

MINUTES OF WEST MEON VILLAGE HALL AGM
held on Monday, 28th April 2022 at 7.30pm
at the Sports Pavilion (part of the Annual Parish meeting)

Welcome & Apologies for Absence

The Chairman, Chris Town, welcomed everyone to the Village Hall AGM.

Apologies for Absence

Neil Falconer, Cheryl Adams

Minutes of AGM held on 12th April 2021 online

As the Minutes had been circulated to the Committee and put on the website, they were not read at the meeting. The Chairman asked the meeting if they were happy for him to sign the Minutes as a true and correct record. This was approved.

Trustees Annual Report & Accounts

The Chairman read his report to the meeting. A copy is held with these minutes, but the main points are summarised as follows:

- Various interruptions and changes to working practices due to Covid-19 continued in 2021. The overriding principle was to ensure the safety of all those connected with the Hall, while obeying the law.
- The Hall is in a reasonable state of repair given its age and construction. Apart from general maintenance, the main maintenance expenditure was the replacement of the windows along the north side of the hall. Given the cost to replace them with double glazed windows, rather than repair the existing ones, was only £1400 more, the Committee decided to go this route as this will result in much longer life and hopefully reduce heat loss. The work was completed in February 2021.
- Given the continuing reduced rental income and ongoing operating costs, the hall showed an operating loss of £3,835 to 31st December 2021. In the last three years the overall operating loss has been over £12,000 which is not sustainable. Electricity remains our biggest running cost, approximately 40% of our running costs in 2021, and this is likely to worsen with the predicted rise in energy costs.
- Welcome grants were received totalling £17,374 and our total funds stood at £38,170 at the end of 2021. This amount included our agreed reserve amount of £15,000. However, if we continue to experience losses, in 5 years' time we would be well into our reserves. The most vital thing is to invest in energy saving measures and the committee will continue to address this issue. As an example, the initial estimated cost of air source heating was £33,000. On a more positive note, usage of the hall has increased during the year including one off events.

The Chairman concluded by thanking the Village Hall Committee and the Parish Council for all their efforts throughout the year.

Annual Accounts to December 2021

The Village Hall Committee had all received a copy of the annual accounts for the year ending December 2021 and these had been independently examined by Jane Willcox. Thanks went to Jane for undertaking this.

That the accounts be accepted proposed by Mary Dawson and seconded by Hazel Town with all meeting attendees being in favour.

A copy of the accounts is available upon request.

Appointment of Independent Examiner for Accounts

While it is hoped Jane Willcox will undertake this again in the coming year, it will be discussed at a future Village Hall Committee meeting.

Resignation of Trustees

Trustees resign after a three-year term and the resignations this year are Caroline Butcher, Cheryl Adams, and Hazel Town.

Election of Trustees

The Trustees, named above, were all happy to stand again and were therefore re-elected to the Committee. In addition, Emily Allen is prepared to join the Committee and will be co-opted at the next Village Hall Committee meeting.

Election of Trustees to the officer roles will take place at the next Village Hall Committee meeting.

Any Other Business

Mac Edwards advised that the Parish Council are in the process of drawing up leases with the Rifle Club, Sports Club and Village Hall for the ground surrounding these buildings. Neil Falconer is looking at the first draft for the Village Hall.

While it is agreed the legal situation needs to be clarified once and for all. It is not straightforward. The Village Hall is vulnerable and unless it starts to break even, it is anticipated it will have run out of money in 7-8 years' time. Rental income needs to increase, and electricity costs need to decrease.

Mac Edwards commented that provision will be made in the lease for the buildings if either the Village Hall, Rifle Club or Sports Club are no longer sustainable.

Currently, under the Village Hall Constitution and Conveyance, Trustees could be personally liable. The Village Hall are therefore planning to convert from a Charity

Any Other Business (continued)

to CIO Status which offers Trustees more protection. This should be done in conjunction with any lease.

The Hall is not used all year round, and given potential cost increases, would need to generate significant income (circa £12,000-£15,000), to remain solvent. The situation will continue to be monitored.

As there was no further business the meeting closed at 19.47.

Signed:

Date: