

**Minutes of Electronic Correspondence of the Trustees of the  
Educational Foundation of Abigail Bailey and Ann Levett  
On 1<sup>st</sup> October 2023**

**Participating:**

Melvyn Wooding (Chair), Raymond Dyer, Andrew Seaman, Arthur Wright,  
Sharen Hegarty (Trustees), Adrian Dale (Clerk)

**2023.17 September**

The Clerk presented the September Caretakers' Service Claims and Clerk's report.

|     | Link to: <a href="#">Rachael Maywood's Service Log</a> | Labour         | Expenses       |
|-----|--|----------------|----------------|
| VH  | Village Hall Caretaker                                 | £197.01        | £33.62         |
| VHP | Village Hall Projects                                  |                |                |
| SH  | School House Caretaker                                 | £42.90         |                |
| SHP | School House Projects                                  |                |                |
|     | <b>Sub Totals</b>                                      | <b>£239.91</b> | <b>£33.63</b>  |
|     |  | <b>Total</b>   | <b>£273.53</b> |

|    | Link to: <a href="#">Maxine Routledge's Service Log</a> | Labour         | Expenses       |
|----|---|----------------|----------------|
| VH | Village Hall Caretaker                                  | £132.44        |                |
|    | <b>Sub Totals</b>                                       | <b>£132.44</b> |                |
|    |   | <b>Total</b>   | <b>£132.44</b> |

|     | Link to: <a href="#">Joe Routledge's Service Log</a> | Labour        | Expenses      |
|-----|--|---------------|---------------|
| VH  | Village Hall Caretaker                               | £46.72        |               |
| VHP | Village Hall Projects                                |               |               |
|     | <b>Sub Totals</b>                                    | <b>£46.72</b> |               |
|     |  | <b>Total</b>  | <b>£46.72</b> |

**Clerk's Report:**

**Village Hall:**

Rachael spent the last week of the summer break, and some of the quiet days in the first couple of weeks, touching up the paint on the wall in the Hall that leads out into the corridor. This plaster keeps cracking and the paint needs refreshing every couple of years. There was a minor repair needed to one of the paddock gates and one of the gutters needed unblocking. One of the bulbs in the disabled toilet needed replacing. There is a problem with one of the channels in the Council sound system extension. This is being looked at during the first week in October.

An engineering survey was carried out on the Village Hall to assess the practicality of fitting solar panels. The engineer wasn't overly keen on the installation and our requirements and so I haven't been surprised that no quotation has yet been received. Given the situation with School House, I would be reluctant to commit further project expenditure at this stage.

### School House:

Work started on the re-rendering of the chimney on 18<sup>th</sup> September but it became quickly apparent that the chimney was in a dangerous condition, only being held up by the render. It was immediately demolished and Michael Farrow was asked to assess the problem. Unfortunately, the stonework of the chimney and gable end had crumbled well below the roof line and there was no alternative but to plan for a rebuilding of the chimney. There was no time to get alternative quotes as the loft space was open to the elements and rebuilding work needed to start as soon as practical. Michael Farrow will tackle the job on a time and materials basis. His work is never the cheapest, but the quality and long term guarantee is never in doubt. The original job had been estimated as follows:

### **Initial estimates**

|                        |  |                    |
|------------------------|--|--------------------|
| Prestige Scaffolding   | Install scaffold to roofline, 10 days hire and removal of scaffold | (£1,800.00)        |
| A J Thurlow Plastering | Remove old cement render, reflash chimney and re-render in lime    | (£4,476.00)        |
| AAA Aerials            | Reconnection of aerials  | (£150.00)          |
| Sharmaine Jackson      | Rent rebate (50% per day = £20/day) – 13 days                      | (£260.00)          |
|                        | <b>Totals</b>  | <b>(£6,686.00)</b> |

After the demolition, the scaffolding needed to be reconfigured to accommodate the change in job and a hoist had to be hired to move the replacement stone to the top of the building.

### **Current expenditure**

|                        |  |                    |
|------------------------|--|--------------------|
| Prestige Scaffolding   | Initial scaffolding installation with 10 day hire        | (£1,800.00)        |
| A J Thurlow Plastering | Demolition work and wasted lime render costs             | (£1,920.00)        |
| G & M Roofing          | Supply and Fit Flashing to roof parapet as an urgent job | (£1,015.20)        |
| Prestige Scaffolding   | Adaptions to original Scaffold & Installation of Hoist   | (£1,200.00)        |
| Prestige Scaffolding   | Hoist hire (5 weeks) Estimate                            | (£1,140.00)        |
| Sharmaine Jackson      | Rent rebate (50% per day = £20/day) – 24 days            | (£480.00)          |
|                        | <b>Total to date</b>                                     | <b>(£7,555.20)</b> |

Overall, I am expecting a cost of at least £15,000 depending on what else happens during the work.

The history of this problem has been researched in the Foundation records.

In the mid-1980s there were concerns about both chimneys and the roof, with quotes of between £4,000 and £6,500 to re-roof and repair the chimneys. The Trustees authorised only limited repairs to the front roof in October 1983, as they couldn't afford chimney repairs. Scaffolding went up to sort out the roof in September 1984. The roofer found that the end chimney was very badly eroded at the base and a Mr Hill was contacted to take a look at it. He said that rendering would stabilise it and it would cost around £200, much cheaper than rebuilding it. There is no record in the accounts that Mr Hill did this, but the final bill for the roof was £200 more than

originally quoted. It is therefore likely that the rendering was done in October 1984 – just 39 years ago.

There is an aerial photograph was supposedly taken in June 1985 (but may have been June 1984) which clearly shows that the brick portion of the chimneys was not rendered at that time and that it was unrendered stonework beneath them.



The plan is to restore the chimney to a stone/buff brick construction and to purchase a full pack of bricks so that the other chimney can be matched in the fullness of time. Although the other chimney is now stable, there is still cement render on the stone work beneath the limed brickwork. This made be hiding similar problems.

**Hall usage:**

September's usage was 115 hours with term restarting.

| Month         | 2023<br>Hours | 2023<br>Hire<br>Income | 2022<br>Hours | 2022<br>Hire<br>Income | Reason for difference between 2023 and 2022                       |
|---------------|---------------|------------------------|---------------|------------------------|---|
| January       | 87            | £1,031                 | 72            | £583                   | Two new morning sessions a week                                   |
| February      | 112           | £1,561                 | 129           | £1,028                 | No gamer weekend in 2023  |
| March         | 115           | £1,501                 | 139           | £1,117                 | Weekend scout sleep over in 2022                                  |
| April         | 87            | £1,271                 | 170           | £1,381                 | Two 2022 gaming weekends not repeated                             |
| May           | 113           | £1,422                 | 137           | £958                   | 305th Memorial weekend was in 2022 and was a free of charge event |
| June          | 112           | £1,533                 | 136           | £1,137                 | In 2022 there was a gaming weekend and scout weekend              |
| July          | 62            | £823                   | 81            | £653                   | The Ballet Academy was 20 hours down on 2022                      |
| August        | 36            | £531                   | 32            | £258                   |   |
| September     | 115           | £1,250                 | 98            | £870                   | Two parties in 2023 and a gaming weekend                          |
| October       |               |                        | 142           | £1,187                 |   |
| November      |               |                        | 125           | £1,110                 |   |
| December      |               |                        | 76            | £745                   |   |
| <b>Totals</b> | <b>724</b>    | <b>£9,675</b>          | <b>1,338</b>  | <b>£11,066</b>         |   |

It was **RESOLVED** by majority of Trustees to approve this report and authorize the payment of the invoices.



Adrian Dale (Clerk)



Melvyn Wooding (Chair)