

East Williamston Community and Hall Association

AGM: 9th May 2022

Trustees' Report

Prepared on behalf of the Board of Trustees by Doug McIntosh, Chair

This report records the Association's activities during the period since date of its previous AGM in September 2021. The 2021 AGM was, of necessity postponed from April due to Covid 19 Legislation and the Trustees now seek to reset the traditional springtime date.

In the Trustees' Report for 2020 it was recorded that the Association was then enjoying its 20th year of service to the community. Plans were being made to celebrate this milestone in some suitable manner throughout the summer in conjunction with a celebration of the 75th anniversary of VE Day. However, sadly, all these plans had to be abandoned as the Covid 19 pandemic took hold. With the relaxation of most Covid restrictions in Wales the Association is now hoping to enjoy the celebration of another major national event with the commemoration of the Platinum Jubilee of her Majesty the Queen. A small working group of Trustees is dedicating its time towards organising this event.

I would like to record my thanks to my fellow Trustees for all their hard work and dedication to the aims of the Association during this extremely difficult period. As a result of all their efforts the Association's assets, such as the Community Hall and Jubilee Park, have been kept in impeccable order ready for the time that normal service to the community could resume.

I would also wish to express the gratitude of the Association for the continuing patience and support of its 'clients', whether residents of East Williamston or welcome visitors to the EW community.

As the scope of the Association's activity has broadened significantly over its life so, too the load placed upon the trustees increases. The Board continues to encourage anyone interested in joining this community-centred charity to join it in what it hopes they would find to be an interesting and rewarding opportunity to bring their own ideas and experience to the Association. A wide range of volunteering opportunities are available in support of both the Community Hall and Jubilee Park.

One development resulting from the recent conversion of the Association to a CIO is that its constitution now allows EW Community Council to put forward one of its members for co-option as an Association trustee. It is believed that this merging of interest could help forge a closer, beneficial link to the Council which does, after all, share many of the Association's aims and aspirations for the community of East Williamston. Whilst this option was not exercised last year it is hope that future councils may view it favourably.

Hall

- After due tender process the hall's ageing boiler was replaced with a high-efficiency model of greater capacity and the hall CH system was given a thorough overhaul.
- Similarly, the single skin heating oil tank was replaced with a new integrally bundled tank complete with new protective blockwork firewall, thus ensuring that the hall's oil storage arrangements are compliant with all current Building Regulations and insurance company requirements. Concurrently the redundant storage shed to rear of hall was disposed of.
- A new frame agreement was set up with a local fire safety company to cover the regulatory inspection, maintenance and certification of the hall's passive and active fire protection systems. This replaced the contract which expired when previous inspectorate withdrew this service.
- It was decided by the Board that all documentation relating to the wide range of hall safety certification with which the Association must comply should be centralised and certificate references, renewal dates etc should be consolidated onto one spread sheet for more efficient management. Two Trustees volunteered to carry out this task.
- After due tender process the 'Granwood' floor of the main hall and vestibule was stripped and resurfaced.

- Due to the quoted cost of making the existing kitchen gas range compliant with Building Regulations this was sold and replaced with an electrical model which should provide much greater energy/cost efficiency.
- The Board is currently reviewing potential improvements to the hall roof insulation and the availability of grant aid to cover this work.
- After a year during which Trustees worked very hard to rejuvenate the level of hall hiring it can be reported that bookings are almost back to pre-Covid levels with several new hirers now patronising the hall. The ever-popular quizzes are strongly supported, and the bar is operating as normal.
This was seen as an appropriate time to remove the discounting from hall hire rates which had been introduced to help hirers during the pandemic. A complete review of all hall hire rates has been instigated.

Jubilee Park

- Jubilee Park continues to mature very successfully in accordance with its management plan and has been subject of a huge amount of maintenance and several development projects through the efforts of the FOJP volunteers. It continues to be enjoyed widely by local residents, holidaymakers and local schools and colleges. It has again been the recipient of the prestigious 'GREEN FLAG AWARD'.
- Several new 'green welly trails' have been opened through the maturing woodland areas and are being enjoyed by the more intrepid walkers. There are plans to continue this expansion of access
- Large area of blackthorn and bramble overgrowth have been cleared for the benefit of new plantings and to give better access for the public.
- The efforts of Pembrokeshire College students were sadly missed during the pandemic but happily the college is once again fully engaged with the Association in both routine maintenance and project works, e.g.: path repairs, ditch clearance and fence and gate repairs.
- The development of Hailey Moor has been constrained by the availability of resources, both manpower and financial, and has had to take second place behind the more essential business of the Association. Nonetheless, FOJP have managed to keep the top 'public' section managed and make a significant start on the path to link the Hailey Moor to the main park
- The Association continues to work in close co-operation with **East Williamston Community Council** on the maintenance and development of the park and the Board can report:
 - o The children's play area equipment has been totally upgraded with the addition of a new multi-play unit.
 - o A new tractor and an inventory of small power tools has been obtained under grant and made available to FOJP volunteers
 - o Dog fouling continues to be a problem. EWCC has posted several signs throughout the park warning inconsiderate dog owners of the penalties for failure to clear dog fouling. It is considered that the problem peaks significantly during summer when holiday-maker numbers increase.
 - o Due to a regrettable incident and injury caused by a boisterous dog the Council will be posting notices asking dog owners to keep their pets under proper control.
 - o Another problem generated by the increased footfall in the park is the inadequacy of car parking. This issue is currently being addressed by EWCC with consideration being given to the extension of the main parking layby, subject to budget restraints etc. Nearby residents are being consulted on this issue.
 - o The Council is still considering the risk posed to its woodland by ash die-back disease. It shall be continuing surveys on park trees throughout the next growing season. Several mature ash trees have, sadly had to be felled for safety reasons.

Again, the Board wishes to recognise the vital assistance of East Williamston Community Council which continues to make available an annual grant of £2,000 for the contracting out of maintenance activities which prove to be too onerous for the volunteer group.

Allotments

- It can again be reported that the community allotments continue to develop and flourish with only a small natural turnover in tenancy. There are currently no vacant plots. The allotments continued to provide a useful regular contribution to the Association funds during a period with little other income.
- The Board has recently found need to clarify to all tenants the official protocol for re-allocating empty plots.

Finances

- It can be seen from the (separate) Hon. Treasurer's Report that the Association finances, despite the challenges of Covid are in a relatively healthy state. To sustain this position, it was moved by the Board, in the previous accounting period that, after disbursement of several large sums (boiler and oil tank), a contingency fund equating to approximately two years average running cost should be 'ring fenced' in the accounts. It would then be decided how any residual balance would be best used for the benefit of the community and a robust budget created and monitored to facilitate this. This policy is still being followed.

Website

- The Association website proves to be a great and continuing success with a huge number of reported hits every month seeking information about the Hall, directions to the Jubilee Park etc

In conclusion - The Association has, to some extent, become the victim of its own success. The rapid development of Jubilee Park, Community Allotments and Hall always threatens to outstrip its ability to manage them from existing volunteer resources. Additional active membership is *still* urgently needed – particularly from the younger end of the age profile!

As always, the Board thanks all the Association's many supporters, volunteers, and helpers for their keen interest and dedicated support through the year and hopes and trusts that it can be relied upon in the future.

'Nous Servons'

Signed for and on behalf of East Williamston Community & Hall Association by:

Doug McIntosh

Chair, Board of Trustees - EWC&HA

Date: 6th May, 2022

st Williamston Community and Hall Association
Accounts Jan to Dec 2021

	£	
Salaries and Honoraria		2297
Utilities		1727
Insurance		873
Licences and subscriptions		272
Maintenance		1357
Running costs		6526
One off capital purchases		11015
PCC support		3000
Total hall costs		14541
Trading		
Donations		80
Hall rentals		2213
Bar income and costs		-716
PCC/election rent		175
Allotment income		598
Jubilee Park costs		-182
Total trading		2168
Excess of expenditure over income		12373