

Minutes of meeting held at The Jubilee Hall, 11 October 2022

Present: John Sullivan, Bryan Goodman, Sarah Gleadell, Sandy Wells, Terry Goodman, Chloe Besley, Karen Hodgson, Steve Weller, Paul Welters, Karen Whitworth

Apologies: Paula Bramley Ball, Trevor Harris

1. Approval of Agenda Approved

2. Approval of Minutes Approved

3. Revised Jubilee Hall Constitution –notification of changes to Charity Commissioners John Sullivan reported that he is waiting for forthcoming revisions to Charity Commission website, which will make it much more straightforward to notify changes.

4. Future Projects – Boundary Wall Paul Welters reported that he has inspected her side of the wall with Lavinia Grant-Ives, owner of the neighbouring property, taking photographs of her side and ours. Paul will also speak to Diana Kershaw, with whom we also share a wall, and ask to do same. (John Sullivan commented that this wall is officially a party wall), unlike the other. **Action: Paul Welters**

Paul Welters said that, in his opinion, the structural engineer's solution to the main wall is over-engineered, and that in any case owing to the composition of this old wall, it would almost certainly move again. If we were to proceed with major works, we would certainly need another expert opinion. In any event, no structural works should be undertaken during the winter months. However in the meantime, Paul offered to cut back the buddleia and poison the roots. He will also check the top of the wall and see if anything can be done to protect it, at any rate in the short term. Bryan Goodman reported that the wall is not covered by our insurance policy. It was decided unanimously that the situation will be reviewed in the spring of 2023, and that the warning signs should remain in place.

5. Maintenance progress report. Bryan Goodman produced a very thorough and informative report (attached). A matter arising from this is the question of purchasing a new projector. Bryan recommended that we go for the 5000 lumen projector quoted by Audio Visual at £2,276. Bryan Goodman proposed this purchase, using part of Audrey Middleton's £5,000 legacy in payment, Sandy Wells seconded. Passed unanimously. **Action: Bryan Goodman**

John Sullivan then reported that he had been talking to Rod Wells about the need for a survey on the external fabric of the hall, rotting woodwork, etc. Rod Wells offered to recommend a possible surveyor, as he is no longer practising.

6. Revision of Hall Hire Charges and Winter Fuel Supplement (to incorporate Booking Officer's report and Treasurer's Report. Sandy Wells produced a detailed booking report (attached) for the period June – September 2022, along with a useful comparison table of booking hours. As with her previous report it can clearly be seen that hours have increased somewhat, but, apart from August, are not nearly approaching pre-pandemic levels. Sandy also produced a document (also attached), detailing the current situation with our regular hirers.

Bryan Goodman then read out his clear and detailed financial report for the 2nd quarter of 2022/23 (see attached), again pointing out that Audrey Middleton's legacy is the reason for our current surplus of under £2,000. As can be seen from page 2 of his attached report, he then went on to propose an increase to our hire charges (which have not been altered for at least 15 years and are lower than every other hall in Somerset). The huge increase in the cost of heating oil (not to mention all other services), combined with the decrease in booking hours, make this proposed increase vital if the hall is to continue to remain solvent. Bryan Goodman proposed that these new charges should come into effect on 7 November 2022. This proposal that charges should increase was accepted unanimously.

John Sullivan then spoke, saying – given the problems our current hirers are experiencing, and the fact that we have already increased the winter fuel supplement – that he although he fully recognised that hire charges must go up, but he felt we should delay their implementation until the beginning of 2023. After some discussion, it was agreed – again unanimously - that we should follow this recommendation. Sandy Wells commented that our existing hirers would greatly appreciate this delay.

John Sullivan then went on to stress the urgent need energetically to promote increased use of the Jubilee Hall in all possible ways, as well as promoting all current activities with the aim of recruiting new members. This should be done by means of the e:letter, social media, the Parish Magazine, the website and any other means we can think of.

He asked that all committee members do their level best to come up with ideas/ proposals for increasing hall use and put their minds to how to make these proposals happen. **Action: ALL**

7. Review of current policy with regard to Covid 19. This policy is not enforceable and is widely ignored. After discussion, it was again unanimously decided that it should be retained against the eventuality of a resurgence of the virus and to continue to demonstrate that it is a matter of concern to the Committee of the Jubilee Hall.

8.. **AOB** None

Date of next meeting. Tuesday 6 December 2022 at 6 p.m. in committee room

N.B. Christmas Meeting! John Sullivan offered to bring drinks, committee members to supply ‘nibbles’.