

Countess Wear Village Hall

A Community Venue for the 21st Century



Grand Opening

The Lord Mayor of Exeter Cllr Cynthia Thompson

and the

Vice Chairman of Devon County Council Cllr Rosemary Rowe

Friday November 18 2016 at 3pm

with invited guests and funders

Followed by Open House from 4pm -7pm

Pop in to see the new hall

Leaflet Funded by the Big Lottery



LOTTERY FUNDED

Serving the Community for 94 years

Countess Wear Village Hall was created in 1922 when land in School Lane next to the School and Church was leased by Lady Granger of Northbrook Park to the village of Countess Wear as it then existed on which to erect a former army dormitory hut as a centre for the social well-being of the villagers in part as a memorial to those in WW1. In 1965 the successors of Lady Granger gifted the land to the village to be held in trust by 4 trustees who must be residents of the old village.

The Village Hall has served the community for 94 years, looked after by residents in the roads close to the hall and the recent extensions to the original village city-side of the Roundabout through the Trustees and a Management Committee who have ensured its continuation for successive generations. Governance arrangements developed from the conditions of the 1922 lease and 1944 Rules for the Management of the Hall were formalised in a Deed of Gift and Declaration of Trust in 1965. Trustees have changed many times but always by a Deed of Retirement and Appointment ensuring the continuity of the Trust.

A new constitution was written for the Village Hall as an unincorporated association embodying the historic precedents and the provisions of the Trust in a modern format reflecting 21st century practice and Charity Commission guidance and adopted at the AGM in February 2015. It establishes that the control and management of the Village Hall, land and assets resides through the trustees and management committee with the members of the Village Hall. The Trustees and Committee consider that within modern day Exeter the Village Hall serves the current and future residential areas both sides of Topsham Road between the Countess Wear Roundabout and the Millbrook Village. Only residents of this area aged 18 or over can be members of the Village Hall and vote at AGMs.

The use of the Village Hall has grown hugely over the last 15 years and is now the highest in all the 94 years. On average it is in use for 2 sessions every weekday and on most Saturdays and Sundays as well. Around 40 weekend workshops and 6 weekly courses are

organised as well as our parent and toddler group, Ducklings and 5 social events in a typical year. We offer a very affordable community venue and up to 6 groups hire the Hall every week. The total footfall generated by all activities is in the order of 4,000 over the year. By any reckoning this is a very significant level of activity for a community venue run by volunteers.

The activities provided are publicised across Exeter and in surrounding areas including 13,000 brochures delivered door to door twice a year. In particular the courses and workshops, which is the largest programme organised by a community group in Devon, are making a massive contribution to community education in the city. All in all the Village Hall even with very limited facilities in recent years and run completely by volunteers is bringing many activities within easy reach of many residents and making a major contribution to the community.

Increasingly the old building was creaking and leaking and did not meet modern regulations and standards. It was a wooden structure with metal cladding and roof, outside toilets and very poor access for disabled people. It had no insulation and heating was a major expense as were burst pipes in many winters. Over the years the wood interior had been renewed, and upvc windows and new heaters installed and last year the floor covering was replaced but on going maintenance was a growing expense. The poor facilities have limited the scope of our activities and whilst the volunteers have done wonders with an out of date building, the only way to ensure that the substantial contribution to community activities both locally and in Exeter as a whole is continued and expanded was a new building. This has been the dream of the trustees and the management committee since 2000.



• 1922-2016

A Community Venue for the 21st Century



Our new hall is the realisation of a 15 year dream and has been 2 years of intense effort in the making from the concept design commissioned in October 2014 when the possibility of substantial grants from Exeter City Council and Devon County Council emerged to the finished (almost) building we now have for the future. The exterior of the new hall is almost as the concept design but the internal layout has been amended many times to meet planning conditions and building control regulations with full approval gained in March this year.

Funding constraints and high tender prices prompted a split of the project into 2 phases so that construction of phase 1 could go ahead this summer and not put the grants from Exeter City Council and Devon County Council of £75,000 and £100,000 respectively in question. Very particularly the committee did not want to disappoint all the residents who had helped the local funds grow to £101,000 since our first Buy a brick campaign in 2001 and had been waiting so long for the new building.

Countess Wear Village Hall has made a gigantic move from the past into the future with the completion of phase 1 - all external works including the shell of the upper floor and completion of the interior of the ground floor. Our very impressive new building is a modern, light and airy community venue which meets all the latest standards and regulations aimed at maximising best value with functionality. This is a very substantial, solid building designed to last for 100 years.

The new hall fits very well into the street scene with the red brick and white render exterior matching the adjacent 1920s houses and the tiled roof matching St. Luke's Church Rooms next door.

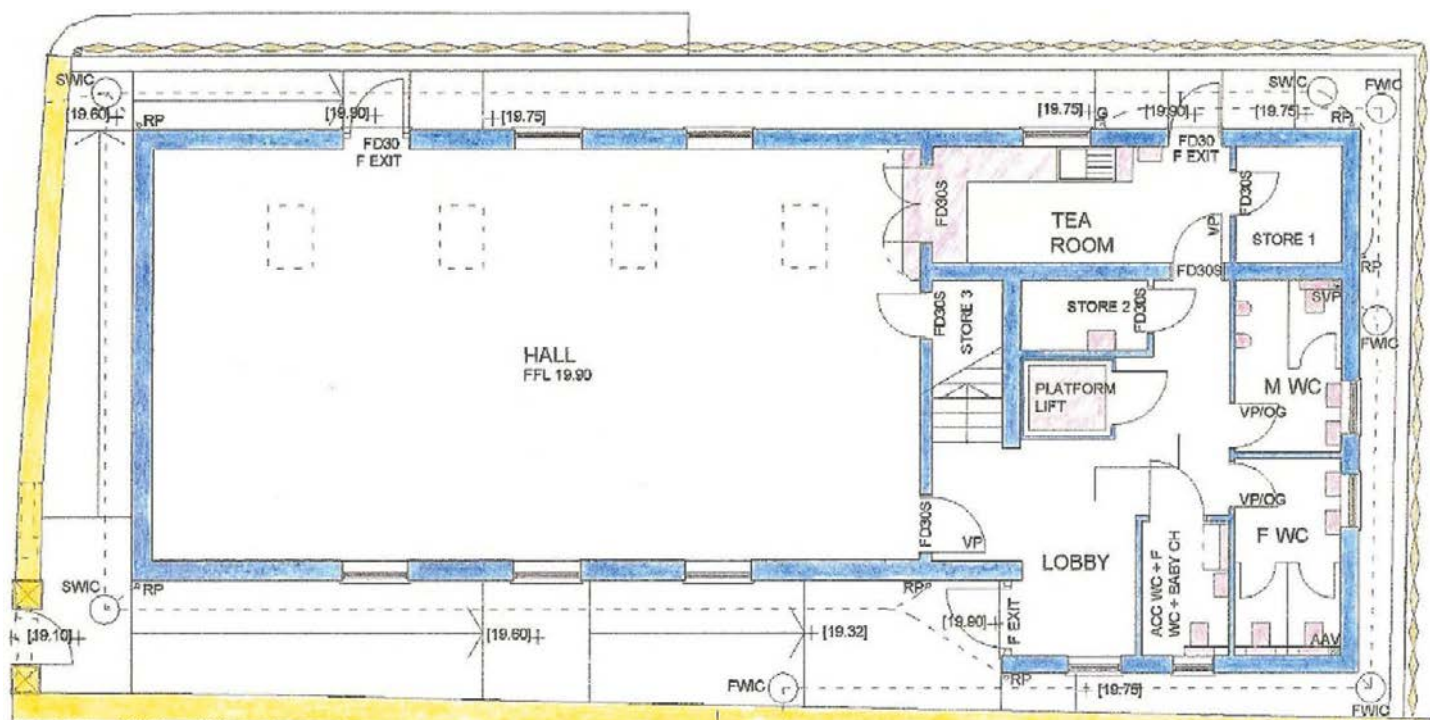
We have used every inch of our restricted site to increase the space within the building to provide a traditional hall, toilets and a tearoom but also to meet the latest requirements such as a disabled toilet and baby changing. Step free access from the pavement for the less mobile including wheel chair users which of course is also

a big help to parents with prams and buggies is a key feature of the new building.

The hall has a very high energy rating with masses of insulation in the walls, ceiling and floor and very green heating - an air source heat pump assisted electric system using electricity from the solar panels on the roof.

A big change from the old hall is that the new building does not have a fixed stage, rather we will use flexible staging (bought with a Lottery grant) when required which will allow more flexible use of space and indeed more space for some of our activities. The hall floor is suitable for dancing and better for floor exercises such as yoga. We have been donated 65 chairs which are far more comfortable than the plastic ones used for so many years and we have invested (funded by The Lottery) in exercise mats for martial arts, circuit training and similar and our parent and toddler group, Ducklings.

The building has been constructed by Exeter based SML Contractors who stepped in at short notice back in May with an offer to do the work in 20 weeks for a sum we could almost afford and commenced on June 6. Having spent considerable sums on professional services and surveys including a project manager/QS, architect, and structural engineer, very few unforeseen items have emerged giving a largely trouble free build helped by good weather this summer. Three of the trustees, Tim Davies, Gill Tippins and Jon Kirkham have monitored the work on behalf of the Village Hall, meeting every 2 weeks with SML who have proved to be excellent, delivering the building on budget and on time. Hand over was on October 21 with courses and workshops transferring into the hall from the temporary



• Ground Floor Plan

locations on Monday October 31 when Ducklings restarted and hiring to groups began again.

The cost of the contract for phase 1 is £251,000 with the few extra costs for items not in the contract offset by savings. Total costs including planning and professional fees are £293,000, but at the present, available funds are only £276,000 - a shortfall of £17,000. We have made approaches to many potential funders and are hopeful that some will be successful but is likely that interest free loans promised by members of the committee will be required. This is not ideal as it will be a call on future funds generated by the Village Hall activities. On a positive note the Big Lottery have made a grant of £8,595 from the Celebrate programme to help with the opening event

including this leaflet and to purchase items of equipment such as display boards, staging and mats.

Phase 2 - the fitting out of the upper floor to provide a meeting room and office with a platform lift for wheelchairs is already to go once funding is secured. This work is estimated at £29,000 and bids are with 2 potential funders which if successful will require local fund raising to provide about £5,000 to see the upper floor completed and the whole building in operation. The additional room will not only ensure the existing massive contribution to community activities continues but also expand with a particular aim the provision of numeracy, literacy and IT sessions as well as activities for small groups.



• Upper Floor Plan

Trustees and Committee 2016/17

Officers: Chairman: Tim Davies Secretary: Sarah Brimblecombe

Treasurer: Gill Tippins

Hall Bookings and Courses Coordinator: Gill Tippins

Trustees

Tim Davies
Gill Tippins
Jon Kirkham
Alan Suter

Committee

Sarah Brimblecombe	Anthony Russell
Tim Davies	Maureen Secombe
Dave Lang	Alan Suter
Iris Nicholson	Gill Tippins
Howard Pike	

HIRE THE NEW HALL

There is some availability in the new hall for hire, also we are hoping to complete the upstairs meeting room soon, suitable for small meetings or groups.

If you would like to know more about this contact:

Gill Tippins:
01392 682550
gill@countesswear
villagehall.co.uk
www.countesswear
villagehall.co.uk

A big thank you to the many people and organisations who have helped us build the new village hall

We are indebted to many organisations and people who have worked hard on the project, provided grants, donated materials and time and supported the new village hall in so many ways particularly:

Devon County Council - Stuart Shire - Investing in Devon.
Exeter City Council - New Homes Bonus - Ross Hussey.
ECC Richard Short - Assistant Director, City Development.
ECC Community Engagement - Dawn Rivers.
The Big Lottery - Celebrate Fund.
The City Council Priory Ward Councillors.
The County Councillors for Priory and St Leonards,
Topsham and St. Loyes and Heavitree.

Dental 397. Market Carpets - Mike Burch.
Teachers Union - Marie Day. WESC Foundation - Dave Lang.
Mick Groves, Martin Phillips.
Debbie Allerton, Rodney Battey, Brian Bolt, Jon Kirkham,
Kay Phillips, Vera Ross, Bill Voaden, Brian Weldon,
Diana and Alan Wright.
SML Contracts - Steve Mitchell and Mark Lennox.
Architects - Crispin Denny and Maria Escribano.
Project Manager and QS - Steve Wickes.

Many residents have bought a brick(s), some back in 2001 when fund raising first started, sadly some of these residents have passed away.

Christine Ahlheid
Elaine Allaway
Cecilia Askey
June Bailey
Rodney Battey
Eileen Beer
Wanda Bennett
Eric and Susan Berggren
Diana and Gordon Bess
Pauline Bloxham
Albert Bolt
Pamela Booker
Ken Bowden
Michael Buckland
R. Burrows
Susan Chambers
Jane Chappell
J. Clifford
S. Clifton
Bob Coates
John Coaton
Rodney Coffin
George, Ann, Vi, Bill Cole
Richard and Marie Cole
Keki Cooper
Freny Cooper
Mehrengise Cooper
Mike Cotton
Helena De Righetti

John and Gill Dockrie
Margaret Dowell
Richard Eales
Kit Eales
Paul Easterbrook
Georgina Edwards
Sue and Gordon Edwards
Jane Evans
L & C Fentimen
Pat Finley
Colin and Ann Glennie
C. Govier
B and L Grant
Kay Harris
Renee Harvey
James Huntley
Sylvia Kington
Claire Kinsella
Jon Kirkham
Steve Laskey
Sue and Richard Lennard
Valerie Livsey
Rose Luxton
David Macklin
Valerie and Gerry Mannell
Gladys McCartney
Vivien & Douglas McClaughlin
Margaret McGuinness
Roy McGuinness

W. G. Milford
W and S. Milford
Philip Moffat
C and J Moore
Judy Moore
S. Morgan
Katherine Morris
Janet Mutter
Iris Nicholson
Jackie Nicks
E. Northcott
Mary Northcott
Kathleen O'Shaughnessy
Anne Pagliero
Michael Pagliero
Mike and Jane Passmore
Mrs. S. Payne
Esme Perks
C. P. Perriam
Samantha Perriam
Kay Phillips
Audrey Pike
Poppy's Flowers
Jane Potts
Janet Robb
James Robinson
Pamela Roberts
Mike and Kirsten Ross
Vera Ross

Pat Rowe
John Russell
Susan Salter
Karen Sanders
Maureen and John Seccombe
David and Olga Sherwood
Sandra Shiret
B. Shorland
Neville and Helen Simpson
V. Skelding
Marilyn Smale
Jacqueline Stewart
J and R. Taylor
Gill Tippins
Colin Tucker
Felicity Tucker
Joan Vincent
Bill Voaden
Jenny Voaden
Roger Watson
Gerald Wallen
Sharon Webster
Anne Weldon
Brian Weldon
H. Whitehead
D. Whitting
Sarah Wilkins
Alfred and Mavis Wonnacott
Diana and Alan Wright

YOU CAN STILL DONATE

We have a shortfall of £17,000 to complete the project.

So, we are continuing to fund raise and many members of the community have indicated they would still like to donate.

Donations can be made by sending a cheque payable to:

CWVH New Village Hall (please indicate if you are a tax payer, as we can claim gift aid)
to 62 Exe Vale Road, Exeter EX2 6LF

Winter events at Countess Wear Village Hall

Spitfire talk a flyaway success!

Hear an amazing story about Newton St. Cyres man Martin Phillips who was inspired to embark on incredible journey after receiving a rivet as a birthday gift.

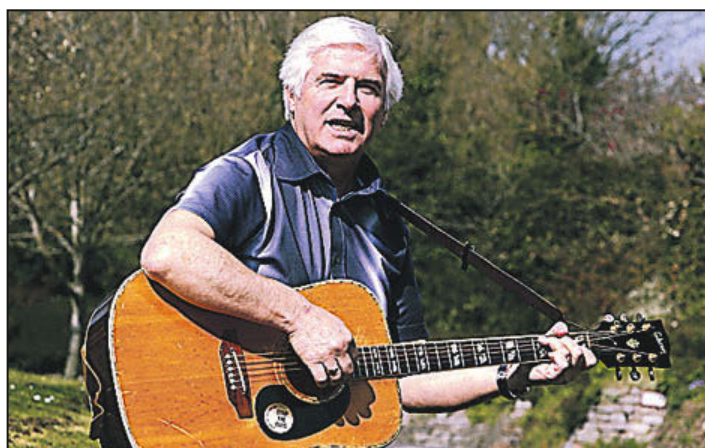
To rebuild a Spitfire RR232 bringing it back to flying status.

Martin says: "I'd always been interested in aircraft in general, but the Spitfire is the iconic machine."

Tickets have flown out of the door for the previous talks by Martin, so don't delay buying your ticket.

Friday 25th November at 7.00pm.

Tickets £10 in advance only. To include light refreshments.



Mick Groves - Still Spinning!

Start your Christmas with a sing along of all the Spinners Christmas favourites with the great Mick Groves. Mick famed as the lead singer with Internationally acclaimed folk group in the 60s and 80s has delighted audiences at Countess Wear Village Hall every Christmas since 2003.

Saturday 17th December at 7.30pm.

Tickets are £10.00 including a finger buffet.

Limited licensed bar.

Get your ticket early as the event is always a sell out.

Tank Sherman - Stand-up and sit down comedy at its best

Award winning West Country comedian whose show is based on stupid observations on life, stories about his family, friends and just about everyone else, self penned gags (and some he wrote with his mate's biro).

Tank prides himself in the fact that his act never contains a swear word. Why should it?

Saturday 28th January at 7.30pm. Tickets £8.

Limited licensed bar.



Tickets for events available from:

Poppy's Flowers, Topsham Road, Exeter or by post to:

Events, 62 Exe Vale Road, Exeter EX2 6LF enclosing an SAE. 01392 682550

(Cheques payable to Countess Wear Village Hall)