

Sele Farm Community Centre

Chair's Report – Adam Leaf

First of all I'd like to welcome Jordan Scott, the Chair of the Management Committee since January when he took over from Rick Hartwig. We'll hear from Jordan later, and I would like to thank Rick for his service to the community centre and in particular for pushing through the section 106 applications.

It's been a very exciting year at the Community Centre. We're very proud at this year's AGM to have heat and that that heat is being generated through our own solar power.

We have used the section 106 funds made available from the Blakemore Manor development through East Herts Council. That money has allowed us to replace the old defunct gas boiler with a state-of-the-art air source heat pump. It has also funded the solar panels that you will have seen on the south roof as you entered and a battery to allow us to store electricity generated until it's needed. As a result we are no longer dependent on gas and our electricity bill has been significantly reduced. In fact we are now selling excess electricity back to the grid.

We have therefore had a warm centre this winter and a robust system that should allow us to keep it warm for years to come. We've moved closer to our aim of being a net zero community centre thanks to the solar panels and the sun. We have been able to keep our price increase well below inflation – and we don't plan to increase hire fees in the foreseeable future. Once we have a year's experience of the system we will review our budget based on real world confidence of lower energy costs and pass any benefits back to the users of the centre.

Outside, you will probably have noticed the new path to the South of the building. This provides emergency step-free egress from the hall and has opened up an area at the back that we can now use for bouncy castles.

I'd like to particularly mention Kevin Fraser for his work in managing these works which is on top of the general day to day maintenance of the site.

As you may have seen the outline planning application for Archer's Spring has been approved but thanks to our intervention, and with help from Sele Ward Neighbourhood Association, we have achieved a couple of significant concessions: first, we have been allocated nearly a quarter of a million pounds in section 106 money to compensate for the loss of the parking spaces outside the gate. We hope to use some of this to create a drop of access from the new development; and second, HCC highways have agreed to get the developer to reassess the bus access through Perret Gardens to look at ways of making it safer and avoiding the potential of 2 double-deckers meeting head on in a 5m wide road.

On the booking side, we are now ahead of where we were pre-pandemic. This is a remarkable achievement given the precarity of venues such as this. It is in no small way a testament to Jason and the management committee for operating and maintaining this fantastic space – which one of the best community centres or village halls I've seen.

To the future, we have a number of projects which we are looking at: acoustic dampening to make the hall less echoey; adding an extra set of doors in the entrance to prevent heat escaping and an upgrade to the kitchen.

So thanks to my fellow trustees, to the management committee and to you, our community for a successful year and I look forward to many more.

Sele Farm Community Centre

	2022	2023
Income from lettings & Hire	17,854.32	22,625.51
Deposit refunds	(135.00)	(290.00)
EHDC Grant	3,426.00	47,644.92
Network Housing		1,142.85
Deposits held	0.00	0.00
Interest on Deposit A/C	10.85	362.06
Total	<u>21,156.17</u>	<u>71,485.34</u>

Expenditure

Secretarial & Cleaning	9,718.65	10,013.75
Gardening	3,473.48	2,003.08
Domestic	1,763.56	227.69
Utilities & Waste	4,407.70	8,500.34
Phone, Office & Open Day	998.15	982.02
EHDC Grant (Heat pump & Solar Panels)	200.00	46,487.70
Licences & Insurances	619.55	359.36
Equipment/Repairs	5,544.27	2,374.67
Gift/Donations	342.50	236.68
Emergency Exit Pathway	0.00	6,000.00
Open Day Expenditure	0.00	128.49
Planning etc for heating & Solar	0.00	1,980.00
Depreciation of equipment		15,791.86
	<u>27,067.86</u>	<u>95,085.64</u>

Surplus/Deficit for year

Balance Sheet as at 31 December	2022	2023
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Assets

Equipment b/fwd	16,205.91	1,200.00
Equipment added in year	785.95	199.99
bank - Current account	3,871.13	800.64
bank - deposit account	38,869.36	33,931.42

Total balance as at 31 December

Represented by:		
Surplus b/fwd	65,644.04	59,732.35
Deficiteit for year	<u>(5,911.69)</u>	<u>(23,600.30)</u>
Surplus c/fwd as at 31 December	59,732.35	36,132.05

I have examined the books and vouchers and in my opinion the above accounts are in accordance with these and explanations given to me, and give a true and fair view of the affairs of the Centre as at 31 December 2023


Janine Hall (Treasurer)

Julia Tye
Julia Tye (Auditor)

Fixed Assests Register		
Item	WDV B/Fwd	Added This year
Strimmer		200
Dishwasher	400	
Table Tennis tables x 2	200	
Tables & Chairs	500	
Cooker	100	
	1,200	200

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