

AGM report of Hon secretary and Chair of the trustees.

Good evening everyone. It has been a frustrating year for the village hall. Covid had kept us closed for a long time and as we reopen, masonry falls off our building leading to the building being unsafe and needing considerable repair. However, it is with delight, I can share that the hall is now gradually being opened and ready for business. To cope with Covid and these repairs – I must thank an incredible team. Sarah, Jo, and Kay for helping us through Covid, and keeping us safe with health and safety. Sarah, for getting so much financial support that we had considerable income this year! Julie for her tireless effort looking after the finances and taking the lead in dealing with builders and insurance. This she has done despite much personal cost – losing her husband and best friend Roger. We are also thankful to Malcolm Lucas who project managed the redecoration of the Hall – it looks beautiful, and it is great to finally reopen so all can see. It is also right to mention two trustees who have cared for our village hall over many years. Crayston, who died 4 days after his final trustees meeting and Vincent, who has resigned as trustee. These two gentlemen have worked long hours over many years for the benefit of our community – we thank them both. I am delighted that we have new trustees ready to join the team at your approval. Looking forward – we are looking to welcome a facilitator of the hall this year – to grow our relationship with the community and assure regular income. The community café space will be finished and

open for business – a space that will be available to bring our beautiful community together.

So, after a frustrating time, it is great to get not only open, but also onto greater things as we use our beautiful hall to bring our community together.

TREASURER'S REPORT FOR FINANCIAL YEAR ENDING DECEMBER 31ST 2021

Year ending December 31st 2021 was an unusual year for the village hall accounts. This was because of long term closure of the Hall due to either Covid restrictions or the collapse of the coping stones on the tall gable end which occurred in August. Consequently there is not a great deal to report for 2021.

Fortunately, due to a grant of £24,000 received from Dorset Council we ended up with a smaller loss than would have been expected. That loss being just over £3,000. The major expenditures were the outstanding payment for the kitchen refurbishment of £12,600 and initial roof repair costs of £7,000. The major cost of the roof repairs has fallen into the current financial year.

As of December 31st 2021, the Hall held cash assets of almost £203,000.

Copies of the audited accounts are available to view and give further details.

Although this is not something normally included in the annual treasurer's report, I would like to give you a picture of what the committee has had to deal with regarding the roof failure over the last 7 months.

The main concern following the catastrophic failure of the kneeler stones that were supporting the coping stones was to make the site safe. We achieved this by immediately using chairs and tape with warning signs to keep people away from close proximity to the building. As soon as possible we arranged for the heras fencing to be put in place which is still there today, although now it is only a precaution until the roof repairs are entirely complete. We then organised for temporary repairs to be made to the roof and all debris removed. We made a claim with the Hall's building insurance only to find that they refused to meet any claim for the repair of the coping stones, as they deemed the failure was down to 'wear and tear'. They were prepared to cover the damage caused to the lower roof by the falling stones and we were also covered for loss of income due to closure. We arranged for a full structural survey of the hall which revealed that none of the coping stones put in place in 2003 by Achesons had been pinned and we were advised this was bad practice, if not negligent. So we contacted Achesons who refused to even speak to us and would accept no responsibility whatsoever. So we then looked into the legal route, even contacting a specialist law firm in London. Their advice was, due to the work being carried out over 10 years ago and the statute of limitations, we were extremely unlikely to win any case taken to court. At this point, the committee decided we had to get on with getting the roof repaired properly and get whatever money we could from Zurich (the insurers). Fortunately the Hall was given a large sum of money when it was updated in 2003 to cover such situations so at least we knew we could afford it. The structural survey recommended that all the coping stones put in place in 2003 were pinned such that a similar catastrophe couldn't happen again. Interestingly, the gable end at the back of the ballroom, built in the 1900s was built in a completely different way and was still safe today! So the committee set about getting quotes. This proved easy for the pinning as the structural survey had made specific recommendations that only specialist companies could fulfil. However, these companies were not interested in fixing the damaged roof or replacing the coping stones. Obtaining a quote for this part of the work proved to be extremely difficult. Most companies were not at all interested, others said they would quote and then, even after chasing, did not provide a quote. Eventually we did find a Portland based company who were willing to take on the work and had previous experience in repairing old buildings e.g. the Tolpuddle Martyrs Museum. Eventually work begun and we were soon faced with yet another dilemma; Having got up onto the roof, the builder advised us that a lot of lead had been stolen around the damaged area since the initial repairs had been completed. So a second insurance claim was made but I'm pleased to say that Zurich have agreed to meet this claim although we haven't had the money yet!

Covid and bad weather has helped to extend the estimated completion date but we are almost there! I'd like to reassure you that the building is now safe or obviously we wouldn't all be sat in here! All the coping stones apart from the newly replaced ones have been pinned. The fallen kneeler and coping stones have all be replaced and most of the damage to the lower roof has been repaired. All that remains is 2 days work to pin the new coping stones and another 2 days work to complete the lower roof repairs which cannot be done until some of the scaffolding has been removed as currently the builder cannot get access to it. Then finally remove the scaffolding!

From a financial perspective we have so far spent £53,844 on roof repairs. I anticipate we have a further £3,321 to pay. So estimated total is £57,165.

We have so far received £26,615 from the first insurance claim and anticipate a further £11,532 from the second claim. So estimated insurance income is £38,147.

Estimated net cost of roof repairs is £19,018 which based on all the challenges we faced, I feel is a great result!!

Charlton Down Village Hall Accounts

Profit & Loss for trustees

January through December 2021

	Jan - Dec 21
Ordinary Income/Expense	
Income	
Grants	24,143.00
Interest received	954.45
Room and facilities	1,087.50
Total Income	26,184.95
Gross Profit	26,184.95
Expense	
Building Insurance	1,709.70
Building Repairs & Maintenance	
Cleaning	
Cleaning contractor	578.00
Cleaning supplies	100.62
Total Cleaning	678.62
Electrical Supplies	69.45
Electricity	695.43
Fire Extinguishers	123.94
Gardener	805.00
Gas	368.59
Heating System Maintenance	470.34
Kitchen Reburishment	12,634.85
Repairs	
Electrical installations	160.98
Roof Repairs	7,082.98
Total Repairs	7,243.96
Water	69.79
Total Building Repairs & Maintenance...	23,159.97
Office Expense	
Consumables	58.12
Postage and Delivery	2.25
Technology	
Phone & Broadband	287.28
Total Technology	287.28
Treasurer's Expenses	7.48
Office Expense - Other	89.90
Total Office Expense	445.03
Professional Fees	
Annual licence fee	988.31
Hallmaster	448.80
Website	124.19
Wedding licence	1,100.00
Total Professional Fees	2,661.30
Returned deposits and refunds	
Refund	1,350.00
Total Returned deposits and refunds	1,350.00

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Accrual Basis

Charlton Down Village Hall Accounts

Profit & Loss for trustees

January through December 2021

	Jan - Dec 21
Village Hall Community Event	
Summer Event	0.00
Total Village Hall Community Event	0.00
Total Expense	29,326.00
Net Ordinary Income	-3,141.05
Profit for the Year	-3,141.05