

BARFORD NEWS

FEBRUARY 2026
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PRICE: 50p where sold

**PHASE 2 OF THE CHURCH APPEAL
AUCTION OF PROMISES | SAVE THE DATE | 25TH APRIL 2026**

For more details, see Page 7

BARFORD MARKET

Back again, after our Christmas Break!!

SATURDAY 21ST FEBRUARY

10.00 – 12.00 IN THE VILLAGE HALL

~ ~ ~

Introducing New Producer!! Hygge Chocolatiers!!

Bespoke handmade chocolates are crafted with love, making the perfect indulgent treat for Mother's Day or a delicious gift for someone special.

Kan's Kitchen, Thai Cuisine Takeaway curries

Artisan breads from Cotswold Bakery

Meat and dairy Items from butcher Gordon Wrighton

(Orders taken at Thursday morning Post Office)

Plus an excellent range of local producers selling,

savouries, cakes, preserves.

Hand knitted woollies - Locally grown plants in season

.....and for the birds we have seeds, mealworms, sunflower hearts, fat balls

Bacon /bacon & egg/breakfast butties at bargain prices!!

TEA AND COFFEE SERVED ALL MORNING

BARFORD ST JOHN & ST MICHAEL PARISH COUNCIL

CHAIRMAN: SANDI TURNER 07919 577486
VICE CHAIRMAN: RODNEY HOBBS 07931 584184
COUNCILLORS: CHRIS CHARMAN 07796 544363
RAY COX 01869 337736
TOM LOVELL 07760 162593
JOHN O'BRIEN 07711 032137
DAWN TUCKER 07808 890495

CLERK: HANNAH SNELL
2 SUMMER LEY
BARFORD ST MICHAEL OX15 0RG

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CLERK.BARFORDSPC@GMAIL.COM

Parish Council meetings are held every 2 months in the Village Hall on the first Wednesday of the month at 7.30pm, starting with January's meeting. This is an opportunity for villagers to bring questions or concerns in person to the Councillors. Everyone is welcome.

Parish Council Agenda and Minutes at thebarfordvillages.co.uk/parish-council/meetings/minutes

Allotment queries, please contact Chris Charman, as above.

PARISH COUNCIL NOTES

A meeting of the Parish Council took place at 7:30pm on Wednesday 7th January in the Village Hall and was attended by Councillors Sandi Turner (Chairman), Rodney Hobbs, Ray Cox, Dawn Tucker, Chris Charman, Tom Lovell, John O'Brien, County Councillor Gareth Epps, District Councillor David Rogers, and Hannah Snell (incoming Parish Clerk and Responsible Financial Officer). Two members of the public and the playground subcommittee attended this meeting.

Minutes of the Last Meeting: It was agreed that the minutes of the meeting held on 5th November 2025 were a true and accurate record (unanimous).

Public Participation: Abby Jeffs, Community Relations Advisor at RAF Croughton, spoke about her role and the aim of rebuilding relations with the community. This could include asking personnel to volunteer for village events. She also spoke about a plan to run a STEM (Science, Technology, Engineering and Mathematics) programme in local primary schools delivered by personnel. If there are any issues with personnel behaviour in the local community or operational issues to get in contact. It is unclear whether the signage for RAF Barford St John will be coming down at the present. She left her business card and a copy of this can be found in this newsletter



if anyone would like to contact her directly.

Allotments: A resident asked for an update on the allotments. Councillor Charman confirmed that these were still being discussed with the owner and that the old contracts were being rewritten. An increase in rent is not expected, and until the contracts have been written, rent is not requested either. The resident also asked for an update on the water tap. Councillor Charman confirmed that some piping had been cut out after a leak had been identified and that someone would be coming out to reconnect it once the weather was dry and clear enough.

Parish Matters:

Play Areas: The Playground Committee has arranged for a quote from Sovereign play equipment or repairs basket swing, benches and timbers on the activity tower at West Close playground. This was originally quoted at £1,677.90 but since some items are still under warranty, this has been reduced to c.£700. A second quote has been sought from another company for comparison.

Fix My Street Super User: The Clerk advertised for a volunteer for a Fix My Street Super User but received no responses so will do the training this week. This means she will be trained to flag work orders to OCC Highways. Residents can submit issues to Fix My Street as usual but the Clerk can escalate these. Councillor Tucker will send an article to the Barford News about how to log issues on Fix My Street.

If anyone else would be interested in becoming a Super User, please contact the Clerk.

Grasscutting: The councillors approved the quote from Thomas Fox for grasscutting in the village this year. The Clerk is to request that Thomas Fox take more care with cutting around the wooden poles in the play area to avoid damage.

An alternative contractor has been in contact but has not produced a quote in time for the meeting. The Parish Council are pleased with the service offered by Thomas Fox and intend to continue with this.

Assertion 10: There is a new requirement for local government organisations and parish councils to have an accessible and compliant .gov.uk website and for the Clerk and councillors to begin using .gov.uk email addresses rather than personal or gmail accounts. The Clerk presented a set of quotes from different government-approved providers and the councillors resolved to work with Parish Online to do this. It is estimated that this will cost £250 in the first year, and £350 a year in subsequent years. The Clerk will contact residents who are existing users on the Barford Villages website to see if they want to migrate content to the new Parish Council website.

HM Land Registry registration of Stonepit Field: Stonepit Field – Bretherton’s are no longer able to represent the Parish Council and have returned the downpayment made in 2024, as the field now has an associated tenant and requires an agricultural tenancy agreement as well as the Land Registry transfer.

Taking advice from a resident as well as alternative solicitors, the field will require a transfer in part, before producing an individual (rolling) tenancy, and whilst the Land Registry transfer from the Diocese of Oxford continues. SE Solicitors in Banbury have quoted c.£1,500 for the work, and the councillors approved for the **Clerk to make arrangements with SE Solicitors to represent the Parish Council.**

Defibrillator – The counsellors resolved to keep the defibrillator box (at the side of the Village Hall) locked and to put the code inside the box window so that it can be used easily in an emergency. It will also be checked on a monthly basis.

Flooding Procedure: A resident had sent in feedback on the new flooding procedure and asked if more real time information can be made available. The Parish Council have already explored options with OCC Highways and are only able to put out signage warning of floods or a road closure at this point, and provide this information to Highways. This is currently the best available option and the Parish Council will endeavour to act more promptly in putting out and collecting in signage. Councillor Lovell suggested looking into a floodstick or other measure so that drivers can make a more informed decision. It was agreed that choosing to drive through a flood remained at the drivers’ risk and that the bridge would be closed when fully impassable.

Trees on the Green: The councillors thanked a resident for trimming back the pyracantha on The Green, but agreed that it required further work with more professional equipment for hard-to-reach areas. Councillor Charman will be continuing to follow this up.

District Councillors Report from David Rogers:

Work is beginning soon on removing the illegal landfill in Kidlington.

Another development has been approved in Hook Norton. Councillor Turner asked about the “titled balance” in the District Councillor’s Report – the government made a manifesto pledge to increase the housing and where housing proposals are refused they can be overturned by appeal (at cost to Cherwell District Council).

Residents are encouraged to complete the Rural Services Network Delivering for All Survey.

County Councillors Report from Gareth Epps:

Particular issues to note include a £6.5 million gap in the government’s budget, which is expected to lead to a raise in council tax.

There is likely to be a consultation on local government reorganisation in February/March. From next week (mid-January) there will be a booking system for household waste recycling centres. With the addition of glass recycling in domestic bins it is expected that bottle banks will be removed by the end of April.

Hempton Road will be closed 12-15 January for the installation of build ins. Councillor Tucker raised concerns that there had been local objections to the Hempton build ins, but that this had been approved on appeal.

Councillor Tucker also asked about 20 speed lighting and signs. County Councillor Epps will send more information over.

Planning:

25/02978/F – Applea Banks – floor extension to side – PC has no objections but has raised concerns about near-continuous building works over 4 years.

25/02715/TPO – Orchard House – 1 x ash tree fell. Tree has suspected perenniporia fraxinea. – PC has no objections.

25/03023/F – Swere Villa – retrospective replacement of existing roof – PC has no objections.

25/03280/TPO – Newfield – 1 x beech tree fell to mitigate subsidence – PC has no objections.

Finance: The Clerk gained approval for payments in December totalling £204.38 for the Clerk's pay and HMRC payments.

Next Parish Council Meeting: Wednesday 4th March 2026 7.30pm in the Village Hall.

Please note that this is a summary of the minutes from the meeting. The full minutes (in draft until approved at the next Parish Council meeting) can be viewed in the Parish Council noticeboard and on the Minutes Section of the Barford Villages website:
<https://thebarfordvillages.co.uk/>

HELP WANTED

We have villages full of experts! And our new Parish Clerk would be pleased to know your area of expertise, if you are willing to share this with her. Issues may come up from time to time where it would be good to have someone with local or specific knowledge before consulting externally.

This could be on anything relating to law, health or environment issues, education, photography, building, carpentry, electricians, finance, tree surgeons, farming, surveying, HR, ex-servicemen and women – the list goes on.

But what would be really helpful is to know who we can call on for advice in the villages about a particular issue, or who may be able to offer help with something. We won't be constantly calling you up – but if you can offer **knowledge and/or time** we would be really grateful. Similarly, if you might have the time to support the Parish Council with activities round the villages, we would be really glad to hear from you too.

Please email clerk.barfordspc@gmail.com or message Hannah Snell 07887767648 if you can help! (This list won't be shared with anyone).



200 CLUB DRAW - JANUARY

£25	140	Mick Motley
£15	207	Martin Archer
£10	039	Maggie Motley
£5	097	Adrian Brett

The draw took place at the January Coffee Morning in the Hall



grubadvisor
reviewed by
Lucy & Angus

Where did you eat?

The Red Lion, Deddington
www.theredlion-deddington.com

Cuisine? Good old traditional pub grub

RATINGS **Out of 5 stars.....**
Food ★★★★★

Service ★★★★★

Value ★★★★★

Atmosphere ★★★★★

COMMENTS: The Red Lion is under new ownership/management.

We popped in there for a spot of lunch a couple of weeks ago. I had the smokey bacon mac and cheese and Angus had the ham, egg & chips. Both lunches were freshly cooked, generous portions and reasonably priced.

The menu is quite extensive, anything from sandwiches and burgers to bangers 'n' mash and lamb hotpot.

We met Ian and Josh, Josh was working behind the bar. They both were really nice fellas and are determined to make The Red Lion a success.. They have 2 other pubs (below) in the area, so they know what they are doing.



Bridge

Sixteen Lessons to learn, a Lifetime to Master



Join our beginners' course

Sixteen lessons on Tuesday evenings starting
in March 2026 in Kings Sutton Memorial Hall.

Phone Jeremy on 07812 727744 or Julian on 07961 398331
for course details and/or to request a taster session.

Full information is on our website:

Bridgewebs.com/kingssutton

Kings Sutton Bridge Club



1ST DEDDINGTON GUIDES

Our new year began with some fun and
games and fudge!

We also started to plan our Patrol Projects.
The Phoenix patrol are organising a fashion show,
the Panda patrol a tea party and the Young Leaders
a pamper evening.

We are also making decisions about our next badge
work and have a wide variety of activities planned
for the rest of the term.

All girls 10 or over are very welcome, just come
along for the evening and see what we're all about.

Maggie Rampley ☎07957 600755



*"CLASSIC FM: for people
who like classical music,
but only if it's been on
an advert."*

Alan Partridge

Quoted on The Knowledge



CREAM TEASE



The History of Burlesque

Wednesday, 11th February
7.30pm in the Village Hall

All visitors very welcome (£7)

for more information please contact

Christine 338659

barfordwi@oxfordshirewi.co.uk



WHAT'S ON AT THE GEORGE INN?

FIRST MONDAY OF EVERY MONTH -
Village night, 18:30 start

THIRD TUESDAY OF THE MONTH - Quiz Night, 19:00 start

We're delighted to continue our popular Village Night at The George on the first Monday of every month, with a few changes made to the monthly village night - Join us for a main meal, dessert and a drink for just £18.50. We'll also be showing the Six Nations throughout February and March, so come along to enjoy the rugby with great food and atmosphere. Details about our Mother's Day celebrations on Sunday 15th March will be posted soon. Be sure to follow us on Facebook and Instagram to stay up to date with all our latest news and events.



FEBRUARY AT THE GEORGE INN

2ND - VILLAGE NIGHT
5TH & 7TH - SIX NATIONS
14TH - VALENTINES DAY
14TH & 15TH - SIX NATIONS
17TH - QUIZ NIGHT
20TH - JAMIE FELTON LIVE MUSIC
21ST - SIX NATIONS



WILL YOU MAKE A PROMISE TO RAISE MONEY FOR **PHASE 2** OF THE CHURCH APPEAL - TO RESTORE THE ORGAN AND IMPROVE THE HEATING AND LIGHTING IN THE CHURCH?

YOU DON'T NEED TO PROMISE THE EARTH



SAVE THE DATE
AUCTION OF PROMISES
APRIL 25th 2026
BARFORD ST.MICHAEL VILLAGE HALL

PROMISES HAVE STARTED TO COME IN ALREADY BUT WE NEED MORE!

LAST TIME PEOPLE PROMISED LOGS, MANURE, BOLLY, TICKETS, TOURS OF ...OXFORD COLLEGES - LEGAL LONDON - PARLIAMENT - HOOKY BREWERY - CHRISTIES, PRINTS AND PAINTINGS, HAMPERS, MEALS, STAYS AWAY IN FRANCE, SCOTLAND AND B.S.J, FRENCH LESSONS AND MUCH, MUCH MORE!

WHAT CAN YOU PROMISE? IF YOU CAN MAKE A PROMISE OR A DONATION, PLEASE CONTACT US AS SOON AS POSSIBLE –

murraychris47@btinternet.com OR mariann.young@btinternet.com



1st DEDDINGTON SCOUT GROUP

Cubs - Cubs had an exciting time in December making catapults, using lolly sticks, elastic bands and spoons demonstrating great perseverance. They then had a battle with marshmallows against the other packs! They created clay Christmas decorations, and we finished the term handing out lots of badges and saying goodbye to our older cubs who are moving onto scouts. [Tina Deacon deddingtoncubs@gmail.com](mailto:TinaDeacon@deddingtoncubs@gmail.com)

Scouts - The Scouts finished off the year with a night hike fuelled by Haribo & a movie night complimented by popcorn & ice creams.

Earlier in the month we had a skills evening where they learnt how to sew (thanks to Roger Moyce), take taps apart & bend pipes (thanks to Ian Anthistle) & wire a plug. Many went happily home waving lengths of copper tubing – worth remembering next time they ask for an expensive present. We also tried some glass painting, which turned out surprisingly well. [Pete Churchyard deddingtonscouts@gmail.com](mailto:PeteChurchyard@deddingtonscouts@gmail.com)

Many thanks to everyone who used the Scout Christmas Post & special thanks to Eagles for hosting the box again.

BARFORD GREEN GARDEN CLUB

Notes from our Potting Shed – February 2026

What a difference in the weather recently! One day mild, next day bitterly cold, icy and slippery. Please do take care in your gardens. Well, whatever the weather, our gardens are beginning to show signs of new life with snowdrops and crocuses pushing their way out of the soil.



Our Club takes a break during January but Committee members are busy planning our 2026 calendar. If you've an idea, we'd love to hear from you.

Please email the Secretary, (details at foot of page). Our first event is our AGM and you're warmly invited, whether a member or not!

Annual General Meeting, Village Hall

This will be on Monday 9 March in the evening, time to be confirmed. We hope to see as many of you as possible and will provide details shortly.

Here's a fascinating article by committee member Hazel Neal. She has an encyclopaedic knowledge of wild plants and weeds and their uses! Thank you Hazel.

Eat your weeds!

Leaving some native plants in your garden is hugely beneficial to wildlife, but sometimes those plants need a bit of editing or you end up with a garden that's 90% thistle... Rather than composting the plants as you weed this spring, try eating some instead. Edible wild plants are highly nutritious, frequently very tasty and it's definitely worthwhile trying to incorporate a few into your diet.

Hairy bittercress (*Cardamine hirsuta*) and (*Stellaria media*) appear in vegetable and flower beds early in the year and make delicious additions to salads and sandwiches. Just pull them out and pinch off the roots. Bittercress has the typical cress flavour and is particularly good in an egg sandwich. As you pull out a handful of goosegrass (*Gallium aparine* aka cleavers/sticky weed/sticky willy if you're Scottish), try cutting the roots off, washing it and infusing it in water for a few hours or overnight in the fridge. Strain and drink - it has a lovely cucumber flavour and comes with a long tradition of health claims as a spring tonic. Add mint, lemon balm or some lemon if you like. My favourite way of dealing with thistles is to make herbalist Julie Bruton-Seal's recipe. All native British thistles (*Cirsium* and *Carduus* species) are edible but are

unappetisingly spiky making them laborious to prepare. The solution is to wash well (you can use leaves, stems and roots), chop roughly and blend well with apple juice and whole lemon to taste and strain through a sieve. The more thistle you add, the drier it tastes, so start small and increase as desired. Thistle smoothie (literally)!

Stinging nettle (*Urtica dioica*) makes an often underrated but delicious soup. Recipes range from very basic to very luxurious but whichever recipe you choose, cooking the nettles briefly is the key. The sting disappears as soon as they are heated.

Nettle tea is as simple as picking a couple of sprigs and pouring over hot water. Sweeten with honey if you like, I prefer it without. Nettles are high in antihistamines and so drinking nettle tea regularly is reputed to help with hay fever symptoms. If you're feeling more adventurous, use nettles wherever you'd use cooked spinach - wild spanakopita is very good, or add to frittata or quiche. Nettle and lemon cake tastes amazing and looks incredible! Pick the top few leaves of nettles before they flower. Once they get older they get tough but also develop crystals that can irritate the urinary system. If you want nettle soup later in the year, cut some back and pick from the fresh flush of growth.

Nettle stings are almost inevitable when gardening, along with insect bites and stings. Forget the dock leaves you were told about as a child, far better is either scrunched up stinging nettles (remember the antihistamines) or find some plantain. Either broadleaf (*Plantago major*) or ribwort (*Plantago lanceolata*) will do the trick. Make a 'spit poultice' by chewing a leaf enough to break the fibres and apply the bolus to the sting or bite and it will bring relief and reduce swelling. If you don't fancy chewing it, you can crush the leaf hard between your fingers to release the juice and then apply it but it doesn't work quite so well.

Please only ever eat wild foods you can positively identify. Insects depend on many of these plants for food for either larvae or adults so if you can leave a few in a corner, they'd appreciate it. It's legal to forage fruits, flowers, foliage and fungi on public land unless the plant is specifically protected under law or the land is an SSSI. Note though that it is illegal to uproot any plant without the landowners permission.



Happy February gardening – we hope you can get outside despite the cold weather. If you'd like to join our Club, please contact the Secretary, Sue Lane at: sueandles45@hotmail.com



BARFORD ENVIRONMENT NETWORK

We are part of the **Four Villages Sustainability Network**, which links Deddington, Duns Tew, Bloxham and the Barfords (and now other villages too) to promote ways of greener living.

We will soon be making plans for **Great Big Green Week**, which runs from 6th – 14th June. For the last two years we've combined with the other villages to produce a full programme of events – talks, walks, green markets, swaps. If you have ideas to contribute or if you'd like to help with the planning, please contact us at the email address below.

The next **People, Planet, Pint** meet-up is at the **Blue Boar, Chipping Norton**, on Thursday 5th February, 7 – 9 pm. The first ten to sign up get their first drink free. Come along to find out about local sustainability initiatives. Next after that is at the **Red Lion, Steeple Aston**, on Thursday 12th February.



Deddington Environment Network invites everyone to **Wassail** at the **Community Orchard in Clifton**, on Sunday 8th February from 4pm. "A wassail is an old tradition to wish the orchard trees good health, including a toast, music, mulled apple juice and good cheer. Please bring something to make a hullabaloo – an instrument or pan & spoon, a torch, a mug for your free drink and a slice of toast (yes, honestly!) Dress in bright colours and add greenery if you fancy."

To sign up for our occasional newsletter and/or the **Four Villages WhatsApp group**, please email L.newbery@btinternet.com.

READING RECOMMENDATIONS



The Chemist by A.A. Dhand. Never having read anything by this author before, I was agreeably captivated by this punchy, well written story of a pharmacist and the people in the community he serves, both good and bad. Dealing with drugs all day long involves Idris Khan supplying methadone to the many addicts at The Mews, the notorious estate where a dangerous kingpin runs the show. Idris manages it all very well and maintains a professional working relationship with his customers until Rebecca, a woman very close to him, needs his help; whereupon he finds himself drawn into a terrifying turf war between the two most prominent drug lords in Leeds.

I really couldn't imagine how Idris would get himself out of the rapidly evolving and deteriorating situation that he was being sucked into but hadn't bargained for how very cunning and inventive he could be. As the book's tagline says, he knows how to save you, and he knows how to kill you! This is a very clever plot, written by an author who is himself a pharmacist. It's authentic and informative whilst also keeping up an incredibly fast pace, aided by relatively short and punchy chapters.

The unexpected ending certainly lends itself to further thrillers involving this intrepid Chemist and I wouldn't hesitate to read them. **Paul Freeman**



What we can Know by Ian McEwan. This is in part a literary mystery, reminiscent of A S Byatt's *Possession*, though here combined with 'cli-fi'. It's set almost a hundred years into the future, in which the climate emergency and rising sea levels have brought about drastic changes to everyday life: at the start, narrator Tom Metcalfe travels from Port Marlborough to the Bodleian Snowdonia Library to research the life of a poet of our own time, Francis Blundy, said to be as significant as Seamus Heaney. We circle back to a pivotal night in 2014 when Blundy read aloud his great work, a lengthy poem written for his wife, Vivien - but what happened to the only copy of the poem after that? The significance of the dinner party, who was there, and what led up to the writing of the poem, is slowly revealed in this cleverly-structured novel. **Linda Newbery**

Reviews are compiled by Linda Newbery. For a book recommendation on alternate Mondays, all by writers or independent booksellers, follow **Writers Review**: www.reviewsbywriters.blogspot.com

ARTICLES 7 & 8 OF 12 – Jan Liberadzki continues to walk us through a series of articles around planning, building regs, conversions etc.

See Page 17 for contact details

Improving Your Home Part 2. Garage Conversions

Converting a garage into a habitable space can be a cost-effective way to add value and functionality to a home, providing an additional bedroom, a home office, a home cinema, (although extra soundproofing will be required), a gym or simply a quiet space separate from the main house. For households with off-street parking or unused garages, it's a logical first step in improving the usability of the property. Integral garages generally offer easier access to services and may already have insulation on shared walls, whereas detached garages may be more complex to convert.

The first thing to check is whether the existing structure is sound. Most garages are constructed with a single skin of brickwork and an uninsulated floor slab and possibly without a damp-proof course (DPC). Garage floors may also be slightly sloped or uneven. Older garages may require structural reinforcement. Floors in integral garages are usually lower than the house and will need raising to improve access. The converted garage will need adequate natural light and ventilation, as required by Building Regulations.

In most cases, garage conversions fall under Permitted Development, provided that the work is internal and doesn't enlarge the structure, the property is not a listed building or in a conservation area, the conversion doesn't remove the only parking space especially in areas with parking restrictions. You do need confirmation from the local planning authority that the proposed work is indeed permitted development, for which a Lawful Development: Proposed Use application is required to confirm that PD rights apply.

Building Regulations approval is mandatory. Key requirements include, the structural stability and suitability for the new use. Where loadbearing walls or beams are affected and possible reinforcement may be needed, or if removing a load-bearing wall (eg between the house and garage), a structural engineer's assessment and structural calculations are required. Walls, floors, and roofs must meet minimum U-values, and you will need to extend the central heating system or install separate heating. If the garage is attached to the house, fire-resistant doors and walls will be required and escape routes must comply with regulations. Mechanical extract ventilation will be required in kitchens or bathrooms, and all electrical work must be carried out by a certified electrician. If adding a bathroom, plumbing must meet water efficiency standards.

Replacing the garage door is usually the most visible alteration, usually with a window similar the those of the rest of the house with infill matching the existing masonry. It's important that the new façade treatment integrates sympathetically with the original elevation. Other design considerations include adding windows or roof lights to improve liveability. Garages are often used for storage, so if you will be losing garage storage, consider built-in solutions elsewhere in your home. Ensure privacy if the garage faces a public area and ensure that there is no loss of parking. Try to match the interior style to the main house for cohesion and consider future-proofing (eg wiring for smart home tech).

Converting a garage can deliver a return on investment of around 10-20% for terraced and semi-detached homes at an average cost of between £10,000-£20,000 according to the RICS, depending on size and quality of finishes, which can be cheaper than an extension but offering similar benefits. A low-cost basic conversion costing around £5,000-£12,000 would typically add 5–10% to property value (HomeOwners Alliance). For larger semi-detached and detached homes an average cost of between £25,000-£45,000+ for a luxury home, office or guest suite, the ROI can add 15-20%+ to property value (Savills), with the potential for rental income (if compliant with regulations).

Jan Liberadzki BA Arch (Hons), MSc
JLDA

Improving Your Home Part 8. Rear Extensions

Rear extensions are a practical way to add value to a home and are generally more cost-effective than moving when factoring in stamp duty, legal fees and moving costs. A ground floor extension can turn a cramped ground floor into modern, open-plan living space, typically a kitchen-diner, whilst a 2-storey extension can add a bedroom and more. Because extensions add floor area, it targets the factor buyers value most after location, which is size.

Single-storey rear extensions fall under Permitted Development rights, although you will need a Lawful Development Certificate confirming that the proposed extension complies with Permitted Development guidelines. Detached houses can extend up to 4 metres beyond the rear wall under permitted development, while terraced and semi-detached properties are limited to 3 metres. For single storey extensions the limits are increased to 8 metres if a detached house and 6 metres for any other housed, a Prior Approval: Larger Home Extension application is required. The extension must not exceed 50% of the original property's surrounding land area. Extensions must not exceed the height of the original roof and should use materials that harmonise with the existing structure. These regulations exist to protect neighbourhood character while enabling reasonable development.

Building Regulations approval will also be required. Structural elements require load-bearing calculations, and foundations and roof structures to comply with Building Regs. Steel beams are often needed to create open spaces. Insulation standards require extensions to achieve high levels of insulation and energy performance, potentially improving the overall property's EPC rating. This not only reduces running costs but enhances market appeal as energy efficiency becomes increasingly important to buyers.

Successful rear extensions should harmonise well with the existing property, maintaining proportional relationships and architectural coherence. Consider the orientation for natural light optimisation, particularly for kitchen and dining areas that could benefit from morning and afternoon sunshine. Open-plan designs combine kitchen, dining, and living areas to create flexible family spaces, with large glazed openings onto the garden. Built-in storage, adequate provision for modern technology, electric vehicle charging provision and renewable energy integration help to future-proof the property. Simple single-storey extensions can typically take 8-16 weeks once work begins, while two-storey extensions can take 16-26 weeks.

Build costs are calculated by the square metre, and current guidance from Homebuilding & Renovating suggests £2,200–£2,500/m² (ex VAT) for a straightforward single-storey extension. High-spec projects can run to £3,000+ per m². 2-storey extensions cost per square metre are usually lower because you're spreading the cost of foundations and roof over twice the floor area. However a 2-storey extensions can add twice as much space for 50-70% more cost than a single-storey extension, according to SDL Property Auctions. For design and approvals allow typically 5–15% of the build cost depending on scope and add a 10–12.5% contingency for unexpected costs. The ROI for a rear kitchen-diner extensions can be 10–15% when well executed; more if they enable a superior layout or an extra bedroom in a 2-storey scheme, according to Ideal Home, but can be more in higher-value locations or where the design transforms usability. If you can stretch the budget, a 2-storey extension is the better option, providing addition space and a better return. However before committing check with local estate agents for before/after comparables, then run a calculation of projected sale value – (current value + all-in project cost). If the margin isn't comfortably positive and you're not valuing the lifestyle benefit, then rethink the scope or spec.

Jan Liberadzki BA Arch (Hons), MSc
JLDA



CHURCH
MATTERS



It's February already but it doesn't seem right not to mention the wonderful Christmas services that we enjoyed in Barford. From the beautiful sound of the Brass Band at our Carol Service, followed by excellent mulled wine, mince pies and gingerbread, to the slightly crazy Crib Service on Christmas Eve and the reflective Midnight in Bethlehem Service. These varied services provided the wonderful balance of wonder and magic of Christmas.

At the crib service we spoke of the peace, joy, love and hope of the Advent candles. These words follow through into our every day and whatever journey we are on can provide comfort and strength in our time of need. We can look to those around us, both family and friends to guide us along the way.

We are so lucky to live in such a kind and nurturing community where each of these things can be found in abundance.

A huge thank you to all of those who helped to make our Church such a beautiful place to be and helped at our Services - in particular, Jan and Tony Elvidge, Adrian and Cubby Brett, Guy and Anne Perry.

Church Cleaning

A huge thankyou to all of our church cleaning crew. We are so lucky to have you. We do have a couple of spaces left in February and September. It involves Dusting and hoovering before the 3rd and 4th Sunday Services, flowers on the altar if you are able to. All cleaning supplies are provided. If you are able to help out, please email Sue and Sally on barfordchurches234@gmail.com

Baby clothes

Over the years the church has collected baby clothes and donated them first to BabyBasics and more recently to Banbury Baby Bank. Both organisations have been very grateful for these donations. Unfortunately, we are no longer able to coordinate these gifts, but if you have a selection of good quality baby clothes then Banbury Baby Bank would be very happy to receive them. They are based at Hanwell Fields Community Centre and their details can be easily found on the Internet and Facebook.

Again, many thanks for your past donations. Keep a look out for new events for our church for 2026. We look forward to new adventures.

Sue and Sally



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VILLAGE AND LOCAL EVENTS DIARY
Diary dates to the editor by 15th of each month please

Church services for FEBRUARY

1st Coffee & Chat, BSM, 10:30am
8th Holy Communion, BSJ, 09:00am
15th Family Service, BSM, 10:30am
22nd Holy Communion BSM 10:30am

Weekly Prayers at St Michael's:-

Wednesdays 17:15 Evening Prayer, Barford St M
Thursday 08:15 Morning Prayer at Barford St M

VICAR: Nick Fielden 01869 934794

Email: vicar@deddingtonchurch.org

www.facebook.com/deddingtonChurch

Churchwardens contact details :-

The Barfords

Sue Addison or Sally Barber both
at barfordchurches234@gmail.com

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Methodist Chapel

For details of services contact:

Mr Robbie Pilkington ☎ 01295 811367

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Website: <http://holytrinityrc-chippingnorton.com>

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Masses:

Saturday - 6pm Vigil Mass, Sunday – 11.00am Mass

Weekdays Normally 9.15am, subject to change

Regular Weekly/Monthly Events

Mondays Deddington Brass Band Practice
Tuesdays Guides (Deddington)
Carpet Bowls (September-March)
Wednesdays Parish Council, 1st Wednesday,
Bi-Mthly
WI, 2nd Wednesday
Boys' Brigade (Deddington)
Beavers, Bloxham Primary School
Thursdays Village Hall Post Office
Open Cuppa Mornings
Cubs (Deddington)
Scouts (Deddington)
Fridays
Saturdays Village Market, 3rd Saturday
(except January and August)

BARFORD NEWS

Copy deadline 15th of each month

Editor: Lucy Norman

barfordnews@gmail.com

☎ 01869 337678

Treasurer and adverts: Caroline Bird

caroline.bird120@gmail.com

☎ 07500 672144

FEBRUARY

2nd Village Night at The George

11th WI, Cream Tease

17th Quiz Night at The George

21st Village Market

MARCH

4th Parish Council Meeting

9th Garden Club AGM – time tbc