



**AGM for the Period January 2023 – December 2023**  
**on Monday 8 April 2024 Via Zoom**

**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, revising our business plans and working with Church Fields Management Committee regarding access to the Village Hall from Church Fields.

Four new committee members joined during 2023 – Jo Broadrick, James and Claire Coulter and Andrew Reekes.

**Funding**

Grant applications made in the latter part of 2022 and in early 2023 resulted in awards of:

- **Community Ownership Fund** - £179,862
- **Community Infrastructure Levy** (from Stratford District Council) - £175,000
- **UK Shared Prosperity Fund** - £20,000
- **Throckmorton Trust** - A further pledge of £10,000

This meant that by April 2023 we had secured full funding for the new hall and were in a position to appoint a contractor. We are extremely grateful to these grant funders for their generous support which finally enabled the project to go ahead.

Following a meeting with Matt Cox, our Funding Officer from the National Lottery, early in the year to discuss our re-application, we decided not to move forward with the application at that time.

We also received the promised Wilcox and Allen grant of £777.89.

Four further grant applications were submitted during the second half of 2023 to Miller Homes, Persimmon Homes, C A Rookes Charitable Trust and Misses Barrie Charitable Trust. Three were unsuccessful but we are delighted to report that we have very recently heard that we have been successful with the Misses Barrie Trust.

We are very grateful for the advice and assistance given by Chris Freeman of Warwickshire CAVA in the compilation of our major grant applications.

## **Church Fields Access Road**

In June Church Fields Management Committee (CFMC), confirmed that there would be no access to VH site from Church Fields during building work, in order to protect their private road. This impacted our build programme, though fortunately our contractors managed to plan access from the front. However, the reduced access meant it would not be possible to take advantage of the free offer of some highly efficient insulating blocks from Piers Daniell due to the method required to lay them. Our contractors were able to overcome the challenge by using alternative blocks and insulating methods.

The porch had originally been located at the side of the building, placing it partially over a one metre strip of land belonging to Church Fields, a situation we decided to avoid. We submitted a variation request to Stratford DC to change the position of the porch to the front of the building. Approval was granted.

An agreement was subsequently drawn up providing their permission to cross the strip of land and to drop the kerb for access to the three new parking spaces from the Church Fields road. With solicitors acting on both sides the legal agreement was signed.

## **Contractors**

We continued to be most grateful to our Architect, Julian Raxter, who has worked tirelessly for us throughout. His tender process and analysis of the returns resulted in Mark Connolly Building Contractor being selected to construct the new village hall. With additional scrutiny from committee members and from Loddors solicitors the Contract was finally agreed, and the contractor began work on Monday 4 September.

## **Support from the Village**

During the year, villagers were very supportive of the project and the Village Hall Committee wants to offer special thanks to immediate neighbours including Stan Mills, Bruce and Carole Hammond, and Liz Newey for their support and understanding as construction work continues. Thanks also to Dean and Andrea Morris for allowing use of their land by the construction team for their office welfare facilities and also to Paul Evans for taking on the role of our Official Photographer.

## **Land Registry**

The Committee had discovered that the land on which the hall stands had never been registered with Land Registry. Seeking to redress this, and following detailed historical research, we were able to provide Land Registry with sufficient evidence for them to grant us with the Trust Deed with Absolute Title for the land. This took considerable effort over 18 months, and we were most grateful to Lynne Reekes for her professional advice.

## **Marketing, Media and Communication**

During the year an article on the hall was published in the Stratford Herald Newsletters were circulated more frequently to villagers throughout the year Options have been considered for an on-line booking system and a decision will be made in due course.

## **Commemorative Stone**

The Parish Council agreed to fund the cost of a stone similar to the ER Coronation stone to commemorate King Charles' Coronation.

## **Planning**

All committee members have contributed significantly to the project detail in many areas, utilising their own extensive professional experiences. Considerable work has been completed by the entire committee to make ready for the opening and operation of the new village hall. This has included the preparation of policies and procedures and planning of marketing.

John G. D. Cain, Chairman  
April 2024