

Coaley Village Hall Chairman's Report – 2023

Dear Members of the Management Committee,

Last year I set out some proposed challenges for ongoing maintenance and improvement of our facility, which were accepted by the delegates at the meeting and now it is time to see how we did.

- 1) Change the eight faulty sealed double glazed window units and repair the emergency door at the stage exit. This contract was awarded to, the original installer, Windowcraft in 2022, but a delay was experienced due to supply problems and a very heavy workload at Windowcraft. Sealed window units were replaced in the store room, disabled cloakroom, and four toughened glass units in the main hall. The panic bar and lock and cylinder pad were renewed in the stage emergency exit door.*
- 2) Redecoration of Foyer, Disabled, Ladies & Gents Cloakrooms. Contract awarded to KDS Painting and Decorating Services and was completed very successfully on budget. The ambiance of the entire area has been lifted and made more welcoming by this work.*
- 3) Gigaclear have now install broadband and offered the service free for eighteen months. We have added a repeater node in the stage area to provide adequate coverage. A permanent location for the repeater node has yet to be finalised, but we are now the proud owners of a download speed of c. 900mb/s, so I understand.*
- 4) Development of a kitchenette facility in the Jubilee Room has not been progressed this year, however facilities for the provision of tea and coffee etc. is available for customers using the area. The Jubilee room is starting to attract a higher usage and the provision of a kitchenette will be re-examined when it is felt to be justified. Its introduction will have to be balanced against user requirements such as the produce show which was extremely successful this year and may have to move some of its exhibits outside if the upturn continues due to space restrictions.*
- 5) Installation of Solar Panels is now under way, and we anticipate work to commence on the 16th of this month. With last year's electricity bills in excess of £4K/qtr. there was great urgency to complete a contract. Being unable to rely on recent usage figures, due to shut downs of the facility and reduced take-up when we were open for business, we had our usage monitored for two months at the beginning of the year as we were getting back to normal. Armed with these figures we were able to go out to contract. The Committee has accepted the quote from Cutter Solar Ltd., a Herefordshire based company, to install a commercial 16 KWp. three-phase PV system. This will be achieved by forty, 400W, Q-Cell modules with SolaX Hybrid inverters and two 5.8 KWh. batteries. The inverters and batteries will be located in the studio area above the foyer.*
- 6) To create a memorial to our Benefactor, Sally Hislop was invited to produce an image to acknowledge the generosity of the legacy left to the Hall by the late David Billett. The portrait has now been hung in the foyer following the completion of redecoration in the area. A plaque is being created to mount below the portrait. The committee wish to record they're thanks to Sally for undertaking this commission and donating her work in memory of David.*

We experienced a catastrophic failure of the air conditioning system earlier in the year. The system experienced a compressor and inverter board failure, and a replacement for the ten-year-old system is no longer manufacture due to the R410A refrigerant being phased out. This resulted in the entire assembly having to be changed as the R32 coolant medium was not compatible with the equipment that was in situ.

Geoff Baily installed the new equipment and modified the ducting to suit. With the dreaded VAT this project ran out to nearly £8K. but is all working again now and substantially quieter in operation.

Our Fire Systems contractor MainPoint serviced the Fire Alarm, Emergency lighting and first aid fire appliances last month. We were aware that the Jubilee Room foam unit was due replacement as it was Life-Ex. Here again new legislation is coming into force whereby Foam is to be banned as an extinguishant. Mainpoint are pre-empting the introduction of the new legislative requirement and have changed the life-ex appliance for a six-litre water unit. The unit is situated adjacent to the external door to the Jubilee Room.

We have up-graded the power supply systems in the Jubilee Room to complement the new Smart TV system in an attempt to make the area more attractive to hire. We propose to decorate the room, the annex and the stage access corridor in this financial year.

Follow the passing of Kath Fisher the charity has received a donation from Kath's Estate in memory of both Jim and Kath. The Committee intends to purchase a new notice board for the foyer with part of the donation.

The change of ownership of associated properties in the Quedgeley flats is proving exceeding costly as Land Registry formalities require each Trustee to be certified before transfer documents can be progressed. The certification requires a Barrister or Notary to authenticate the process. (Clearly a licence to print money.) The Trustee wish the AGM to consider the sale of the property in Quedgeley known as, 77 Lanham Gardens, and the appropriate disposal of the financial return.

To close the Chairman has been notified of a bequest from the Estate of Suzanne Mary Robinson. The details are not available for publication at this time, but the Committee would welcome suggestions as to how we can mark this donation.

Finally may I take this opportunity to thank our property management company Bennett Jones for their service and to our accountants AZETS who have worked with us to maintain a firm financial structure. We are hugely indebted to Julian the webmaster who has moved our accounting system on to a new level. We hope this will allow our accounting, booking and payment systems to embrace the technologies of this digital age. We thank Lesley for controlling the Hall bookings and Anne for maintaining the building to a high standard, fit and safe to welcome our customers. For my part and on behalf of the full management committee may I thank our Finance Committee for their continued dedicated work behind the scenes to keep our Charity on course for its aims and objectives.

Last, but by no means least, we thank our customers who have stayed loyal and continue to support us. May I remind you that any future plans would be 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 community, please contact us.

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