House and contains some exterior original features such as the timber beam above the stable door. In the early 19th century it was leased to the church (1814) and converted into Hadley Cottage with two storeys. In 1912 the building was purchased by the Church and soon after this the 1st floor was removed to create a Parish Hall.

The building has been used ever since for activities associated with the Church and local community and is a much-used and cherished space for hundreds of people each year. For example, it has been the pavilion and headquarters of the local Monken Hadley Cricket Club since 1954. Other **sports** activities have also included yoga, aerobics and table tennis, but these activities have declined in recent years due to the poor facilities. **Charities** such as 1st Monken Hadley Girlguiding used the hall and garden.

Church House has been available for hire to groups and individuals and has been a popular venue for children's parties and meetings. The main hall currently accommodates about 45 people for a sit-down meal.

The problems we are now encountering

There is a lack of affordable, flexible community space in Monken Hadley for private use, community groups or charities. The importance of Church House as a fit-for-purpose community venue in the heart of Monken Hadley is evident. However, despite being subject to a full maintenance schedule, the building urgently needs updating. Many features, including the roof, heating system, floorplan layout and communal facilities **all now need** full restoration or replacement.

Church House's facilities are dated and do not meet the needs of a busy, modern community venue. The interior is dark, cold and uninviting with functional but basic facilities. The layout of the building also prohibits it achieving its full potential. Church House currently consists of a small hall with kitchen, lavatory and shower accommodation. A staircase leads up to a small cloakroom, lavatory and shower on the first floor, which has been out of use for some time.

Church House is becoming structurally compromised. Our most recent Quinquennial report states that the "East wall tends to lean outward. The floor is sloping and there is evidence of worm and springing. The floorboard at the kitchen door has dropped and the timber below is probably rotten." A recent, regular inspection led us to conclude:

"that in view of further deterioration problems surrounding damp, the leaking roof and the potential costs of remedial works, we should close down Church House to public access." Clearly this turn of events increases the urgency of our appeal for funds to get the complete renovation underway as soon as possible.

"Regrettably the facilities have deteriorated, notably with the inadequacy of the showers and the loss of the upstairs changing room, and the current facilities would undoubtedly preclude a return to league cricket as they would not meet the requirements of the Hertfordshire League. If the building is not renovated and provided with much improved changing facilities, it is inevitable the club will fold as there is no other building in the vicinity which is suitable for its needs." **Monken Hadley Cricket Club**

We have consulted widely in the community to understand how Church House can better serve Monken Hadley and the surrounding area in the future. The updated building will be more welcoming, more available, and more flexible for the community it serves. Restoring and upgrading Church House will strengthen our ministry and extend our mission and service to our neighbours. This is a crucial project for the village and will ensure Church House remains viable and usable to benefit church groups and local residents for generations to come.

Now is the time to act. The global pandemic affected everyone in our community, and we have an opportunity to offer a space for social activities to rekindle social cohesion in the heart of the village.

What we need to do

Church House urgently needs complete renovation to make it fit for purpose and ensure its sustainability for the medium and long-term in Monken Hadley. There are two distinct parts to our project: **Structural**, to ensure the continued integrity of the building; and **functional**, for a more usable building.

The restoration will include structural changes to accommodate stairs, a new kitchen and a range of toilet, shower and storage facilities to improve accessibility, sanitation and health and safety requirements. The roof will be renovated and retiled, the external walls will be strengthened to rectify existing structural

damage and the first floor will be part reinstated to provide much needed additional floor space for community activities and rental income.

Structural

Our priority is to replace the roof and reinforce the walls of our heritage building, to maintain its integrity as a community facility. We will restore some original fabric and features – such as the external brickwork and the pitched roof. We will aim to be as carbon-efficient in the build as possible and measures will be included to improve energy efficiency and reduce the carbon footprint.

Functional

Reinstatement of an upper floor or mezzanine will provide additional inside space for activities and potentially provide additional rental income. The reconfigured ground floor will maximise community use by being a single level, flexible space with excellent facilities, including a new kitchen and accessible toilets. There will be a larger main hall. The new ground floor area will facilitate better distribution of space and break-out areas for our church children and youth groups on Sundays and youth groups throughout the week.

The new additional floor space will be more efficient to heat and light, thus reducing running costs and ensuring the building is warm, bright and welcoming throughout the year. This will reduce our energy consumption, improve our carbon footprint and mitigate energy loss. It will also increase year-round bookings and potentially, again, generate more income to reinvest in community projects, such as funding a Youth Worker, and subsidise local charities' use of our space.

Improved catering facilities mean groups can provide everything from snacks and drinks to hot meals. Improved accessible facilities mean Church House will be truly available to all. Works include:

- New flooring including underfloor heating. Likely to be wooden overlay to soften impact and accommodate activities such as Yoga etc.
- A new staircase to the new first floor/mezzanine.
- Electrical facilities throughout the building will be completely renewed. External electrical facilities will be extended to promote the use of the garden.
- Additional toilets, including one which is wheelchair accessible with baby care facilities and one also being a shower “wet” room.
- Upstairs meeting rooms/offices with Wi-Fi and fit for purpose electrical provision to facilitate a range of office/musical/health/teaching options.
- Main ground floor area to accommodate 75-100 people (tables/chairs etc). Consideration will be given to built-in partitioning to facilitate flexible use of space.
- Built-in storage facilities to accommodate internal storage and a separate small unit outside. Ground floor storage - mainly tables/chairs. Upstairs rooms to have a range of cupboards and tailored storage units. Mobile storage units are being considered.
- All windows and doors (internal/external) are being replaced.
- Green heating options are being considered.

How do we know this project is needed?

Monken Hadley is a village known for its strong sense of community and Church House could play an even more crucial role in this. Local groups such as 'The Puddenecks Club' have been working with the elderly in Monken Hadley and Barnet for over 60 years but still have no base to call home. We have confirmed interest for a renovated, accessible venue from all sorts of charities and groups, some of which we have outlined below. Some of these organisations will pay an hourly rate to use the facilities, and we plan to reinvest profits made here into funding a Youth Worker and subsidising our partner charities who will use the hall to fulfil their goals and serve our local community. By so doing we will be able to extend our mission of care in the community.

"I am writing in support of the appeal for funds for the renovation of Church House, which has provided an essential facility for cricketers throughout many years during which the game has been played on Hadley Common opposite the church. Church House has provided very basic changing facilities and a venue for both teas and an annual evening meal.

Improved facilities will be of immense benefit to both MHCC players and our opponents. A necessity for the Club will be two changing areas; a communal area for taking tea that can accommodate twenty-two players seated at tables; a kitchen that can facilitate the storage and serving of teas between innings and at least two showers and toilet cubicles. The vision for MHCC's future is to continue playing friendly cricket against a range of different opponents in a competitive spirit and to keep refreshing the club membership, especially from the Barnet area. Improved facilities will be a major attraction for new members and hopefully also enable the playing of the game on Hadley Common to continue."

Monken Hadley Cricket Club

What a Newly Restored & Extended Church House will enable:

The global pandemic highlighted what is needed in Monken Hadley: an accessible, welcoming local space to encourage social interaction and reduce isolation, to enable everyone to participate in a variety of activities. A newly renovated Church House will offer:

1. Sport for all
2. Arts for all
3. Wellbeing for All
4. Accessibility
5. Large interior with enclosed garden for hire
6. Increased participation and activity for our older local residents
7. Increased social activities for families with children, parents/carers and young people
8. School Activities

1. Sport for all

Church House is already used as the Monken Hadley Cricket Club pavilion. If facilities were improved, the Club would be able to return to League cricket, which would make the club more sustainable and inclusive as it could attract more members, with a youth team and a ladies' team. Local charity the

Puddenecks also run a weekly class for older people called Music to Movement; they would run classes more frequently if local space was available. Both these uses demonstrate a need for a community space to encourage physical activity for all ages. It will also boost the local economy as it will attract teams from outside the area. We also have committed interest for Yoga classes.

“I am a qualified Iyengar yoga teacher which is suitable for people of all ages and levels of fitness. I would plan to run several classes for different ability levels (including beginners) and also a “chair yoga” class for those who are too frail or ill to stand for an hour. Church House is currently not suitable for this type of class as it tends to be cold and draughty, and the lighting is not conducive as it is harsh fluorescent lighting that is not very bright. Church House is also currently rather neglected-looking inside, which is not conducive to a yoga class designed to relax students and make them feel physically and psychologically well. Yoga classes are of immense benefit to individuals as they encourage muscle strength, balance, good lung capacity and increased immune function. They also alleviate stress, increase mental focus and improve sleep.” **Lucy Lowry, local yoga teacher**

2. Arts for all

There is a local need for suitable interior and exterior arts space. The Bull Players is an established local theatre group that needs a daytime rehearsal space with potential for additional evening rehearsal and workshop spaces as they wish to expand. They are open to everyone, no matter what their experience and talent, and encourage people to express themselves freely. Church House offers them an opportunity to encourage new members from north Barnet. The Bull Players would also like to produce outdoor theatre, and the private grounds of Church House would enable this.

“We are The Bull Players, an open to all amateur dramatic group in High Barnet. We were founded only two years ago and meet weekly. ... The ethos of the amateur group is that anyone no matter what their experience and talent or lack of it, all are welcome. ... We had previously considered using Church House but it is not suitable as disabled access is difficult and the facilities are generally very poor. ... Renovations to Church House will make it a much more attractive place to run rehearsals and workshops for the drama group at least once a week. I also believe that it will be available during the day – a great boon to us as we have no access to the theatre during the day. The large garden will also allow us to use the outside space and provide a unique and beautiful performance space for some productions.”

Siobhan Dunne, Artistic Director of The Bull Players

We have genuine interest from a local Book Club, a Poetry and Play Reading Group, an Art Group, a Storytelling Group, and Music and Choir Leaders. Church House’s flexible layout can accommodate these plans, and has capacity to increase the Arts offer in Monken Hadley.

3. Wellbeing for All

Social action is at the very heart of St Mary’s church mission and we have the ambition to do so much more for the most vulnerable in our communities. For example, we have been approached by a national charity **Renew Wellbeing** (#1173963) that helps churches set up ‘Wellbeing Spaces’ for anyone in the community to attend to help with their emotional and spiritual wellbeing and this is an

initiative we hope to develop if a more welcoming internal environment was created. St Mary's is also a member of '**Churches Together for Chipping Barnet**' which works with 'Together in Barnet' to support night shelters for the homeless ('Together in Barnet' #1157192) between October and May each year. Guests are sent to them by Homeless Action in Barnet - a day centre, which helps people find accommodation and move on in life. Again, the renewal of our facilities would equip us to do more for those who are homeless in the area.

4. Accessibility

Church House is on a regular bus route in the heart of Monken Hadley, meaning people can reach it easily and groups will be able to attract new members. New accessible entrances and the flexible interior mean no-one will be excluded from participating in events happening at Church House; those with mobility problems, wheelchairs and pushchairs will all now be able to access activities. The Puddenecks would be able to widen their activities for older residents as they would be able easily accommodate those who are less mobile. Improved accessibility would certainly make Church House a much better venue for church and community celebrations. Church House, as a community hub, will encourage more people in the village to use it, increasing social cohesion and will reinforce the sense of belonging.

5. Large interior and garden for hire

In the Barnet area, Church House is the largest, accessible, interior community space for hire with an enclosed garden for use all year round. Barnet Classic Car Club, for example is keen to find a large interior space, with a private outside space to host their meetings. Their members are often families with young children, so they need a meeting room with a large socialising space for the formal and informal parts of their gatherings. The private grounds mean they could hold events with cars, and enable the whole community to enjoy the vehicles and refreshments. The church can also host open air events to serve the community. Additionally, the grounds have value as a calm place; somewhere to find peace in the busyness of daily life. All these activities are made easier by the improved facilities in Church House which in turn will increase the number of bookings and generate more income for St Mary's to better serve its community.

"I am very happy to write in support of the Monken Hadley Church House restoration project. The club has approximately 90 members who live in the town itself or in the surrounding area. The membership is made up of a wide range of ages with a significant number of younger people, many of whom have families with children and who bring them along to our meetings. In normal times we meet at a pub in Colney Heath, which is about 8 miles from Barnet, in the summer months and a pub in Potters Bar, quite near to Barnet, in the winter. While we would so like to be associated with a venue actually in Barnet, this has not proved possible as nowhere has sufficient space for our cars as well as socialising facilities for the members. It was very clear just how good it would be if the classic car club could meet up at Church House for refreshments with great facilities for club and church members, as well as local folk, to enjoy. Sadly, in its current state, it would be impossible for Church House to cater for the average number of club members who come along to the meetings, both in summer and in winter." **Owen Jones, organiser of the Barnet Classic Car Club**

A reconfigured Church House will be fully accessible to the older residents of Monken Hadley. The Puddenecks, for example, are looking forward to increasing the size of their social groups. In addition, they will be able to host a summer cream tea for local older people. This will increase activity and social interaction for older people, and therefore will lead to a reduction in loneliness and isolation.

“The Puddenecks, as a Club has been looking after the Elderly of Barnet (Guests) for over 62 years and our efforts range from helping individuals in distress to organising events and outings for up to 100 ‘Guests’ which we fully organise. The new Church House would, hopefully, be ideal for us to use for some of our events. Most local halls we have used in the past lack many, if not all, the required facilities. The venue must be large enough to cater for 80/90 elderly people, providing the ‘right’ facilities i.e. warmth, bright lighting, comfortable chairs and tables, disabled toilets that work, modern kitchen and adequate and accessible parking.

A new hall at Church House, would give Puddenecks the opportunity to enlarge our work and help more people. Since March 2020, the Club has been keeping in regular contact with over 120 ‘Guests’.”

Roger Moore MBE, Hon Secretary to The Puddenecks

7. Increased social activities for families, parents/carers and young people

As Church House is in walking distance of High Barnet, young people can get themselves to the venue. This would be true for both church and community youth work during the week and for young people’s groups on a Sunday, as part of regular worship. It will also be easier to run a baby and toddler group here; Church House can provide a safe and welcoming environment to develop friendships and provide peer support. There is a crucial need for this locally, as resident Sarah Roth states below. The improved kitchen and toilet facilities means it will be easier to run a group and cater for all their needs.

“I would like to indicate my support for the restoration of Church House, Monken Hadley. A newly restored Church House would provide a clean, warm and accessible venue for establishing a regular Baby and Toddler Group for young parents and their pre-school children in the area. As a young Mum myself, I know how important it is to have contact with other new parents to share experiences and concerns and to have a forum where our little ones can start to develop relationships with other children.

Many parents/carers with young children, especially first-time parents with new borns and toddlers have found the current Covid-19 measures very challenging. Due to the current restrictions, the lack of interaction with other parents and young children is having an impact on themselves or their baby. They are missing out on crucial communication and support, which leads to a feeling of isolation, loneliness and anxiety. We would like to provide a neutral space where young families can meet and interact, opening up a pathway for communication, friendship and support. Studies show that there has been a huge impact on the mental health and wellbeing of parents/carers with young children during this challenging time. A newly restored Church House will provide a safe premises to hold such a group, offering accessible toilets and baby changing facilities, kitchen facilities and space for activities. We will be able to provide parents/carers and their young children with much needed support and interaction both from other parents/carers and groups. This will aid and prevent loneliness and anxiety.” **Sarah Roth, local resident & Primary School Teacher**

““The atmosphere created in Ranger meetings (Girl Guides 11-14) is very positive and happy. It encourages us to make friends outside of our school bubbles therefore we can expand our network, and take part in opportunities with other members. One of the key problems with Church House is the lack of sufficient heating. We meet in the evenings, so it is usually colder and continues to get colder throughout the session. In winter, Church House gets especially cold, meaning that we have to wrap up warm with lots of layers, and sometimes this isn’t even enough to keep us from getting cold. A restored Church House with better insulation and heating system would allow us to enjoy our meetings and to focus on those, rather than the cold. It would help create a better environment for our meetings to take place in.” **Caroline Scott- Rangers Leader**

8. School Activities

Monken Hadley Church of England Primary School is 300 metres away from Church House, which is regarded as an excellent resource to develop activities for the school. “Church House is in a beautiful and idyllic position, overlooking the Common and nestled close to the school. The proposed restoration of Church House sounds like an exciting project that will significantly and positively change the accessibility of the venue for our students.” **Niamh Shanahan, Friends of Monken Hadley School.**

We understand from the Head of School that as a small Primary a major limitation is available space which can be used for additional school activities. The school only has one small hall which is used for everything including collective worship, PE, lunch, productions, and teaching sessions. If Church House was renovated to a good and functioning standard this would allow the school to potentially offer new and more educational opportunities to both pupils and parents. “It would be a perfect venue for parent drop-in sessions and coffee morning spot allowing new parents to meet and establish relationships with us”.

“I wanted to offer my support for this project. We see having a local facility to enhance the provision we can offer in our school as a huge benefit. In the past Church House has been used by the school as an extra classroom to provide more children opportunities to attend our popular school, a facility for wrap-around provision with the Church House being used for an after-school club linked to the school.

Potentially the school could run some parent support groups for training and help for families with technology, parents who need support for school applications and extra curriculum linked sessions to aid parents who may find these a challenge. The list is endless and we are unable to offer these in school.” **Ms Eyres, Head of School**

How you can help?

We hope we have articulated the wealth of potential the venue holds for the local community. The range and number of users is wide, and we know that if invested in it will serve the local Monken Hadley community for generations to come.

Thank you in advance for your consideration.

Registered charity: 1131428

Fundraising Plan

The total expenditure for this campaign is £775,731 including VAT (although currently being revaluated to keep abreast of inflation)

We aim to meet this target by the following fundraising plan.

Income stream	Anticipated total	Secured amount	Notes
Church reserves	£70,000	£76,550	This includes £29,500 of Church reserves and £47,000 Church House reserves at 31 December 2022. Any further contribution in 2023 will be assessed during the finalisation of the Church Financial Accounts. The aim is to provided more as reserves grow.
Local Fundraising Events	£50,000	£68,837	We completed a very successful event in late 2019 entitled "Son et Lumiere 525" which we used as an initial springboard to launch the project in the public domain. Post-pandemic we have continued with a series of local community events connecting the wider community and numerous children's events We maintain a comprehensive rolling calendar of events.
Church congregation	£75,000	£97,102	Current donations received from Church members and 'Foundation Patrons' group. The Church community continues to be generous post-pandemic.
Trusts & Foundations	£215,000	£185,500	We continue to use an external fundraiser to focus on this sector. Success with grants and pledges has centred around community, wellbeing and Christian related entities. We have also instigated a wave of applications to a wider external funder community which to date has provided limited success.
Local Major donors	£150,000	£71,000	We have maintain a focussed fund raising Committee who coordinate ongoing engagement the local major donor community.
Friends of Monken Hadley Church	£7,500	£9,000	Local fundraising efforts and awareness initiated by Son et Lumiere 525 initiative in 2019 has been maintained with activities such as the "Friends of Monken Hadley" e-mail initiative, a brochure promotion and local mailing initiatives.
Local Corporate Engagement	£7,500	£0	Engaging with local/ regional corporate entities to obtain building related materials and or sponsorships is to be assessed in 2023 as we get closer to actual restoration activity.
Loan	£175,731	£0	We anticipate being able to raise the remainder of the project, if required, from bank or other loan arrangements.
VAT	£20,000	£0	We anticipate being able to recover some VAT on eligible building costs such as accessible toilets and child care facilities
Totals	£775,731	£507,989	<i>66% secured.</i>
Shortfall		-£267,742	