



CHAIRMAN'S ANNUAL REPORT
FOR
HILTON HALL COMMUNITY ASSOCIATION
AT
HILTON HALL COMMUNITY CENTRE
HILTON ROAD
LANESFIELD
WOLVERHAMPTON
WV4 6DR
MARCH 31st, 2011

Chairman's Annual Report 2011 - Year Two / Phase Two

I am pleased to report another successful and productive year for Hilton Hall Community Association (HHCA) and for Hilton Hall Community Centre. I would like to take this opportunity to share with you the progress we have made at Hilton Hall this year and would like to thank everyone who has contributed to the development and success of this fantastic Social Enterprise we have taken on.

I am extremely proud of the fact that we are well on-track with our 'Schedule of Work' as part of our Five Year Business & Development Plans (as agreed with the Wolverhampton City Council Property Management Team when we signed our Lease) and we have managed to complete so much more work than first planned.

All of the work carried out so far has been driven and guided by the three Directors of Hilton Hall Community Association; i.e. Debbie Cox, Heather Manser & Keith Jones, who had the foresight and unswerving belief that Hilton Hall was worth saving and who created the right circumstances and opportunities necessary for this regeneration to take place. However, this would not have been possible without the overwhelming generosity of so many people and of so many local, national and international Companies who provided much of the funding, materials, time and labour for our repair and refurbishment programme.

As reported in last year's Annual Report; we managed to complete all of the planned year-one / priority-one work on the Upper Floor Level (the Main Hall) as well as on other vital work on the Kitchen, on the new Emergency Exit, on new Toilets and on improved Disabled Access. We are now commencing 'year-two' project work as well as tackling some 'year-three' work as funds allow. Our efforts were rewarded in October 2010 when the Council's Property Management Officer and Building Regulations Inspector signed-off the 'Year-One' work, which then enabled us to open-up Hilton Hall once more for the benefit of the local community on November 13th 2010.

The three Directors of HHCA have continued assiduously with the Hilton Hall Rescue Plan and have provided a further 2000 hours of hard and diligent volunteer work (this is additional to the 2000+ hours listed in last years annual report). During this time all three Directors have shared the following roles and responsibilities as unpaid volunteers: i.e. Committee Members, Administration Staff, Project Managers, Centre Managers, Bookings Clerk, Cleaners, Caretakers, Gardeners / Grounds Persons, Promotions & Marketing Personnel, Maintenance & Repair Workers, HHCA Community Liaison & Development Officers, Lead-Volunteer Workers, Web-site Designers & Web-site Administrators (www.hiltonhall.com) and we even make hot & cold refreshments for visitors too.

But, even more remarkably (especially in this very difficult economic climate, with Government & Third Sector funding cuts) the HHCA Team have managed to generate a massive amount of support and sponsorship, and make a small profit (from Hire Fees & Lettings, since we opened in November 2010) which is providing a modest level of sustainable income to keep Hilton Hall open, functioning and more importantly solvent.

We will maintain the same level of input and enthusiasm for the foreseeable future to ensure this trend continues and will be looking at new ways to increase income to make Hilton Hall even more established in the community. All monies received from donations, grants and Hall hire fees are being ploughed back in to the Hilton Hall Rescue Programme which will be used to pay Utility Bills, Insurance, etc. general running costs and materials & tools as required, and fund the remaining restoration work as planned.

The Following is a List of the Work carried out since June 2009 up to the end of March 2011 and illustrates the amount and range of work, costs, time and human resources invested in our Hilton Hall Rescue Plan. HHCA's financial contribution to this is approximately 10% of the total costs listed below and we are deeply indebted to the Companies listed here for their incredible generosity. All costings and figures used below were taken from the original City Council Jacobs Site Survey Report for each of the jobs listed.

CAPITAL INVESTMENT / BUILDING WORK & REPAIRS ALREADY COMPLETED YEAR ONE/PHASE ONE WORK 2009/2010:

Sponsored / Funded by the Following Companies & Organisations	Details of Provision, Type of Work Completed	£ GBP
Thomas Vale Construction Group in partnership with Wolverhampton Homes	Donation of Goods & Services: Supply & Fit Complete Electrical Re-wire of the Upper Floor Level . Main Hall Areas, Kitchen, Toilets & Storeroom. Ref: 7.1C & 7.3C as listed in Annual Report (approximate value)	£22,900.00
The Dodd Group in partnership with Wolverhampton Homes and Worcester Bosch Group, Frank Haslam & Milan Group & Travis Perkins Group	Donation of Goods & Services & Labour: Supply and Install Complete New Energy Saving Gas-Fired Central Heating System (including all Gas and Water Connections, Fittings & Radiators). Ref: 6.2B to 6.11 as listed in Annual Report (approximate value)	£13,500.00
Ni-Co Coaching Partnership in	Donation of Services & Labour Carrying out the Repair &	

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partnership with Hilton Hall Community Association	Refurbishment of Hilton Hall as per the Schedule of Works & Annual Report 2010. Ref: No's 4.2 to 5.6. (Less the cost of Building Materials) Single Storey Out-Building Flat Roof Repair & Re-cover (Storeroom). Make Good Security Door Brickwork & Step. Clear Rain-Water Drainage system, Repair & Paint Damaged Facia Panels / Timber Repairs, Brickwork Repairs Lower Ground Floor Level, Changing Rooms, External redecorations including external areas repairs (50% Completed), Renew Defective Vinyl & Floor Tiles (50% Completed), Removal of all Wet-Rot & Replacement Joinery, Door Frames & Doors Lower Ground Floor Level, Repairs Lower Ground Floor Level Cleaners Storeroom & Concrete Ramp Repairs. Erect New Comm.Centre Signage Internal Re-Decorations / Painting Main Hall Floor & Ceiling Repairs, Clean-up Fire Damage & Repairs to Soffit Render Lower Ground Floor Level (under overhang canopy), Repairs to Settled Brickwork to Balcony Pier Support, Repair to upper floor slab & Repairs to Internal Brickwork in Lower Ground Floor Level Complete Re-fit including new Brickwork & Dry-Wall / Stud-Wall Panelling, Partition 5 separate areas including Disabled Toilet (to DOC M Regs), Male/Female Toilets & Storerooms (x2). Panel-off Stairwell in Entrance Lobby as per Fire Officer Instructions & Plaster to the Value of :	£39,272.00
This is the breakdown of who sponsored / funded the various work listed in the 2010 Annual Report =		£75,672.00

The following Items below were Not Included in the original Jacobs Report or Proposed Schedule of Work but were identified by the HHCA Management Committee as being in need of consideration and attention. Therefore, these items are additions not budgeted for. However, sponsorship was sourced to fund these jobs to the benefit of the Centre.

LuxTrade Ltd of Lanesfield	Donation of Goods: Design, Build and Supply a Complete new purpose-built Emergency / Fire Escape Platform & Stairs (approximate value).	£4,500.00
Joint Sponsorship between Jordan Industrial Services Ltd & Ni-Co Coaching Partnership	Donation of Time, Labour & Professional Services installing the Fire Escape. Removed existing Wall & Window, reinforce with Steelwork Frame ready for New Fire Exit Doors. Finish-off & make good interior & external finishes (approximate value).	£4,500.00
Thomas Vale Construction Group in partnership with Wolverhampton Homes	Donated materials, fixtures & fittings and Labor to Re-Plastering, paint and re-wire Kitchen area. Supply and install a complete new Fitted-Kitchen (approximate value).	£18,000.00
Living Streets in partnership with the Black Country Living Landscape & Birmingham & Black Country Wild Life Trusts (all three registered national charities)	Funded our Community Open Spaces Project by funding & supplying Wild Meadow Flowers Seeds, Garden Tools and New Green-Wood Planters for the Wild Meadow Flowers. (this project was linked to local schools who were involved in the planting process). Living Streets also funded Two Rest Benches for our Community Open Spaces.	£3,000.00
ADDITIONAL FUNDING & SPONSORSHIP		£30,000.00

We have already entered into negotiations with several national & international companies with regards to them helping us to continue the scheduled work repair programme, which includes; the replacement of the dilapidated windows and doors with New Double-Glazed Windows & Doors. The replacement and insulation of the front & rear Facia Panels (below main windows). Repairs to the Concrete Support Columns (at the rear of the Hall) and to effect a more permanent repair to the main Hall roof. This work is expected to commence in May / June 2011 (dependant on their availability and workload elsewhere). We have been successful in securing 'Offers' at least of further sponsorship which will reduce our Carbon Footprint even more and to make this old 1960's building as thermally efficient as a brand new build (well, that's the plan!).

We have managed to attract several Community Groups back to Hilton Hall; which are as follows: Wolverhampton Youth Judo Centre, Lanesfield Senior Citizen Tea Dance Group, Lanesfield Community Bingo Club, Zumba Exercise & Fitness Dance Group, Rainbow Pantomime Theatre Group, Lanesfield Tenants & Residents Association (for their monthly meetings), Local Neighbourhood Partnerships (LNP), Police Consultation Meetings (PACT Group), Local Ward Councillors Surgeries, Local Authority Meetings and the occasional Private Party Booking. I am sure that as we carry out more work and people see the positive changes taking place with the building appearance and facility improvements, we will attract even more people to use and hire Hilton Hall.

For those of you who have not been able to visit our web-site, the following statements are on our 'home page' at hiltonhall.com. . . .

“Our Aim; has always been to 'Save Hilton Hall' from permanent closure and to secure its place in the community for future generations to enjoy. We have achieved this by taking on a long-term lease on Hilton Hall, and to operate independently of the Wolverhampton City Council for the benefit of the 'Whole of Our Community'. This is an excellent working example of what the UK Government refers to as the 'Big Society'. Where local people have taken on a Community Project to Save Local Services and Amenities through a Social Interest Community Group where we have generated ALL of the funding, finances, materials & physical resources by ourselves . . . ”

“Our Objects; are to further or benefit the residents of Lanesfield and the neighbourhood without distinction of sex, sexual orientation, race or political, religious or other opinions, by associating together in a common effort to advance education and to provide facilities in the interests of social welfare, for sport, recreation and leisure time occupation with the objective of improving the conditions of life for the residents. . . . ” (article 3 of the Memorandum of Association of Hilton Hall Community Association).

I look forward to the start of our next phase of work at Hilton Hall and will keep you all informed via our web-site, future reports and relevant news articles.

And finally, for all of those who doubt that the Big Society can actually work, they should come along to Hilton Hall Community Centre and meet the people (who not only believe in the ideals, philosophy and principles of Social Capital but. . .) who have put their time and money where their mouth is and who have made it happen!

On behalf of Hilton Hall Community Association, may I wish everyone our sincere 'Best Wishes' and look forward to seeing You at Hilton Hall soon.

Keith Jones, Chairman HHCA
www.hiltonhall.com
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