

The Village Hall Mickleham*

History of the building and grounds

Compiled by Ben and Sue Tatham

Chapter 1 The building of the Village Hall

Mickleham Village Hall was built in memory of David Evans who lived at Dalewood, now the central building of Box Hill School. For many years it was believed in Mickleham that David Evans was the Evans of the London Department Store D H Evans – this is definitely not the case as D H Evans was still alive long after 1901 and he did not live in Mickleham. Our David Evans was a renowned silk merchant whose clients included William Morris and Liberty's. His textile printing business Evans & Co in Crayford, in the London Borough of Bexley, survived until 2001 and counted Christian Dior and Elizabeth Emanuel among its clients.

There is a plaque high up on the north elevation of the hall recording the date of Evans' death as 9th January 1901. (Fig 1.1) The position of this plaque can be seen on the original drawing above. The present appearance of this part of the hall has changed very little since it was built.

The foundation stone was laid on 4th April 1902 by his widow – this is recorded in the inscription on the stone placed on the west side of the porch. (Fig 1.2) Mrs Evans paid for the construction of the hall. The inscribed silver trowel used for laying the stone has been given to the Dorking Museum. The land on which the hall was built was part of the Mackworth-Praed Mickleham Downs estate until 1873 when it was made available to the church for a nominal sum. (Fig 1.3)

There was another scheme for using the land to build a school to replace the one in Byttom Hill. (Fig 1.4) However, another site was found northeast of the Recreation Ground and the new National School was built there in 1907.



Fig 1.1 Detail of David Evans' memorial plaque

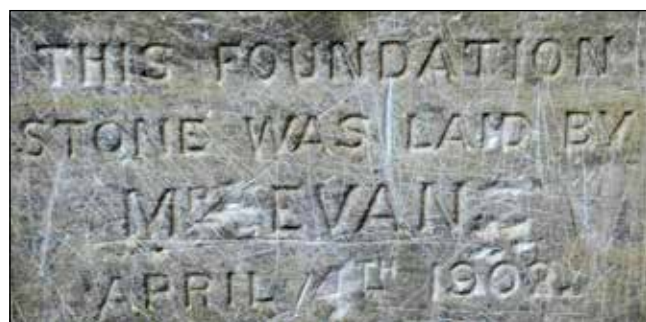


Fig 1.2 Inscription on foundation stone

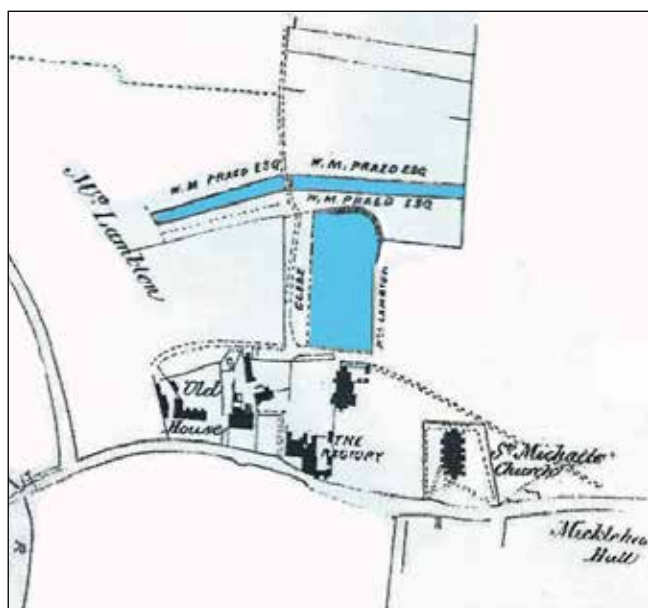


Fig 1.3 Land (shaded blue) transferred to the church by W Mackworth-Praed of Mickleham Downs in 1873

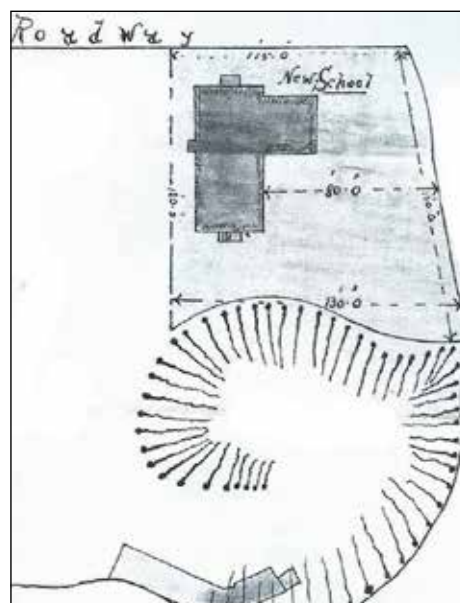


Fig 1.4 Drawing showing a school as an alternative to the proposed use of the site

* To ease the dialogue of this history the title above, given in the trust deed, has been changed to 'Mickleham Village Hall'

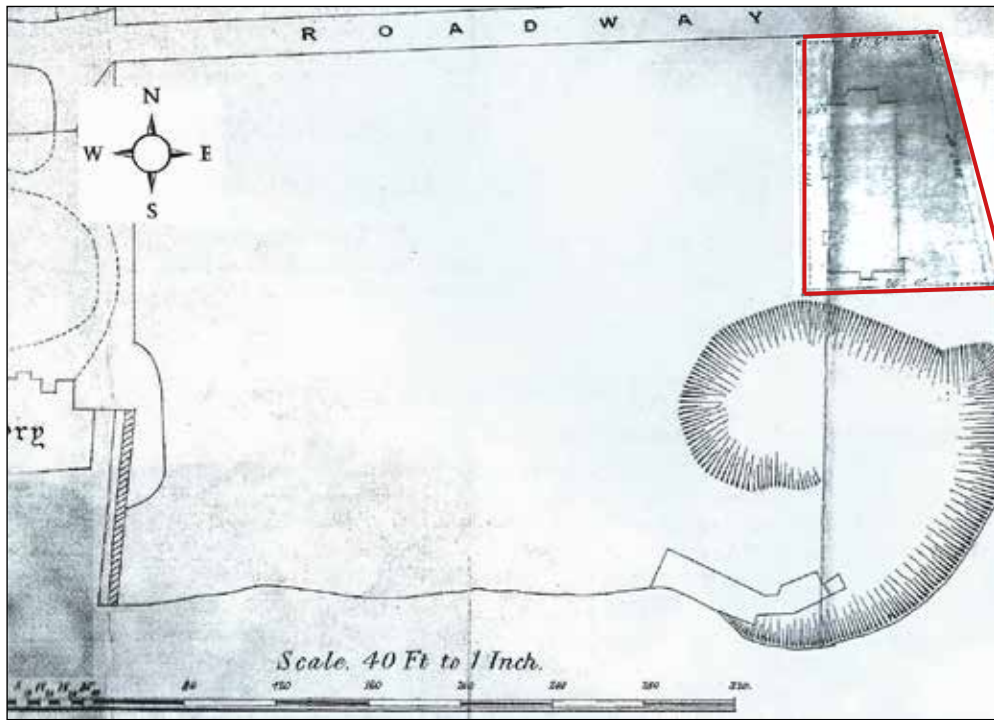


Fig 1.5 The position and extent of the land (outlined in red) on which the hall was built. The roadway at the top (north) of the drawing is now Dell Close and the land to the west is the Glebe Field. The old Rectory was to the extreme left of the drawing. It is now two private houses. The hole to the south of the village hall is the remains of a pit from which flints were dug to build houses..

Original Drawings 1902

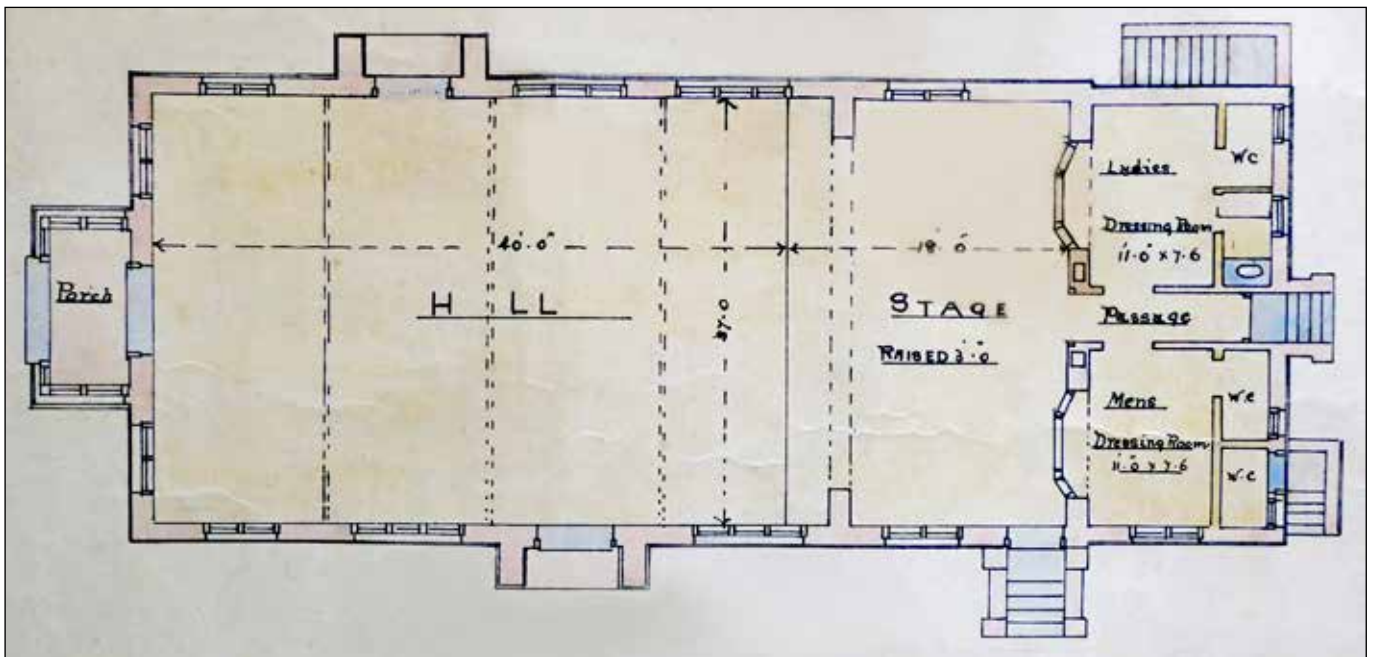


Fig 1.6a 1902 Floor plan



Fig 1.6b 1902 Side elevation

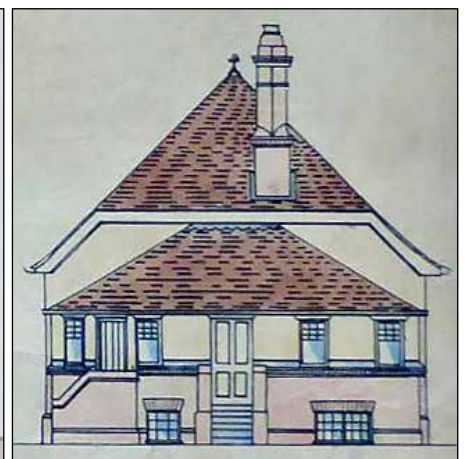


Fig 1.6b 1902 South elevation

In 1902 the original design for the hall was drawn up. A framed copy of this is presently hanging in the gents' cloakroom. After taking photographs, the original coloured drawing was given to Dorking Museum. (Figs 1.6a, 1.6b and 1.6c) are details from this copy. The proposed floor plan, included:

- the main entrance via a porch on the north end, much as it is today except that there was a step immediately outside the front door;
- the main area with emergency exit doors on both sides similar to those today. At the far end there was a stage 1 metre

above the floor. It had a proscenium arch and two leaded windows. A set of movable wooden steps provided access to the stage. Below the stage there were wooden doors which opened to a large space for storage of trestle tables etc.

- a corridor at the back of the stage leading to the Ladies and Gents' dressing rooms/WCs and an outside door with steps down to ground level. Outside access for both WCs was provided by steps on either side of the building.
- The drawing also showed a chimney and provision for boiler room and coal hole in the basement below the dressing rooms.



Fig: 1.7 Later drawing showing alterations to the original plan.

By the time construction began some changes had been approved. Fig 1.7. There were steps down from the back of the stage so that dressing rooms and WCs were on the ground floor. There was no outside access to the Ladies' WCs and the only door to the Gents' was outside on the south end. There was no basement. The chimney for the boiler was moved further to the north. According to this drawing the boiler room with coal hole was built under the northeast corner of the stage with access by outside steps. However it would seem there was never a boiler as chimneys were built on the east and west sides of the hall for two coke stoves within the main hall area. (Minutes

of an early trustees' meeting record that in response to complaints about the hall being cold, the caretaker was to be asked to light the stoves an hour earlier.) The boiler room below the stage was still used as a coal hole. The chimney on the west side next to the car park still exists, but the one on the east side was taken down because it was unsafe. There appears to have been no provision for a kitchen or toilet facilities for an audience. The only space for the parking of carriages, and later on, of cars, was the area between the hall and Dell Close. This had steel railings on the east and west sides.



'Britain from Above' aerial photograph circa 1920 of Mickleham from the west showing village hall and Dell Close cottages under construction.

Chapter 2 Early years 1902 – 1956

The first change made to the hall and its immediate surroundings was in 1927 when a turning space between the front door of the hall and Dell Close was provided (Fig 2.1). This was done after discussions with Dorking Rural District Council which had built Nos 1 to 12 Dell Close Cottages in 1920 with agreement to maintain the turning area. The railings on the left hand side remained in position until January 2018 when the ash trees which had grown through them were removed after being infected with the Ash Dieback fungus (Fig 2.2).

Although there is no mention in the minutes, there



Fig 2.2 Parts of the original railings on the east side of the hall.

is a drawing dated 25th February 1933 which shows radiators, electric footlight plugs, other electric lights, fire extinguishers, gas meter and a gas stove next to the coke stove. Presumably many of these things were installed at

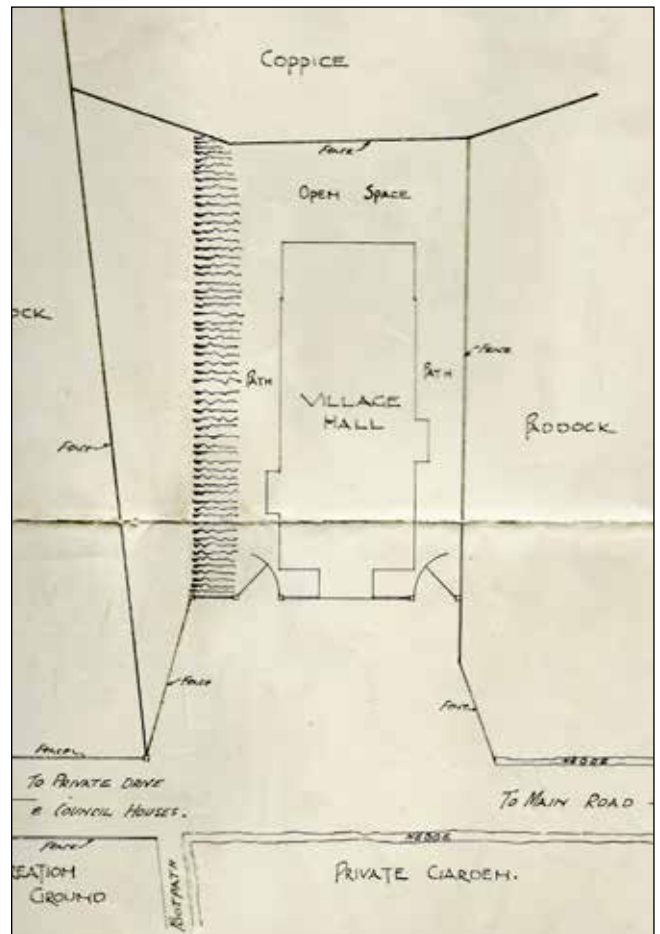


Fig 2.1 From Block Plan dated 1933 showing turning area in front of hall

that time (Fig 2.3). The drawing also shows a boiler in the room under the stage and a gas-lit emergency exit sign.

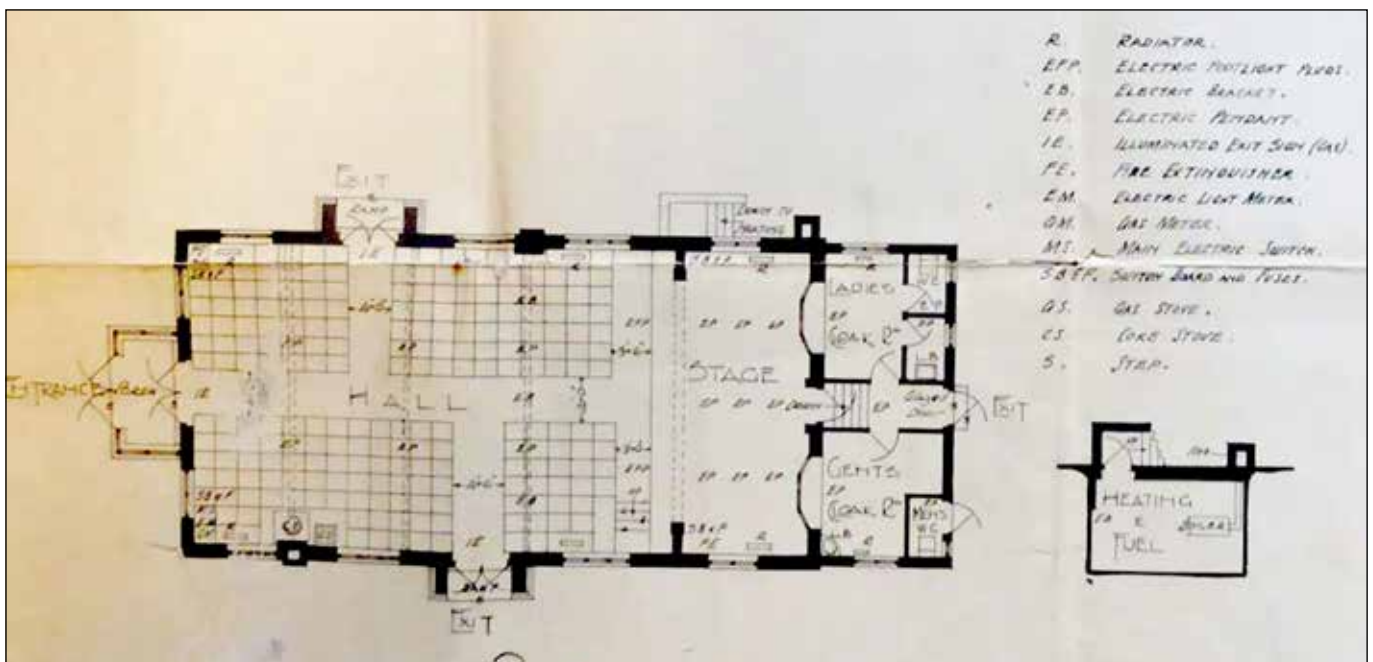


Fig 2.3 1933 Plan of floor layout and boiler room

The next change to the building was not until 1952 when Surrey County Council (SCC) built the kitchen (Fig 2.4) to provide lunches for the pupils of Mickleham School. At that time the school was an all-through primary with a school leaving age of 14. There do not appear to be

any doors to the outside or to the hall! Also there were no windows on the west side. The kitchen was only for the use of the SCC staff preparing meals for the school and it was not used for other events in the hall.

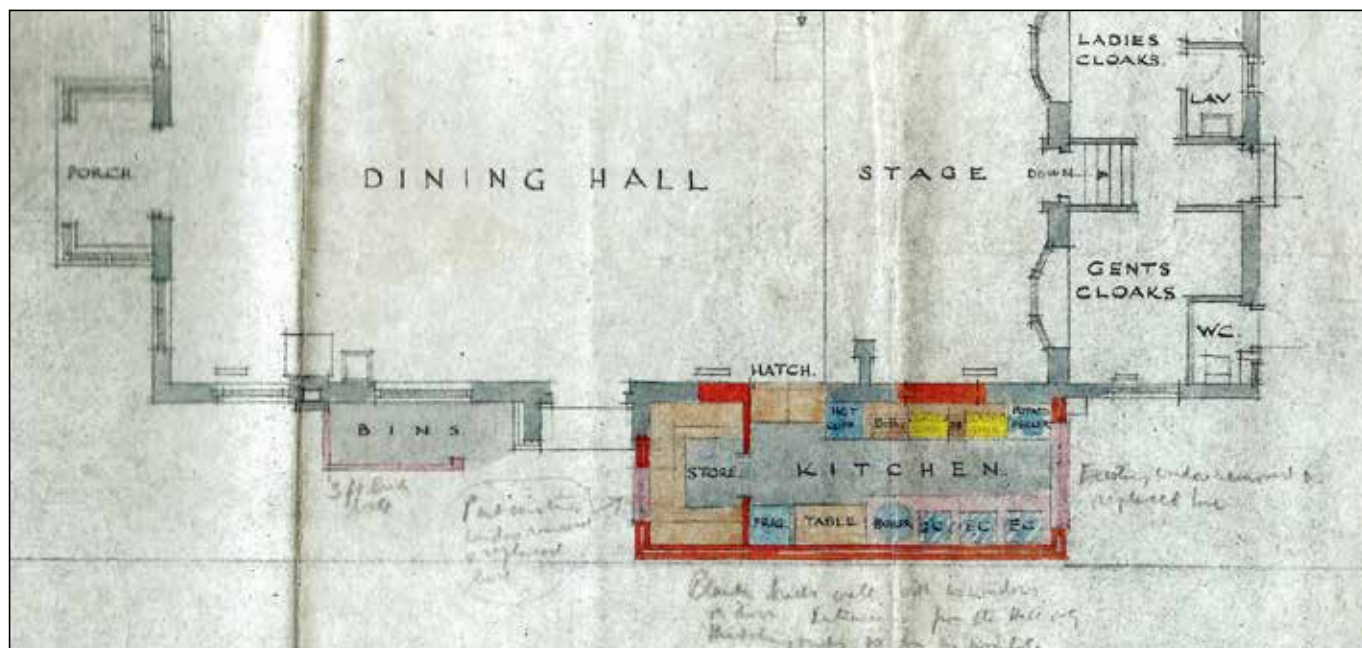


Fig 2.4 Detail from the 1935 plan of SCC kitchen

Fig 2.5 shows how the kitchen was then on the boundary of the church's Glebe land. In 1961 a wordy legal agreement between the Village Hall Trustees and the church was drawn up to give a 'Right of Light' for windows on the west side of the kitchen.

In October 1956 it was reported that the Dorking Urban District Council had asked that the hall be connected to the main drain in Dell Close. Fig 2.6 shows the layout of the drains installed. This work was carried out by G S Batchelor & Sons of Mickleham.

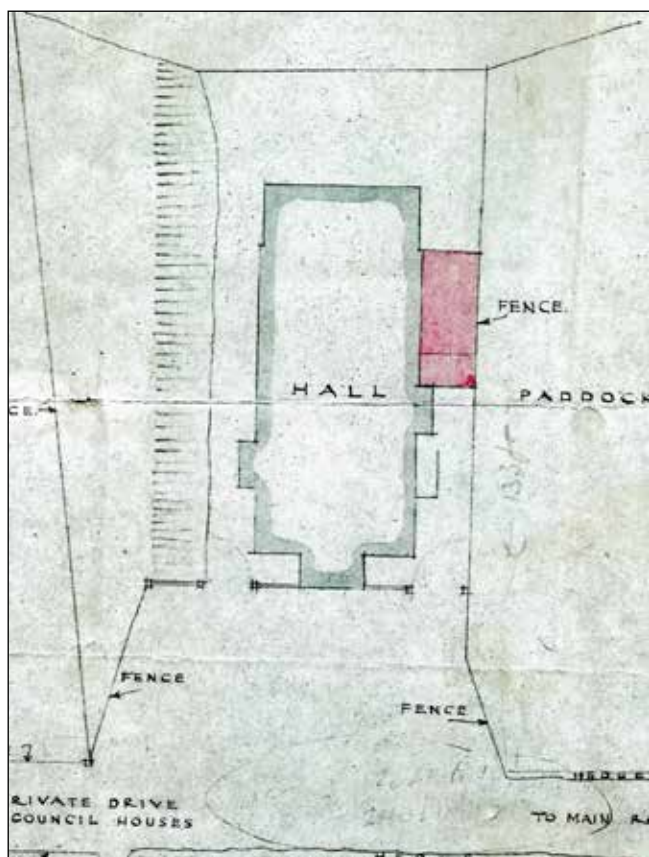


Fig 2.5 Plan showing location of SCC kitchen in relation to the village hall boundary.

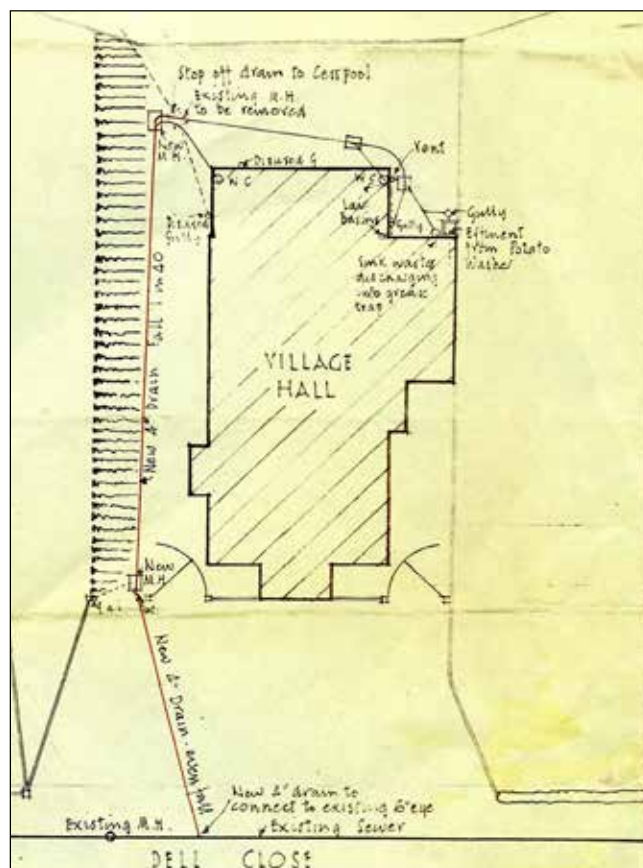


Fig 2.6 Detail from the 1935 plan of SCC kitchen

Chapter 3 1956 – 1988

In 1962 an oil-fired boiler was installed in the boiler room beneath the stage and an oil tank was put at the back of the hall.

In 1966 a lease was signed with the diocese for land to build a car park (Fig 3.1). The lease was for 99 years, and the rent of one shilling was to be paid on 25th December each year. The progress on constructing the car park was very slow and it was not completed until October 1968.

In 1981 the roof of the hall was re-tiled for about £9,700. SCC ceased to use the hall for school lunches in April 1982 and the kitchen was handed over for use by the hall. By May 1983 the kitchen had been refurbished for about £1,300.

Proposals for enlarging the hall were first discussed in May 1983. Ben Tatham and Syd Montague (a builder living in Camilla Drive, Westhumble) produced a report in September 1983 with proposals for modernisation. These included:

- removal of the stage and the lowering of the doorway into the rear part of the hall building. This meant that level access existed throughout the building;
- cutting down the walls of the old boiler room and creating a new floor;
- strengthening of the proscenium arch so that the projection of the piers from the wall could be reduced.

In 1985 the trustees hall bought the land beyond the south end of the hall from the church for £1,500 (Fig 3.2).

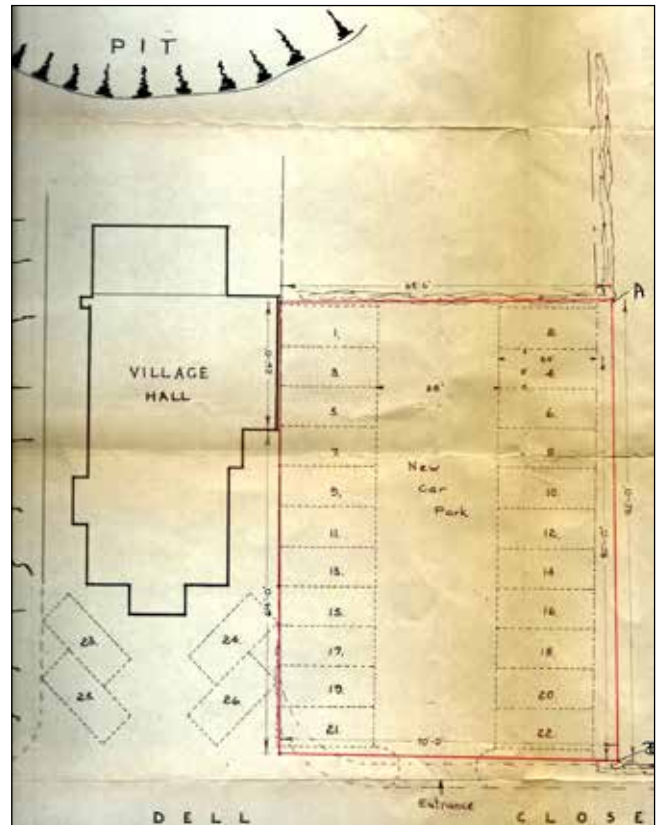


Fig 3.1 Plan showing layout of car park circa 1966.

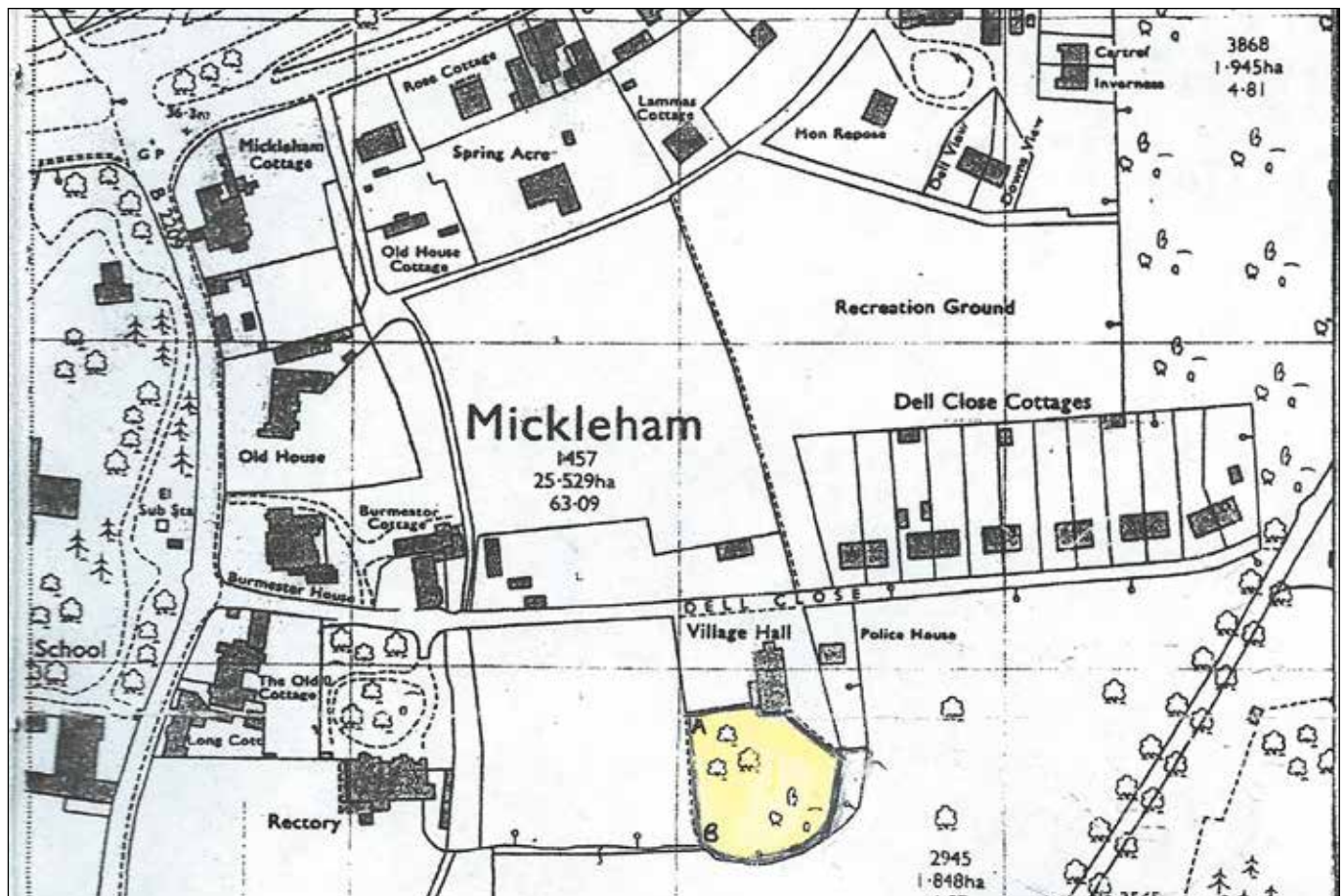


Fig 3.2 Plan showing the area of land behind the hall bought from Guildford Diocese in 1985.

In 1986 Syd Montague produced plans to extend the hall at the south end for £20,000 plus VAT which was agreed by the trustees. The plan of the extension is shown in Fig 3.3 and a partial cross section is shown in Fig 3.4. The work included a toilet for the disabled and a gents' toilet. The room labelled

'Chair Store' was not built. The work was completed in March 1987. The kitchen was renovated again.

In February 1988 the Rector Peter Ince and the church wardens again refused to sell the freehold of the car park land which was the subject of the lease in 1966.

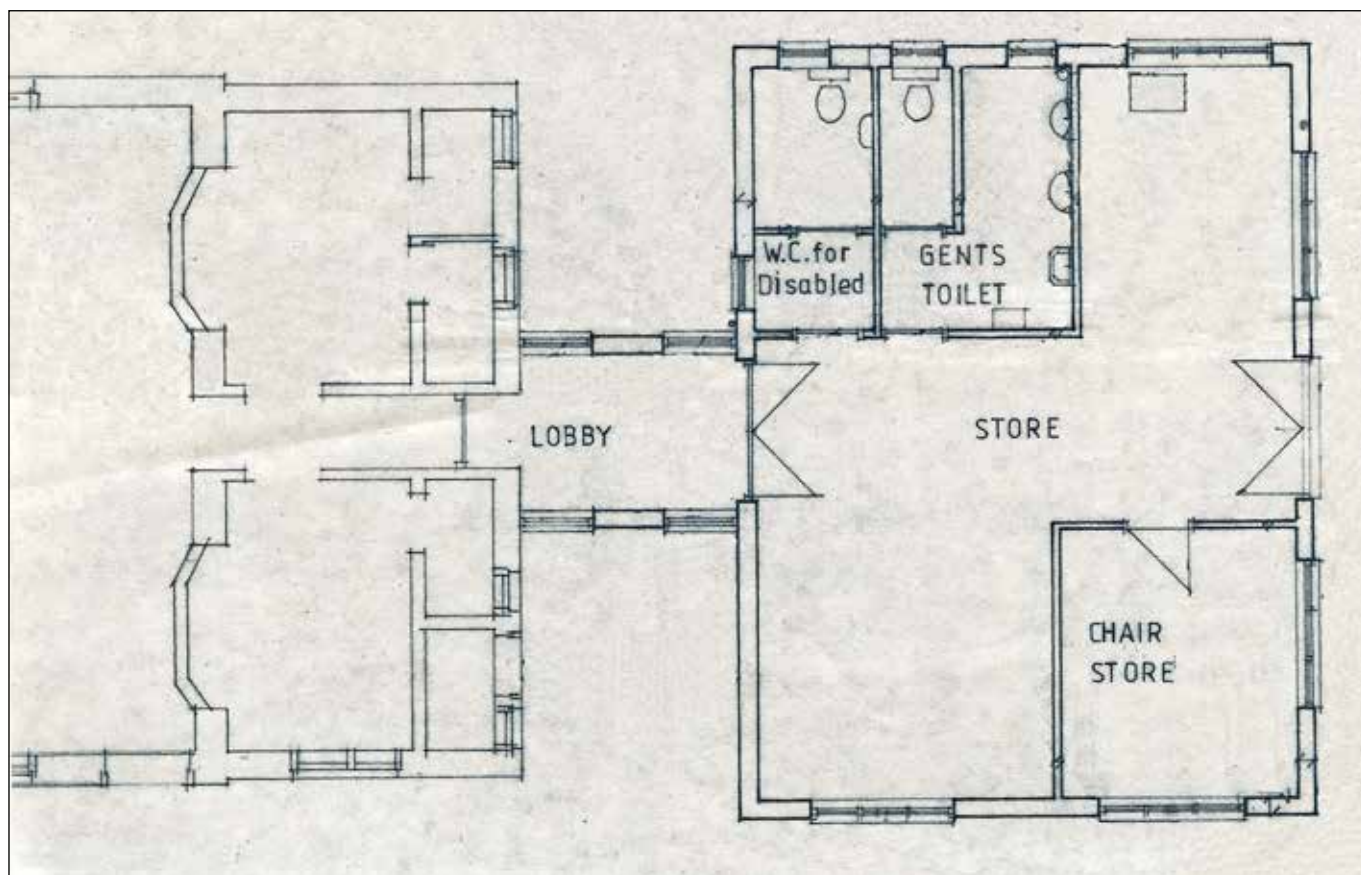


Fig 3.3 Proposed plan for the 1983 extension

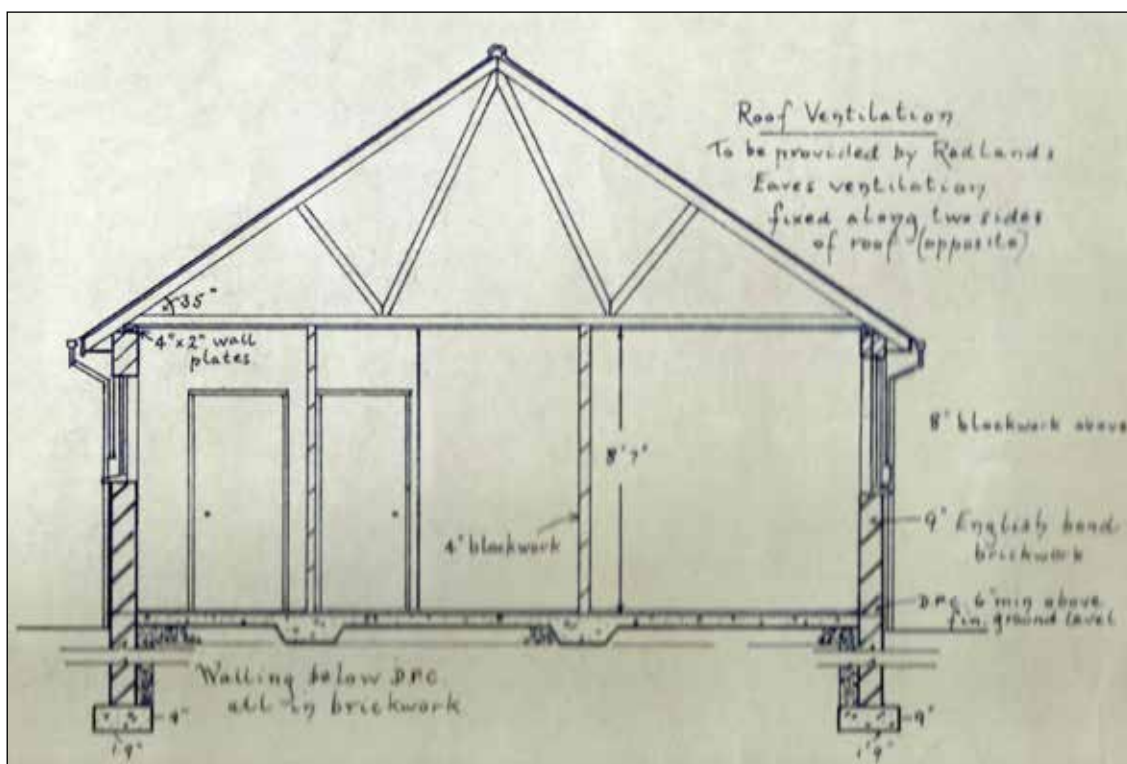


Fig 3.4 Partial cross-section of extension

Chapter 4 1988 – 2008

In 1988 150 new chairs were bought with funds raised from an appeal. These were replaced by the present folding chairs in 2023. Electric hand dryers were installed in the toilets.

In June 1993 it was agreed with a committee planning to open a children's nursery at the hall that an area to the

south of the then car park would be fenced off for a play area (Fig 4.1). The nursery installed a telephone in 1994.

In 1999 a grant was received from Mole Valley District Council to replace the two overhead gas heaters which are still in use. The front doors were replaced in 2001. These were made by Gerry Weaver.



Fig 4.1 Pre-2000 aerial view of the site showing nursery play area

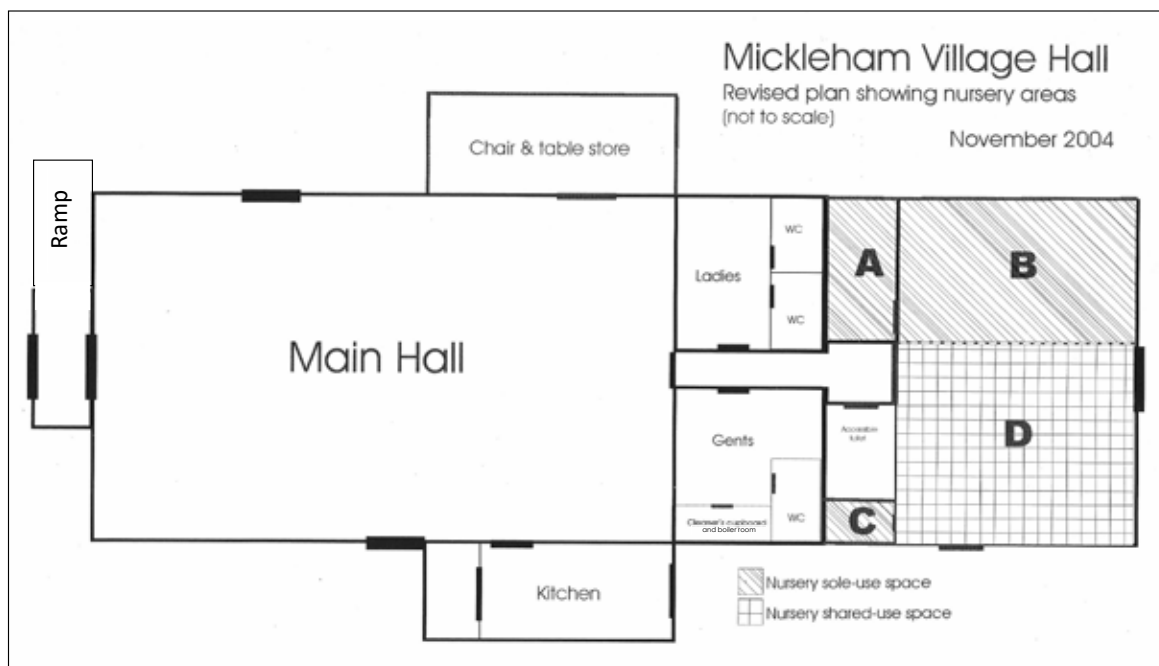


Fig 4.2 Proposed plan for the 2005 extension

From around 1998 a popular pre-school nursery was operating in the hall. Between sessions all the equipment was packed away in the old kitchen (now the gent's toilet). Not only did this increase wear and tear on the equipment and the fabric of the hall, it was time-consuming which caused difficulty recruiting nursery staff.

In 2001 the nursery committee approached the trustees about the possibility of building a new nursery building in the village hall grounds. Following considerable discussion it was agreed to upgrade the annexe to provide a dedicated space for the nursery within the hall. The nursery committee undertook to raise £65,000 towards the cost in exchange for a concessionary rate for using the hall thereafter.

By 2002 plans for a major refurbishment of the hall were underway. The project originally included a plan to extend the car park into the Glebe Field, but this was abandoned due to opposition from the person who rented the field and from others. Architect Ian Wright was appointed in late 2003. In January 2004 planning permission was granted for the refurbishment and development of the hall. The plan of what was proposed and what was built is shown in Fig 4.2.

The works consisted of the following:

- new chair and table store on the east side of the hall;
- refurbishment of the ladies' toilets and the addition of wash basins;
- reconfiguring of the gents' toilets and the addition of a boiler room to provide heating for the toilets and nursery;
- infilling of the gap on the east side to form an office for the nursery; **A**
- re-configuring of the room at the south end to form the nursery **B-D**
- infilling of the gap on the west side to provide a toilet for the disabled and a store room for the nursery; **C**
- complete re-arrangement and re-equipping of the kitchen and the installation of a service hatch from the kitchen to the hall;
- provision of access for the disabled at the north end entrance;
- new lighting and electrical heaters in the hall;
- upgrading of the gas and electrical supply;
- upgrading of the sound system and provision of a loop system;
- provision of paths and other works around the outside of the building.

The total cost was £221,000 and this was raised in the following ways:

- £65,000 by the nursery
- £40,000 Surrey County Council and Mole Valley District Councils' Tripartite Grant;
- £45,000 Ranmore Trust;
- £28,000 Biffaward;
- £45,500 other grants, donations and fundraising;

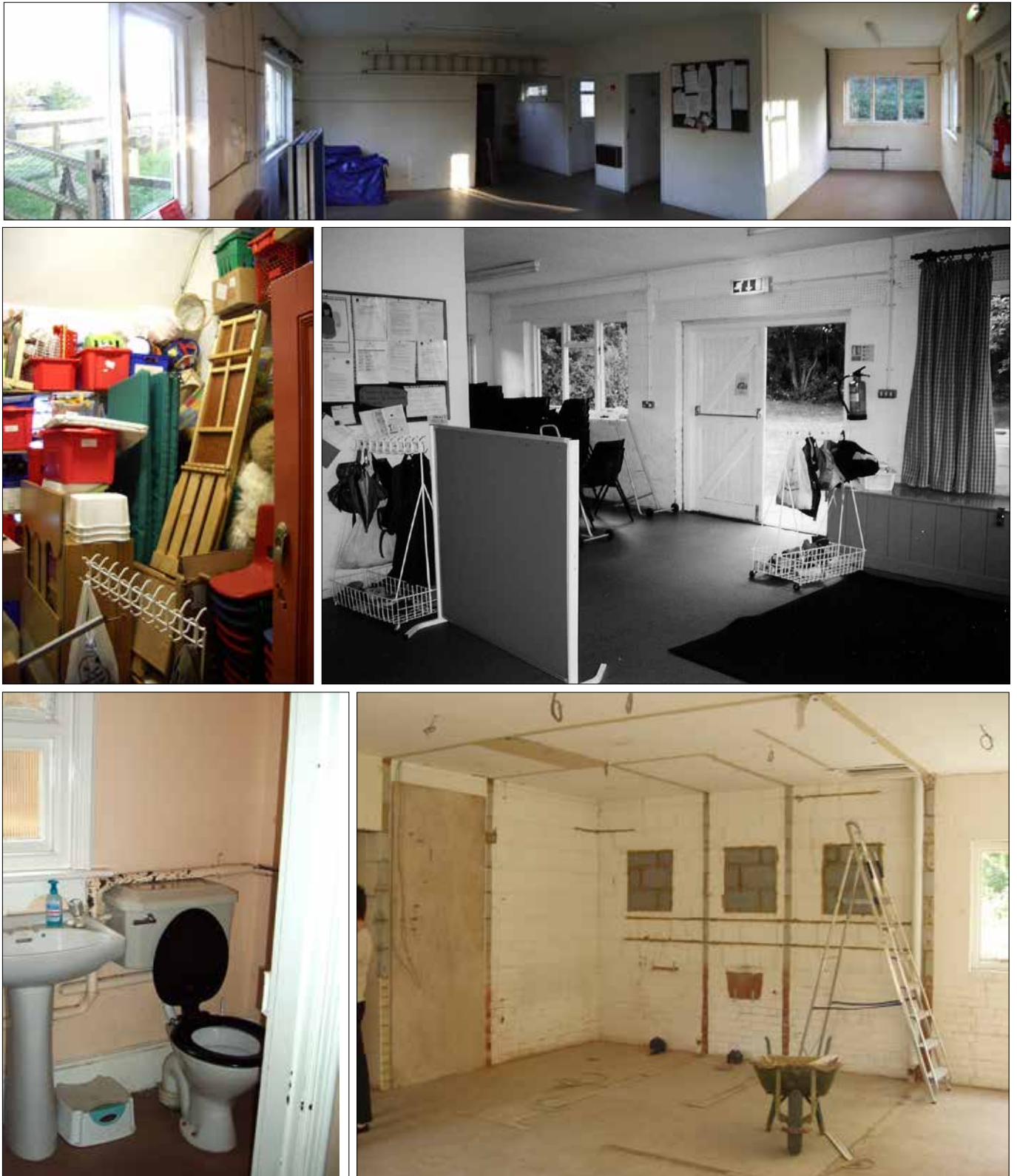


Fig 4.3 Chair and table store. 2004

The chair and table store (Fig 4.3) was built on the east side of the hall in 2004. The racks and shelves in the chair store were constructed by Stan Spence and Ben Tatham in

2004. The remainder of the work was constructed in 2005 but Whitley, the building contractor, did not finish every outstanding item until early 2007. (Figs 4.4 to 4.9)

Pre-renovation photographs circa 2003-4



*Fig 4.4 Pre-renovation photographs showing the annexe at various stages as well as one of the toilets
The middle left photograph shows the nursery equipment, packed away in the old kitchen.*

The Kitchen 2004



Fig 4.5 Views of the kitchen before renovation

The Kitchen 2005



Fig 4.6 Views of the kitchen after renovation

The Main Hall before and after 2005 Renovation



Fig 4.7 Main hall before main renovation showing door to the new chair store built in 2004. In 1987 the stage and proscenium arch were removed and the door which had been at the back of the stage was lowered to floor level. Shadows in the plasterwork above the door show its original position.



Fig 4.8 Main hall after renovation showing new floor and hatch to kitchen in far right corner. Electric wall heaters were installed to provide heating at times when overhead gas heaters where too noisy to use.

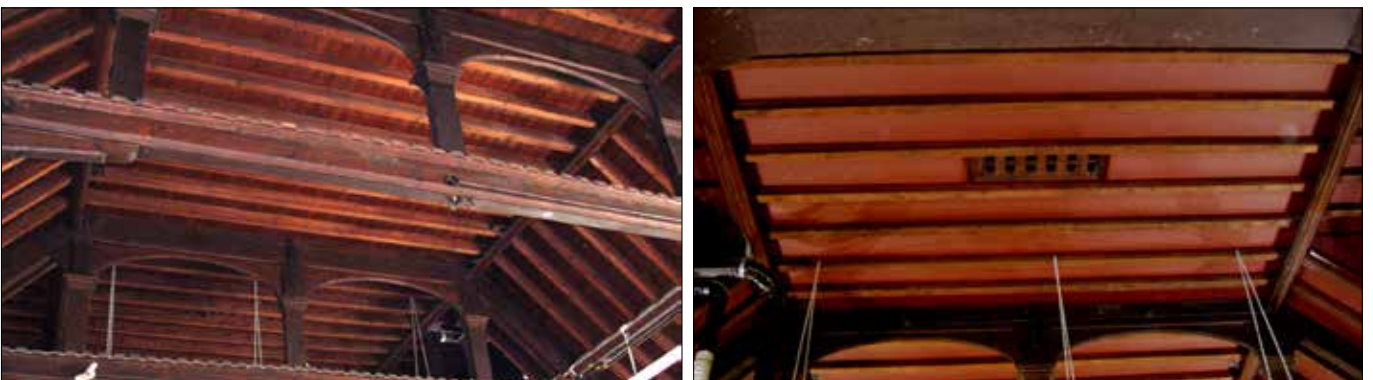


Fig 4.9 Main hall ceiling before and after installing insulation between the rafters

Notes from the Management Committee minutes 2005 to 2008

17th January 2005

From this point forward the typed minutes are filed two years to a file. An update on the refurbishment project, the project income was stated as just less than £62,000 and the total spent and committed as just less than £64,000.

11th February 2005.

The agreement with the Nursery had been signed. An Environment Policy had been adopted to satisfy a potential giver of a grant.

19th March 2005.

Surrey County Council had agreed to give their share of the Tripartite Grant: £20,000. Mole Valley DC will match that. Further fundraising projects were described. Stan Spence and Ben Tatham were thanked for building the racks for storing the tables.

11th July 2005

It was agreed to replace the piano with a digital model and that both the MVH and the Choral Society should fundraise towards the £1,000 cost.

Fundraising for the refurbishment: £1,000 from village events, Garfield Weston £3,000, Biffa £28,570, Smith's Charity £1,000, private donor £2,000, Ranmore Trust £45,000.

Details of the refurbishment were discussed.

13th September 2005

Sue Tatham said that action was needed to get more bookings for the hall. Ben Tatham gave a summary of the financial position and progress on the refurbishment project. The refurbished hall was to be formally opened on 25th September. Clive Kemble had agreed to become the cleaner.

7th November 2005

The total expenditure on the refurbishment project was about £222,000 and the amount raised was about £223,500 made up as follows: Nursery £65,000, Tripartite Grant (SCC and MVDC), £40,000, Ranmore Trust £45,000, Biffaward £28,000 and other grants, donations £45,500. The car park resurfacing was due in 2006 and a grant application for that had been made. A Marketing sub-committee was set up.

16th January 2006

Car Park resurfacing: tripartite grant application had been approved by SCC.

In 2006 all the woodwork on the outside of the village hall was repainted and the car park was resurfaced.

27th March 2006

The Mickleam dram production show raised £1,472 for the hall which was to be used for new sound system.

Plans for new website were outlined by Sue Tatham. A systematic review of maintenance and improvements should be put in place.

2nd June 2006

Committee to be divided into Business and Premises sub-committees to be chaired by Sue Tatham and Ben Tatham respectively.

In 2006 all the woodwork on the outside of the village hall was repainted and the car park was resurfaced.

In 2007 the loop system had to be replaced because the original installed by Whitley was not fit for purpose.

Also in 2007, an 8 by 4 metre canopy was erected on the west side of the nursery (Fig 4.10). Costs were met by the Nursery committee.



Fig 4.10 New canopy installed 2007

Chapter 5 2009 – 2024

In 2009 the Village Hall committee started to consider the question of extending the car park after the Mickleham Parish Council restricted the use of the recreation ground for parking. In January Ben Tatham presented an initial sketch of the playground. Ian Wright prepared a plan and obtained planning permission: see copy of final plan (Fig 5.1). The

work was carried out in August and early September 2010 for about £47,500 plus £3,000 for moving the Nursery canopy (paid for by the Nursery committee). The work was paid for by a gift from the Ranmore Trust of £20,000 and by taking money from the Village Hall reserves (Figs 5.2 –5.3).

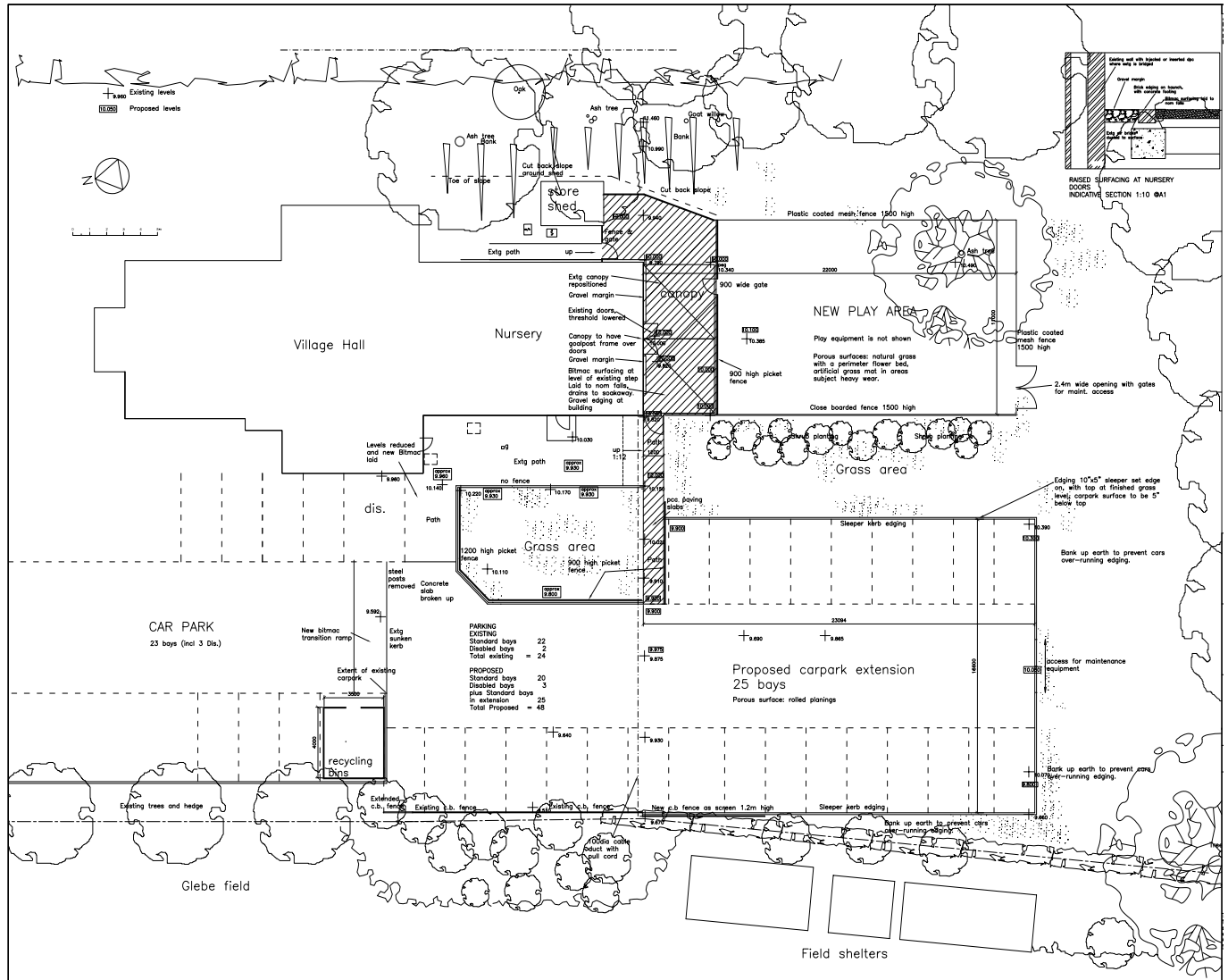


Fig 5.1 Final plan for car park extension 2010



Fig 5.2 Car park pre-expansion



Fig 5.3 Work on the car park extension

During the kitchen renovations a space was left for a dishwasher when this could be afforded. A commercial dishwasher was installed in 2011.

Installation of LED lights began in 2012 and has been a gradual process. As of January 2024 the change over is not yet complete. A chimney was removed in 2014 on the

northeast side as it was unsafe. In 2015 it was agreed to install stage lighting at the request of Mickleham Choral Society. Solar-powered lights were installed in the car park extension in 2016.

In January 2016 the trustees agreed that a part of the wooded area at the south end of the land owned by the village hall would be fenced in to provide a 'forest school' for the nursery. Also in 2016, as clarification a plan was produced to show the land owned and leased by the village hall Fig 5.4.

Property boundary markers were installed to show the defining points 'PB1' etc shown on the plan.

During the Covid pandemic there were national lockdowns from late March to June 2020, from January to July 2021 and local lockdowns (tiers) from September to November 2020 which restricted gatherings and movements of all but essential workers, closure of all hospitality venues, non-essential shops, and schools. The nursery continued to function for children of key workers. When restrictions were eased and we could re-open, it was necessary to install sanitising hand gel dispensers (these have since been converted into hand-soap dispensers), provide additional signage as to regulations, create a one-way traffic flow system and provide supplies for additional cleaning. For the dancing classes the floor was marked out to create 2m square spaces for individual participants. The loss of revenue was considerable, but this was mitigated by Government grants totalling £33,000 over the three years.

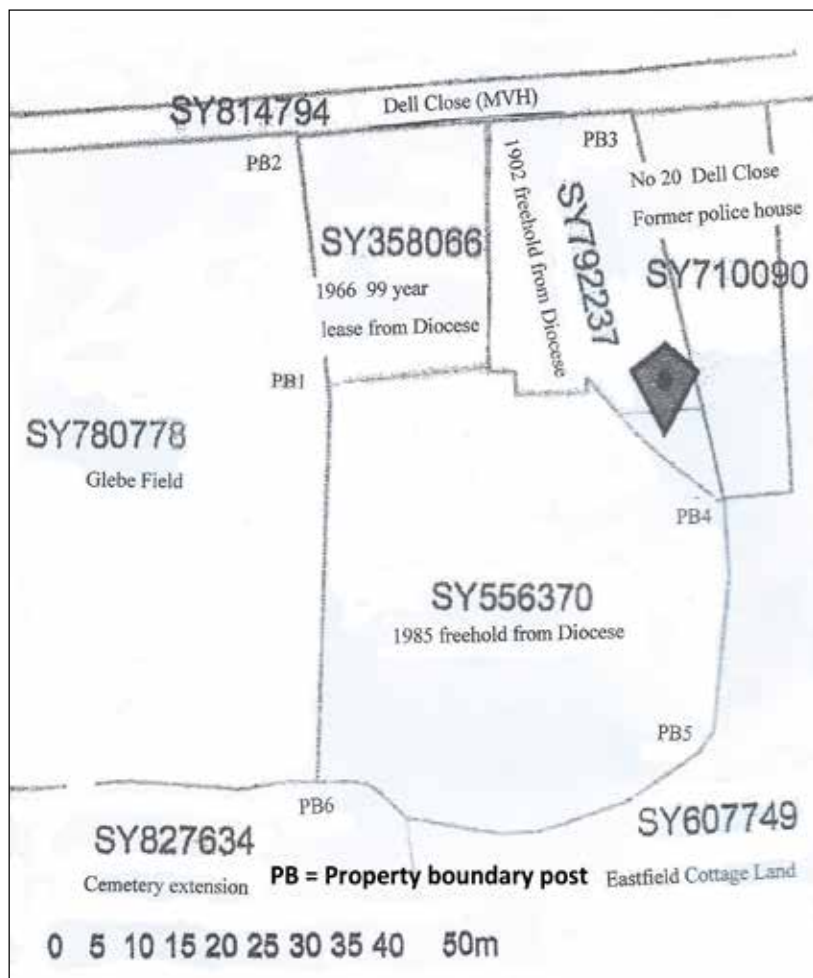


Fig 5.4 Land owned by Mickleham Village Hall indicated by boundary markers PB1-PB6

On 7th January 2020 a nursery-child's mother, standing on the grass near the entrance to the nursery at the back of the village hall sank into the ground. Fortunately, she was uninjured. The hole was about 750mm deep. The village hall maintenance team of Tony Butler, David Kennington and Ben Tatham did some exploratory digging and decided that as there had been a filled-in open cast flint mine in that area, we needed to carry out further investigations. It was known that the pit was used as a village rubbish dump until 1970 when Dorking Urban District Council ordered that the dumping should cease and that the pit be filled in. In 2010 the car park was extended, and the nursery playground was constructed. Since that time there had been no problems until this recent incident.

On 17th February during half term, a ground penetrating radar survey was carried out of the site including the playground. Various areas were investigated as the result of that survey but no other voids were found. On 19th February a contractor was employed to excavate the hole – some rotten timber, an old tyre and other rubbish were found. The hole was then back filled with rubble and soil. While the contractor and his equipment were on site he also placed and compacted road planings into parts of the car park where it had sunk or been eroded. Finally, on 29th February the back-filled hole was levelled with topsoil, the turf replaced and the area levelled with more topsoil. (Fig 5.5)



Fig 5.5 Clockwise from top left: 1902 plan of the village hall site, showing the extent of the open cast flint mine; the original sink hole; the ground penetrating radar survey of the site; the completed work; the sink hole after being excavated.

The following photographs (Figs 5.6- 5.9) show changes which have taken place since 2020.



Fig 5.6 In 2021 The windows in the nursery were replaced with double glazed units.



Fig 5.7 In 2012 Ash dieback, a serious fungal disease affecting ash trees, was first identified in England. By early 2021 it was necessary to fell several ash trees between the village hall and Eastfield Cottage, although several seemed to be still healthy.



Fig 5.8 Looking eastward from the car park after the ash trees had been removed.



Fig 5.8 By 2023 the 35-year-old plastic shell chairs had become unpopular. People found them uncomfortable, it took considerable time and effort to put them out and pack them away, and it was often necessary to re-stack them after an event. These were replaced by lightweight folding chairs which fitted on four trolleys in 2023.



Fig 5.9 In August 2023 infra-red heaters were installed in the main hall replacing the electric wall heaters and the lower parts of the walls were repainted. Note too the low energy ceiling light fittings which were installed in 2015 replacing the old fluorescent tubes.

The village hall is presently in a very sound state. However, there was a time in the early 1980s when its viability was very much in doubt. The loss of income when SCC stopped using the hall for school lunches caused a financial crisis and the facilities were outdated. In 1984 local businessman Geoffrey Suckling was appointed chairman of the trustees and set about a programme of improvements. This included removal of the stage which increased the floor space in the main hall and brought all the facilities to the same floor level. He financed the purchase of additional land at the back of the hall and oversaw the building of an annexe for storage. The new management committee brought in more business-

like measures and the updated facilities increased hall usage. After Geoff's tenure as chairman he continued his interest in the hall and via his Ranmore Trust made a sizeable donation towards the cost of the later 2005 renovations.

Today the village hall is a thriving and valuable community asset with excellent facilities. This has been achieved primarily by a group of skilled and dedicated volunteers who have looked after the building and grounds. Much has been achieved by their programme of monthly maintenance inspections and the ability to carry out repairs and installations in-house. Examples of their working documents are included here. Figs 5.10 and 5.11.

| MVH Maintenance check list 2024 | | | | | | | | | | | | | | |
|---------------------------------|---------------------------|-----|-------|-----|-----|---------|-----|-----|--------|-----|-----|-----|--------|--|
| Item No | Description | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | 2024 |
| 1 | Alarms and Emcy lights | * | 1hr V | * | * | * | * | * | 3 hr V | * | * | * | * | V=Vacuum. Update log sheets |
| 2 | Fire extinguishers | | | | | Arrange | | | OI | | | | | OI=Outside Inspection by others |
| 3 | Meter readings | | | | | | | | | | | | * 31st | End of year for Brian W |
| 4 | Portable elec equipment | | * | | | | | | * | | | | | Vac cleaner, kettle, urn, extn leads |
| 5 | Water boiler | | * | | | | | | * | | | | | Clean filter. Descale when needed |
| 6 | Cooker hood and fridge | | * | | | | | | * | | | | | Clean |
| 7 | Trees | | | * | | | * | | | * | | | | |
| 8 | WC extract fans (3) | | * | | | | | | * | | | | | Hoover |
| 9 | Boiler CH & HW | | WP | | | WP | | | WP | | | WP | | WP=check pressure |
| 10 | Urinal auto flush | | * | | | | | | * | | | | | Check flushing and draining |
| 11 | Luminaires | * | * | * | * | * | * | * | * | * | * | * | * | Check |
| 12 | Cooker and dishwasher | * | * | * | * | * | * | * | * | * | * | * | * | Check inc water softener and back flush occasionally |
| 13 | Windows | * | * | * | * | * | * | * | * | * | * | * | * | |
| 14 | Gutters | | | | | | | | | | | | OI | |
| 15 | Notices/clean uplighters | | * | | | | | | * | | | | | |
| 16 | Gullies manholes | * | | * | | | * | | * | | | * | | |
| 17 | Gas inspection | | | | | arrange | | | OI | | | | | |
| 18 | Projector & sound & WiFi | * | * | * | * | * | * | * | * | * | * | * | * | Check Operation |
| 19 | H & S Insp +Fire risk Ass | | * | | | | | | * | | | | | Jonathan and Ben |
| 20 | Door closers (3) | | * | | | * | | | * | | | * | | check closing & bolt tightness |
| 21 | Inspect outside paint | | | | * | | | | * | | | | | |
| 22 | Repair inside paint | | * | | | | | | * | | | | | as necessary other times |
| 23 | Door locks | * | *oil | * | * | * | * | * | *oil | * | * | * | * | |
| 24 | Wheelie bins | * | * | * | * | * | * | * | * | * | * | * | * | |
| 25 | Weeds | | * | * | * | * | * | * | * | | | * | | |
| 26 | Leaves | | * | | | | | | | | | * | * | |
| 27 | Water overflows | * | * | * | * | * | * | * | * | * | * | * | * | check for drips |
| 28 | Taps | * | * | * | * | * | * | * | * | * | * | * | * | check for drips |
| 29 | Microphone batteries | * | * | * | * | * | * | * | * | * | * | * | * | Test:battery projector remote |
| 30 | First Aid Box | * | * | * | * | * | * | * | * | * | * | * | * | |
| 31 | Car park | | | | | | * | | | | | | | Check if repairs needed |
| 32 | Test RCDs | | * | | | * | | | * | | | * | | update log sheets |
| 33 | Dell Close surfacing | * | | | * | | | * | | | * | | | check for damage |
| 34 | Soap dispensers | x | x | x | x | x | x | x | x | x | x | x | x | Soap level and batteries |
| 35 | Roof inspection | | | | | | | | | x | | | | |

Fig 5.10 Monthly Maintenance Check List

| 2024 Allowance for costs of major items of maintenance MVH | | | | | | | |
|--|-------------------------------------|-----------|------------|------------------------------|----------|----------------------------|---|
| Item | Description | Last done | Cost | Estimated Frequency | Next due | Likely cost | Notes |
| 1 | Outside painting | 2021 | £9,910 | 8 years | 2029 | £11,000 | |
| 2 | Inside painting | 2015 | £5,610 | 10 years | 2025 | £6,000 | |
| 3 | Gutter cleaning | 2022 | £150 | Annual | 2024 | £150 | |
| 4 | Flat roof kitchen | 2007 | £2,650 | 25 years | 2032 | | Solar paint applied 2017 about £500 |
| 5 | Flat roofs of infills & chair store | 2005 | £6,000 | 25 years | 2030 | | Inspect 2024 |
| 6 | Fixed electrical wiring inspection | 2020 | £630 | 5 years | 2025 | £800 | Plus RCDs etc £1,760 |
| 7 | Gas inspection | 2023 | £480 | Annual | 2024 | £500 | |
| 8 | Boiler replacement | 2019 | £3,300 | 15 years | 2034 | | |
| 9 | Hall gas heaters | 1998 | | 25 years | 2030 | £1,500 | Replaced by infrared heaters when gas heaters banned? |
| 10 | Floor coverings | 2005 | | 20 years | 2025 | | Seem OK |
| 11 | Bit mac part of car park | 2006 | £11,200 | 20 years | 2026 | £5,000 | Car park lines 2018 £580 |
| 12 | Road planings part of car park | 2010 | £17,000? | ? | Ad hoc | | £840 for sink hole and planings on car park 2020 |
| 13 | Fridge | 2015 | £420 | 15 years | 2030 | | |
| 14 | Cooker & hot cupboard | 2005 | | 20 years | | | |
| 15 | Dishwasher | 2011 | £1,600 | 20 years | 2031 | | |
| 16 | Fire extinguishers | Annual | | | 2024 | £200 | Serviced and replaced each on a cycle |
| 17 | Smoke and heat alarms | 2018 | £350 | 10 years | 2028 | £400 | Several replaced 2021 and 2022 |
| 18 | Trees | 2021 | | | 2026 | £2,000 | More ash die back to deal with |
| 19 | Hall lighting | 2005 | | Replace uplighters some time | | £3,000 | Overhead lights replaced by low energy ones 2015 |
| 20 | Chairs | 2023 | £4,000 | | | | |
| 21 | Tables | | | | | | |
| 22 | Dell Close share of repair | 2003 | £500 | | | | We did repair of a few potholes in 2022 |
| 23 | Chimneys | 2014 | £1,800 | | | | Two chimneys remain after one removed |
| 24 | Main roof | 1981 | £9,700 | | | | Nursery hips £2000 2015. Roof 2017 £2500. 2018 £128 |
| 25 | Fencing | 2010 | | 15 years | 2025 | £5000 less if done inhouse | Tall part replaced in 2022 |
| 26 | Drains | 2012 | £7,200 | | | | Unlikely to require further major work |
| 27 | Stage lighting | 2015 | £5,000 | | | | |
| 28 | Digital projector | 2016 | about £700 | | | | |
| 29 | Infra red heaters | 2023 | £7,000 | | | | |
| 30 | Fire doors | 1902? | | | | | Draughty |
| 31 | Windows | 1902? | | | | | Secondary glazing £2,000? |

Fig 5.11 List of Major Hall Items and their projected Maintenance/Replacement Costs

ADDENDUM

1. Governance of Mickleham Village Hall
2. Land Acquisitions

1. Governance of Mickleham Village Hall

When Mickleham Village Hall was founded, the land was registered in the names of the five trustees. Early minutes of trustees' meetings suggest that they managed the hall with the help of a paid caretaker. Later a management committee was formed, chaired by the chairman of the trustees. Members were representatives from the various groups using the hall. There continued to be a paid caretaker who looked after the hall and grounds on a day-to-day basis. In the 1980s various members of the management committee took on responsibility for looking after the hall building and grounds, with the help of a paid weekly cleaner. In 2006 the management committee was divided into two subcommittees: one to look after the premises and the other to manage hall business. Local residents with particular skills and expertise were co-opted onto the premises committee. This meant that much of the maintenance and repairs could be carried out in-house.

Since the hall's founding it had been necessary to arrange a new deed of appointment and re-register the land whenever there was a change of trustees. This required the work of a lawyer and incurred a fee. In 2012 it was agreed to transfer the Trust Deed to the Charities Commission who then became the Hall's Custodial or Holding Trustees. The management committee then became the Hall's Management Trustees, and a new set of rules was adopted.

List of Custodial Trustees

14 April 1902

Trustees: Helen Gordon Clark, Archibald Gordon Pollock, Frank de la Garde Grissell, Rev William R Lloyd, Lucie Gwendoline Evans

9 December 1949 Agreement

Retiring trustee: Helen Gordon Clark

Continuing trustee: Lucie Gwendoline Widenham Fosbery

New trustees George H Lloyd Jacob, Raymond Jennings and Thomas Lancaster

Note 1: Gordon Pollock died 21 April 1937, Frank de la Garde Grissell died, 30 October 1923,

Rev William R Lloyd died 24 April 1926

26 March 1956 Deed of Appointment

Retiring trustee: Thomas Lancaster

Continuing trustee, His Honour Sir George H Lloyd Jacob (judge)

New trustees: His Honour Judge Carl D Aarvold and John J G Wilson

Note 2: Lucie Gwendoline Widenham Fosbery died 7 August 1950

16 August 1961 Deed of Appointment

Retiring trustees: Raymond Jennings, John J G Glover

Continuing trustees: His Honour Sir George H Lloyd Jacob (judge) and His Honour Carl D Aarvold (judge)

New trustees: Anne Reed Mackay and E Patrick Cripps Villiers

7 March 1968 Deed of Appointment

Retiring trustee: E Patrick Cripps Villiers

Continuing trustees: His Honour Sir George H Lloyd Jacob and His Honour Carl D Aarvold (The Recorder of London - senior judge at the Old Bailey). New trustees: Jean E Reid and Charles G Gibbins

20 November 1970 Deed of Appointment

Retiring trustee: Jean E Reid

Continuing trustees: Carl Aarvold and Charles G Gibbin. New Trustees: Barry J Moughton and Elizabeth E Moughton

October 1978 Deed of Appointment

Retiring trustees: Carl Aarvold, Charles G Gibbons and Barry J Moughton. Continuing Trustee: Elizabeth Moughton

New trustees: C Margaret John and A M Patricia Tatham

4 September 1984 Deed of Appointment

Retiring trustees: Elizabeth Watson, Joshua Bradley, Margaret John, Patricia Tatham

New Trustees: Geoffrey J Suckling, Peter J Curran, Sue A Tatham and Ursula H Pearce

24 March 1998 Deed of Appointment

Retiring Trustees: Geoffrey J Suckling, Ursula H Pearce

Continuing Trustees: Peter Curran and Sue Tatham. New Trustee: Elizabeth E Watson

1 April 2001 Deed of Appointment

Retiring trustee: Peter Curran

Continuing trustees: Sue Tatham, Elizabeth Watson

New trustees: W Richard Siberry and Philip J Davies

November 2004 Deed of Appointment

Retiring trustee: Elizabeth Watson

Continuing trustees: Sue Tatham, Richard Siberry, Philip Davies. New Trustee: Anne H Dennis

Mickleham Village Hall

2. Land Acquisitions

1. The original plot of land on which the Village Hall was built was conveyed from Church Glebe land on 14 April 1902 for a fee of £10. The extent of this first part of the site of the Mickleham Village Hall is shown as Plot 1.

2. The second piece of land was leased from the church for a term of 99 years on 23 December 1966. This is shown as Plot 2.3. The third piece of land was bought from the Diocese on 7 November 1985 for a sum of £1,500. This is shown as Plot 3. It should be noted that this new piece of land excluded a sliver of woodland to the south of the land forming the garden of No 20 Dell Close (former police house). This sliver of land was looked after by the Village for a number of years up to February 2016 when it was realised that it belonged to Eastfield Cottage.

4. When the land belonging to the village hall was registered with the Land Registry in 2010 it was realised that a triangle of land shown as Plot 4 was not included in the land known to be owned by the village hall. The title to this land was registered as belonging to the village hall in January 2015.

5. All the village hall land was transferred to the Official Custodian for Charities with effect from 18 January 2011.

