

## Coaley Village Hall Chairman's Report to the AGM on the 8<sup>th</sup> October 2019

*Registered Charity Number - 1062503*

For my fifteenth report as Chair I laid out some ambitious targets for the financial year 2018/2019 and this evening, you find out how we did.

Mainpoint Security continue to conduct inspections and test of the fire alarm system, fire extinguishers and emergency lighting systems. This year the six-litre foam appliance at the emergency exit near the stage was life-ex and changed for a three-litre unit. Three litre units are easier to manoeuvre and have the same knock down ability. At the same time a detector was fitted to the Jubilee Room loft area to monitor the air conditioning unit installed there.

A year ago, we replaced the batteries in the emergency flood lamp in the main hall and it failed its one-hour test last month. RGL Electrics is sourcing a LED version, which we expect to perform better. Also, at the end of last year RGL modified the lighting system over the Jubilee Room access stair to a proximity sensor and LED light unit. This improves the safety of those accessing the Jubilee Room during the hours of darkness.

Hellion Environmental Ltd. Continue to maintain the air-conditioning system. We have noticed some staining of the ceiling tiles, which was originally thought to be leakage of the roof, but when investigated it was concluded that the stains were due to condensation between the ceiling and the inner skin of the insulated roof. We have asked Hellion for advice on this matter.

In September last year Guys and Girls from CADS helped transfer the contents of the Jubilee room loft and under croft into the new wooden storage facility on the recreation ground side of the Hall. Which now boasts secure racking installed mainly by Andy Curry and automatic lighting fitted by RGL Electrical. A skip was arranged in the new year to dispose of the surplus remnants.

In March we had the soil drain system blocked again. Subsequent investigation confirmed the incursion of tree roots in the pipework. An estimate to continue the root barrier down to the road was obtained. The current estimate of 2K + VAT will be considered when funds allow.

In April we changed the hot water system. J C Aldridge & Son removed the two 120-gal hot water tanks and header tank and installed an inline electrical water boiler. This gives continuous hot water and allows the controllers in the sound and lighting studio to better hear what is going on during the stage performances.

The kitchen flooring had been in a poor state for some time being worn and damaged in places. This was considered a hygiene and trip hazard. Clements Carpets, a local sole trader, came to our rescue and replaced the flooring from the kitchen right through the annex to the stage door entrance. Also, along this time the ovens were given a professional deep clean. This was quite an expensive process and we would ask all our users to try to clean the ovens toughly after use.

Last year SDC carried out a review of the rating system for village halls, which we were assured was not a cost cutting exercise. At their request we submitted a statement of our business and a copy of the accounts. We now wait with bated breath to see if any adjustment has been made to the charges for 2020, which until now have been zero rated.

Another major project this year has been the introduction of the Hard of Hearing Loop and Public Address System in the main hall. The work was carried out by Gordon Morris of Somerton. The Committee were very pleased with the way they dealt with us and the result they have produced. The PA system can be accesses by audio from, DVD, CD, Bluetooth, radio microphone, two lapel mics and an in line, hard wired mic. All inputs activate the hearing loop for those who wish to use it.

The project was driven on our behalf by Les Crompton with specialist technical advice from Stephen Cook. The committee are indebted to both for their invaluable support. There are still a few loose ends to tie up, but as I understand it ROME was not built in a day.

We have commissioned a new solicitor from Red Kite called Cheryl Maynard. Cheryl is working out of the Stroud Office to progress the new lease for COSPA and has developed our control of the legacy passed to our Charity from the estate of the late David John Billett. The previous incumbent left the company without telling anyone. This caused a bit of a delay renewing the shop lease, but I am assured that it is all going through now and is just about ready for signing.

COSPA will have a completely new lease for their new shop as they have requested the lease should span thirty years and this has necessitated in the details being passed to Land Registry. After reading Section EI-6 of the Local Development Plan, on the SDC website, I note there are significant safeguards in place to protect projects such as the community Shop. It has been stressed to the Management Committee of COSPA and reiterated to their Members, at their 2019 AGM recently, that the lease would be terminated if the land ceased to be surplus to the requirements of the Village Hall Charity.

Turning to address our legacy, the properties, four flats in Dursley and one flat in Quedgeley, are currently managed for us by the letting agent Bennett Jones from their office in Dursley. They had been managing the properties for David and after due diligence the Finance Committee found no reason to discontinue this arrangement. In the spirit of the gift, the Finance Committee is continuing to hold the properties in perpetuity and use any surplus income for the repair, maintenance and improvement of this facility as per David's wishes. However, it is felt that how we proceed to handle this legacy is not in the mandate of the Finance Committee and, following any appropriate discussion, the Full Management Committee must decide our course of action. I shall be requesting a formal vote on this issue in due course. The properties are currently insured through Mellerup's of Dursley.

Our accounts this year have been prepared and examined by Ian Lansdown, of Baldwins (Dursley) Ltd., as a precursor to managing our enhanced responsibilities with the property portfolio. I will be requesting approval from the meeting, for this company to audit our accounts for 2020.

At this point may I, on your behalf, convey your appreciation to Louise Green who has been providing independent scrutiny of the Hall accounts since 2008. Louise has indicated that we should employ a company with specialist knowledge of property management and this advice has led us to approach Baldwins Ltd., who also have a good working relationship with our current property management company.

Moving on, the main front access to the building is still to be re-developed and this project has slipped into 2020 along with our aspirations to introduce a Wi-Fi hub to the building. If you have any constructive suggestions for further improvements that you would like to see in your community space, please contact any member of the Finance Committee.

Once again, I have received massive support from our community, from the Parish Council, C.A.D.S., our fund raisers this year, Lesley, Barbara and Tom Meredith and of course our web master Julian. The volunteers that have come on board with our film club and those who work so diligently in the background to provide delicious senior citizens lunches on a monthly basis. I must thank all our patrons who pay for the running cost of the building and assure them we do try to keep any hire charge increases to an absolute minimum. On a personal basis may I thank the members of the Finance Committee, Lesley our booking clerk and Anne our caretaker, for their contribution to the running of the facility again this year, an excellent team with a job well done.

Penultimately may I remind you that you can contact us or request bookings via our web site [www.coaleyvillagehall.org.uk](http://www.coaleyvillagehall.org.uk) by courtesy of Julian our web master or e-mail us with your requests or comments at [coaleyvh@gmail.com](mailto:coaleyvh@gmail.com), additionally Barbara operates the face book page titled 'coaleyvillagehall', which you can also use to follow or contact us. Last, but not least, if you are donating to us please 'Gift Aid' it if you can, forms are available from the booking clerk. Thank you.