



Eversley Village Hall AGM

22nd January 2023



Agenda

1. Apologies for absence
2. Approval of minutes of previous meeting
3. Chairs report FY22
4. Treasurers report FY22
5. Future plans & proposals
6. Election of committee
7. Closure



Topic one

Apologies for absence

Latest view as of 21/01

Constitution Organisations	Represented by	Apologies Rec'd
Church Council	St Mary's PCC	
Village Hall Committee	EVH Committee	
Eversley Schools	CKS	
Infant Welfare	[lapsed]	
Women's Institute	WI	
Mother's Union	[lapsed]	
Lawn Tennis Club	[lapsed]	
British Legion	[lapsed]	
Friends of Eversley	[lapsed]	
Cricket Club	[lapsed]	
Bowls Club	[lapsed]	
Old Time Dancers	U3A / Tea Dance	
Football Club	ESA?	
Folk Dance Club	[lapsed]	
Parish Council	EPC	

Current/new Invitee Groups	Apologies Rec'd
Académie de Danse [Ballet]	
Autumn Cottage Childcare Limited	
Dragon BS [Jujitsu]	
Yvette Pilates & Massage [Pilates]	
Hart District Council	
Basingstoke & Deane and Hart Council [Childcare Development and Business Officer]	
Eversley Parish Magazine	
Open invite via Facebook 2 x likes 3 x confirmed attendance	1 x email



Topic two

Approval of minutes of previous meeting



Topic three

Chair's report FY22

Hall's multiple issues

EXECUTIVE SUMMARY

Repair schedule;

- 1 - Long term.
- 2 - Medium term.
- 3 - Short term.

1 Roof: -

Evidence of leaking flat roof. 3

Ridge tile pointing. 2

2 Rainwater Fittings: -

Signs of leaks. 2

Discharging onto ground. 3

3 Main walls: -

Lintel failure. 3

High ground level. 2

Repointing cracks and repairs to bricks. 2

4 Windows: -

Prepare and decorate round timber window. 2

6 Outside Joinery: -

Prepare and redecorate as necessary. 2

7 Roof Structure: -

Damaged felt lining. 2

Evidence of woodworm. 3

Insufficient insulation and ventilation. 2

8 Ceilings: -

Repairs to ceilings following repairs to flat roof. 2
Likely asbestos content. (asbestos report)

9 Walls: -

Lintel failure. 3

Repairs to cracks. 2

10 Floors: -

Investigate suspended floors. 3

Unevenness in solid floors. 3

12 Woodwork: -

No safety glass in internal door and windows. 3

Possible lead paint. 2



14 Other: -

Check for asbestos survey. 3

No mains smoke detectors. 3

15 Services: -

Asbestos water tank. 3

Uninsulated pipes. 3

Test comfort cooling unit for Legionella. 3

16 Drainage: -

No caged covering over soil pipe. 2

17 Outside: -

Temporary repairs to fencing. 3

Barbed wire. 3

Surveyor's advice to Trustees

FULLER ASSOCIATES

Chartered Surveyors • Architectural Design

t:01903 885444 e:surveys@fuller-associates.co.uk w:www.fuller-associates.co.uk
39B Tarrant Street, Arundel, West Sussex, BN18 9DG

Kim Russell
C/o Eversley Village Hall
Glaston Hill Road
Eversley
RG27 0LX

Friday, 25 November 2022

Ref 223467

Dear Kim

Eversley Village Hall, Glaston Hill Road, Eversley, RG27 0LX

Further to our recent inspection of Eversley Village Hall, our report highlighted a number of areas of concern which require urgent action or specialist reports. The main areas of concern are the suspended floor in the main hall and in the rear "classroom". The floors have a noticeable "bounce" which, from experience, is likely to be as a result of timber decay and/or woodworm which has undermined the structural integrity of the floor.

As mentioned in our report, we have recommended a specialist report into the condition of the sub floor. This is an invasive inspection and until the results of the specialist report are known, continued use of the the hall, I would suggest, presents an unacceptable risk to users of the hall and I would advise it to be closed until the results are known.

I appreciate this will be unpopular with users of the hall but the first consideration has to be the safety of the public.

Yours sincerely ,



Mark Wallis BSc (Hons) MRICS
Surveyor



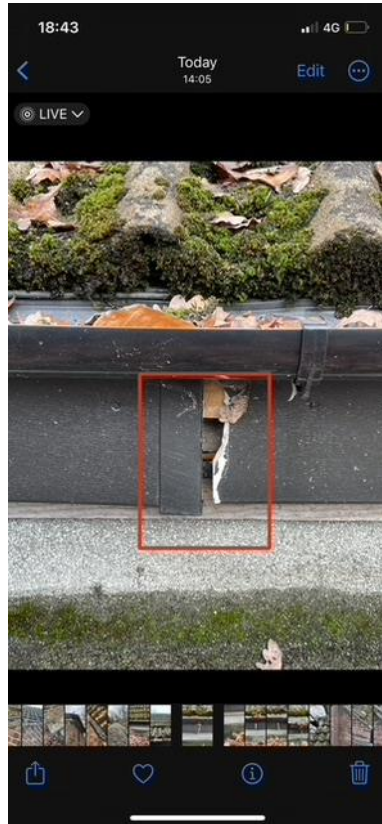
RICS

West Sussex Surveyors Ltd Registered in England. Company Number 10584489
Registered Office: 39B Tarrant Street, Arundel. BN18 9DG

Further issues – roof even worse than thought



Picture 1



Picture 2



Picture 3



Picture 4



Picture 5

Additional issues – drainage / water ingress



Picture 6



Picture 7

Leaking rainwater disposal systems can lead to penetrating dampness and deterioration of the building. You should ensure that rainwater gutters and downpipes are regularly cleaned and maintained.



Picture 8

More issues – ventilation / condensation / mould



Picture 9

Results of our Hygrometer Readings HIGH

- An ambient air temperature of **17.6°C**
- A relative humidity of **82%**.
- The dew point (temperature at which water vapour that is supported in the air will condense on cooler surfaces) was calculated to be **14.5°C**
- A wall surface temperature of **15.8°C**



Picture 10

On researching old EVH minutes:



Minutes of Eversley Village Hall Management Committee
Monday 28th November 2016

Attendees:

Mike Shaw – Chairman
Hannah Casey – Vice Chair
Fiona Dixon – Treasurer
Sandra Miller- Secretary
Joseph Dimmock - Social Secretary
Paddy Halfhide – Website

Apologies:

Ursula Ramsey- bookings
Geoff Key – Rotary Club
Victoria Pickup- PR

- The Structural survey has now been distributed to the management Committee. This is now a legal document and the committee now needs to start addressing the concerns raised in this document and getting quotes in for work that needs to be completed. E.g. tree works along the Reading road, security of doors and any H&S issues that have been highlighted. If we do not start to address what has been highlighted on the survey and there is an accident the Village Hall will be liable.

Eversley Village Hall Management Meeting January 15th 2020

Attendees

Fiona Dixon – Treasurer
Sandra Miler – Secretary
Laurna Chambers – Bookings secretary
Alison Bedford – Social Secretary

Apologies

Mike Shaw – Chair
Hannah Casey – Vice Chair

Brickwork to rear of building cost £380 was approved and is to be booked in over the next 3 weeks when contractor is available Contractor will also check Lintels over rear windows as sagging to check windows have been fitted correctly and what work needs doing so we can contact original window fitters if any work is needed. AB to book work in and let committee know date work will start.



Any questions?



Topic four

Treasurer's report FY22

Year	Per Accounts		Real Results	
	Income	Surplus / (Deficit)	Income	Surplus / (Deficit)
2019	30,002	-13,725	30,002	-13,725
2020	28,271	-5,821	18,271	-15,821
2021	44,012	21,622	15,277	-7,113
2022	26,265	1,971	23,598	1,804

New Mgmt team
as of Feb'21

**FY2022 showed some
improvements**

2020-2022 included some very exceptional items:

- Insurance Claim for business continuity -£19,275 (2021)
- Support from Hart DC - £10,000 / £9,500 / £2,667

FY2022 income of £26,265

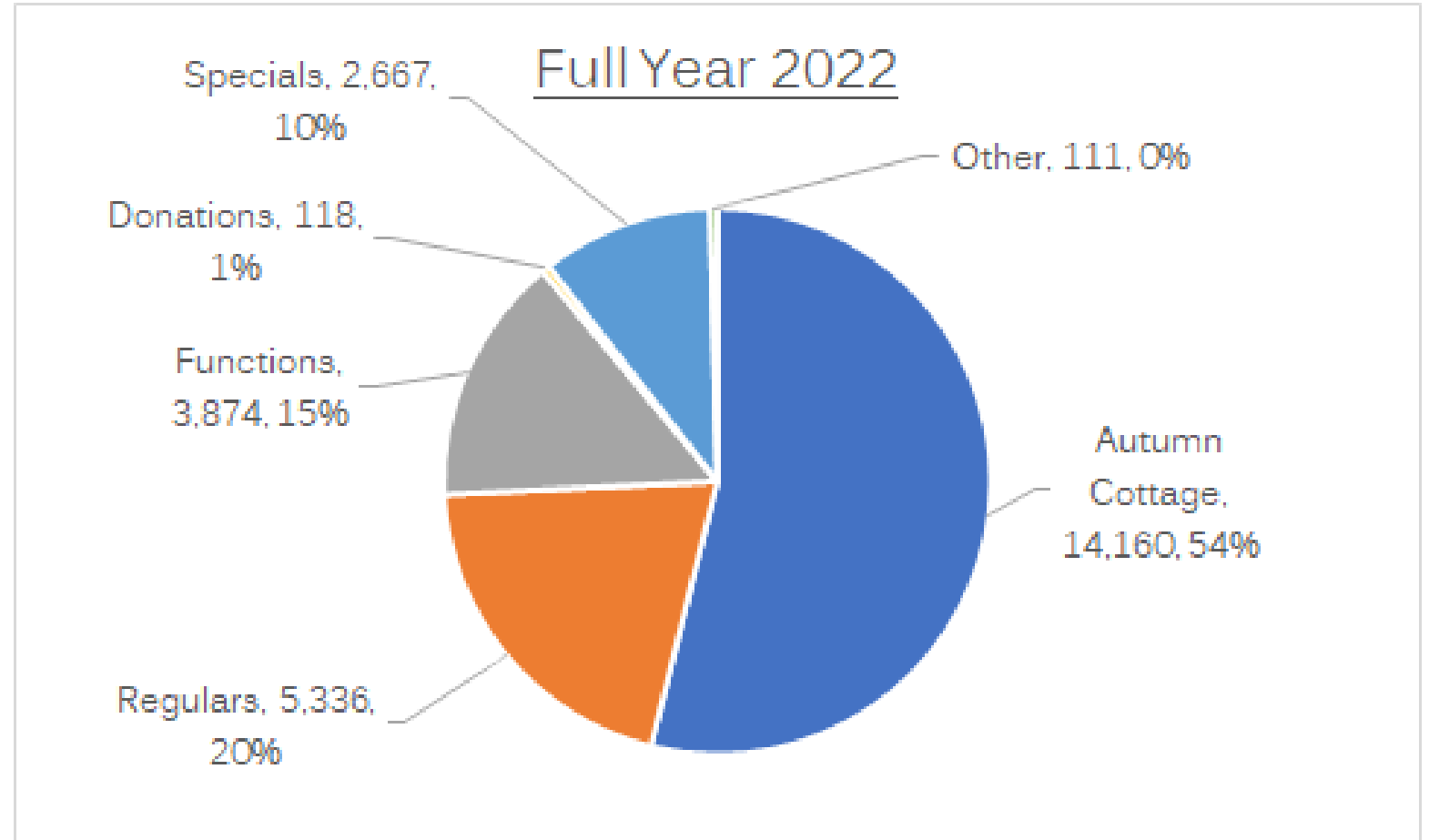
Includes a very welcome Hart DC grant ("specials" in chart), but also shows improved use of hall in a post COVID world.

Line of business vs last year:

Autumn Cottage + £2,910

Regulars + £4,254

Functions + £3,045

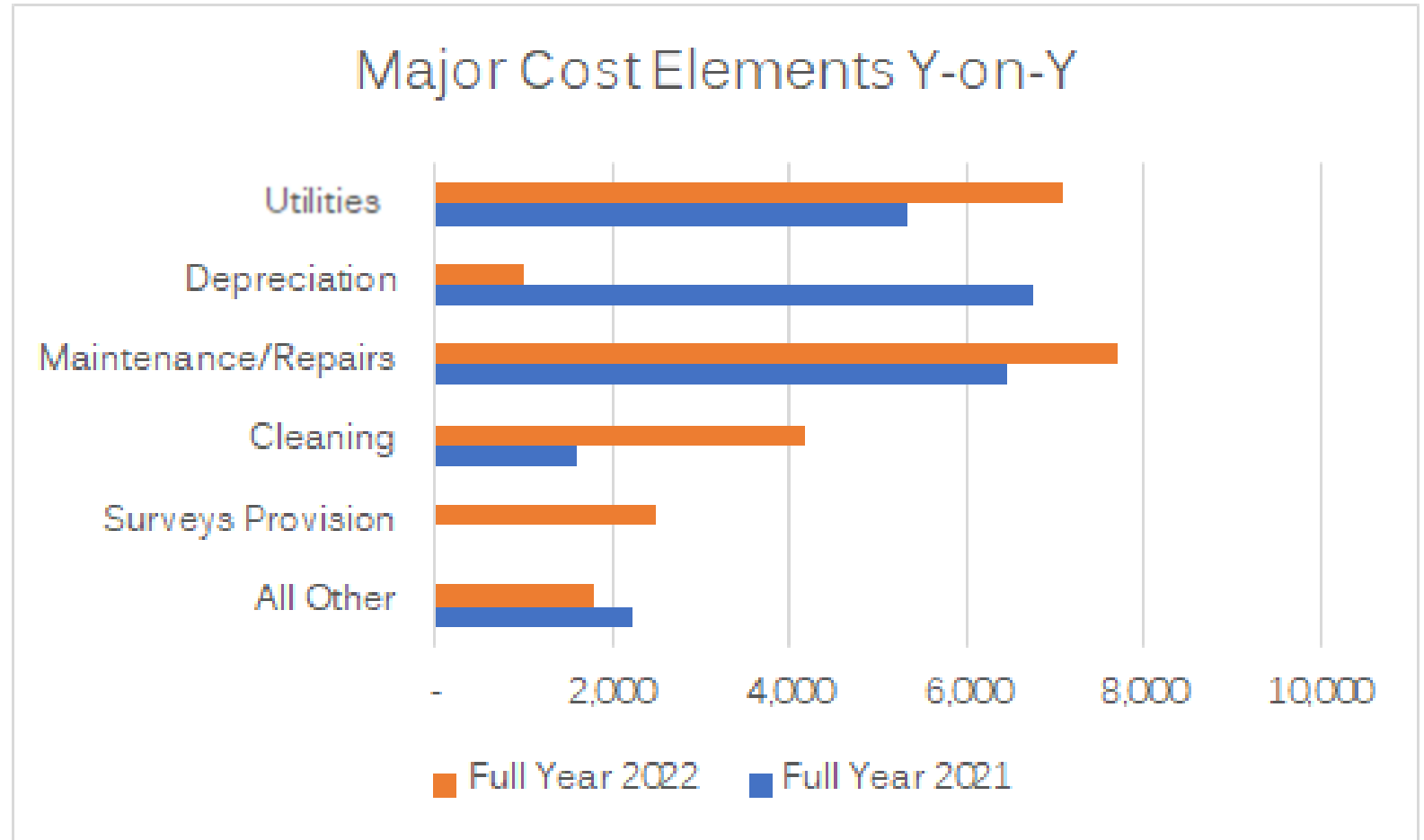


FY2022 costs increased to £24,294

Hall benefits from end of depreciation of capex done in FY17/FY18;

But saw increases in utilities / cleaning costs reflecting a full year of being open; and increased maintenance spend.

FY22 includes a provision for the surveys and other costs related to the structural issues found in the hall

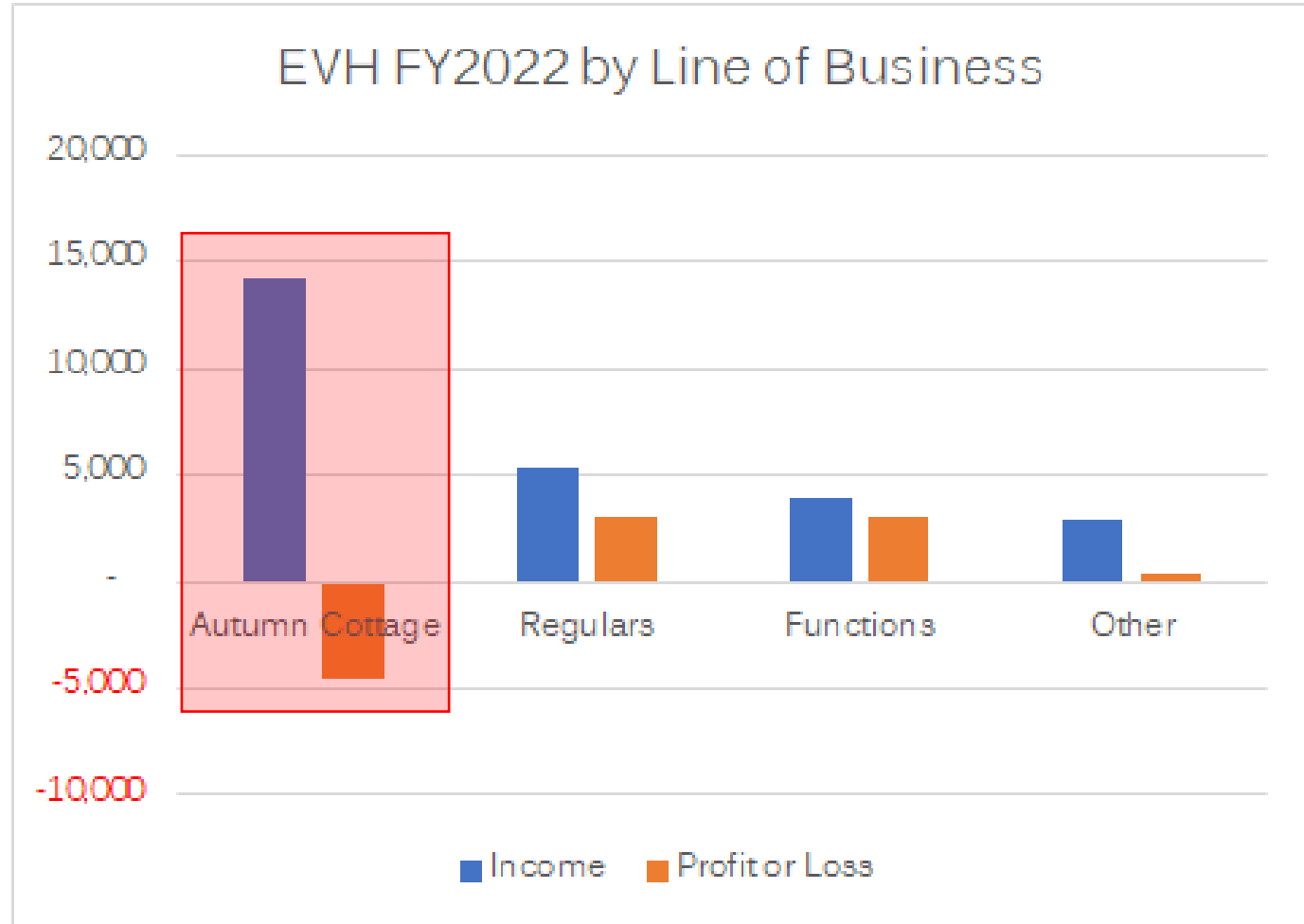


FY2022 by line of business shows the underlying problem in EVH currently

The AC pricing for 2022 creates a loss from the hall of nearly £5k, using up all the surpluses from other usages.

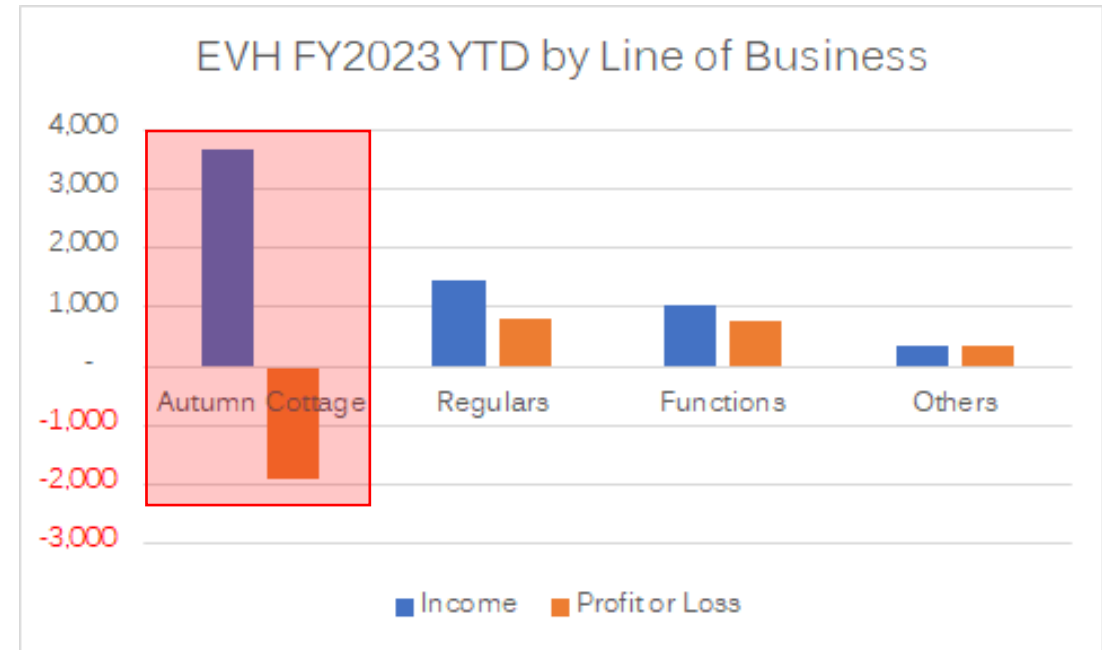
This is improved from 2021 where the loss was nearly £6k but is still something that a charity cannot do - *subsidize a commercial venture*.

Any new contract must be closer to the commercial rate for a hall like EVH, to enable funds to be generated for major maintenance / capex - *in line with how charities should work*



FY2023 to date (3 months up to 31/12/22)

- **Income £6,545**
Up to end of December,
- Which is £1,331 above budget;
 - most of which is from 'Functions' (36 hours sold, versus 11 in a backloaded budget)
 - 'Other' also includes £321 from Eversley Produce Show



Funds for Structural Work – Current position

- Having replaced the real losses of FY19/FY20 through FY21 /FY22, we have circa £52k in reserves (+IOU)

Assuming a 6 month closure, circa £7k+ (2k+ electricity / £4k+ other) will be needed for operating costs



Any questions on the numbers?



Topic five

Future plans & proposals

Master Project Plan

1

Understand fully the structural and other issues with the hall

Build a costed plan to resolve all High/Medium risk items

Obtain funding & execute plan

2

Update the EVH constitution to be fit for purpose for Eversley now & the future

Change the charity status to "incorporated" from current incorrect set-up

Recruit additional members of the community to help EVH

3

Create new contract for ACCL

Allowing a business to allow use EVH as to support childcare in village & surrounding areas at a commercial, fair rate

Plan to remedy issues in the hall

Exploratory work (booked)

- Detailed analysis of Roof (including water ingress sources)
- Removal of sections of flooring in main hall & annex

Total committed £1,380

Remedial Work (known)

- Annex roof brought up to proper standard (part 1)
- Install humidity fans and correct levels of ventilation to main hall
- Main hall roof
 - Fix roof spreading
 - Condensation & humidity extractors fitted
- Full Mould/Woodworm treatment of hall
- Fix drainage/soak away issues
- Fix lintels and soldier bricks
- Redecoration using model and fit for purpose materials

Total quoted £52,642 so far

Remedial Work (unknown)

- Annex roof brought up to proper standard (part 2)
- Drainage to cesspit
- Gents toilet to storage area
- Refurbishment of Ladies toilet
- Repair of annex floor (*)
- Connection of hall to water/sewage system

Joining the EVH team

Charitable Trustees

- 3 slots:
 - Chair
 - Treasurer
 - **One other**
- Overall governance and ensuring the aims of the charity and legal duties per the Charities Act, etc are carried out

Management Committee

- Covers Trustees, as well as roles of:
 - Vice Chair (to take Chair Trustee in future)
 - Bookings / Marketing
 - Secretary / Admin
 - Care-taking / Maintenance
- One of which can be proposed by the constitutional organizations

Members of / Friends of / helpers of EVH

- “Members” as defined by the 2017 amendment are currently non-existent.
- We need people to offer time and relevant skills, without the commitment of being on committee
- We’ll also start a subscription for more regular donations as well as a fund-raiser for the structural work



Topic six

Election of committee

Committee positions

Resignations

- Jane Pickup
(Trustee/deputy chair)
- Wendy Lewis-Nelson (*)
(Mgmt committee)

Standing down

- Kim Russell
(Mgmt committee)

Applications Rec'd in advance

- Kim Russell
- No other names received



Topic seven

Close of meeting

Summary

XXXXXXXXXX





Thank you

EVH Trustees &
Management Committee

eversleyvillagehall@btconnect.com

[Note suggest we have a new email in
place for new management team]

<https://village-hall.eversley-hants.co.uk/>

Niell's pictures 1

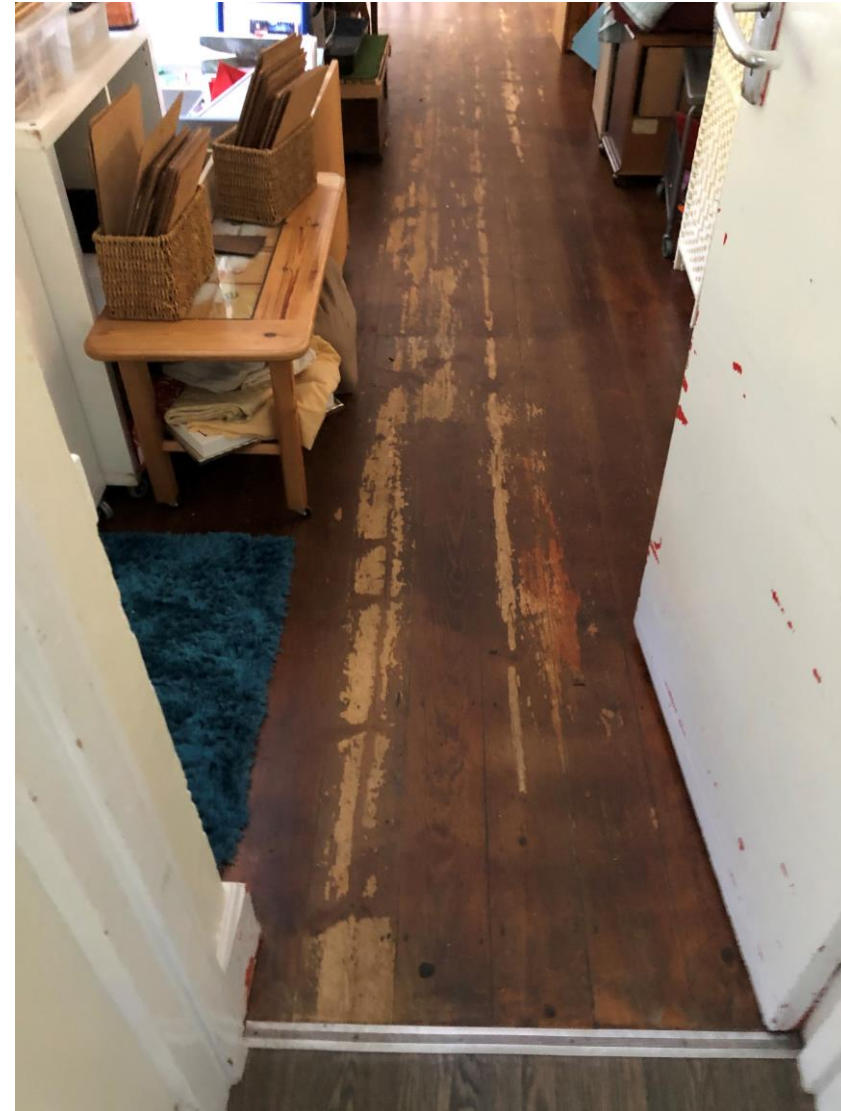


Niell's pictures 2



22/01/2023

EVH AGM



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Issues actually present in Hall

Subtitle

- Add text, images, art, and videos.
- Add transitions, animations, and motion.
- Save to OneDrive, to get to your presentations from your computer, tablet, or phone.

Subtitle

- Open the Design Ideas pane for instant slide makeovers.
- When we have design ideas, we'll show them to you right there.

Plan to remedy issues in the hall

Subtitle

- Add text, images, art, and videos.
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- Open the Design Ideas pane for instant slide makeovers.
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Subtitle

- This PowerPoint theme uses its own unique set of colors, fonts, and effects to create the overall look and feel of these slides.
- PowerPoint has tons of themes to give your presentation just the right personality.

Childcare for village from within EVH

Principals of how it must work

- Add text, images, art, and videos.
- Add transitions, animations, and motion.
- Save to OneDrive, to get to your presentations from your computer, tablet, or phone.

Fair pricing in line with Charities Act rules

- Open the Design Ideas pane for instant slide makeovers.
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