



Chair's Report to the Annual General Meeting

17th November 2024

Dear Member,

Introduction

I am pleased to be delivering this report to you for 2024.

This report first reviews Broadheath Community Association activity prior to reviewing activity related to our main asset, Broadheath Community Hall.

In the past year, Broadheath Community Association (BCA) and Broadheath Community Hall (BCH) has continued to be managed by six Directors who:-

- Meet once per month as a group to formally discuss standing items regarding each Director's ongoing areas of responsibility
- Manage ongoing issues related to BCA and BCH matters
- Deal with operational matters between formal meetings via a WhatsApp group
- Ensure a Hall open and closing rota is delivered to support one-off bookings

As in 2023, the main priorities for BCA Directors have been to focus on running BCH. While consistently meeting the requirements within the BCA Articles of Association, it has been difficult to plan more strategically against these and it is likely that for at least another year, BCA's Directors will remain in operational mode (i.e. focussed on the running of BCH). It is hoped that with recruitment of additional Directors, plus a number of new volunteers, we can become more strategic in working for our community.

Broadheath Community Association (BCA) Updates

BCA Events - past year

6th Anniversary - Broadheath Community Hall.

It is now six years since BCH opened. We celebrated this anniversary in September, which, once again, was a great success. There were bouncy castles, side shows, donkey rides, free ice creams and refreshments and a plentiful number of games and activities available both inside and outside the Hall. Some two hundred people attended including the Mayor of Trafford and her Consort. Feedback about the event has been very positive.

Carol Concert

A third Carol Concert was organised in December 2023. Again, Sale Salvation Army Band provided music for the concert and the Choir of Broadheath Primary School led the singing.

I am pleased to report that we shall be hosting a fourth Carol Concert on Thursday 12th December 2024. Sale Salvation Army Band and Broadheath Primary School Choir will join us again.

Additional Work

- All required returns for our business model are up to date (such as ICO; Company House; Charity Commission).
- BCA remain part of Broadheath Partnership Group
- PACT (Neighbourhood Policing Team) utilises the hall when they need a place to meet in our area.
- Since the last AGM, we committed to scoping out use of BCH as a base for a food sharing initiative. Unfortunately, we found that this couldn't happen. It was assessed that internal building work



would be needed to create enough space to house foodstuff, incorporating a refrigerated area.

Information on local food support initiatives is [here](#).

In Progress / Planning

- Carol concert - December 12th, Broadheath Community Hall.
- Directorship Development Initiative.
- BCH Birthday event August/September 2025.

BCA Leadership

Director Roles

After the AGM for 2023, no new Directors were added to the existing group. Also, without nominations received for new Directors for this AGM in 2024, the group number will reduce to five due to a resignation.

We clearly need to increase the number of Directors for BCA in order to meet our [broader objectives](#) and are having difficulty doing that while it can be perceived that the role seems more related to the day to day management of BCH than our wider objectives.

We hope to be able to address this over the next 12 months by scoping and offering a Director in Development role for members who may wish to support the objectives of BCA but are unsure what this could mean or whether to commit.

The aim is for these roles to come with mentoring, plus personal objectives related to the BCA objects or the governance of BCH. Please let me know if you would like to express an interest in this.

Broadheath Community Hall Update

Management and Maintenance

As an existing member, you'll be aware that BCH is not a local authority-managed community centre and therefore the BCA Director group continues to act as the BCH management group. In the past year we have continued to

- Maintain the high standards of upkeep within the hall, by continuing to deploy the services of local tradespeople as there are constant jobs to be undertaken.
- We have secured time from a local business to ensure the surrounding grounds are maintained.
- We have plans to improve storage areas for group users.
- All service checks that are required (such as alarms; PAT testing; gas certificate) are complete.
- All required licences are up to date (such as insurance; PPL/PRS).

Hall Usage - Operational Review

Hall Users

We continue to have long-term group users:-

Daytime - Pre-school for 2 to 4 year old children; Foot Respect offers a regular clinic schedule; a Tuesday Walking Group and a Friday Friendship Group. There are also 2 weekend meditation groups.

Evenings - Zumba, Kettles, Danceworks Altrincham, Scouts, Beavers, Cubs and Slimming World.

Local councillor surgeries and resident's group meetings are also regularly held.

A range of one-off weekend bookings continue to be made. These range from birthday parties and family get-togethers to membership-led events celebrating Eid, Diwali and Chinese New Year.



The Hall has also continued to be used as a polling station. This has brought in extra income and, at the same time, has reached members of the local community who may not have visited the Hall or known about the activities that take place. It has since been agreed that the Hall will again be performing this function in May 2025.

Hire Charges

BCA has maintained charges without increase for five and a half years since its opening. However as stated in last year's annual report the directors needed to review fees due to increased running costs.

In April this year, the hourly hire rate was increased by 10%, but still maintained the differential between community and regular rates. Subsidies continue for the Walking and Friendship Groups, with no changes being made.

A change that we have had to incorporate into booking information is that we now are required to report the purpose of all bookings within our annual PPL/PRS Music Licence Assessment.

Cleaning Services

In late 2023, we changed cleaning contractor to a local company, plus we continue to deploy a local company for window cleaning services.

Fuel Contracts

These have been reviewed and new contracts have been negotiated.

While gas bills are similar to previous years, we need to report to our membership that electricity bills are now significantly higher than in previous years, even within a capped contract.

Hall Usage - Strategic Planning

In 2024, Directors set goals to:-

- Continue to support the Walking Group and Friendship Group by providing free meeting space on a weekly basis.
- Understand the implication of the forthcoming [Martyn's law](#) - Terrorism (Protection of Premises) Bill 2024-25. In anticipation of the need to comply with this proposed law, we have already capped hall hire attendance and will ensure through our membership of the village hall action group, [ACRE](#), that we are well informed in terms of our additional responsibilities.

In addition, we continue to have objectives for new or existing groups:-

- we continue to offer a reduced community rate of hire subject to meeting eligibility criteria (that the group has objectives for supporting the community of Broadheath).
- BCA have continued to offer support for community groups in their set-up phase so that signposting for advice and guidance can be offered and so that costs could potentially be subsidised. The group must have plans to create objectives for supporting the community of Broadheath. A copy of the support request form is available on request and by invitation.

I would wish to thank those members of our community who actively support our objectives and either provide or support activities that are held at BCH or that BCA co-ordinate.

Thanks also to those who have actively supported the Directors as they fulfilled their individual responsibilities.

Finally, and on our members behalf, I would like to say a special thanks to my Director colleagues.

They have worked tirelessly to provide quality management and maintenance of the Community Hall.

Kind Regards,

A handwritten signature in black ink that reads "Ian Golding". The signature is written in a cursive, flowing style.

Ian Golding, Chair, BCA

Financial Summary 2023-2024



Bank balance brought forward to April 2023 (A)	67,973.34
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	Amount
4940 - Rental Income	£25,420.00
10000 - Refund of Hire	-£80.00
Total income for this period (B)	£ 25,340.00
Total income (A)+(B)=(C)	£ 93,313.34

Summary of Activities

Combination of one off and group bookings
Minus amount.
Refund of hire fee that had already been paid.

5001 - BCA equipment & consumables	£377.26
5002 - Event specific	£2,163.82
6000 - Marketing	£0.00
7200 - Electricity	£4,938.12
7210 - Gas & Oil	£2,046.64
7460 - Subsistence	-
7540 - Internet Charges	£575.88
7605 - Corporate Licences/Fees	£167.80
7615 - Safeguarding	£35.00
7620 - Consultancy & Professional Fees	£410.04
7630 - Business Insurance	£2,123.93

Cleaning equipment; kitchen & bathroom
Carol concert; xmas gift; xmas meal;

Positive electricity
Crown gas

BT - wifi
Companies house
Information commission annual fee
Crown Fire Services - firechecks
Methodist insurance

7800 - Repairs and Renewals	£4,613.94
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Decorating;
plumbing/gas heating and boiler;
new lighting timers;
new hand-dryers;
toilet & front door repairs;
defibrillator heating element

7805 - Maintenance Services	£1,953.61
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Landscaping/gardening;
sanitary services;
hire of floor cleaner

7810 - Cleaning Services	£5,207.31
7910 - Banking error - expense	£ -

Window cleaning; cleaning contractors
None noted

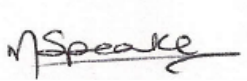
1100 - Refund to BCA	£9.88
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Minus amount as these amounts as these items
were refunded after initial outlay by BCA.
Amazon cake topper

Total expenditure for this period (D)	£24,603.47
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Bank balance carried forward on 1-4-2024 (C)-(D)	£ 68,709.87
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Net surplus on 31st March 2024 (B)-(D)	£ 736.53
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Signed 

Signed

Printed Name **Mary Speake**

Printed Name

Ian Golding

Positior Treasurer, BCA

Position

Chair, BCA

Accountancy and Book-keeping Services

Peter Hodgkinson

136, Landsell Road

Altrincham

Cheshire WA14 5NZ

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25th November 2024

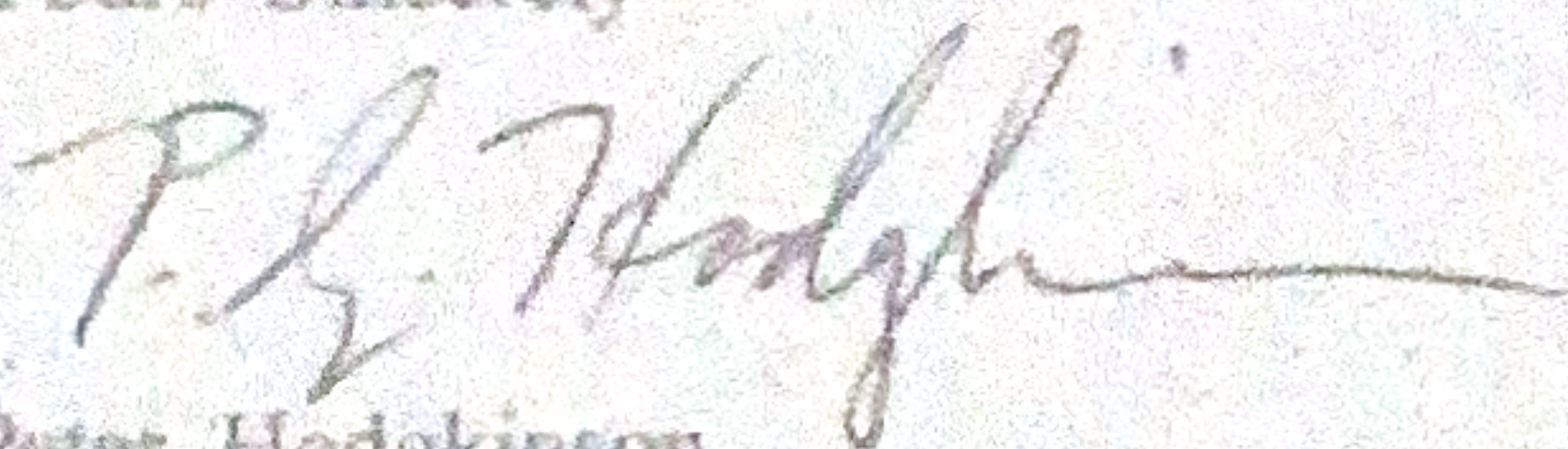
Broadheath Community Association
Sinderland Road
Broadheath
Altrincham
Cheshire

To the members of the Board

In accordance with your instructions I have undertaken an independent audit of the books and records of Broadheath Community Association for the year ended 31st March 2024.

I can confirm that from the information made available to me the year end financial report shows a true and fair view of the company's financial position.

Yours Sincerely



Peter Hodgkinson
Accountant