

Runham Village Hall Survey December 2022 – January 2023

Summary

This report sets out the background to the need for a survey relating to the village hall repair costs, and summarises the responses received from the community. Mautby Parish Council is invited to consider the results of this survey as part of the budget and precept setting process, with a view to whether an application to borrow will be made. It is intended that this report will be published on the Parish Council's website.

Background

In late November 2022 the Village Hall in Runham suffered a partial collapse of the ceiling, revealing water ingress over a sustained period of time which had caused significant damage to parts of the roof and ceiling. The Hall was closed and remains closed to the public.

The Village Hall has a suspended ceiling within the main hall space, with a further ceiling above (to the original height of the school ceiling). Above this there is a roof space. The ceiling collapse was thought to have been caused by the weight of damp / water penetrating the plasterboard upper ceiling, collapsing onto the suspended ceiling and through to the floor.

A visit by a builder who took photos has ascertained that there is a significant amount of debris within the upper roof space which has been brought in by owl(s) living within the roof for a number of years. This debris needs to be removed before damage to ceiling joists and rafters can be assessed – it is not known whether these have suffered dry rot from the owl faeces and need replacing. The suspended ceiling, together with its electrical fittings, needs to be removed and the main ceiling revealed. The building needs to be made watertight, the bell tower assessed for safety, and various load bearing beams checked and replaced as necessary – wet rot is clearly visible in the photographs. Also within the photos it is clear that the plasterboard upper ceiling is bowing and needs replacing, preferably with an insulating version. New insulation will be required in the roof space, decorating of the newly revealed areas, and new light fittings to replace those that were in the suspended ceiling. Finally, an option for installing energy efficient heaters is being considered.

The Current Situation

At an additional meeting of Mautby Parish Council in December 2022 it was decided that the Council should explore all avenues to repair the Village Hall. The Council was advised of a budget figure of £50,000 plus VAT. Following that meeting, the Village Hall Committee (a separate, unconstituted body who manages the day to day running of the Village Hall) offered £22,000 towards the project. Although avenues for grant funding are being explored, these are very limited because this is a project of repair and not improvements, which most funders will not fund. This will continue to be explored. Including a £7,000 contingency, the Council is looking potentially at borrowing £35,000 to fund the repair project. The sealed bid tenders will be opened at the Council's January 2023 meeting, and considered further at the February 2023 meeting. Advice will also be sought regarding VAT implications, which may need to be factored into the project.

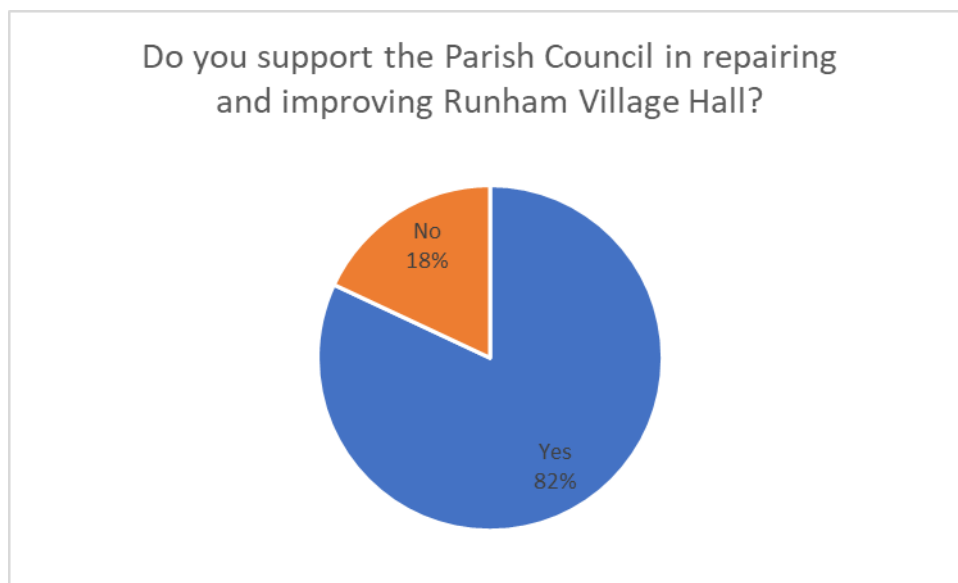
The Survey

Attached at Appendix A is the full survey of the parishioners of Mautby, Runham and Thrigby, who make up the tax payers of the parish. There are approx. 383 residents in 145 households within the entire civil parish (2011 census). The survey was hand delivered to every household, with options for return to either a local address in Runham, or the Parish Clerk in Rollesby; and it was also made available online. It was promoted via social media and word of mouth.

Responses and Results

61 responses were received to the survey (15.93% of the community). Some of these may be on behalf of the whole household.

Of these, 50 (81.97%) were in favour of raising the precept to pay for the repairs.



The next questions were freeflow comments, and have been reproduced in the next pages. Any identifying information has been removed, and the Clerk has made relevant annotations where incorrect assumptions have been made. The comments have been reproduced as submitted.

Offers of financial assistance have been or will be followed up.

Do you support the Parish Council in repairing and improving Runham Village Hall? Tick which applies.	Have you ever attended an event or booked the hall? (for example - for a quiz, village fete, meeting or other activity). Please give details:	Do you have any other comments or feedback regarding the intended Hall repairs/improvements? And if you could make any contribution, please include details here.	Comments from Parish Clerk
Yes	tai chi, art group, fete, quiz nights, rock solid, parish council, parties, choir	I would be happy to make a contribution (financial) and help with any fundraising	
Yes	Quiz, fete, parish council		
Yes	party, quiz, voting, music nights, village hall events eg fete, French nights etc		
Yes	multiple instances	VH is essential focal point for community	
Yes	multiple instances	Should be repaired as the VH is a good location for villagers to gather - they might not appreciate what it has if it disappears	
Yes	pilates, parties, fete	Important to have a community space	
Yes	quiz night for bowls club	Would be nice to see the VH up and running and being used and supported more	
Yes	no		
Yes	quiz, bowling club AGMs. fete, table top sale, choir, VH meetings, art club,		

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	crochet club		
No	2 occasions booked for birthday parties	I agree that the repairs should be made but as for improvements it isn't really needed.	The bulk of the money is for essential repairs
Yes	Used the hall 2 or 3 times for children's parties, youth club, pilates, crochet club	we believe it is very useful for the community	
Yes	quiz, parties, youth club, fete, dances, computer classes etc	have you tried to obtain other sources of funding National Lottery for example, Tesco community grants etc	
Yes	fete, children's parties, jubilee, youth club		
Yes	lots - christmas parties, craft events, fetes, jubilee, voting		
Yes	I ran the mother & toddler group, attended and organised other events inc youth club	Interior of hall needs revamping and kitchen updating (esp cooker)	
No	no comments provided		
No		building not fit for purpose, sell building and use money for new building	Would need to find and purchase land that could be developed for a

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			community space, together with funding
Yes	quiz and AGM Bowls Club, fete, CPR training	offer to help with carpentry etc foc	
Yes	Quiz nights, tai chi, painting course	£20 donation enclosed	
Yes	village fete, public meetings	If it is the wish of the village parishioners that the village hall is repaired and returned to its intended use I will make a donation towards completion of the necessary works	
Yes	quiz, fete, Jubilee	Scrap the bus shelter; turn off the street lights at midnight	Bus shelter is cost neutral and will only go ahead if fully funded. Street lights are a Borough Council function, not Parish Council
No	Some quiz nights	We do have two village centres ie the village hall and St Peter & St Paul Church. I think it would be a good idea for the existing village hall to be sold for development which would create funds for the parish, the church then be upgraded to be utilised by the village as its sole community centre.	The Local Government Act 1894 split the administration of parishes into two; civil and clerical. The Parish Council is the civil authority and does not have anything to do with the running of the church. The Parish Council is prohibited by legislation from making a donation

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			to the church for anything other than burial ground maintenance, therefore any proceeds from selling the village hall could not be donated to the church for improvements.
Yes	various events	Please explore grants and fund raising before council tax rises	
Yes	village fete, birthday party		
Yes	quiz, parish council, fete		
Yes	no comments provided		
Yes	Jubilee, PC meetings, fete, voting, birthday & New Year's party & quiz nights.	I feel as a small village we need a meeting place as we have nothing else (no pub or shop) .	
Yes	Yes - fete, party, voting	No	
Yes	Yes, several events	No further comments	
Yes	Quiz nights. Queens jubilee. Pilates.		
Yes	Queens jubilee. Quiz nights		
Yes	Quiz	I feel like the village hall is the real centre of the	

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	<p>Parish council meeting New year's Eve party Quiz Children's Christmas party Fate Themed party Jubilee party Youth clubs Private hires</p>	<p>village community and without it, there would be nowhere for village events to be held.</p>	
<p>Yes</p>	<p>Yes, attended for several events - quizzes, village fetes, parish Council meeting, themed evening e.g. burns night, NYE parties, children Christmas parties, Jubilee celebrations, youth clubs etc.</p>	<p>I think it is a fabulous idea, the village hall is a real community hub and provides a much needed space for village gatherings and events. Without the village hall, Runham as a village of would lose its community feel. Already being a small village without any other social spaces the village hall is the only place where villagers can come together as one, this includes for parties, celebrations and events which is central to the functioning of the village. If the village hall is lost, Runham will not only lose an essential community area but it for villagers it would feel like the village is losing part</p>	

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	Own booking - on several occasions e.g. surprise parties, birthday celebrations etc.	of itself, hence I feel that it is essential for the maintenance/repair work to be carried out. As a younger member of the village, I feel I represent a part of Runham village which is often not heard, but today I am speaking up to show my support for a worthy cause demonstrating that even the youth of Runham understands the vitalness of the hall in helping keep the village community connected. I have so many happy memories of times spent in the village hall and without a hall Runham would just not be the same.	
Yes	Yes, attended Jubilee celebrations and other parties	Would be a shame to see hall lost, would be up for volunteering for any simple work.	
Yes	I was on the v hall committee for many years, compiling & running quizzes etc helping organise other fundraising events.	It is essential that the village/parish have a meeting place other than the church & the building needs to be made safe & watertight.	
Yes	Parties	I feel it's a very precious asset to the village as the only public shared amenity and a very beautiful building, please save it!	

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Yes	Parties (millennium, new years, private hire birthday celebrations), village fete	The village hall is the heart of the village and if it was lost it would be a real shame and the social side of village life would be affected.	
Yes	Yes - New Years Eve Parties, Children Christmas Parties, Children Play Group Session, Rock Solid Youth Group, Quiz and Chips, Fete, Family parties and events, Walking Group tea and cakes, Jubilee party and many more....	<p>As someone who has lived in Runham my entire life the village hall has played a pivotal role in my upbringing. From attending a mother and toddler group when I was only a baby, to attending the youth group as a teenager and quiz and chip events as an adult the village hall has impacted my life at every stage.</p> <p>In a village that lacks a pub, shop and other amenities the village hall is the only place to meet new people and socialise with those in the village. Without this space Runham would not feel like a village and would lack it's community feel.</p> <p>I think everything possible should be done to protect and preserve this vital community resource!</p>	
Yes	Quiz nights, voting, delivered CPR/BLS training, children's	The village needs a community hub. If the hall goes we have nothing. Perhaps look at developing classes such as art clubs, gardening..etc.,merging	

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	parties and other events (fete, Christmas etc).	with other Parishes and having a rotational set up.	
Yes			
Yes	Yes, Quiz, fete, parties.	No	
Yes	Yes Parish meeting	It would be good if the hall could be used more maybe parking needs to be looked at.	
Yes	Quiz nights, Tai Chi, Art group, PC meetings, VHC meetings, Fete planning meetings		
No	No	No	
Yes	Quiz nights, private functions, village parties		
Yes	Birthday parties. Dances etc		
Yes	Quiz Fete Yoga	Probably an impossible request due to additional energy costs - please consider an alternative design to the false ceiling - to open up the original internal ceiling on the basis it remains cost neutral.	

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		Happy to help with any labouring type work but will need guidance	
Yes	Yes, many times over the years for children's parties and small events	I think it is do important, for the sake of our small community, that we keep our village hall, and remember to them use it!	
Yes	Yes, as follows:- Parish Council mtgs; County planning mtg; Private funeral wake; Jumble sales; Christmas parties; Burn's Night party; Village Hall Committee mtgs; Bowls Club mtgs; Village Fetes; Quiz Nights; Tai Chi Classes; Art Classes; Art Exhibitions; Millennium party; Fancy Dress party; Valentines and Halloween parties;	Absolutely vital to keep the Village Hall alive and accessible to all. Ensure a survey is carried out a assess any perhaps hidden defects which may be attended to whist repairing the roof.	

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	Bingo; Private Parties; Queen's Jubilee party; etc!		
No	No	Perhaps people putting letters through post boxes should be more considerate and not express someone's garden to be filthy. Or if they do, make sure a window isn't open first.	
Yes	No		
Yes	No		
No	We used to attend rock solid, but this has not been available since covid. And during the summer fete but this also has not run since covid	We paid chancel insurance for repair of the church and its buildings, would this be classed as part of the church? Also there was talk of having a bus shelter, would these funds be of better use being put towards the hall rather than a bus shelter? I would like further information, regarding the loan rate, is it a fixed rate and what is the total amount payable at the end of the loan period. Have you allowed a contingency? As building work like this usually hits snags along the way, so who's to say this price won't increase? How many households will be contributing? We already suffered a large increase on our council tax and for this to increase further is just another cost we would be struggling	The Village Hall is not part of the church or any chancel tax - see earlier commentary. The bus shelter project is cost neutral and will only go ahead if fully funded with no cost to the parish - any funding offered would be specifically for that project and could not be used for any other purpose.

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		with at present not to mention all the other increases all our households are experiencing in the coming months.	
Yes			
No		We strongly disagree to any increase in our council tax as the problems faced for repairs to the village hall are caused by the councils own neglect and the reason that a pay out has been refused by their insurance company. As the majority of the council do not reside in the parish it would be interesting to be told if/any are paying from their own pockets towards these repairs.	A payout has not been refused by the insurance company, the Council is only insured for storm damage which is not the case here.
Yes	Quiz, Christmas partys		
No			
No	I did attend the village fetes when I first moved here and they were good. Now they just appear to be people selling the same books and 2nd hand stuff over and over again. As a	How can we need to spend £50000 on repairs and upgrade works, this says to me that there has been no investment into the hall for a very long time. Why isn't the insurance covering this repair work?	Ref: insurance, see commentary above

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	village the hall is underused		
Yes	Yes, quiz, social gatherings	Always happy to help practically.	
No	Yes	I agree to make the hall safe, secure and water tight but I do not agree for refurbishment works as there is no guarantee that in the future the village hall may be sold as has been discussed. Will a higher banded house pay more than a lesser banded house?	Yes, a higher banded house will pay more as this is part of the Council Tax calculations. Band D is used for standard comparison purposes.
Yes	Village Fete, Polling Station		

MAUTBY PARISH COUNCIL

Incorporating the villages of Mautby, Runham and Thrigby

Chairman: Mr Martin Lamb

Parish Clerk: Mrs Catherine Moore

RUNHAM VILLAGE HALL CONSULTATION

Mautby Parish Council is inviting all residents to give their views on the future of Runham Village Hall. The hall, built in 1889, was the former village school up until the late 60's, is part of the village's history, and is one of the few community amenities we have in the parish.

The building has suffered some water ingress around both gables which has damaged part of the original internal roof and ceiling timbers and the ceiling covering, meaning that repairs to these areas are now required to enable the hall's continued use, and for these reasons it is presently closed. The Parish Council, which owns the hall, is working with local builders to understand the extent and cost of repairs required and at the same time make some improvements to bring the hall up to more modern standards to make it better for users. The potential cost of this repair and improvement work is currently envisaged to be around £50,000 (in the process of being confirmed). Toward that sum the Village Hall Committee, who run events from the hall, will contribute £22,000 of Covid relief grant previously received, (some of which has already been spent on internal improvements including the toilets).

Both the Parish Council and Village Hall Committee are keen to carry out the required repairs and improvements to get the hall back into use, but to do so will require a loan (at a preferential rate through HM Treasury) for the balance of funds required, which would be repaid by an increase in council tax for residents over future years.

How this could affect residents

A small proportion of our Council Tax (called the parish precept) is collected annually on behalf of the parish to pay for local community services and spaces, which would need to increase to fund the work and the loan.

In 2022/23 the Mautby Parish Council precept amount was £28.97 per household and to fund a loan of, for example, £35,000 over 10 years, this amount per household would rise for a "Band D" property by around £29.10 annually (an extra **£2.91 monthly** over 10 months)². Note that the exact loan amount is yet to be confirmed.

(In comparison, the average precept across England in 21/22 was £71.86¹ and our neighbouring village, Stokesby with Herringby, was £44.73).

The Parish Council needs to know that these proposals have the support of the parish, and would ask and encourage everyone to complete the survey overleaf. Any possible contributions from local residents and businesses of services, materials or funds would also be particularly welcomed,

So please complete this survey by writing your responses and posting or delivering the completed form to:

- Mautby Parish Council c/o Jubilee Farm, Fleggburgh Road, Rollesby NR29 5HH, or
- Runham Village Hall Committee c/o Middle Black Door Cottage, The Street, Runham NR29 3AH

You can also complete an online version of the survey which you can find at: www.runhamthrigbyandmautby.com/village-hall or scan this QR code:

Or email a copy of this form to mautbyparishcouncil@gmail.com



¹ www.slcc.co.uk/parish-precepts-in-england-2020-21/

² All figures estimated based on interest rates at 14 December 2022

The next Parish Council meeting where this will be considered is on Wednesday 25 January 2023 (see website for details) – **so please return your survey response as soon as you are able and by Friday 20 January 2023 latest.**

Your consultation response

1. Do you support the proposals for repairing and improving Runham Village Hall (tick which applies below)?

Yes, I do support the repair/improvement plan and understand this will mean a rise in Council Tax

No, I don't support the plan to repair/improve the hall

2. Have you ever attended an event or booked the hall? (For example a quiz, village fete, meeting or other activity) Please give details:

3. Do you have any other thoughts or feedback regarding the intended Hall repairs/improvements?

And if you could make any contribution, please include details here.

4. (Optional) Please provide your name and address if you wish to do so: