

St Nicholas at Wade with Sarre Village Hall CIO

Registered Charity Number 1167333

Minutes of 2025 Annual General Meeting

at 7pm on 16th October 2025

Attendees: Douglas Beake (Chair), Neil Buchanan, Simon Greenstreet, Sue Greenstreet, Chris Higenbottam, Sharon Higenbottam, Val McManus, Annette Paul (Secretary), Peter Radclyffe.

There were no members of the public present.

Apologies: John Brockman (Treasurer), Davd Divers (Parish Council Representative), Tina Walker.

Minutes

The Minutes of the previous Annual General Meeting, held on 17th October 2024, were approved as correct and signed.

Proposed by Val McManus and seconded by Simon Greenstreet.

Matters arising

There were no matters arising.

Treasurer's Report

The Treasurer's report had been prepared by Mr John Brockman and was previously circulated ahead of the meeting (in order to allow for questions). The Secretary read out the following for the financial period ending 31st July 2025:

Income for the financial year was £19,714.85 against £19,001.80 the previous.

This came from 2 sources hall lets and the Christmas fair. There were no donations or grants received.

Hall lets increased from £17,939.80 to £18,819.35. This is mainly attributed to hirers paying for hire of the hall in July earlier than the previous year.

Costs for hire of the hall remained unchanged from the previous year.

Christmas fair income decreased from £1,042.00 to £895.50. This figure is gross and costs are now shown as a separate line item under expenditure. The reduction

is mainly attributed to two factors, the poor weather on the day and outsourcing of cakes so reducing kitchen income. Unfortunately, the supplier then failed to show on the day.

Expenditure for the financial year was £17,656.87 against £12,850.64 the previous.

Main areas of expenditure were energy supply, caretaker's wages and building repairs & maintenance.

Gas and electricity reduced from £4,380.97 to £3,719.10. Costs were actually similar as the previous year contained five quarters of electricity bills.

Caretaker's wages remained static at £3,120.

Expenditure on building repairs and maintenance increased from £1,997.25 to £7,505.34.

The main contributors to this figure are the hall repointing works at £6,100.00 and the advance payment for the new clubroom flooring at £1,220.28.

Costs for the water supply increased significantly from £377.62 to £558.53 due to the national increase in water costs. The hall does not have a water meter so costs are fixed.

Business rates are now increasing following a reduction in the government subsidy and are expected to return to normal levels next year.

Excess of income over expenditure for this period is £2,057.98 against £6,151.16 for the previous period.

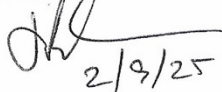
Proposed by Sue Greenstreet and seconded by Chris Higenbottam.

There were no further questions.

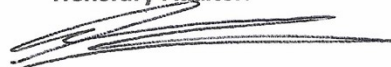
St Nicholas at Wade with Sarre Village Hall
Charitable Incorporated Organisation
Financial Statement for 12 months to 31st July 2025

	2024/25	2023/24
Opening Cash Assets		
Lloyds Bank	£26,688.87	£20,537.71
Receipts		
Hall Lets	£18,819.35	£17,939.80
Christmas Fair	£895.50	£1,042.00
Donations	£0.00	£20.00
Grants	£0.00	£0.00
Total Receipts	£19,714.85	£19,001.80
Opening Cash plus Receipts	£46,403.72	£39,539.51
Expenditure		
Caretakers Wages	£3,120.00	£3,120.00
Cleaning & Toilet Supplies	£494.26	£491.30
New Equipment	£374.85	£605.00
Building Repairs & Maintenance	£7,505.34	£1,997.25
Maintenance Contracts & Inspections	£748.73	£900.08
Gas	£1,815.23	£1,828.83
Electricity	£1,903.87	£2,552.14
Water	£558.53	£377.62
Rates	£194.61	£81.09
Memberships & Licences	£87.00	£40.00
Insurance	£416.33	£430.47
Performing Rights	£155.69	£135.40
Christmas Fair Costs	£174.15	£157.09
Sundries	£33.28	£59.37
Auditors Fee	£75.00	£75.00
Total Expenditure	£17,656.87	£12,850.64
Cash & Receipts less Expenditure	£28,746.85	£26,688.87
Closing Cash Assets		
Lloyds Bank	£28,746.85	£26,688.87
Profit / Loss for period	£2,057.98	£6,151.16

Date examined and confirmed:
Honorary Treasurer:


2/9/25

Honorary Auditor:


22-9-25

Chairman's Report

The Chair, Mr Douglas Beake, gave the following report:

The Village Hall continues to be an integral part of the village and village life. Over the last year the hall has, once again, been well used with plenty of bookings for a whole range of activities from the regular groups such as toddlers, dance, pilates etc to the one-offs such as Hoodening and the Christmas Fair.

Income continues to be very good and the Christmas Fair and Hoodening were both successful. We have continued with a programme of maintenance and improvements with the largest project being the repointing but also new flooring and recently, through necessity replacement heaters.

I would like to thank John for all his hard work as Treasurer and for doing the many other jobs he has carried out, Sue for continuing to cope with the challenges of being Booking Secretary and Annette for all she does as Secretary and finally thanks to the whole committee for continuing to pitch in and keep the hall running so well.

Proposed by Val McManus and seconded by Peter Radclyffe.

A question was raised regarding the impact of the sale of Manor Hall on bookings. Sue commented that two of the users from Manor Hall were now regularly using the village hall but, unsurprisingly, LA Dance (new proprietors of Manor Hall) had dropped most (but not all) of their bookings.

Secretary's Report

The Secretary, Mrs Annette Paul, gave her report as follows:

The composition of the Committee has remained static throughout the last year under the Chairmanship of Mr Douglas Beake. It is with some sadness that our Treasurer, Mr John Brockman, has decided to retire from the committee and I would like to thank him for all his help, support and hard work over the years that he has been on the committee in various roles. Whilst on the subject of gratitude I would also like to thank our booking clerk, Mrs Sue Greenstreet, for all her hard work and co-operation over the year. It is no mean feat juggling all our bookings.

Continued good management and effective husbandry has meant that we have been able to continue with our program of repair and improvement. At long last the repointing has been carried out, together with a new floor in the committee room and lobby areas. Further painting has also been carried out. Unfortunately, following our annual heater service the two main heaters in the Hall were condemned. We have been able to replace these but are currently awaiting the fireguards before they can be pressed into full use. We are up-to-date with all our annual compliance testing.

The Hall continues to be well used with a good number of regular Hirers providing a steady income. Our annual fundraisers at Christmas were also well supported despite inclement weather.

As I mentioned last year, I think the Committee should be proud of all that we have achieved in making our Village Hall a Hall to be proud of and, arguably, still one of the best in Thanet!

Proposed by Neil Buchanan, seconded by Sharon Higenbottam.

There were no questions.

Election of Trustees

As mentioned previously the Treasurer, Mr John Brockman has resigned from the committee. Thanks were extended. The remaining members all agreed to continue for the forthcoming year. There were no objections.

The Secretary reported that an expression of interest had been received from a member of the public. Information has been supplied to the interested party but no paperwork has been returned as yet.

Mr David Divers had indicated (prior to the meeting) that he was the nominated representative of the Parish Council for a further term. This was acknowledged by those present, with no objections.

Appointment of Auditor

Gavin Wilson was appointed, once again, as the Auditor for the following year and the remuneration was set at £75. It was agreed that this fee would be reviewed next year following an investigation as to the extent of the work involved in auditing the accounts. There were no objections.

Proposed by Sue Greenstreet and seconded by Neil Buchanan.

Other Business

There was no other business.

Date of next AGM

To be arranged.

Meeting closed at 1924 hrs

Signed.....

Dated.....

