

**Wixford Village Hall AGM**  
**Monday 13 March 2023**  
**January 2022 – December 2022**

**Summary**

This has been an exceptionally busy year for the Committee involving plans for demolition of the existing hall, funding applications and tenders for building the new hall. In addition following up the land registry, awaiting their reply and revising our business plan.

**Funding**

Ten funding applications were submitted during 2022. Every application is individual and is extremely time consuming. We are still awaiting the outcome of some of these applications and expect to hear from funders this month. Successful applications resulted in us being awarded a total of £26,000. One successful application submitted in 2022 for £175,000 has since been awarded in 2023.

The contribution from Piers at Oversley is dependent upon the building of the Castle. Once the Castle is complete his offer will no longer be available. This means we have to start construction on a deadline of May/June 2023.

We had discussion with Matt Cox our Lottery Funding Officer early in 2022. As we were not yet ready to move forward, he asked us to withdraw our existing submission and re-apply in early 2023. This has now been done.

**Existing Hall**

The village hall remained unused for the majority of the year with the exception of four Wixford Parish Council meetings. In August an inspection was carried out to ascertain what work would be necessary in order to fully reopen the hall. A roofing contractor advised us that the roof was a significant safety risk and it was agreed that the village hall would have to remain permanently closed.

**Fittings**

Certain equipment, tables, chairs and other fittings have either been sold or donated.

**New Hall**

Early in the year our Architect issued an invitation to tender to three local contractors for the build works associated with replacing the current village hall. Following analysis of the tenders by our Architect it was concluded the cost for replacing the village hall would be around £420,000. This estimate was updated in November by utilising industry building cost indices, with the result being that the expected project cost had risen by 18% to around £500,000.

At the end of 2022 we considered how much it would cost to establish a weatherproof building shell. We could make a start and continue to fund raise for completion of the project. An invitation to re-tender was issued by our Architect and tenders are expected shortly.

### **Land Registry**

We applied to the Land Registry to obtain the Title Deed for the land in 2021. They were extremely slow in responding and fourteen months later they asked us to provide details of all the trustees between 1978, when the original Conveyance was drawn up, and March 2020 when we obtained CIO status. The Charity Commission were unable to provide this, so we have since checked through all our archives to find this information. Lynne Reekes has been assisting us to meet the Land Registry's requirements.

### **Business Plan**

This is now been updated and copies have been distributed to the Committee.

### **Updates**

Regular updates have been provided during the year on social media and Newsletters have been issued updating Villagers on the progress of the project.

John G. D. Cain  
Chairman  
March 2023