

Trustees' Report to the Annual General Meeting, 30th March 2022

Introduction

Following the decisions taken at last year's Annual General Meeting, a Steering Group was set up to develop proposals which would address the Hall's multiple needs for basic maintenance and for improvements in facilities; all against the backdrop of residents' expressed wishes to see a Village Hall fully operational. In the event, the range of needs assessed was so extensive it warranted the employment of professional building surveyors, following which the Trustees have been able to make fundamental decisions about the programming of improvements, and to determine the extent to which those can be funded from the Hall's own resources, and which would be dependent on external grant funding. And throughout the year we have had to wrestle with the stop/start regime imposed by the pandemic – open or closed? /necessary precautions and so on

The Work of the Trustees

The Steering Group reported to the Trustees in July 2021. The schedule of work identified was considerable – some 20 individual schemes encompassing the small (re-siting a radiator) to the large (re-roofing the building). The aims were to secure the building's structural integrity and to make the Hall as welcoming as possible, thus encouraging increased use. It was clear that these objectives could not be achieved within the Charity's own resources – substantial additional funds would also be needed, primarily via grants

It was also clear that the maintenance needs of the Hall were likely to lay claim to most, if not the entire Hall's own funds. Therefore the Trustees decided to commission a professional building survey so we would have an expert view about the relative priorities of all the demands. As a result we are giving immediate attention to the following:

1. To be funded from our own resources:
 - Tackling rising damp
 - Repointing brickwork
 - External re-painting and woodwork repairs
 - Improved accessibility
2. To be funded via grants:
 - Refitting of the kitchen

Work has already begun on this programme which will continue through 2022. The application process for grants is exhaustive and has involved close co-operation with Community First Yorkshire, a source of invaluable advice. Looking ahead, the next bid scheme for external funding will be the re-roofing of the building, incorporating insulation, together with repairs to, and improved ventilation, of chimney stacks

There have been other smaller but significant changes during the year. The Village Arms evenings have restarted. A regular coffee morning has been introduced. Blinds have been installed in the Main Hall and the old Playgroup pin boards have been removed. Wi-Fi has been installed. The path leading from the car park to the front entrance has been widened, and the path leading to the patio area has been lifted and re-laid

Trustees

During the year the following served as elected Trustees:

Rowena Hall

Alison Kettle (Bookings Manager)

Sarah Lees (Secretary)

Paul Long

Edward Pearson (Chairman)

Hazel Smyth

Zen Yaworsky (Treasurer)

And were joined by Fiona Slight and Richard Hoyle as co-opted Trustees

Rowena stepped down in December, and Hazel is attending her last meeting tonight – more of this later

I would like to take this opportunity to make particular mention of:

The work being put in by Alison and Sarah running the Village Arms and organizing the coffee mornings

The continuous workload Alison juggles as Bookings Manager

The work of the Steering Group, which was led by Rowena

The professional expertise which Fiona has brought to bear to improve the Hall grounds

The work of Richard Hoyle in organizing the professional building survey, and

The continuing workload being shouldered by Zen who is leading the funding strategy for the Hall's development, including the preparation of our project plan for grant funding

Today's AGM is the last formal involvement as a Trustee for Hazel Smyth. Hazel joined in 2001; over the past 21 years she has taken on the roles of Secretary and Chair, and has provided the Charity with her IT skills, and most importantly with her boundless enthusiasm and commitment to everything the Hall has sought to provide. To say that she will be missed will be an understatement. We all owe her a debt of gratitude and appreciation and we wish her well as she devotes her considerable talents to the WI where she has taken on a significant role

Financial position

The Hall ordinarily would have suffered substantially through the loss of Open Gardens income for 2 consecutive years, but the availability of central government grants is providing shelter from the Covid shockwaves and we are able to make proper financial provision for those schemes identified for support from our own funds

Little Ouseburn Village Hall CIO Accounts 2021

	TY	LY	% +/-	Comments
Receipts				
Hall & Equipment Hire	£987.50	£870.00	14%	
Open Gardens	£0.00	£0.00		
Events	£369.50	£185.00	100%	
Sundries	£437.21	£527.88	-17%	
Grants	£18,931.00	£11,000.00	72%	
Total	£20,725.21	£12,582.88	65%	
Payments				
Cleaning & Materials	£600.00	£240.57	149%	
Fire Protection	£105.14	£234.00	-55%	
Insurance	£828.46	£799.72	4%	
Council Tax	£60.76	£0.00		
Electricity	£169.02	£242.00	-30%	
Water	£130.80	£144.00	-9%	
Oil & Boiler Service	£1,412.17	£766.23	84%	
Garden Maintenance	£407.00	£701.00	-42%	Includes Garden waste bin fee
Repairs and Upgrade	£4,186.54	£702.91	496%	Includes Building Survey and pavings works
Monthly Draw	£0.00	£305.00	-100%	
Sundries & Event expenses	£728.18	£215.78	237%	
LOVE Project Costs	£3,167.81	£1,175.00	170%	Alan Graver Consultancy fees
Total	£11,795.88	£5,526.21	113%	
Net Surplus	£8,929.33	£7,056.67	27%	
Balance brought fwd	£36,130.03	£29,073.36	24%	
Total	£45,059.36	£36,130.03	25%	
Petty Cash	£861.86	£508.20	70%	
NS&I	£0.00	£6,163.28	-100%	
HSBC Current Account	£44,197.50	£29,458.55	50%	This value was transferred into the current account in July
Total	£45,059.36	£36,130.03	25%	

I have reviewed the accounting records maintained by Little Ouseburn Village Hall Trust CIO and I confirm the accounts on this page are in agreement with the records and the supporting documentation provided.



William Elliott
Sunday, 30 January 2022