

# PREFACE

In 2013-2014 the Parish Council made the decision to endeavour to up rate the Village Hall this was a carry over from the Parish Plan committee who had identified that 66% of the population of the two Parishes considered the Village Hall to be the centre of the community and as such the Parish action Plan identified that the whole facility should be maintained and improved to enable this facility to fulfil the needs of the Parishes.

At the time two suggestions were put forward that would greatly aid the use of these facilities for functions

These were:-

1. A covered reception area on the side of the main Hall so that guests could use the Car Park enter a dry preparation area before entering a Hall function.
2. To refurbish the Front Entrance Lobby so that the approach to the smart "Tardis" inside facility was in keeping with current requirements and expectations. The photograph at the front of the manual shows the front of the building looking like something out of the 1850's.

The Architect was asked to prepare proposals and costs showing acceptable views of both the extension on the side of the main hall being at a cost of £66,000.00 and the changes to the Front Entrance at a cost of £27,500.00.

In a time of austerity with precept levels being capped and requests by the Government to be held below inflation, ways of funding these schemes were looked at with the Parish Council's Accountants BDSW and our Calc representative in Malvern to ensure they complied with the Governments financial pressures. Thus BDSW accountants and Richard Levitt Calc manager accepted that we could raise a further loan of £27,000 from the PWLB and still stay within the financial constraints set by Wychavon for raising our Precept.

With this advice from our financial advisors the Parish Council made the decision to prioritise the uprating of the front entrance as stage one of the improvements.

Arrangements were then made to raise the Public Works Loan and have the Architect request for tenders from his recommended suppliers. On the 16<sup>th</sup> November 2016 the Parish Council received into their Bank account the Public Works Loan for £26,975.00 at an interest rate of £3.040% and the Architect produced three quotations one from Paul Hooper on the 8<sup>th</sup> November 2016 for £48,600.00 plus VAT, one from Pickering Builders on the 5<sup>th</sup> November 2016 for £55,432.00 plus Vat, and one from Claywood Builders Ltd on a similar date for £102,726.00 plus VAT. All the quotations being broken down and priced against a base line document for the work laid out by the Architect. Who did not believe there was a lot of scope for reducing these prices.

The prices were opened at a tender opening meeting in the Village Hall with the Architect Stephen Banks, GD Crow, David Nunn, and Sue Crow the Village Hall Manager.

Taken in its simplest form this level of costing to provide a pair of automated doors leading into a lobby with an ergonomic floor seemed to be excessive in the difficult overall financial position for rate payers and precept values, thus the PC have proceeded to project manage the job themselves using local tradesmen and will endeavour to deliver a job for the tax payers on the money available.

If any further funds can be raised these will be spent on ecological improvements to further parts of the Old Victorian building.

Currently the Parish Council are Project Managing the job in line with the Architects Design the Structural Engineers requirements and the local building Inspectors needs. This has been in progress since January 2017.