

Dear Wenhaston Parish Councillors,

Please find below a brief update about some of the matters at the Village Hall for your information, discussion and questions:

### 1. The boiler:

The boiler has recently been put on again and is functioning well. These Autumn/Winter seasons will give us the opportunity to fine tune timer/temperature settings for Hall usage to make the system as efficient as possible. We will also be able to assess costs as the boiler gives statistical information eg hours on etc.

For your information, Charles Dearlove (boiler installer) calculated that the cost of running a pellet boiler against oil boiler is 4.1 p/kWh against 6.6p/kWh, assuming:

- a) Oil price is 45p/lt
- b) Oil fired boiler efficiency is 70%
- c) Pellet price is £175/tonne
- d) Pellet boiler efficiency is 85%

Obviously, the figures will vary as prices of fuels change.

On the 12/10/09, a training session was organised with a senior engineer from Econergy (overseers of the installation) for MG, IT, WH, and DSS (Roddy, Becky and Jan to undertake training at a later time, along with anyone else who is interested). This will enable knowledge to be maintained even if personnel change! We must maintain our boiler, so to that end a cleaning schedule will be devised.

We are investigating the cost of maintenance/repair contracts with installers.

### 2. The PV system:

This is running exceptionally well. We are waiting for a re-quotation from Good Energy for buying back electricity, having recalculated our electricity usage and generation estimates. The Energy Saving Trust website has a 'Tariff tool' to allow comparisons with other providers so we will shortly be in a position to sell back our generated electricity.

For your information, the first Good Energy quote offered approx. £140 per MWh (minus admin fees). Given that we have generated over 5.5 MWh of electricity since April, it is a matter of urgency that the buy back is set up.

(Note: the building inspector recently visited and is happy to 'sign off' the Phase 1 work pending receipt of copies of commissioning certificates and photographic evidence of two minor pieces of work — all of which will be undertaken shortly)

### 3. Finances:

The final grant of £13,731.50 from the LCBP (BRE) has now been claimed for and is due in 2-3 weeks time. The £1000 locality budget allocation from Cllr Ray Leighton has been claimed and paid in. The CSEP grant had a 5% retainer which we could only claim after 6 months and this is due to be claimed on the 23/10/09 — this amounts to £2276.22. This means a total of £17,007.72 should be paid into Hall funds within 6 weeks. However, of that money approx. £10,000 is to settle outstanding debts to installers, and £5000 is to be re-allocated to Phase II refurbishment grant money as this was borrowed. The accounts can then be finalised.

### 4. Fundraising:

Considerable efforts are going into fundraising:

- a. Open Gardens event organised with A. Middleton-Stewart raised £600 — so far allocated for spending on new microwave, vacuum and boiler cleaner/ash can.

- b. Table top sale<sup>7th</sup> November, kindly organised by Jill and Michael with support from the VHMC
- c. Circle 67 in association with the VHMC are putting on 'Hey for Christmas' on<sup>3rd</sup> Dec
- d. The Xmas Bazaar on Dec. 5<sup>th</sup>
- e. The VHMC is putting on a village NYE party for all the family.
- f. In the New Year there should be a VHMC quiz night.
- g. In April, Bernard's singers!

#### 5. Phase II refurbishment:

At the last VHMC meeting, after much debate, it was decided by 7 votes vs 5, that Phase II of the project should be put on hold and the situation reviewed in November. The rationale being that the Hall's finances needed finalising first and further measures put into place to raise funds and reduce costs. However, there are pressing factors:

- a. The remaining claimable grants for Phase II have timescales of May 2010 and March 2011. Together with the £5000 from the Garfield Weston Foundation they total approx. £18-20,000. Unfortunately, another £10,000 had to be returned to another grant source as we could not meet the deadline.
- b. Any work undertaken has to be paid for before grants can be claimed, so finance is an issue.
- c. Given the initial aims of Phase II there probably is not enough money, so further fundraising may be needed.

Decisions about what to do next will need careful consideration.

#### 6. Electrical work:

Voltex, the company responsible for electrical work during the installation, is currently preparing a maintenance contract which will include: regular periodic checks, fire system maintenance checks and certificate issuing, PAT testing etc. It seems that the regulations have changed a lot and having one company overseeing our needs is the best idea. There will be specific work costs to anticipate eg stage lighting repairs and some other previously identified work totalling at least £1000.

#### 7. Building repair/maintenance:

Various aspects requiring repair/maintenance have been identified:

- a. The Doctor's surgery needs some repair plaster work, and the tile/woodwork in that corner needs fixing.
- b. During Phase I, the N side of the roof was identified as needing re-felting and battening
- c. Decoration throughout but focussing initially on most used areas.
- d. Ceiling roof panels damaged by water during re-roofing need replacing.
- e. Hall floor needs sanding/varnishing.

#### 8. General:

All of the efforts to maintain the Hall and ensure it is fit for purpose into the future are undertaken by comparatively few people, who are often on several sub-committees and generously give of their time, energy and enthusiasm. Therefore, following the successful completion of Phase I, efforts to restart and complete Phase II will require the involvement and commitment of the wider community. There are also changes ahead: Mary, our Treasurer, wishes to step down having very kindly stayed on and seen us through Phase I. I need to step down as current work/family commitments mean I do not have the time I had to undertake the role as Chairman.

Yours faithfully,  
David. K. Smeaton-Small