

Welburn Village – Building Maintenance & Grounds 2024/25

Whilst not as busy as last year much work has been done both to maintain the condition of the village hall and to enhance it for its users. Thanks must go both to the members of the committee who have carried out much of the work but also to Jane & Keith Harris who have continually worked on the garden to the right of the hall which has made it an inviting place for visitors to sit and enjoy.

Outlined below are a few of the key activities & work carried out during the year and planned for the coming year:-

- 1) The solar panels & battery storage are working well and reducing the amount of electricity being purchased, however until recently the SMART meters in Welburn have not been working reliably and we have not been maximising the income from exported electricity. This is a priority for next year as it will bring additional income to the Hall.
- 2) Following investigation of a slipped glazing panel adjacent to the entrance door it was found that the base of the door frame had not been properly installed and the frame base had rotted away. A temporary repair has been carried out making it water tight & a new frame has been ordered and is to be installed in May/June 2025.
- 3) Arrangements have been made for the external paintwork to be re-done between May & Aug 2025, the first time the frames will have been painted since their installation, all the toilets will also be given a freshen up at the same time.
- 4) A lockable cupboard has been constructed in the Disabled toilet to allow all the cleaning products & cleaning equipment to be stored away from the boiler room. Which it was cluttering up and enabling cleaning fluids etc to be safely locked away.
- 5) With the help of volunteers the garden to the side of the hall has been cleared of all the encroaching weeds & shrubs cut back and membrane to prevent weeds from growing laid in the near future. It is hoped to further improve the side extending the beautiful garden at the front down the side, also creating a larger area for the bins. (details are being worked on currently)
- 6) All routine checks (Alarms, Boiler, electrical etc) have been carried out and minor repairs/replacements carried out as required.
- 7) The proceeds from the very successful Auction of promises have been used to purchase an erectable stage (16' x 8') made up of 8' x 4' sections, which has been used successfully and provides for better viewing of groups. We are looking to possibly purchase a further 2 sections to provide greater flexibility.