

February 2023



Wychbold Village Hall – An Update



History

The original Wychbold Village Hall was sited on Crown Lane, now known to be a site operated by the NHS. Its associated Trustees and Charity have changed throughout the years. The first origins of the trust deed can be traced back as far as 1929. The building was sold locally, and the proceeds were lost due to a misdemeanour, which was dealt with at the time. All this took place prior to the new hall being built on School Road, as a result of lack of documented evidence of any money being transferred from the old hall to the new hall site at the top of School Road, meant that the trust deed became non-transferable. In 2017 the Charity committee all resigned & information was handed over to council in carrier bags. There were many anomalies that had to be reviewed and with every stone uncovered came a list of problems and inappropriate practices, involving the village hall. The Council has achieved a great deal since then and continues to move forward, striving for best practice across all areas.

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Regulations

It was acknowledged that the village hall was not fit for purpose and the refurbishment essential. Regulations have been tightened up a great deal over the years, mainly as a result of and local councils have a duty to protect its assets on behalf of residents under the Local Audit and Accountability Act 2014 and the Accounts and Audit Regulations 2015.

This is an important point to remember when moving forward to resolve the village hall issues.

Although the Parish Council at the time discussed a custodial trusteeship of the village hall. it was never actually registered with the Charities Commission / Charities House

Within Wychbold Village Hall Charity (201029) the constitution incorrectly references the Parish Council as Custodial Trustees.



The Roof

The storage room was leaning away from the building caused by subsidence and therefore had to be addressed. The tree that was sited too close to the building was removed.

Once the builders started the insurance work it was found that the original roof was not laid to manufacturers specification therefore the insurance company withdrew their cover for water egress of the whole building.

With no paperwork supporting the work of the original roofer & any guarantees the parish council had no alternative but to re-roof the whole building, during which it was found that some trusses were rotten due to the water seeping in.

The whole roof and trusses have been replaced with aluminum sheeting roof supported by state-of-the-art insulation underneath.

Cost £57K inc VAT

Section 106 Funding £36,280.91

Reserves £9,600

VAT Reclaim £11,400

Tenancy & previous maintenance of hall

The Parish Council have injected a substantial amount of money into Wychbold Village Hall over many years. Wychbold Village Hall Charity, as the tenant, had no obligations to do any repairs due to there being no signed tenancy agreement. There was, however, a failure, to inform the Parish Council of the subsidence. Between 2017 & 2019, the many attempts to introduce a management agreement were rejected by the Village Hall Charity Committee.

New Homes Bonus.

Wychavon District Council no longer support the Homes Bonus Funding Scheme which allowed funds to automatically be transferred to individual Parishes.

The funds now are put into a central pot which facilitates the Legacy Grant Funding and applications must be submitted for this grant money. All Parish Councils compete against each other for a percentage of this new fund.

Dodderhill Parish Council had a built-up fund of just over £84K, which had to be used by December 2022 otherwise it will have been re-allocated into the Legacy Grant "pot" and Dodderhill Parish would have lost out.

The Original Homes Bonus agreement was inclusive of working with Wychbold Village Hall Charity but the lack of communication from the committee that was experienced and documented by Wychavon District Council Community team and others, who tried to move this forward, (2019-2021) resulted in a change in the grant condition to say that Dodderhill Parish Council should set up a Charitable Incorporated Organisation

A Charitable Incorporated Organisation is an alternative legal form for a charity as set up by Part 11 of the Charities Act 2011 creating the basic legal framework which comes into existence upon registration with the Charity Commission.

Many attempts had been made with the Village Hall Charity Committee to involve them in the refurbishment details since 2018, without success

In late 2021, the Parish Council discussed the options and rather than lose the grant funding, democratically voted to accept this revised grant condition.

Section 106 Funding



The section 106 funds for the roof were available through the planning agreement

W/13/01818 - Land off Crown Lane, Wychbold

(Persimmons Housing Estate)

Schedule 12 - Community Building - provision and/or improvement of facilities for Wychbold Village Hall.

Available: £36,280.91

(spend by January 2023)

If the Parish Council had not gone ahead with the refurbishment and did not use this money by January 2023, the money would have been returned to the builder and the community will have lost out.

Section 106 is not transferable and must be used within the parameters set during the planning process

Why is the Name Changing?

Charity Commission rules would not allow the words of Wychbold Village Hall in the new charity registration as this was already in use by another Charity.

The new refurbishment has incorporated two halls, three meeting rooms and a library for the community so it was aptly registered under the name as Dodderhill Parish Community Hall. The Parish Council represent the whole Parish of Dodderhill, not just Wychbold Village and this facility is available for the whole extended community.

The Changing Rooms.

For many years the use of the changing rooms was limited to weekends. During the week and out of season the rooms remained empty. The refurbishment has given DPC an opportunity to make the most of this space.

There was no contract in place and the audit trail of payments poorly documented.

The showers were communal, which no longer fits with safeguarding regulations. The toilets were on the opposite site of the public entrance hall which was not appropriate and there was no referee changing area.

Rashwood Annexe...

The Rashwood Annex (previously known as 'the Changing rooms') is a self-contained corridor housing two meeting rooms and an office which are multipurpose and can also be used as three changing areas.

It also accommodates disabled facilities and a shower which not only adheres to the new safeguarding regulations but also allows the changing rooms to support other sports, activities and keep fit facilities.

The Multi Use Games Area also doubles up as a tennis court so there is an opportunity to set up a tennis club

During the week the meeting rooms can also be hired for other community events and hired by businesses needing room hire and conference facilities.

Hire Facilities

Wychbold Hall - The large main hall has had very little change apart from access to its own kitchen.

Astwood Hall - The smaller hall has been extended by the removal of kitchen servery wall allowing direct access to the old kitchen.

The door between the two halls has been blocked up however the bi-fold doors are still in place to allow facilities of a larger hall available for hire or community events.



Both halls have facility to provide separate cinema facilities which could be available for private hire.

We have already had volunteers to set up this club but more are welcome.

The Parish Council have agreed to the purchase of an outdoor cinema screen from the Arts & Culture funding.

Lighting

Heating

&

New Doors

The hall has been rewired and all the lighting replaced for new LED lights. Corridor and Toilet lights are on an automatic system to save wasted energy. The boiler, cylinder has been replaced as have the radiators to improve energy costs. The up to date efficient radiators have allowed a reduction of the number of radiators needed. The plastic fire door was also replaced. Total Cost £25k some of this has been paid for from Parish Council Reserves.

Community Library



Chadwick & Forester Building Services Limited who undertook the repairs kindly donated a Community Library to the Parish.

The library facilitates:

Books

Magazine

Jigsaws

Seeds

Tapes

CD's

DVD's

Recycle Board

Once finished, opposite the book shelves there will be a recycling board system where parishioners will be able to advertise free of charge,

- items for sale,
- items wanted and
- free to a good home.

Cafe

The community asked through the survey in 2018 for a café facility for the users of the recreational area - DPC listened!

The old storage room at the back of the large hall has been transformed into a second kitchen. This is a multipurpose facility that can be hired separately from the large hall for a café that has a serving hatch that opens straight on to the recreational area or hired with the large hall for an indoor café.



Volunteers are required to help run this café – are you interested?

Toilets & Library

You asked - DPC listened! The refurbishment has allowed a reconfiguration of the toilet access, without going through the main hall. New solid entrance doors have been installed giving the opportunity for the toilets and library to be opened, without access to the halls or meeting rooms. All corridors in the hall are covered by CCTV and the new alarm system installed.

Please respect users hiring the halls for a private function.

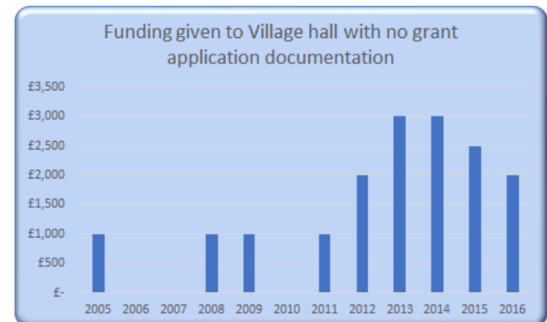
Refurbishment Issues.

As mentioned previously the Village Hall was not fit for purpose, did not meet current regulations to keep running in its current conditions.

Without the refurbishment the hall would have had to have closed. The funding dates made it time critical,

- The roof as mentioned previously was leaking and the tiles laying did not conform to manufacturers specifications. Roof trusses were rotting as a result. The pitch of the roof was incompatible for the type of tiling used
- The insulation was only 50 cm in thickness. The pipes for the central heating were unlagged and lay above the insulation which increased the heating bills.
- The boiler installed for the hall was a domestic boiler not a commercial boiler and serving more radiators than its maximum capacity
- The radiators were at the end of the efficiency lifespan.
- The hall had no RCD fitted and required rewiring. Electrical wires were found uncapped in the roof.
- The old disabled toilet size did not adhere to current regulations, with no emergency call cord.

Funds from DPC to Village Hall



In 2009 the fixed asset on the AGAR report was recorded and increasing from £45,000 to 81,000 and the explanation given was due to expenditure on the Village Hall with no supporting documentation.

Other payments such as utility bills and maintenance were being paid for by Parish Council funds and VAT being claimed.

There was a £20,000 grant given to the village hall in 2010 from the Parish Council but to date - the purpose has not been identified.

It was also noted that at the December meeting in 2010 - a salary raise of £500 pa to take on the financial running of the village hall (paid by the council) but the village hall accounts showed a £500 honorarium was being paid each year from the VH accounts for the same task.

A New

By following this path, the Council and the VH Charity could move forward, leaving behind the issues that have divided the community.

Fresh

To set up a CIO, a different name will have to be used but a rebranding of the Village Hall following refurbishment should be seen as a fresh new start of co-operation and trust between Council and the management organisation.

Start

Advantages of a CIO.

The significant advantages of a CIO are:

- Limited liability to its members
- Registration only required with the Charity Commission
- A single Annual Report & Return
- A simplified constitution specifically designed for charities - A CIO's constitution must be in the form to be specified by Commission regulations to meet the requirements of the law, to comply with good practice, and to be practical and workable. The existing charity trust deed does not do this.
- A simplified procedure on merger or amalgamation
- A clear set of duties
- A CIO is a corporate body (like a company) that can own property, employ staff and enter into other contracts in its own name (rather than in the names of the trustees).
- Members of a company limited by guarantee have limited liability for its debts if it winds up (they only have to pay a fixed amount). Members of a CIO may either have no liability at all or (like a company) limited liability for its debts.
- Because they have additional legal protection, members of a corporate body (Company or CIO) must comply with extra regulations.
- Unlike companies, CIOs do not have to register with Companies House.
- Unlike companies, CIOs will not be fined for administrative errors like late filing of accounts, but some breaches of the CIO Regulations are legal offences.
- All CIOs must register with the Commission, regardless of their income.

Moving Forward

- The village hall had to be refurbished to protect Council's valuable asset.
- The funding for the repairs relies on co-operation and trust between Council and the proposed management organisation.
- Council had a duty look closely at the proposed management organisation prior to entering into a lease. Council must have full confidence that the management of the village hall will be conducted in line with Council's obligations and expectations of service to the community.
- The Charitable Incorporated Organisation has been set up with the associated tenancy agreement **as per the grant condition.**
- Wychbold Village Hall Charity Committee is offered the opportunity to be involved with the CIO to enable the village hall to move on to a firm footing. Long term, this would result in the closure of Wychbold Village Hall Charity (Charity No 201029)



Funding for village halls not registered as a Charity is difficult to achieve.

Without a long-term lease and signed tenancy agreement any charity will have difficulty in securing grants.

Information taken direct from the Charities Website

- How the two charities differ...

Charity Name	Wychbold Village Hall	Dodderhill Parish Community Hall
Charity No:	201029	1200191
Activities - how the charity spends its money	COMMUNITY CHARITY	The provision and maintenance of a village hall for the use of the inhabitants of Dodderhill Parish without distinction of political religious or other opinions including use for A) Meetings Lecture and classes B) Other forms of recreation and leisure time occupation, with the object of improving the conditions of life for the inhabitants
What the charity does:	General Charitable Purposes Economic/community Development/employment	Recreation
Who the charity helps:	Children/young People Elderly/old People Other Charities Or Voluntary bodies The General Public/mankind	No information Available
How the charity helps:	Provides Human Resources Provides Buildings/facilities/open Space	Provide Buildings / facility / Open Space
Where the charity operates:	Worcestershire	Worcestershire
Registration history:	16 February 1962: Standard registration	26 th August 2022 CIO Registration
Organisation Type	Trust	CIO
Other names	No other Names	No other Names
Gift Aid	Not recognized by HMRC for gift Aid	No information Available
Other Regulators	No information available	No information Available
Policies:	Risk Management	No policies declared
Land and Property	The Charity does not own and /or lease land and property	This Charity owns and/or leases land
Trustees	6	3
Governing Document	Trust Deed dated 12 th August 1929 as amended on 19 th Jan 2019	CIO Foundation

Charitable Objectives	Such as the purposes mentioned in the trust deed of 12 th May 1929 as are preserved by the validation act 1954	The provision and maintenance of a village hall for the use of the inhabitants of Dodderhill Parish without distinction of political religious or other opinions including use for A) Meetings Lecture an classes B) Other forms of recreation and leisure time occupation, with the object of improving the conditions of life for the inhabitants
Area of Benefit	Dodderhill Parish	Dodderhill Parish

- There is a current error on one of the CIO entries regarding the objectives with the name of Newborough instead of Dodderhill. The solicitor has this in hand and it has been raised with the Charity Commission who is the body responsible for changing it.