

## Report of Premises Committee OBC for year-end 31.3.2022

The committee has met twice in the past year. Minutes of meetings and related business is on the shared OBC drive.

The committee currently consists of JA (chair), Richard Sills, Chris Bone and two new members, Juliette Riehl who has taken over the House Officer position and Sue Smith who is now managing fire safety. We are seeking two new emergency keyholders in case of a fire alarm call- preferably members who live within easy travelling distance of the club.

The Terms of Reference on the shared drive include a list of tasks and who does what.

After the long closure due to the Covid pandemic, the premises are currently being used for face-to-face play for two sessions a week, about 50% of Oxford Bridge School classes and recently some Learn and Play sessions. The Junior Bridge Club run by Holly Kilpatrick meets on Sunday afternoons in termtime. Charlie Bucknell of Bucknell Bridge will be running some regular and ad hoc education sessions that are separate to OBS and this will bring in some additional income. The Oxford City Chess Club are also planning to hire the front and middle rooms of OBC for their weekly meetings (Monday evenings) held between September and April each. The chess club will install a new cabinet in the Mary Good room for their equipment. (A space has been made by clearing out some redundant items).

This additional income will be helpful but it is doubtful the cost of keeping the premises open can be covered by the current footfall in the club.

A new cleaner was employed for 2 hours twice a week when the premises reopened to face-to-face play at the end of last summer. The ventilation system was restarted (main playing room) and has been set at maximum to achieve good ventilation. This does require more energy use. The heating is set to keep the premises usable for the sessions required and the underfloor heating in the main playing room needs to be on all the time for most months of the year although the room thermostat controls the temperature of the room. The underfloor heating takes 1 hour to heat up 1 degree C and drops at much the same rate. All the required checks and services have been carried out in the past year. The gas and electricity supplies are on contract until 2023 and 2024 respectively so fortunately, we are protected from the energy price rises until then.

The rear wall of the premises is being repaired and new fencing installed following the demolition of the garage in the neighbouring property to the rear owned by Oxford University. The fencing on the side return is not yet complete as the OU grounds have not yet been relandscaped. Two cycle stores have been installed in the rear paved area of OBC for the use of the flat occupants in the upper floors of the premises to discourage them from storing multiple cycles in the stairwell hall. This was funded from the community fund that is largely funded by the flats. There have been a number of instances of one of the flat tenants breaching the terms of the lease by storing items on the flat roof or subletting the flat parking spot on the forecourt. These have mostly been rectified although it has taken RS considerable effort to enforce this.

There is a new patch of damp on the front wall of the Mary Good room due to a blocked air brick, similar to the problem that occurred in the other front room that was rectified last year. The air-bricks at the base of both front bay windows need to be kept clear of weeds, leaves, gravel and litter to prevent rising damp in the future.

The coffee machines needed another expensive repair due to limescale build up recently but these will now be descaled every 3 months. One of the women's toilets is out of order, awaiting a new flush mechanism. The box hedge topiary in the inner courtyard is looking worse for wear due to box moth infestation which has now been treated.

JA/14.6.2022