

# **Coaley Village Hall Chairman's Report – 2022**

*Dear Members of the Management Committee,*

*Despite the difficulties associated with extracting ourselves from the Covid-19 pandemic we were still able to make significant investment in our building during the past year, hopefully, to make our facility more attractive and enhance the experience of all our customers.*

**Quooker boiling water tap** **Completed Aug 21**  
*The instant boiling water tap was installed in the kitchen to improve catering facilities for the many social functions our building entertains. The item is ideal for short runs of hot beverages and has a safety feature to protect the operators. The power supply has been re-routed in an attempt to obviate the risk of users walking away with the unit left switched on.*

**New Paved Entrance to the Building** **Completed Aug 21**  
*JC Aldridge removed the worn and cracked concrete entrance which had now become a tripping hazard and an eyesore. It had served us well for nearly 80 years, but it was time to move on. The new paving looks welcoming and attractive and is slightly sloped to aid wheelchair access.*

**Supply and Fitment of Verandah** **Completed Sep 21**  
*With the new paved entrance in place, Windowcraft was commissioned to install the veranda porch to replace the one removed earlier in the year due to subsidence and concrete cancer damage. We are very pleased with the end result as it sets off the entrance to the building and blends in well with surrounding features.*

**Reconfiguration of Main Hall lighting** **Completed Dec 21**  
*The wiring to the main hall lighting was found to be inadequate during the last tri-annual electrical inspection and the system often tripped at the most inconvenient times. RGL Electrical has completely rewired the main hall lighting system and cleared the defect from the electrical system records.*

**Installation of Mitsubishi Ventilation Heat Exchanger Unit** **Completed Dec 21**  
*Ever since the introduction of the pandemic the HSE has criticised the use of recirculating warm air systems particularly in public buildings. As our finances developed the Trustees took the decision to modify the installation in the Hall such that stale air is now ducted to the outside. The spilled air is used to heat the incoming air which replaces it. This work was carried out by Hellion Environmental Ltd. who installed the original system. All the additional equipment is positioned in the void above the Jubilee room with the CO<sub>2</sub> monitor being placed in the main hall adjacent to the air extraction point. As the CO<sub>2</sub> levels increase a greater volume of stale air is ducted to outside and fresh air introduced.*

**New Polisher** **Completed Feb 22**  
*The motor on the donated floor polisher finally gave up earlier in the year and a replacement item has been purchased through Dedman Contract Services Ltd. Our cleaner Anne Williams is again able to remove the scratches due to general wear and tear and bring the gloss back to make the*

*presentation most welcoming. The condition of the main floor is a huge selling point for the majority of our customers, and we thank Anne for maintaining this aspect of our facility.*

**Refurbish of Disabled facility and gent's cloakroom** **Completed** **Mar 22**

*The upgrading of the disabled facility was quite overdue. The flooring was past its sell by date, and we took the opportunity to improve the access within the room, which had been questioned, and tile the splash areas to aid the cleaning process. Areas of the gentlemen's cloakroom have been shameful for many years and as resources were available the decision to upgrade at the same time was agreed. The work involved removing and refitting the doors, the porcelain, repositioning of the hand drier in the disabled room and needed quite a team of tradesmen. We are indebted to Pete Holder who managed the plumbing, electrics and tiling, KDS Painting and Decorating Services who prepared the areas and re-fitted the doors and Corinium Flooring who sealed the floor with a hard wearing and no-slip material. I hope the work is appreciated as again the enhancement improves the experience of those hiring the facility.*

**Replace Kitchen Tap** **Completed** **May 22**

*Pete Holder has now replaced the leaking tap in the kitchen. Pete initially tried to obtain working parts for the inside of the tap to reduce cost, but the parts could not be obtained. New unit installed.*

**Accountants Fees** **Completed** **Jun 22**

*We have seen a reduction of the accountant's fees this year now all the accounts have been set up. I can only hope this cost remains stable as time progresses.*

**Smart TV, Cabinet + sound bar** **Completed** **May 22**

*Our Hall is quite heavily utilised, but your Trustees are mindful that we seem unable to hire out the Jubilee Room to anywhere near the degree we would like. With this in mind we have installed a smart TV and sound system to try to make the area more attractive for small meetings. We are intending to introduce a modest kitchenette arrangement to enhance the space. We do understand there are two big drawbacks: one in the form of the stairs, but also the lack of toilet facilities. These are both huge challenges and we are not in the position to fund this level of development at the moment. Anyone with ideas about funding please step forward. No work has been done on any form of planning which will require a new soil drain and probably a hydraulic lift.*

*The improvements recorded above represent an investment in the facility in the order of 28K. The Treasurer will present the detailed accounts in due course.*

**And what of 22/23?**

**To date the Trustees have committed to: -**

- 1) Replace the faulty sealed double glazed window units and repair to emergency door stage exit. Contract awarded to Windowcraft. 1.2K**
- 2) Redecoration of Foyer, Disabled, Ladies & Gents Cloakroom. Contract awarded to KDS Painting and Decorating Services. 2.8K**
- 3) Introduction of WiFi from Gigaclear. Gigaclear have agreed to install broadband and offer the service free for twelve months. We expect to need repeaters within the building to provide adequate coverage. Awaiting quote**
- 4) Development of kitchenette facility in Jubilee Room Awaiting planning**
- 5) Installation of Solar Panels Awaiting planning**

**6) With the generosity of the legacy left to the Hall by David Billett the Trustees are unanimous in proposing that some form of memorial be developed to mark our benefactor. Sally Hislop has been invited to create an image for our approval which may be hung in the foyer after redecoration.**  
**Awaiting quote**

**Altogether just a few challenges to address in the year ahead. In closing may I thank the Finance Committee for their support through another busy year, Lesley our booking clerk and Anne our cleaner who have both continued to serve us faithfully. I must also include the property management company Bennett Jones 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 to our customers, please contact us.**

**Tony Eve  
Chair  
Coaley Village Hall Management Committee**