

GREAT COXWELL PARISH ROOM

Minutes of the Great Coxwell Parish Room meeting held in the Parish Reading Room immediately after the Parish Council meeting held on Monday 11th June 2018.

PRESENT: Annabelle Zinovieff, Steve McNally, Richard May, Jacqui Russell, Lauren Gale and the Clerk in attendance

- 1 Apologies RFO Ian Mason**
- 2. Declaration of Interest none**
- 3. Minutes of the Parish Reading Room Meeting held on Monday 19th Mar 2018**

4. Finance

a. Cheques signed

- 11/05/18 RRExp01/18 Cleaning 30.00
- 26/04/18 RRExp02/18 Ox. Rural Community Council 30.00
- 26/04/18 RRExp03/18 Water 12.95
- 30/04/18 RRExp04/18 Electricity 8.00
- 30/04/18 RRExp05/18 Gas 51.00

Parish Council decided to postpone the Reading Room meeting as the time was 22:15 and Parish Councillors wanted to review matter 5b in the daylight, it was agreed to meet up Monday 18th June at 6:30, Cllr Gale had sent report prior to meeting this will be included 18th meeting

Monday 18th June 6:30 PRESENT: Annabelle Zinovieff, Steve McNally, Richard May, Jacqui Russell, Lauren Gale and the Clerk in attendance

5. Matters Arising

- a. Reading Room Ownership – update, please see attached
- b. Reading Room cracks update (include ARTweeks drainage problem)
Continuous use of sink at Artweeks resulted in water leaking under building.
Action:- either temporary solution of pipe into soakaway or to pump the water to the drains

Parish Council has exhausted all avenues, next step is to look at digging trial pits. Action LG

- c. Bins

6. Correspondence

7. Other Business

- a. Chimney pot needs sealing
- b. Gigi Clear has approached Parish Council, for free installation and Wifi, they would like to use the Reading Room for promotional purposes.
Action:- Parish Councillors agreed Cllr McNally look into for further clarification

Date of Next Meeting 16th July

Distribution: All Trustees, Notice Board
Joanne King Clerk to Great Coxwell Parish Council
pc_gtcoxwell@hotmail.co.uk

Update on Reading Room issues: defibrillator, ownership and repair

We're still hoping to purchase the defibrillator with the help of the Vale's Community Fund, and the process continues.

You may recall our application to the Vale was withdrawn on the grounds of eligibility, because we couldn't demonstrate ownership of the Reading Room through a Land Registry registration document.

I've amassed all the necessary documents except one (which is being copied and sent by the Berkshire Record Office) to be ready to instruct our solicitor to meet with the National Trust's solicitor, to resolve the ownership issue of the Reading Room. The Trust archivist has acknowledged the error on the Land Registry's website is theirs. We've still got to go through the legal process but they have stated they will not contest our claim if well documented.

Our solicitor can then register the RR with the Land Registry. This will cost about £400, which brings the total cost of the defibrillator purchase and installation project to over £2000, the minimum project cost for the Community Fund. Application to the next round of the Fund can be made from September.

I'm copying this letter to the Fund's Officer Carol Cummings to ask her how we should proceed once we're in a position to apply for Land Registration. Should we (1) do nothing as yet, and apply in September for Defibrillator, and case, purchase and installation, plus Land Registration costs, and then if we are awarded the grant, go forward by first getting the Registration? Or should we (2) go forward and get Registered to have achieved eligibility, then make the application, including the back-dated cost of the Registration? Or (3) cover Registration costs ourselves, then add Reading Room building costs as below to our application?

Meanwhile thanks to a bumper dish-washing session on the hot and humid second Sunday of Artsweek café when the fire door was open, it was observed that dishwater from the kitchen is pouring straight down the building to the ground below, undermining the slope on which the extension rests. Being an original element of the Reading Room building no details are recorded as to the depth of its foundations. All three surveyors who have kindly advised on the subsidence problem (which is increasing – **see Jacqui's photos**) **have, together, given us the right advice and** suggested a way forward:

1. resolve the plumbing issue to ensure the sink is draining appropriately, and not onto the slope supporting the kitchen extension.
2. **Resolve the guttering issue. Sufficient work should be done on it to ensure that drainage angles and water flow are maximised. BUT this will not avoid repeats of the problem unless a Maintenance Programme is set in place and adhered to, to ensure regular clearance and servicing of the gutters.**
3. **Resolve the subsidence issue: explore and cost the two options already described: special binding elements for the walls, or limited underpinning**

When all the costs and estimates/quotes are in hand, apply to the Vale Community Fund for half-funding for everything eligible, in the September round.



Pictures taken after
parish meeting
16/04/2018

Left: South East Corner, newest (?) cracks between window and corner.
Centre: South wall Chimney breast with horizontal cracks running at level of clock and top of door of ladies toilet
Right: Most severe cracking above and to the right of the ladies toilet on the South wall