

Woodton Village Hall Charity – Annual Report 2025–2026

Woodton Village Hall is a volunteer-run charity that receives no government funding. All running and maintenance costs are covered through bookings, donations and the generosity of our community.

Committee changes

After many years of dedicated service, Caroline Seaman stepped down from the charity in December 2025. We extend our sincere thanks to Caroline and the previous management committee for their long-standing commitment to the hall.

In January 2026, a new committee of local residents was formed to oversee the charity and hall's operations. We warmly welcome our new trustees and thank them for their time, energy and support.

Maintaining and improving the hall

Since January, the committee has focused on essential works, to ensure the hall remains a safe, welcoming and well-maintained space for all. As we gained a clearer understanding of the hall's condition, the order and scope of work evolved. Much of what is required falls under **essential maintenance** or **regulatory compliance**, meaning it must be funded from the charity's own reserves rather than through grants.

Priority work completed or underway

- **Electrical works** – replacement of the consumer unit (fuse board), full electrical assessment (EICR), and partial re-wiring
- **Fire safety improvements** – new smoke detectors, illuminated fire exit signage, fire-retardant blinds to replace window curtains, and new fire-retardant thermal stage curtains
- **Personal safety** – replacement of the broken alarm in the accessible toilet
- **Flooring** – renovation of the wooden floor in the main hall and repair of lifted black vinyl beading
- **Property condition report** – commissioning a full assessment of the building
- **Installation of 4G WiFi and TV Licence** – enabling residents and visitors to stay connected and have greater access to online information, resources and educational materials (and WiFi is an essential requirement for grant applications).
- ***Replacing the felt roof on both flat roofs** – with new bituminous waterproof membrane with a 25 year guarantee.

*In February, we received the unwelcome news that the felt on the flat roof extension had failed, leaving the roof no longer watertight. This urgent work created a significant and unexpected cost, forcing us to re-prioritise our original plans.

Scaled-back cosmetic improvements completed or underway

To remain within our reserves policy while still improving the hall's appearance, we focused on a modest set of enhancements:

- Painting the entrance and main hall
- Installing a new noticeboard and external Woodton Village Hall sign
- Replacing the ceiling lights – made possible thanks to the generous donation of new lights from a local resident.

Due to the financial impact of the roof replacement and essential works, other priority projects – such as a new kitchen, replacement windows, a new front door and further cosmetic improvements – will remain on hold until we rebuild our reserves or secure external funding.

Hire charges review

In February 2026, we reviewed our pricing structure to ensure hire fees cover the hall's running and essential maintenance costs. We compared our charges with other local village halls offering similar facilities to ensure our rates remain fair and competitive.

We also listened to feedback from current and potential users who requested more flexibility for shorter bookings.

The review showed that changes were needed to both what and how we charge, to ensure sustainability of the hall, while protecting regular users and maintaining a reduced rate for residents.

From 1 April 2026, hire charges are based on an hourly rate, with a minimum booking time of two hours.

Our mission

Our aim is to ensure Woodton Village Hall remains a valued community asset. We want to create a space that more people and organisations choose to hire – allowing us to reinvest income into the building, its facilities and its décor. Our long-term vision is a modern, warm, welcoming, safe and environmentally conscious hall that supports community life and hosts a wide range of events.

There is still much to do, and we are grateful to everyone who has supported our efforts so far.

Caroline Wells

Chair

April 2026

