Kirklevington Village Hall

2022 -2023 AGM
Monday 22nd May 2023

Chairman’s Report

**1.] Introduction/Summary**

Since the last AGM [13/06/22] there have been no significant adverse effects on the operation & use of the hall, & hire bookings have remained at healthy levels. The gas boiler failure identified on 20th March meant reliance on electric heating for ~ 3 weeks until an equivalent replacement was commissioned on the 13th April. This had no major impact on ongoing use of the hall. Cash reserves remain at a healthy level with income close to expenditure as detailed in the 22/23 year end accounts. The boiler replacement costs of ~ £5k will be included in our 23/24 accounts.

**2.] Report**
a] Hires - Hartbeeps toddler & baby classes continue two mornings per week & are now one of our best hire income generators.
New weekly hires include Latin in Line dance, Taiko Drumming, & on a monthly/bi monthly basis, Good 2 Sew, Craft & Chat, Folk & Acoustic, & Messy Church.
Hires that ended this year were Strictly Dance Infusion & Yarm Probus Group.

b] Energy costs - Our fixed three year Scottish Power electricity & gas tariffs [elec renewal due Jan 2024 & gas renewal due Nov 2024] will have saved the hall ~ £5000 over a period of exceptional energy price volatility following the start of the war in Ukraine in February 2022.

c] Energy Audit/Move to a Lower Carbon Footprint
During the year the trustees discussed how we might improve the energy efficiency of the hall & if grant funding could be obtained to enable this. An ACRE administered UK Govt. grant scheme was looked at but it was concluded that our plans were not sufficiently advanced to pursue an application to it within the tight timescales stipulated. To establish the baseline on our current performance & facilitate future grant applications an energy survey was carried out by Alun Ball of IDEA Energy Surveys in February. In addition he was asked to submit proposals on possible upgrades with his comments as follows:

*“We have the current rating sat at a Band E (123) based on the Keston boiler used as the primary heat source with generally good heating controls throughout. The way you have it set up is really effective and efficient.*

*I have done some alternative versions based on a number of factors to lower the energy rating and reduce your carbon footprint.*

*Version 1- Remove gas boiler and install an Air source heat pump, this will also require a separate 200l water cylinder. The rating will drop to a Band B (32).*

*Version 2 - Explore the possibility of Cavity wall insulation(where possible) and install approx 140m2 of solar PV to the south facing roof. The rating will drop to a Band D (89).*

*Version 3 - Install 140m2 of solar PV and an Air Source Heat pump. The rating will drop to a Band B (18).”*
Given the subsequent failure of the Keston boiler & it’s replacement with a Worcester Bosch unit having a 12 year guarantee the air/ground source heat pump options are now of lower priority, but our current glazing is prone to some seal failures & is not up to current standards so this, alongside a solar PV system on our south facing roof pitch are options to be evaluated first .

 A copy of the official UK Govt. current energy performance certificate is attached to this report.

d] Proposed changes in our accounts auditor & presentation for 23/24
M. Hird who has audited our accounts for many years is standing down & we will need to appoint a new auditor. It is suggested that at the same time we consider the removal of buildings valuation & the inclusion of the Coffee with Friends account detailing total takings, expenses deducted, payments to charities, & contribution to hall funds in lieu of hire fee....where the net balance is expected to be zero.

e] TV license obtained due to availability of WiFi in the hall enabling inevitable online streaming of content by hall hirers/users & where such content is included under the TV licensing requirements.

**3.] Maintenance/Improvement Activities**75 plain white coffee mugs purchased from John Lewis & 10 Ltr. 1500 watt hot water urn purchased for coffee mornings etc. in June.

Car park light LED replacements + bar room extract fan fitted in June.
Outside hall sign replaced with solid oak engraved board + stainless steel fixings in June.Fire alarm, fire extinguisher, emergency lighting, & PAT testing all done to required schedules.
Gas meter “smart” conversion with the addition of a self powered 4G signal to our supplier (Scottish Power) from the existing meter pulse pick up point – done 04/07/22
Ladies & gents basin taps replacement have reduced the excessive flow rate & solved the problem of leaking stem seals, completed in August.
External fire risk assessment done Sept 2022 by HE Woolley – additional emergency light fitted externally above small hall fire door. Requirements for sleep over fire watch/wardens advised.
Routine external hard surface biocide treatment [MMC-Pro] & application of glyphosate weed control as required.
Disabled toilet time delay off light switch installed in September.
Internal repainting of kitchen, bar, & adjoining lobby area done in October
Water ingress into bar room noticed on worktop under/alongside boiler, the source was eventually traced to the head tanks common overflow which had a slight discharge. This was running back horizontally along the bottom of a short length of external 20 mm. copper pipe to the outer face of the wall which had a number of possible openings due to missing pointing/cracked bricks allowing water to track through wall into/onto the inside plastered face. Somewhat alarming initially as the water was dripping off the boiler & dishwasher electrical isolation switch boxes! The external overflow pipe has been extended & incorporates a vertical down leg 300 mm. clear of outer wall face. The root cause of this leak was a faulty float valve in the hot water supply head tank. This was isolated, removed, & repaired with a new diaphragm in late November.
Kitchen work top upgrade including sink taps & ceramic hob replacement by John Baker of Kitchen Surgeon completed in November.
Snooker room, balcony meeting room, & staircase carpet replacement carried out by Calverts in January 23.
Boiler replacement required after heat exchanger joint failures on the Keston C55 unit which had been in service for 13 years. An equivalent capacity modern condensing boiler made by Worcester Bosch was installed & commissioned on 13th April 2023.
Quotes for moss removal & treatment of the roof tiles + gutter cleaning have been obtained & this work is to be scheduled for May/June.

**4.] Forward Plan**a] With the UK BOE base rate now at 4.5% a review of the rates available for the funds held in our HSBC BMM account is now appropriate. Fixed term 1 year rates under FSCS protected bank accounts are now available in the range of 4-5% which has the potential to provide significant additional income for the hall.b] Our current glazing is prone to some failures & is not up to current standards so this, alongside a solar PV system on our south facing roof pitch are energy saving/carbon footprint reduction options to be evaluated .

c] Trustees - Ongoing requirement to recruit new Trustees by direct/personal approach. Target by end of the year is to have recruited two new resident trustees.

d] Hire tariffs – These were last were reviewed in Sept 2021 & implemented in Jan 2022. Given the energy cost increases anticipated in 2024 & general inflation since 2022, a review & possible adjustment of our hire fees is to be scheduled for Q3/4 of this year with any implementation being in Jan 2024.

**5.] Acknowledgements**a] Displays – ER II Platinum Jubilee & Remembrance Sunday/Week poppy displays were put up at both at The Village Hall & The Church [poppies]. Many complimentary comments & messages of appreciation were received, & these were passed on to all those involved.
b] Jennie Beaumont who has been our treasurer for many years is handing over this role to Rob Knowles with effect from the date of this AGM. Our thanks to Jennie for her careful stewardship of our finances during her tenure & the fact that our financial position & reserves continue to remain robust is a tribute to her. Our appreciation also to Brian Beaumont & Mike Hird for their financial & technical expertise in preparing & auditing our annual accounts.

c] Thanks also to Angie Hall, who has maintained the cleanliness of the hall & kept a watchful eye open for any matters requiring our attention.

A. Alton 20th May 2023




