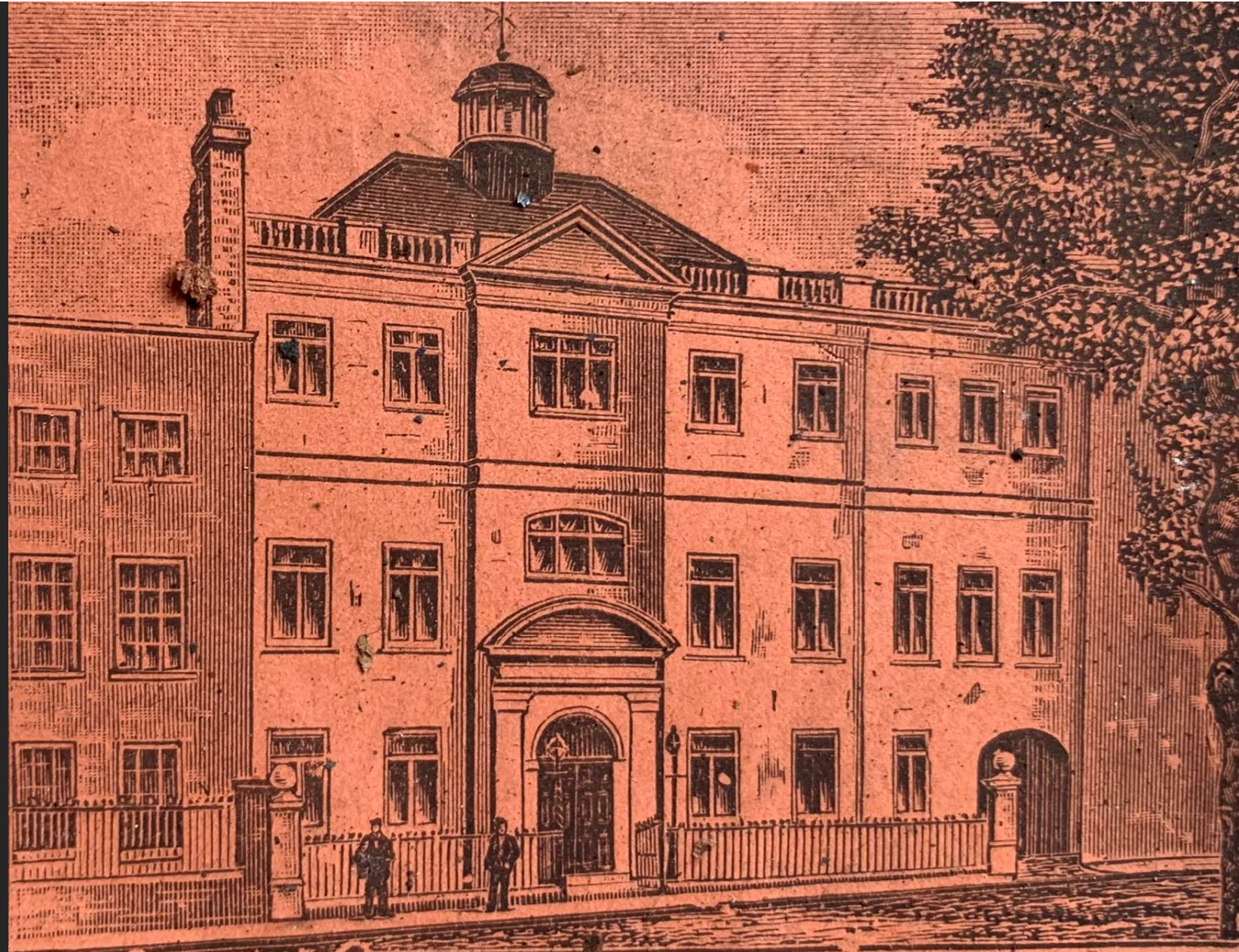


The Mildmay Club

HOUSE update  
AGM  
April 2024

preserving  
our building  
for the future







# Works update

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Dear Members,

It's time to give you an update on the building works completed at the Mildmay Club over the last year and continuing into 2024/25. We have managed to achieve a lot this past year, thanks to our members' support, filming and hall hire income and our very capable team of contractors and consultants.

- Replacement of front and central roofs including reinstatement of our iconic Cupola
- New double-glazed timber windows to front
- Brick- and stonework refurbishment front elevation
- Tartan Bar refurbished, including fully functioning bar
- Replacement of all hot & cold water services, new booster tank and solar-electric hot water cylinders
- Expanded prep kitchen for catered events
- Accessible WC with nappy changing facility
- Ladies' and mens' WC refurbishment
- Cleaners' and utility room
- New manager's office
- New Club archive room
- Snooker hall side rooms refurbished
- Continued rolling programme of electrical and fire safety upgrade works

## Works completed in 2023

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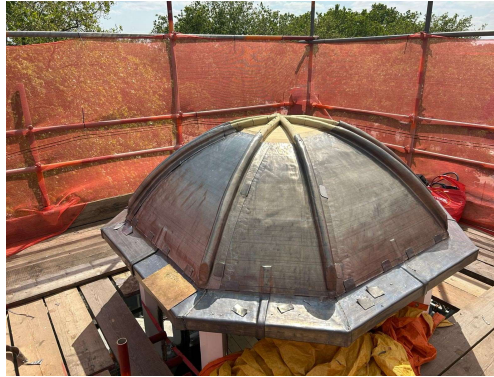
# Now and beyond

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- Large hall roof replaced, including installation of solar PV panels and external wall repairs
- Replaced members bar roof
- Three new flats for rent on the second floor, works ongoing
- Refurbishment of our bars and ancillary areas



# The cupola



WORK IN PROGRESS

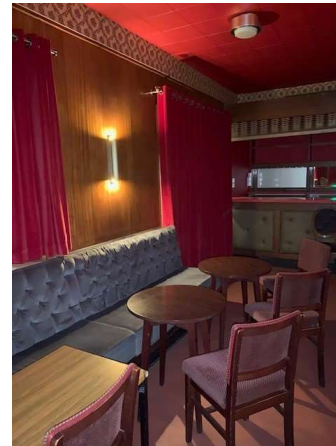


# Members' facilities

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TARTAN BAR



ACCESSIBLE WC  
& NAPPY CHANGING FACILITIES



# Members' bar roof

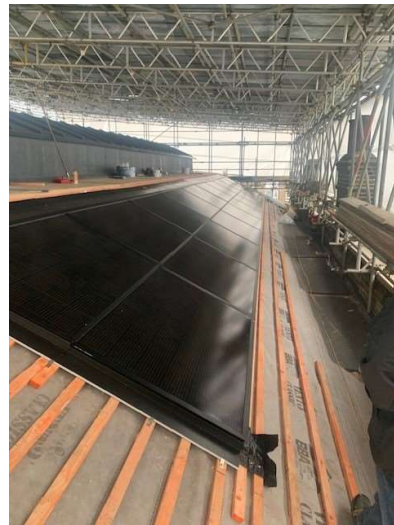
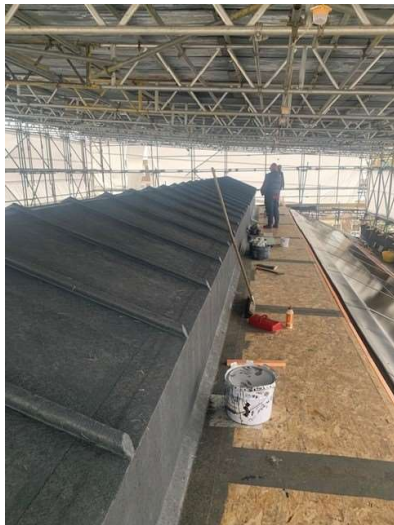
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Our members' bar roof and gutters have been reconstructed to ensure that we manage rainwater flow and avoid flooding in future



# Large hall roof

Works to our large hall roof are now complete and the first part of the scaffolding has been struck. We are now completing the final brickwork re-pointing and replacement of rainwater pipes. Our solar PV panels are up and running and generating energy for the Club, thanks to Stokey Energy and a generous grant from Hackney Council.

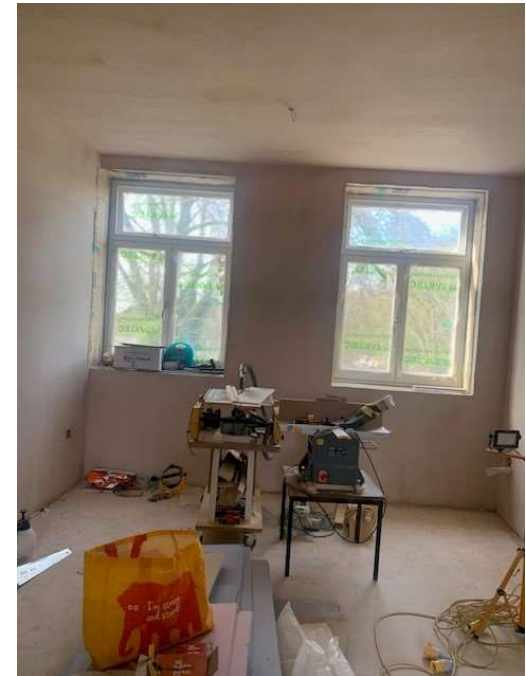
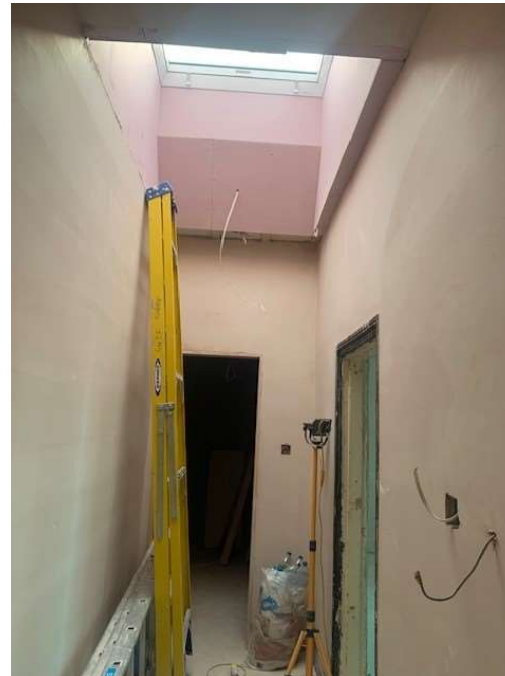
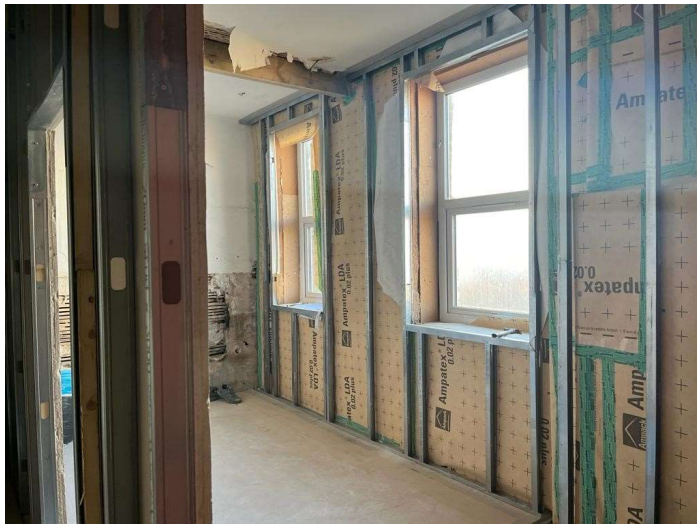




# Flats

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We are pleased with progress of the works to our flats on the top floor. They now have independent access from the street and new partition walls have been constructed and insulation fitted to floors and walls.



Our architect Stephen Evans is steering us through the planning and listed building consent hurdles and currently manages our two big construction contracts for the flats and the large hall roof. He is a Club member and snooker enthusiast



Our Health & Safety adviser Dill makes sure that club members, staff and builders are kept safe whilst works are going on. She also helps with health & safety aspects of our day-to-day operations.



Our structural engineer Helen Hawker of Conisbee Associates often comes to site at short notice to have a look at yet another bit of rotten timber and provide a design solution on the spot

## The project team

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FIONA

Fiona Sail and her team from Sail & Sons are in charge of all current works and coordinating our specialist subcontractors



DANIEL



WIB

# The constructors

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Dan and Jim from *Go with the Flow* have laid new water pipes, installed a huge booster tank in the cellar and fitted two eco-friendly hot water cylinders. We have safe water now, and enough of it to serve our ladies' loos even during the busiest events.



## Plumbing / heating & Electrics

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John and James from *Direct Electrics* have been working their way through the Club over the past few years, replacing our old electrics and lighting



# Health & Safety

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Committee member Jon Riley is in charge of Health & Safety for the Club, working with Dill, Iona and Terri to ensure that our day-to-day operations run safely.

Jon's work includes

- ongoing monitoring of fire alarms, extinguishers and inspections, and signage
- managing our annual fire risk assessments, which are carried out by an external provider
- introducing formal training for staff members with professionals, including fire warden and fire drill training for staff and team leads and a full day first aid course for all staff, who are now accredited first aiders.
- removal of clutter and fire loading in storage areas, including continuing removal of 100 years worth of old wood and junk in the roof space above Tartan Bar. This uncovered a trove of valuable club archive which is being assessed.
- working with Iona, Terri and Andrea J to improve record keeping on accidents, fire floor plans, and training.



# Thank you

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Thank you to our neighbours Philippa, Rachel, Jordan, Brendan and Colette for bearing with us during the roofing works.

Thank you to our volunteer group for all their help.

Thank you to our members for their continued support, making it possible for us preserve this great asset for future generations.

