



KILBURN COMMUNITY ASSOCIATION

Minutes of the meeting held on Tuesday 22nd January 2019

Present: Gerald (President), Shirley (Chair), Adrian (Vice-Chair), Kirsty (Secretary), Jenny, Terry and Ann-Marie.

Apologies: Diana (Treasurer), Sarah, Kevin B, Kevin M, Malcolm and Godfrey.

Minutes of the previous meeting.

A spelling mistake was noticed, Wince instead of Wine.

Other than that, the minutes were accepted as a true record and signed by the Chair.

Lease.

Progress with the Hall Lease Renewal

Reporting on the meetings with the Energy Assessor and Surveyor

I met with the Energy Assessor on 5 December at the Hall. His job is to provide an EPC, Energy Performance Certificate, which will be passed to St Clement's PCC. My understanding is that if the "score" is worse than "E", then some energy saving measures may need to be taken to satisfy the Charity Commission. That's the worst case so let's hope this does not happen.

Aaron Anstey the assessor was very helpful in suggesting measures we could take in the future to reduce energy usage, but I pointed out that we could only carry out such things with extra funding. We have discussed most of his suggestions already, like adding insulation to the ceiling and installing fans in the ceiling to push the warm air back down to floor level.

Then on 12 December I met with Peter Milner the surveyor appointed by St Clement's PCC, at the Hall. He measured and inspected the premises and said his task was to make a valuation of the property and to recommend a rent. His decision is influenced by the use of the Hall as a Community service and the wishes of St Clement's PCC and ourselves, the KCA. He has a lot of experience working with community halls and Derby Diocese and I think will be supportive of us. I asked about the influence of the Diocesan Finance Board and his opinion was that this would be minimal. He will submit his report to St Clements PCC. His survey does not take into account our finances.

I feel more optimistic about progress to renewal, but we shall have to wait to see their reports, probably in the New Year.

Terry Welch

Kilburn Community Association

15 December 2018

Shirley asked if a copy of the surveyor's report would be given to the KCA, as we have funded it.

From the KCA's point of view, there is nothing more that we can do now.

Adrian asked if we are entitled to Legal Aid as we are a registered charity.

Hall – Are committee members available to have a cleaning party again? The cleaner is doing a great job but cannot do certain jobs such as the beams. Adrian has a few individuals prepared to volunteer some of their time to help.

The lighting has been done in and outdoors, one more bulb has gone outside – Shirley to ask Martin Kemp to sort.

Administration Managers report.

Future bookings

26.1.19 – 5pm-midnight – 60th birthday party
24.02.19 – 1.30-4pm – birthday party
02.03.19 – 5-12pm – birthday party
09.03.19 – 12-4pm – birthday party
10.03.19 – 12-3pm – birthday party
28.04.19 – 1.30-4pm – birthday party
22.6.19 – Kilburn Community Choir – 4-10pm

Shirley has had a request from the lady running the children's languages group asking if she can put up a banner when she is using the hall. The committee agreed that she could.

Treasurers report.

Parish Council.

Nothing to report.

Correspondence.

Nothing to report.

Any other business.

Jenny – Has had trouble with the Dyson Hoover not picking up again. The loo roll in the ladies would unroll properly and seemed to be stuck together. Jenny also asked if the hall could be made a 'slime free' zone.

Gerald – The roofer has been paid, he has said that if there are any issues he will come back and sort them out, free of charge.

Asked if The Community Council could give us some guidance with the lease renewal – it seems that they now charge for information.

Shirley – Shirley and Diana attended the PC meeting, despite Rainbows only booked to use the Hall until 7pm, there was a lot of chanting and noise directly behind the folding doors at gone 7pm. Shirley had to go in to the Hall and tell Rachel that her time was up, and she needed to leave. The KCA gave their support to Shirley and has since learned that Rainbows have moved to the Baptist Church and will no longer be using the Hall. Whilst at the PC meeting it was learnt that the KCA should give the PC an update on our accounts on a yearly basis, this will now be done. The PC have contributed £300 towards the renewal of the lease. Shirley has had a word with Gail regarding the size of the bin bags we have in the hall.

Can all groups make a point of helping where they can with regards to small DIY jobs and keeping the hall clean to keep expenses down whilst we go through the lease renewal.

From now on if any group needs to cancel a class, please do it directly to Shirley via email or text so we have written proof, Shirley will pass on the message to Diana, so the group isn't billed for that session.

Two bags of rubbish have been put in the garden wheelie bin, if they're still there Adrian offered to put them in to the correct one. Malcolm has offered to reattach the doors on the hatch.

Ann-Marie – DTL are not in over the February half-term.

Kirsty – Has written a letter of thanks for Dee, she will post it after the meeting now that it has been checked.

The meeting closed at 8.37pm

The next meeting will be on Tuesday 26th February 2019.

Signed.....