

Chairmans Report

Village Hall AGM 4th June 2015

Although we have had no formal committee meetings since the last AGM in June 2014, this last year has been a busy year with a number of decisions being made after email agreement between committee members. The most important items being the various works required to host the long term base for the village Outreach Post Office, drainage work behind the hall to deal with protecting the kitchen and committee room from water ingress, replacement of our cooker and the issue raised by a spot check on our water quality.

Thanks to Sue Sulkin's efforts the hall continues to be extremely well used by the community with regular groups involving a wide range of age-groups, fitness classes, Artsreach, a highly successful Fashion Show, individual hirings and ad hoc private events. We have continued to keep our hiring fees modest and although our turnover is marginally down, this has been augmented by lower outgoing expenses and much appreciated donations from the United Charities of £1482 to cover the drainage expenses, Village Fete of £400, a surprise gift of £200 from a short term resident you appreciated their welcome in the village, and an annual donation of £150 from the Parish Precept towards the cost of hosting the Post Office.

Our particular appreciation goes out to Jan and Trevor Marpole who have so willingly dealt with all the repair and maintenance issues that constantly arise and to the members of the Committee and hall users who pitched in on the 16th August to bring the hall back up to its pristine condition. We should aim to do this again this year as the paintwork and floor is showing signs of wear and dirt. The floor is due for a periodic treatment and it has been booked to be fully sanded by Mr Birch (01935 822982) and resealed at a cost of £900 in the week starting 17th August.

HOSTING OUTREACH POST OFFICE

In order to retain the Outreach PO services in the village when its previous base in the Gaggle of Geese was lost in May 2014, we offered the Hall cloakroom as a permanent alternative solution. Dealing with Post Office Ltd and its contractors came with a great deal more bureaucratic hoops than we had bargained for and it took a number of months to work through and implement each individual request before the Post Office reopened in November.

- A new Pole was installed in front of the hall to carry the broadband and telephone cable.
- An Asbestos Survey had to be carried out on the whole hall before workers would enter the building to install wires etc.
- A lockable personal cupboard had to be installed inside the cleaning cupboard.
- A secure PO line connection box had to be installed in the electricity cupboard.

The original agreement with the PO was that we should still be able to retain use of the main hall for hirings on Monday, Tuesday and Friday mornings. Following completion of the works, the PO required access to the service via the main hall rather than the entrance lobby as intended. Apart from the Friday Luncheon Club and Village Café this now curtails hire options on these mornings. The PO pay £5/week towards the cost of electricity and heating. As this is clearly a general service to the village rather than hall users, the Parish Council will pay a further £150 from public precept funds to ensure the hall is not out of pocket.

ASBESTOS SURVEY

An Asbestos Management Report was carried out by Sarum Asbestos on the 18th June 2014. The report is on the Village Hall website along with the Hall Risk Assessment should any future hirers wish to view it. This showed the entire hall to be free of any asbestos content with the exception of the roof over the entrance lobby/cloakroom area. Here testing showed the roof to be made of Chrysotile; a low risk product in situ, which only needs to be treated with care when removed. The cost of the Asbestos Survey was £225+ VAT and was largely met by the generous and timely donation from Mr and Mrs Websper.

DRAINAGE WORK BEHIND HALL

Upgrading of the Committee Room and laying the boundary hedge last year highlighted the extent of the water ingress from the ditch on our south boundary and the need to address this in order to protect the rear of the hall from damp. In October 2014 Buckland Newton Hire cleaned out our southern boundary ditch and the old pond behind the hall with pipe work linking directly into the groundwater drainage system behind the Stevens Walk properties. The cost of this was £1482 + VAT and was generously met by the United Charities. Following this a new Post and Wire fence was installed by Tony Perrett behind the laid hedge to secure the boundary at a cost of £120.

WATER QUALITY IN HALL

An ad hoc check by Wessex Water on our tap water in February 2015 revealed minute traces of lead when the water had been standing for some time. No lead is detectable when the water is on flow. A investigative meeting with Mr Colin Harris of Wessex Water on site showed the source of this lead to be from a corroded junction with old pipe in the manhole outside the cloakroom. Wessex Water are scheduled to isolated this, replaced the junction and rebuilt the manhole with a good quality manhole cover, all at no cost to the hall. The water pipework from the road offtake right through to the kitchen taps will then all be in blue plastic.

ADVERTISING

In November 2014 Jeremy Collins noted that our hall was listed as a venue for hire on the website www.venues4hire.org. This was an insert based on publicly available information but without our knowledge or input. Jeremy has investigated and upgraded the input to reflect the hall correctly. The Conditions of Hire and Health & Safety Policy are on the village website under Village Hall should a hirer need to consult.

COOKER REPLACEMENT

The original cooker in the Kitchen has not been easy to use and providing less than satisfactory service. The hall is very grateful to Cathy Shippey for the offer of her lightly used range cooker and this was installed in December 2014.

On the drama and music side, the hall has hosted a really good selection of Artsreach events thanks to the efforts of Fran Parker and Katharine Haynes and Ian Scott.

SignedChair

Date:.....