

Shutford Village Hall Fact Sheet

Dear Shutford Villagers

Following last year's request for more information to be available on the Village Hall Project we have put together a fact sheet on **frequently asked questions** which you can see below. We also invite you to an Open Meeting on 4 February see details here:

Open Meeting

4 February 2016 at 7:30pm

in the Village Hall

for a chance to discuss these issues.

Members of the Parish Council have
been invited to attend.

Please submit any further questions in writing,
before the meeting to shutfordvhc@gmail.com
or to Pipers Rise, Ivy Lane.

Q. Who is on the Village Hall Committee?

Constitution, as stated in the Conveyance, specifies that the Management Committee shall consist of:

Seven members who are the representatives of and appointed by village organisations

Currently: Parochial Church Council – Sue Roe-French
Parish Council – Helen Gibbs
WI – Lena Cusiter
Community Association – Gordon Freeman
Toddlers – Wendy Whitehouse
Shutford News – Anne Pritchard

Three members elected at the AGM to represent the Village

Currently: Roger Bancroft, Christine Yarborough, Geraldine Bancroft

Up to two co-opted members

Currently: Rita Livesey, Debbie Pitt

Q. What is the role of the Trustees?

1. Ensure your charity is carrying out its purposes for the public benefit
2. Comply with your charity's governing document and the law
3. Act in your charity's best interests
4. Manage your charity's resources responsibly
5. Act with reasonable care and skill
6. Ensure your charity is accountable

Source: Charity Commission

Current Trustees: Roger Bancroft, Christine Yarborough, Geraldine Bancroft

Shutford Village Hall Fact Sheet

Q. Who owns the existing land where the current Village Hall is situated?

In Trust for the residents of the parish of Shutford.

This site was donated by formal agreement by the then Lord Saye and Sele in 1952 as a site for a Village Hall building. At that stage there was still a shortfall in funds for building a Village Hall. To make this up the Social Club room was sold by tender which raised the princely sum of £125. The Hall was opened and the Conveyance completed in 1954.

Q. What is the Village Hall to be used for?

The constitution states that it should be “held upon trust for the purposes of physical and mental training and recreation and social moral and intellectual development through the medium of reading and recreation rooms library lectures classes recreations and entertainments or otherwise as may be found expedient for the benefit of the inhabitants of the Parish of Shutford in the County of Oxford and its immediate vicinity without distinction of sex or of political religious or other opinions subject to the provisions of these presents”

Q. How old is the Village Hall?

The prefabricated building was acquired 61 years ago second-hand and was extended in 1973 to include a bigger kitchen & storeroom and improved toilet facilities.

Q. How long was the current Village Hall supposed to last for?

Prefab design life was nominally 25 years.

Q. Why don't we refurbish and improve the existing Village Hall?

There would still be no disabled access, a major disadvantage of the current building, which discriminates against universal usage and was the reason given for the loss of its use as a polling station.

This option would not attract the pledges made by our benefactors.

Q. What is the cost of refurbishment?

£125,000 - £175,000 including VAT depending on the scope undertaken.

Q. Why do we propose to build a new village hall?

The existing building is in a poor condition and close to the end of its useful life. It is no longer economically viable to continue the current improvement programme. It is not in keeping with the modern standards and markedly inferior to other public buildings in the district.

Q. Why does the Village Hall have to be rebuilt on the existing site?

The village already owns the land, which has all the necessary services connected. It would be expensive to acquire a new site, even if one was available, and may not be possible to obtain planning permission or maintain the charitable status. The village have voted in favour of the hall being on the site under an independent referendum with 57% in favour and 43% against. The ORCC have advised that due to the high turnout in that referendum, that between 52.3% and 62.3% of the non-voters (54 households) would also have voted yes.

Q. Is there a problem with parking on the current site?

The proposed new hall will improve the facility for deliveries and collections due to the planned pull-in. The limited parking opportunities are shared with the church and public house.

Shutford Village Hall Fact Sheet

Q. Why can't the church be used as a community hall?

The PCC have formally considered that option and rejected it.

Q. What is the cost to rebuild a new Village Hall?

The best estimate obtained, which was valid in 2015, was £265,000 on the current site.

Q. Where are we getting the monies for the rebuild of the Village Hall?

Pledges of £100,000 have been made by our benefactors and the Trustees would be able to recommend the use of at least £25,000 already raised. The remaining funding is hoped to be raised through a Public Works Loan of £150,000 to be repaid by the parish precept on the council tax.

Q. Have we explored all other building materials to use for the rebuild? And why has a particular building material been chosen? Can we cut any further building costs?

Conditions of the planning permission require a stone-faced frontage and roof tiling, to be in keeping with the locality. Local suppliers and tradesmen have already made offers to reduce costs. Final negotiations with contractors can only take place once the whole funding is in place.

Q. What additional facilities will the new Village Hall give us that the old one doesn't?

The planned building will have disabled access and toilets, better heating, pull-in for unloading vehicles, up-to-date facilities, higher ceiling for activities, modern kitchen facilities, stage, more storage area and potential access from the church with whom we can share toilet facilities.

Q. How will the new facilities grow the demand?

A dozen offers have been made by villagers to organise a wide range of ongoing new activities and all the existing users have pledged continued support. The venue will be more attractive for birthday, anniversary and other personal celebrations.

Q. Will the new Village Hall have increased running costs?

The current village hall has very low running costs and the only fixed cost likely to increase will be building insurance reflecting the higher value of the facility. All other costs will be proportionate to usage. Maintenance costs will be reduced, certainly for the first ten years or so.

Q. Will the building quotes be fixed quotes?

Yes, all tenders would be expected to be valid for a fixed period of three months.

Q. Have we explored grants to raise funds?

The current financial climate is not conducive to significant contributions for projects of this kind. eg National Lottery Reaching Communities fund advises that we are not eligible as we are not a disadvantaged area (our postcode is the deciding factor for submitting an application). Approaches/applications have been made to a comprehensive list of other organisations as well as the National Lottery.

Shutford Village Hall Fact Sheet

Q. What will be the approximate increase in our precept per month?

The increase in the precept will depend on the amount borrowed and the repayment period. For a loan of £150,000 repaid over 25 years at a rate of interest FIXED at acceptance for the full term of the loan (June 2015): Band C property - £3.85; Band D - £4.31; Band E - £5.29. If the loan was repaid over 50 years the reduction in repayment would be approximately one third i.e. Band C - £2.54; Band D - £2.87; Band E - £3.53

Q. How does our Council Tax compare with that of other villages in Cherwell?

Of 72 Cherwell parishes, 11 have the highest average disposable income per household at £590. Shutford is one of those 11. Of the 61 remaining parishes with average lower net income, 39 pay higher council tax than Shutford.

Source: "Action with Communities in Rural England (ACRE) Rural evidence project"

Q. What are the VH reserves for?

New roof when the old one deteriorates as asbestos should not be repaired (health & safety); other maintenance issues; running costs for the next 12 months. These funds can only be reassigned at a General Meeting of eligible villagers (over 18 years) for any other purpose, for instance towards the cost of a new hall or for demolishing the existing hall should this be the only alternative.

Q. Do you have any comparisons of other Village Halls being built and an increase in their income stream?

Yes, we have surveyed in detail the performance of Wardington, Freeland and South Leigh Village Halls. All have shown an increase in usage and income stream after extensive rebuild and modernization.

Shutford Village Hall Committee