

## **Report by Clive to Annual General Meeting WCS 8/10/25**

**Prior to the purchase of the property, a survey by Buchanan Surveys Limited was completed in May 2023. This confirmed that the building was generally sound, but needed attention due to lack of maintenance, as well as improvements to meet modern health and safety standards.**

**To date the electrics have been updated in the shop and separated from the flat above. The floor in the Post Office has been replaced. Cleaning and clearing of gutters on the rear of the shop has been completed. Due to the front door not meeting the requirement of the current health and safety regulations, and the main window needing replacement, a Planning Application has been submitted to carry out improvements to the front of the shop, and all shareholders were provided with the proposals. This will make the paving safer at the front and improve the space for more tables and chairs. The floor in the shop needs a new finish and the ceiling needs replacing to meet fire and sound regulations. To carry out these works, the shop will need to be closed and alternative arrangements made for other essential supplies. A number of maintenance items can be carried out at the same time while the shop is closed. It is hoped that further internal improvements can be made as funds allow. Ongoing discussions are being carried out by the Committee as to how the internal layout of the shop can be improved to meet modern safety standards.**

**Samantha Bosher, our Shop Manager, has already made a number of very welcome cosmetic changes, which I have been happy to help with.**

**CHG**