

EAST CLANDON VILLAGE HALL COMMITTEE

AGM

17:30, 5th May 2022

Attendees

Trustees:

John Herbert (JH) – Chair and Treasurer
Bug Robertson (BR)
Barry Kiddell (BK)
Alexandra Elson (AE)
Pete Shaw (PS)

Members of the public:

Arthur Hunking
Sibylla Tindale
Skip McMullan

Agenda

1. Apologies for Absence / Members of the Public
2. Minutes of the previous AGM
3. Appointment of Representative Members of the Management Committee
4. Election of Members to the Management Committee
5. Report of the Honorary Treasurer
6. Adoption of Report and Accounts for the year ending 31st March 2022
7. Any other business

Minutes of meeting

1. Apologies for Absence / Members of the Public	Action
All Village Hall Trustees were present at the meeting. The Chair welcomed three members of the Public to the meeting.	
2. Minutes of Previous AGM	
Minutes of the previous AGM of 24 th June 2021 were approved.	
3. Appointment of Representative Members of the Management Committee	
It was confirmed that no requests for representation had been received. Further to a question from Sibylla Tindale asking why the Parish Council was not represented on the Committee, she was advised by the former Chair of the Committee, Arthur Hunking, that the right to have a representative had been made known to her in the past but had not been taken up. Post Note: This is a reference to the 2010 and 2011 AGM minutes	
4. Election of Members to the Management Committee	
JH reported that there had been no responses to the village email sent on 20 th April 2022, asking for volunteers to fill the role of Treasurer. Therefore no new members were elected to the Management Committee. All current Village Hall Trustees agreed to continue on the Management Committee for another year.	

<p>5. Report of the Honorary Treasurer</p>	
<p>Income for the year was £6,885, expenditure £5,806, leaving a surplus of £1,079. However, without the generous grants from GBC and others, received during the course of the year, the hall would have made an operating loss of approximately £2,000. Trust reserves stand at £20,957.</p> <p>JH presented to the meeting a summary of the Hall’s anticipated 10 year capital expenditure programme aimed at improving the building’s energy efficiency and helping it meet the clean heating requirements that are part of the Government’s net zero ambitions. This amounted to over £90k and presents a significant challenge to the committee.</p> <p>In order to preserve the reserves for this important challenge the Trustees have sought to reduce the cost of current projects by reaching out to the village for assistance. This has proved a great success enabling the hall to proceed with the garden refurbishment at a much-reduced cost, primarily down to the community volunteering their time and providing some of the materials. The Management Committee would like to thank all of those involved.</p>	
<p>6. Adoption of Report and Accounts for the year ending 31st March 2022</p>	
<p>The accounts have been audited, with thanks to Keith Grange, and will be submitted to the Charities’ Commission.</p>	<p>JH</p>
<p>7. Any Other Business</p>	
<p><u>£100 levied to the Parish Council for use of the hall during the Jubilee Event</u></p> <p>The Parish Council (“PC”) has challenged the right of the Trustees to levy a charge of £100 for the use of the hall, its garden and equipment for the Jubilee Event on 5th June. Sibylla Tindale, representing the PC, made the point that the hall was there for the good of the village and in her opinion should be made available free of charge for village events as it had been, she believed, for similar events in the past.</p> <p>Arthur Hunking noted that the PC has a large financial reserve, and asked why the PC had this position. He also asked how much the PC was paying towards the Jubilee. Sibylla responded that the PC would pay for any additional costs that might arise above the grant that it had received and the income that is generated by charging admission to the event. Sibylla acknowledged that the PC had a strong reserve, but confirmed that the PC’s position, regarding the village hall, was a point of principle, and not about the money.</p> <p>JH reiterated that in accordance with the Trust Deeds, it is within the rights of the Trustees to levy a fee and that this is applied to all users of the hall.</p> <p>Skip McMullan, in his capacity as a former chair of the Trust, was asked to provide his opinion. He began by confirming the role of the Trustees, which is to preserve the hall for the use of the community. Doing this incurs running costs, such as heating, electricity, and maintenance costs. The hall has a very modest income, and consequently this income is critical in enabling the Trustees to carry out their duty. Skip also noted that in accordance with the Trust Deeds, the Trustees were within their right to vary any charge from what might have been done before and therefore to charge the PC for use of the village hall for a village event.</p> <p>JH noted that because of the position taken by the Trustees, that all users should pay, the Trust has remained financially viable and has never had to ask the PC for any financial support, unlike other local village hall trusts.</p> <p>He also noted that historically the PC had been charged a very modest annual flat fee of £165 for its use of the hall throughout the year. This has clearly led to a view that certain ad hoc events had not been charged. Identifying every use and charging for it, as is done for other village institutions, is important for both parties. The Committee would now review the way the PC is charged to ensure every use is identified and charged.</p> <p>Sibylla asked if the hire rates, as shown on the village website are correct, as they</p>	

<p>appeared to be extremely low. It was confirmed that these are correct. The Trustees have deliberately kept the rates at a level that encourages the hall to be used by the village while trying to make a small annual surplus.</p> <p>However, due to the operating loss reported earlier and rising energy and other utility costs a review of hiring rates is already underway, benchmarking our rates to other halls of a comparable size in the locality.</p> <p>Sibylla asked for the PC's position on charging be minuted and noted that it will remain an ongoing issue for the PC until Andrew Hogarth QC had given his opinion.</p> <p><i>Post meeting note: this opinion has now been provided in writing and confirms the right of the trustees to levy charges. This concurs with the view expressed by Skip McMullan at the meeting.</i></p>	<p>AE, BR, JH</p>
<p>The Meeting closed at 18:06</p>	
<p>8. Next AGM: 4th May 2023</p>	