Castle Mountaineering Club

**Club Room Vote - Autumn 2022**

**Question**: **Should CMC retain the club room?**

**Method:** There were 98 CMC members at the start of the poll. Smart Survey was used to offer all club members with an email address an electronic vote. 1 member was offered a postal vote and six with shared email addresses were sent a second link to Smart Survey. Options of Yes, No and Abstain were available. Votes received were checked against a specially updated membership list to ensure that all were fully paid up club members.

**Counting:** Smart Survey did the figures without linking them to the names of those voting. Some extra work arose as a few double votes were made and the postal vote needed to be added to the total. These adjustments were checked for accuracy by a second Castle member. In total 72 valid votes were cast which is 73.47% of the total current membership.

**Results:** The majority of those who voted wish to retain the clubhouse, 55.56%. 25% of voters abstained and 19.44% voted No.

Taking the membership as a whole, the numbers are Yes 40.82%, Abstain 18.37, No 14.29%

**Outcome:** The club will keep the club room for the time being whilst continuing to monitor costs, structural issues and usage.

**The Future:** Mike Doyle is giving up the ‘wardenship’ of the club room and will need to be replaced, we also need to plan our usage of the club room to ensure maximum benefit for outlay. If you are interested in helping to manage and maintain the club room in any capacity please volunteer at the AGM or email Lin Warriss.

(An outline of the maintenance responsibility is below).

CMC Club room maintenance responsibility

**Internally**-regular cleaning and tidying, *applying putty to the base of the windows given the continuing damage by* *condensation*, painting the inside of the window frames plus re white washing some of the walls and arranging any necessary works to the electricity consumer unit and its certification (not due now til July 2027).

**Externally-**cleaning the front gutter, cleaning the two drains, *painting the external woodwork (including applying filler to rotten sections) applying putty to the windows and possibly repointing some areas of the masonry.*

*An immediate requirement will be to replace the front gutter (which is rotten in places) either ourselves or by engaging contractors to do it for us- hopefully with an arrangement being reached with the publican to allow our contractors access early am without waiting for the pub to open. The opportunity could be taken to replace the downpipe which is badly damaged in two areas (and patched with gaffer tape!).*

[The sections in italics are outside our strict contractual requirements but something we have done to avoid the Landlord-if it does the work- passing on its costs in rent increases.]

Liaison with the Landlord involves attending occasional Landlord’s inspections and correspondence with the Landlord’s property agents (currently CBRE). Not onerous, but knowledge of our obligations under the Lease is necessary. (Mike Doyle or Rosie Twambley can help with this).

Liaison with the energy supplier includes provision of meter reads when required, and verifying bills, but also negotiating fixed term contracts with suppliers / switching supplier if necessary. (The current contract with British Gas Lite expires on 30th November 2023.)

Although giving up his role as club room custodian, Mike Doyle is prepared work with a club room maintenance group for a year to help with the transition.”

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