

**St Margaret's Hall  
Management Committee  
Minutes of Meeting  
Friday. 11th February 2022. 1900**

**1. Present.**

Chris Bailward (Deputy Chair, Treasurer), Vicky Franklin, Maria Hawkins, Gillian Miles, Liela Moss. Jacqueline Pyne, John Macdonald (Chair).

**2. Apologies.**

Gareth Cherry, Emilie Gordon, Ollie Franklin,

**3. Minutes of previous meeting on 10th December 2021.**

Previously circulated, signed.

**4. Matters arising.**

Security. OF was unable to attend the meeting, therefore his research on security equipment will be discussed at a future meeting. LM undertook to research the subject in the meantime. Action LM.

**5. Chair Report.**

*A quiet couple of months. The Covid restrictions have been relaxed somewhat. For instance, it will no longer be a requirement to wear face masks in the Hall after the end of the month. The Hall will continue to display Covid related notices and ask hirers to abide by the special rules until such time as ACRE suggests they are no longer required.*

**6. Treasurer's report.**

*HSBC current account stands at £3427.92 having paid all outstanding bills including oil. The COIF account balance was £22,261.16 on 31st December and will have attracted a small amount of interest since then. Much of this was money received from SSDC for COVID disruption. We therefore have about £20,000 that can be spent on repairs and renewals and any upgrading. Extrapolating expenditure of £2899 and revenue of £1718 over the last 10 months we are running at a loss of about £1200 per annum. Fortunately the Omicron Recovery Fund application by the previous Treasurer was successful to the tune of £2667 so, for this year, revenue will exceed expenditure. However we clearly need a fund raising activity to ensure that we maintain a healthy balance in the future.*

**7. Booking's report.**

*All lessons are running smoothly, with good attendance.  
More Parties are being booked as peoples confidence in things not being cancelled or delayed is growing.  
The hall is nicely busy.*

**8. Sport's report.**

*To be advised.*

## **9. Parish Council Report.**

*GM reported on the various planning applications being made and CB confirmed that Charles James had sold up and moved away. The buyer is a developer who has reapplied for planning and increased the number of properties that Charles wished to build to nine properties with requirements to extend beyond the present boundaries. All present expressed a preference for the original plans for 8 properties. The dog waste bins (two are to be installed) are still awaiting council acknowledgement that they will empty the bins. The Village Platinum Jubilee celebration is to held on the weekend of the 5th June, organised by Andrew Tarling and John Sansom. The road opposite the Half Moon will be closed and a marquee erected from 5pm on the Saturday to 9am on the Monday. Tickets will be on sale, priced at £12 with entry for under 12's being free.*

### **Maintenance.**

Building exterior. JM has made contact with the three decorators recommended by the committee. All had submitted competitive estimates. There was a short discussion on the relative merits of each of the competitors and the Committee decided to select James Dyke. Some of the wooden facings, soffits and wallboards will have to be replaced. JM will contact Rob Bishop, who replaced the changing room stairs, for an estimate. Action. JM.

Hedges. Tom Todd kindly included the cutting of the car park hedge in his hedge maintenance schedule. JM has thanked him on the behalf of the Committee.

Central heating. The central heating controller has been replaced. Mark Pearson kindly fitted it free of charge.

Changing rooms. The fluorescent tube in the home changing room was replaced by JM. The light fittings are imperial sizes and replacement tubes are in metric sizes so the connectors are very slightly misaligned. JM suggested that the lights should be replaced with LED.

## **10. AOB.**

Wish list. Thanks must go to GC who has raised substantial amounts of Covid grants in aid of the Hall. The Committee felt that these funds should be used to, firstly improve the fabric of the building and secondly should be used for items that would improve the Hall rather than spending on maintenance.

A Wish List of items was therefore drawn up.

1. Exterior of the building, replacements of wood facings and decoration. CB has suggesting using uPVC where possible. JM pointed out that uPVC might not be appropriate for parts of the building, but accepted CB's assertion that uPVC should be used for replacement windows and doors. Colour: The Blue corner was set against the Green corner and the seconds introduced a certain amount of brighter colouring. After much discussion a choice was made. Inevitably, not to everybody's taste, Village Maze won out. Approved.

2. The changing rooms should be upgraded; redecorated and lighting replaced with LED. The French doors should be replaced with powder coated aluminium doors. Phil Warren, a builder who lives in the village, has indicated he would be willing to provide doors at cost. JM undertook to ascertain estimated costs. Approved. CB suggested that once renovation work was complete, the moratorium on the payment of Changing Room fees should be withdrawn. JM was asked about the fees and replied that traditionally only the Mens team paid the fee as the junior teams didn't use the changing rooms apart from the loos.

3. Examine the cost of upgrading the heating system. Consider installation of ground/air source heating. JM explained that he had done some research on the subject when the destratification fans were fitted. Air source was impracticable and ground source initial costs would be expensive and underfloor, being the most effective heating, would incur additional costs. CB suggested that Tom Todd might be persuaded to allow the Hall to lay the buried pipework under the land adjoining the Hall to reduce costs. There was further discussion involving the rising cost of electricity. Although the government is committed to reducing carbon emissions, at present there is no real alternative to electricity, whereas technology is advancing at such a rapid rate, there maybe an alternative, possibly hydrogen, within the next few years. Both Mike Baker and Martin Holloway confirmed that the present boiler is operating relatively efficiently for it's age and it would take some years to recover the capital cost of a new boiler with efficiency savings. On balance, the committee felt it would be appropriate to delay decisions. In abeyance.
4. The heavy metal security cover for the oil tank needs to be rid of rust. Sand blasting is the most effective way of preparing the surface for repainting. This could be done prior to the external redecoration of the Hall and included in the schedule. Action JM. Approved.
5. Emergency exit stairs at the rear of the Hall need the deck replacing. JM to contact Rob Bishop for an estimate. Action. JM. Approved.
6. Replacement chairs. JP suggested it was time to replace the plastic chairs. The Village Hall at Cucklington has suitable chairs with trolleys to move the stacks of chairs. VF suggested that we need chairs with a washable surface, JP pointed out that the modern materials on the chairs were wipeable and therefore suitable. MH opined that the Art Classes should not be allowed to use any new chairs and JM agreed that if new chairs were approved a certain number of the plastic chairs would be kept for the exclusive use of the Art Classes. The last inventory listed the number of chairs as 125. Although the hall is licensed for seating of 140, in practice 125 is a suitable maximum. CB suggested that we purchase 100 new chairs and keep 25 older chairs. JP suggested we should purchase a couple more tables. Action. JP. Approved.
7. Dishwasher. The practicalities of a dishwasher in the kitchen were discussed. VF closed the exchange of views with the comment that her husband would be far more efficient. Not approved.
8. Security cameras. After the recent occurrence of fly tipping it was suggested that a security camera and notices be installed as a deterrent. OF had undertaken to do some research as his business had installed cameras, but at present is very busy. LM offered to study the subject and report. Action LM. Approved.
9. Energy Efficiency Audit. CB made the point that we knew where all the heat was going. An audit would be unlikely to improve our knowledge. Not Approved.  
HSBC. CB explained that HSBC had introduced charges for our bank account. Presently set at £60 per annum with charges for cheques. He suggested we should change our bankers for a company that still offered free banking. He proposed Santander. This would involve the present three signatories presenting themselves at Yeovil for money laundering and credit checks. The reminder of the trustees would be required to provide personal information. The committee approved. Action CB, GC and JM.

Review of Hire Charges. GM instigated a discussion on the hire charges in light of recent increases in inflation and especially in electricity and heating costs. GM suggested that the general rate should rise at a greater amount than the local rate and that the heating rate should be increased. Some on the committee implied that the increased rate would be onerous. Both VF and CB expressed the view that the increased rate was still very competitive. The committee approved a rise in hire charges for the Local and the General rate. Local rates to be set at £6 per hour and £7.50 per hour with heating. General rates to be set at £10 per hour and £12.50 per hour with heating. These rates to be mandated as of the 1 April 2022.

**11. Date of next committee meeting.**

The next meeting, the AGM, will be held 14th May, 2022. 1000.

The meeting closed at 2040.