



North Cheshire Cruising Club

Directors Reports

For Approval at Board Meeting

17 January 2024

1. Chairmans Report - Due to illness this a short report and update.

Member, blue boat on end of slipway, has finally agreed to allow his boat to be moved, I agreed that we would pay half as long as he paid half and that there would be no change to his conditions. The reason for this being I feel it is essential to allow the slipway to function at max capacity and if we can double the work area, we will be in a position to substantially increase the associated income generated from this valuable resource. The boat will be placed in the canal near Nicks boat, floated to the other side, QUICKLY, then re craned out and placed near the wall at the far end of the car park, anticipated timescale will be either February or March with the Braidbar boat launch to minimise cost. We can now get an extra set of slipway trolleys made to assist in this project. Arrangements for this are already in place.

Regards purchase of premises - I have had my son who is a qualified surveyor look over the property, he is calling again this week to look in more depth at a number of highlighted details. Namely bulge to west elevation i.e. front main entrance which has caused substantial cracking to the southwest corner of the main building above the kitchen gas bottle cage, from there all the way to the roof. Bulge to front of wharf cottage i.e. the north facing wall. This has large ties inserted through the building which should assist in retention of the structure however the tie ins of the cottage walls to the main building are woefully inadequate and some movement is noted which appears to be of an historic nature. The offer letter is currently being drafted and will incorporate in the offer amount, the above concerns, I will of course forward this offer letter to the board for approval prior to despatch. This should be within the next few days or early next week. Once approved we will submit the offer immediately, this should establish a starting point for ongoing negotiations.

I attach a plan view of the land subject to the offer, which also shows land already owned by the club. Please look over it carefully and any concerns or errors should be brought to my attention asap.



2. Company Secretary's Report - Nothing to report.

3. Finance Director's Report - I have been working with Tim to bank and document the Commodore cash as detailed in his report. As with other aspects of the club, we need to cut down on the amount of cash being held and this will now be banked more regularly.

I am currently working on the VAT return for the last quarter of 2023.

I now have a paying in card and debit card in my name for use with the NCCC current account. I am normally able to pay invoices by bank transfer but the card is an extra means of payment.

Eon fiasco finally sorted out - they have taken our name off their records for 2 Buxton Road.

Our new electricity contract is with EDF, our tariff requires us to have smart meters and an appointment has been made to have these to be fitted on Thurs 18 Jan.

Balance in bank accounts as at 10 Jan:

- Current account = £21808.62
- Savings account = £117323.14

4. Land & Water Space Directors Report - Not much to report due to adverse weather conditions however the piling hammer has now been fully refurbished with new oil seal, new hydraulic pipes, new gaskets and rebuilt refurbished hydraulic motor. This at much lower cost than would have been required had we gone to a commercial repairer. The hydraulic compressor has been cleaned down completely and needs an oil and filter change to complete the process. The piling hammer now needs fresh oil and then testing. Once this is finalised it should allow us to complete the piling to the bridge and then the towpath levelling in the area, thus completing the piling required in the arm and consequently allowing us to increase the number of moorings and income generated accordingly.

The January work party, ably supervised by Dave and Nigel, got a substantial amount of work completed despite a relatively low turnout and adverse weather conditions, the foyer is beginning to look good clean and very promising. The workshop overhaul continues to improve and we should be in a position to paint soon. The paving was completed as far as possible and looks excellent. We now need more paving slabs so keep your eyes open for any please.

5. Membership Services Director's Report - I just have one membership application to put forward. It is from David Mason (flower arranging person) for associate membership. He would like to keep his motor home on our premises.

6. Premises Director's Report - Below is the list of work on the club premises that has either been completed or is in the process of being sorted.

- Clearing out the childrens room, painting if necessary, then moving the filing cabinets from the corridor onto the back wall of the childrens room. We would like to make it more of a storage area for the clubhouse only at the back, and then put a table in with chairs to get people to use it for dinners and chats instead of the workshop, THIS HAS BEEN COMPLETED
- Lights to be changed to LEDs – These need to be priced up and purchased
- Commodores board – need a new one and the commodores missing to be added and sign written. We have a contact for signwriting if the club do not have one – can get prices in advance.
- Tidy and paint Workshop ONGOING
- Label up lockers in the workshop so we know who owns them – get postmaster to send email
- Locked glass cupboard in Foyer – put all important certificates in the glass cupboard near stairs. This will be moved to between the cellar and mens toilets as its in the wrong place near the stair lift. TO BE DONE ON JANUARY WORK PARTY

Been in contact with Brian from Mary Sunley. They have a meeting at the end of the month and would possibly like a social/fitting out/skippers meeting/AGM on a Friday afternoon. Brian will be back in contact after their meeting to confirm dates.

7. Bar Director's Report - Not much to report from the bar. We've had a really successful few months with takings as a result of some great functions and quiz nights.

I've takings to cash in to the bank tomorrow all ready to go (dating back to the end of October), I've borrowed Ruth's paying in card so I could do this (thanks Ruth!) but I think the bar needs its own really; especially if we're to bank as frequently as we agreed at the last board meeting.

The bar refurb will start in the next few months, I'll work with Dave, Mike and Nigel to pick a convenient time to start, it might mean the bar being closed for a few weeks when we get started but it will be worth the upgrade in the long run. We're also still sourcing a reasonable priced fridge to replace the broken one in the bar.

I wasn't able to get a keg of Tetley's before Christmas so we've a keg of John Smiths to trial instead. I don't think it will sell as well as the Tetley's but I needed to get an ale in for the Christmas functions just in case.

As per, we need **member** volunteers to work the bar (and not just the directors, thanks to you all that have worked so far!), not just functions but club nights too, there's 25/26 club nights of before the usual sailing season shut down.!

I've asked Heather to send a member wide email asking for volunteers to come forward and let me know the dates they would like to cover....lets see how responsive our members will be!

Any questions feel free to drop me an email before the board meeting and I'll reply, I'm not at the next meeting as it's a Wednesday and I'll be Rugby training.

Finance Report for the bar – separate attachment

8. Director without Portfolio – Nothing to report

- 9. Commodore's Report** - The Christmas party was a great success and a good time was had by all! The room looked fabulous and the act provided excellent entertainment value. Although we probably spent more than usual, the event did make a profit of £136.00, which is a great result and thanks partly to the excellent response from local businesses to the appeal for raffle prizes, which resulted in a much increased raffle income. We also still have some raffle prizes to carry over to future events, including an auction (hopefully early in the new year).

The New Year's Day Cruise was very well received and 9 boats attended on the day, a great response for a new event which will hopefully become a regular fixture. The soup and sandwich in the clubroom were much appreciated by those attending, both boaters and non-boaters. The sun even shined on us, a minor miracle given the recent weather.

Future events - Auction, Laying Up supper, May/June cruise to Chester & Ellesmere Port, summer BBQ (or alternative event). There will be a meeting of the Social and Entertainments Committee on Sunday 14 Jan to discuss these.

Finances - all the cash received from the previous Commodore has been banked, along with the Christmas party and Sunday lunch money, leaving just a small float of £14.50 The cash banked amounted to just over £2400. In future, cash will be banked regularly and a report made to then Finance Director every quarter, as for the Wharf and Bar.