

NORTON PARISH COUNCIL

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4 February 2021

Dear Mr Ham,

I would like to clarify our position re Norton Village Hall. The hall is owned by the Church of All Saint's Norton. It used to be the village school built in 1844 and was sold in 1962 to the then vicar, Bishop Otter-Barry, he had been Bishop of Mauritius and came to Norton in retirement. The vicar gifted it to the Parochial Church Council. They ran it until the early 80's when they could not afford repairs needed and so leased it to the Norton Village Community Association (NVCA) for 30 years, at a peppercorn rent. This lease has recently expired and we are at present negotiating its renewal. The Parish Council had wanted to buy the hall, thus securing its future, but the valuation of £100,000 was far in excess of our funds. (The church is looking for funds to replace the roof on the church which has been stolen). We have been in talks with the church, which have slowed due to Covid-19, but hope to have them completed within 6-9 months. The Parish Council have agreed to pay the cost of both parties to renew the lease lasting 30 years, which are estimated at approx. £8,000 by the church's solicitor.

The hall is a very important part of the village, most of the events organised by the NVCA could not take place without the facilities it provides. These facilities also support the church, which has no running water or toilets. The hall is in the centre of the village and so is easily accessible on foot by villagers. There is also ample parking for those from further afield. We feel the hall will be very useful to the residents of the new houses to be built on Daventry SUE until their facilities are up and running, and even then could prove beneficial to those residents who would like a smaller, and probably cheaper venue or wish to use All Saint's Church as their place of worship. It is the only place where the Parish Council can meet (not being allowed to meet in the pub or at private residences) and it is the only place suitable as a polling station.

The hall has always been playing catch-up. Grants have been awarded in the past, but have never been enough to do the whole job. The hall is not in good enough condition to be attractive to hirers, and we cannot charge enough to cover its costs. It does have a couple of long-term hirers, one of which is Daventry's Alcohol Anonymous group, who prefer to meet away from Daventry, but they actually asked if they could bring their own heaters as the eating in the hall is inadequate.

If money could be forthcoming to cover the work required this would be our chance to get the hall on a firm financial footing for the first time in its history.

The NVCA had compiled the following document in 2018 as their "wish list" This has now been updated and we think it covers most of the work required. The Parish Council are intending to pay for a structural survey to be undertaken, in the meantime a local builder has been to look at the building to give us some idea of costs.

If there are any queries, please do not hesitate to contact me.

Kim Russell
Chairman Norton Parish Council
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Norton Village Hall

Norton Village Hall was built in 1844 and was originally the Village School; it is owned by the Church and managed by Norton Village Community Association, who promotes community participation by organising village events such as children's parties, coffee mornings, quizzes, summer fairs, Halloween and firework night. The village hall is vital as the central hub for these village events and is also used by the Parish council, local groups and the Church for their own meetings and events. It is also the sole polling station for the Parish.



Private functions such as displays, parties, weddings and funerals make use of the facilities, including a small kitchen and ample parking. The village internet system is now based in the village hall.

The situation of actually managing the building is difficult because of the age, running costs can usually be met but only with a small grant from the Norton charity. Any structural, maintenance and decoration costs far exceed the monies raised by the NVCA.

The hall needs maintaining and updating to ensure that it is fully operational to meet future needs. The annual hall insurance alone cost is just under £700.00, add to this maintenance of the heating and fire equipment, testing, cleaning and utility costs, approximately £1800.00 has to be found each year just to ensure that we can operate the hall facilities safely.

The NVCA does not have funds to cover all ongoing repairs, we are committed to the general upkeep of the hall which includes the cost of insurance, health and safety, cleaning, utilities etc.

Proposed Repairs to Norton Village Hall

1.	External Repairs: Stonework, roofs, gutters, damp proof system.	£22.000
2.	Internal Repairs. Roof insulation, wall & ceiling repairs/painting, floor repairs/coverings.	£12.000
3.	Electrical Mechanical. New heating system, Kitchen, lighting and ventilation.	£18.500
4.	Professional fees for specification and project management.	£2,500
Total:		£55,000

The NVCA currently manage the village hall on behalf of the Church and the villagers of Norton. It is evident that to stop further deterioration in the building fabric, certain priority building repairs are now required.

External Repairs.

The external stonework needs attention, in the past a chemical damp proof was installed above the small horizontal step that runs around the building and some pointing repairs conducted.

It is proposed to carry out re-pointing work with lime-based sand and cement (1-6-1) in the areas most affected. Any existing exposed joints will be raked out and loose pointing will be removed before repointing, this is generally patch repairs around the full perimeter with some areas at height on the gable end facing the road. Damaged stonework should be replaced, as necessary. The joints to the roof coping stones will also be raked out and re pointed, if the stones are loose, they will be re-bedded.

The loose slate roof tiles (above the doorway and rear exit for example) to be investigated and reattached where necessary. The flat roof above the toilets and valleys to be inspected and repaired or replaced. Gutters need repairs, cleaning and in some areas replacing.

Stonework repaired and mortar joints to be repointed.



Front elevation by road showing step detail



Front elevation by road loose stone work.



Side elevation



Front elevation



Back elevation



Back elevation



Side elevation



Side elevation



Front gable end by road



Front gable end by road

Roof coping stones will be rebidged and joints repointed as required



Loose slate tiles above door

All internal walls are damp and internally covered to a height of approximately 1 meter with wood cladding. At the minimum a new damp proof system needs to be installed. This will mean removing all the internal wooden cladding and replastering internal walls.

Low/high level natural ventilation grills to be fitted in all rooms and storage cupboards.

The work to the building exterior will require scaffolding; once access is gained the roof and guttering can be inspected for any further problems.

Internal Repairs



The roof space has a minimal amount (approximately 100 mm) of old fibre Insulation. This needs upgrading to the current building regulation recommendations of 300 mm.



Internal walls and ceiling need patch repairs where skim plaster has become loose and flaked.

All walls and ceiling to be sealed and painted with eggshell emulsion.

Woodwork on screens, doors and windows to be undercoated and glossed. Stone mullions in windows to be wire brushed and cleaned to remove old emulsion paint and left as stone.



Ceiling needs repairs where some joints have been split.



The vinyl flooring and step in the toilet/kitchen lobby & toilet areas is loose, due to damp causing the vinyl to rise. It is not possible to install a damp proof membrane without excavating the flooring in this area which may not be cost effective.

As a repair it is proposed to use the existing vinyl in the lobby as the damp proof membrane and overlay floating vinyl on top of the existing with adhesive at the edges only and wider new door bars. Recover the step and reattach existing black step nosing's strips.

Some of the timber floor boarding in the main hall is damp and beginning to rot. This should be investigated and repairs made.

Kitchen

The kitchen is now over 20 years old and is of a domestic standard. It is in need of replacement/modernisation to meet new hygiene standards and food preparation requirements. New cupboards, worktops, sinks, wash-hand basin, flooring, and appliances are required.

Electrical Mechanical

The Electrical Periodic Inspection was completed in 2018, Portable Appliance Testing is now required.

The Hot Water heater in the kitchen is now over 20 years old and needs to be replaced with a more efficient model.

Heating to the main hall is provided by 2 Fujitsu heat and cool reverse cycle wall mounted units and 2 external roof located compressors installed in 2008. These are now inefficient and no longer cost effective as repair costs are increasing. These need to be replaced with an energy efficient heating system.

If funds permitted the lighting could be changed to energy efficient LED lights.