

Stock and Bradley Village Hall Annual Report 2019/20

Maintenance: The main item for the year was the replacement of all skirtings in the main Hall and an area of rotten flooring on the North side next to the wall. During the inspection some underfloor joists near the kitchen end of the Hall were also found to be rotting and were replaced as a precaution. Total cost was £2026. During 2020, repairs will be needed to the small exit door from the kitchen.

100 Club: Following reductions in recent earlier years, membership of the Club has stabilised at just over 100 with most new residents joining. Barry and Carole Newton again kindly organised and provided a lovely afternoon cream tea for members in June when the Annual Draw took place. Arrangements at the Hall for this year have to date had to be cancelled due to Covid -19.

Finances: Up to March 2020 income and expenditure have been roughly in balance, however, this is likely to change substantially as a result of lockdown. The Treasurer has applied for a grant offered by Wychaven Council to assist Village Halls and other community facilities in these uncertain times. Fingers Crossed!! Unfortunately due to lack of numbers the "Annual Quiz", an important source of funds, was cancelled. Current funds stand at a little over £9,000.

Housekeeping: Again the Committee would like to thank Rachel sincerely for her hard work and commitment in looking after the cleaning of the Hall and taking care of all the bookings.

Westfield Cottage: After a month of prolonged heavy rain and a biblical storm, the Management Committee was informed on 27th October that Westfield Cottage, a property next to the Village Hall had been flooded. The owner Mr. Barnes believed that the Village Hall drainage system was responsible for the flooding and demanded that the Hall accept total liability. The Committee suggested to Mr. Barnes that he contact his insurers and that if they agreed with his assessment then the Hall would alert its insurer and the two companies could meet to hopefully resolve the situation. Unfortunately Mr. Barnes instead went to his lawyer with the result that after several demanding letters a notice was issued in February against the Hall's Trustees to either admit total liability immediately or go to court. The Committee had earlier contacted the Hall's insurer (Zurich) who was already investigating the case. This eventually involved meetings with a Loss Adjuster and a Surveyor at the Hall. On 24th April the Committee were informed that following the detailed reports of their investigators Zurich were dismissing Mr. Barnes claim.

Airband: Following agreement between the Parish Council and Airband in November 2019 to install high speed fibre broadband to the two Villages, the Hall was contacted on 19th April by Airband with a request to install their equipment on Village Hall land. Two site meetings were held to discuss the proposed layout of the equipment and documentation was provided by both sides to cover the important issues. It was pointed out that being a Charitable Trust, the Committee would need to use a lawyer to advise on the contract. Mr. Godwin of Parkinson Wright in Worcester was appointed. The documentation took some time to get right since Airband needed 4 attempts to get the Wayleave right, then when all seemed to be moving to the last lap by 27th May, Airband called Mr. Godwin on 1st June to inform him that they were not going to use the Village Hall site but one nearer the centre of the area for which they already had had a signed agreement prior to contacting the Village Hall and that some issues that had caused a delay to using this site had now been resolved and this site was now available. A letter of apology was requested by the Committee for wasting its time and one has since been received from Airband in which they agreed to pay Parkinson Wrights fees.

S.M.Bates Chairman

9th June 2020

