

Shutford Village Hall

Banbury Hill, Shutford, Banbury OX15 6PE

Registered Charity No. 304364

Trustees:-

R. N. Bancroft Chairman - Pipers Rise, Ivy Lane, Shutford OX15 6PD
G. Bancroft Treasurer - Pipers Rise, Ivy Lane, Shutford OX15 6PD
C. Yarborough Secretary - 1 Church Lane, Shutford OX15 6PG
R. Livesey Marketing - (11/2016 on) 3 Church Lane, Shutford OX15 6PG

Trustees Report for the Year 01/04/2016 to 31/03/2017

This organisation is a charitable trust originating from the gift of land in 1954 for a community building to be used and managed by the parishioners of Shutford and their community groups, who are entitled to representation on the management committee in accordance with the conveyance of the land, our governing document.

This year has seen the most significant development of the charity since the opening of the hall in May 1954. The original building was a second hand prefabricated concrete structure with a corrugated asbestos roof. It had been improved and developed over the years and subsequent fund raising had been reserved for replacement of the roof, which had deteriorated to the point that it was beyond economic repair. However, a professional survey of the building also revealed other significant faults including a crack across the concrete slab upon which the building had been erected and that the facilities for disabled access were totally inadequate. Benefactors in the village had already pledged about a third of the cost of a new building and the villagers had voted in favour of taking out a public works loan to cover half the cost which together with reserves, held by the charity, would fund a new hall, for which planning permission had already been obtained. However the funding through a public works loan had fallen into difficulties, delays and uncertainty of outcome.

A decision was made to find other ways of financing a new village hall and a revised plan was submitted to Cherwell District Council for a less expensive proposal. Cost reductions were achieved by a complete review of the fenestration of the building and a change from stone frontage with the remainder rendered, to two small front curtain walls of local stone to the main hall, and oak cladding of the rear and side faces and the service block. Pledges from local tradesmen to carry out carpentry, plastering, electrical work and decorating in a second phase resulted in a total project cost estimate of £220K, down from around £300K. An appeal to villagers produced pledges and

donations of £29,623 plus £6,991 in HMRC Gift Aid. Negotiations with our preferred contractor, Genesis Construction, resulted in an agreement with them to carry out all the groundwork, and erection of a bare shell of the building for around £170K, as a phase 1 of a two stage project. Accordingly a contract with Genesis was signed in August and the site handed over to them on September 19th 2016, for the demolition of the old hall, re-contouring of the land and the construction of a bare shell.

By the end of this reporting period, the bare shell was only days away from being handed back to the Committee for implementation of Phase 2, the internal fit out, for which an enormous amount of help has been pledged by local tradesmen, material suppliers and villagers. Confidence was high that funds would be raised to enable completion of the project by mid-2017, and the commitment of the village to the project enabled external funding of £29,750 to be obtained from 9 different sources including The Big Lottery, during the financial year. Also during this period the village Summer Festival, Easy Fundraising, from on-line purchases, and the Hundred Club contributed an addition of almost £4K towards the project.

With the old hall closing in September, we only had five months availability of a village hall which continued to be used by the Church, The Women's Institute, Shutford Parish Council and a few private and fund raising events. It was somewhat apposite that the last event held in the hall was the wedding reception of Dot Harvey, who in her late 70s met with an old flame from her school days, Peter Rogers, with whom she left the village to move to Banbury. Dot was for many years the treasurer for our village hall and was a regular fund raiser for Kathryn House Hospice.

It is with huge gratitude we must thank all those who have helped with this project both financially, with skills, expertise and sheer dogged determination. Our major benefactors the Cadbury family, Tim Rootes and Obbie Waller deserve to have a special mention for providing half the funding as do the many villagers who mostly chose to contribute anonymously. The whole project was also designed and co-ordinated by our surveyor, Gordon Freeman to whom we extend special thanks. Operational advice was at hand from Community First Oxfordshire and legal and financial guidance from Critchley's in Oxford. Finally we thank the Church, Anne and Bob Pritchard for providing venues for our 6 committee meetings held while we were without a village hall and Bart Patrick for accommodating the interior furnishings etc., while the new building was under construction.

Roger Bancroft

August 2017