

Coaley Village Hall Chairman's Report – 2021

In re-opening the Hall after our enforced lockdown, we are pleased to note the return of our regular customers and to accommodate the many catch up parties much needed in our community. We thank Anne for keeping our building looking pristine and ready to receive them and Lesley for managing this renewed challenge.

I did not put forward any targets for this year, but I would just like to run through what we have achieved in the 20/21 period.

We have replaced the faulty maintained light in lady's cloakroom and repaired the broken handrail fixings at stage door entrance by fitting more substantial items. JC Windows continue to clean the windows inside and out. They also inspect the gutters twice yearly and ensure they are clear of debris.

As previously mentioned, the original porch was suffering from concrete cancer and was also subsiding. The complete structure was removed and at the same time the front of the building, which was badly in need of repair, was repointed. The end result has waterproofed the front wall and the re-matching of the mortar in the stonework has greatly enhanced the visual impact of the building frontage. Repair to the water damaged plaster work in the lady's cloakroom doorway has been effected and the cause investigated in tandem with the other work. The drying out process has been very protracted however due to the heavy contamination of water from around the flat roof area. The flat roof has been repaired again but we are awaiting confirmation that the problem is fixed before redecorating. Most of the area is dried out but some dampness is still evident.

We have authorised the replacement of water boiler in one of our properties at Cedar Drive. This operation was handled by the property management company with no reported problems.

Hellion have again carried out the annual service of the air conditioning system and at the same time installed vents in the ceiling. It is expected this will stop the condensation within the roof space and help to prevent the lifting of the tiles in the ceiling. Whilst Geoff Bailey was on site, we have asked him to quote to modify the air conditioning system to convert the recirculating system into a fresh air one. This involves dumping the stale air via a heat exchanger, which will then impart heat to the incoming fresh air. The HSE have been at pains to criticise recirculating air conditioning systems, particularly considering the current aggressive virus, and as there is no prospect of the virus going away any time soon, we intend to upgrade the system in the interest of the safety of all our patrons. The modification is expected to cost in the region of £4K and ordering of the parts has been instigated.

You will have noticed that we have laid new stone slabs to the front entrance. The sixty-year-old concrete slabs had given good service but reached their sell by date. Apart from surface erosion due to usage and cracking there was a need to improve wheelchair access. This has been done very tastefully by J. C. Aldridge & Son, Builders from Berkeley.

In tandem with this work, we have installed a new veranda porch and like marmite you either love it or hate it! I have had one or two negative comments, however in the main this has been very well

received, which is a source of some jubilation as this prominent structure is critical to the presentation and ambience of our venue. I note enterprising youngsters have already learned how to climb it to access the flat roof and now that they have proved themselves, and following a little one-to-one discussion, I trust they have moved on.

The hot water system unvented heater failed just as we were about to open up again and the difficulty of obtaining qualified trades persons was brought into sharp relief. In the end it came down to calling the right number and the problem was fixed.

In the latest annual inspection by the Mainpoint fire and security systems company a six-litre foam fire extinguisher was changed as it was life-ex, and three X 3hr emergency lights were changed because they failed test. The fire extinguisher changed was situated in the main hall as was two of the emergency lights, the third light was the external one by the entrance to the Jubilee Room. The design of the emergency lights has changed again as it was deemed that the LED lights were too bright and so the number of light emitters within the unit has been reduced.

We have at last installed the boiling water tap in the kitchen which needed a new electrical power feed. The isolation switch is inside the kitchen cleaning cupboard. We have signed up to an annual service to ensure the unit remains limescale free. This unit was part funded by CADS who paid the lion's share and are already reaping the benefit from it during their pantomime rehearsals.

The LED, proximity operated, flood light above the Jubilee room entrance and stairway failed and has now been changed. The enhanced light gives good coverage of the steps and parking area essential now with the darker evenings.

The final element of the electrical installation condition report, from 2020, is to be addressed at the end of November by RGL Electrical Ltd. The work involves the rewire of the ceiling lighting in the main hall which does not now meet regulation standards. While the work is in progress there is an option to change the main hall light units for LED units while the equipment is in place to access the ceiling. This has not been discussed by the finance committee yet and a quote is awaited. We had hoped to complete the work before the Pantomime but that has not been possible. We do know that the operation of the lights when the stage lighting is running can cause the system to trip and that makes it really exciting for all concerned.

And what of the next twelve months? In addition to modifying the air conditioning system and re-wiring the main hall lighting with the possible introduction of LED lighting customers have asked to have a WiFi system added to the facilities we offer. With Gigaclear pushing ahead with their fibre optic broadband system offering realistic operating speeds we will examine what is available to us.

We are also investigating the possibility of introducing Solar Panels to supplement our electricity bills. The committee has approached a couple of suppliers and an independent agent, and we are trying to determine an accurate annual usage before getting final quotes. Our usage over the past two years has been somewhat erratic, but we do need to get our projections as accurate as we can.

The revamping of the disabled toilet is still on the cards and now we are able to view other installations to discover the do's and don'ts I hope we can complete that in the coming months.

Before I close perhaps, I should say something about the Shop or rather about the removal of the now redundant building. CoSPA had planned to pass the structure to a scout troop in Slimbridge, however as we understand it, the planning permission for the base and siting of the structure was significantly delayed. The Wetlands Trust objected to construction work taking place after mid-October due to possible disturbance of migrating bird life. As a result, CoSPA applied to the SDC Planning Authority to have the removal delayed until the spring. Whilst this was opposed by the Trustees on the grounds that it was becoming an eye sore, was at risk of vandalism, and would probably deteriorate over the winter with no heating or maintenance it appears that the planning office has verbally agreed to the request. We have not been notified of the outcome. I know many will be disappointed with this latest twist including CoSPA themselves, but we await formal notification before we try to proceed.

The re-registering of the land known as the Recreation Ground designated VG136 in the original allocation is being progressed by the Parish Council. When the registration is complete the property known as The Village Hall in the Scheme sealed on the 12th August 1953 will have to be completely renewed. Currently the property boundary line falls through the centre of the Jubilee Room and both Council and the Trustees wish to see this situation completely and legally resolved. It was hoped that two-year grace period would suffice, however that may prove to be a little optimistic and further amendment to the shop's status may be required.

In closing may I thank the Finance Committee for their support through a quite challenging year, our booking clerk and cleaner who have both stepped up to the challenges of re-opening after Covid-19, the property management company for their service and to our accountants who have worked with us to maintain a firm financial structure as we move forward.

Last, but by no means least, we thank our customers who have stayed loyal and continue to support us. May I remind you that our ambitious plans are supported by the legacy left to us by David Billett whose intention was to develop the hall for the benefit of the community. So if you feel something is needed that will be of benefit, please contact us.

*Tony Eve
Chair
Coaley Village Hall Management Committee*