

Trustees' Report to the Annual General Meeting, 21st April 2023

Introduction

This is my last report on behalf of the Hall Trustees, and it is a matter of regret that personal circumstances prevent my attendance at the AGM.

Last year I reported on the decision of the Trustees to fund a number of projects directly, and to seek external funding for others. These projects are discussed in more detail below.

Progress on these, and on many other matters, can only be made through the efforts of the Trustees, who all serve voluntarily. If residents want to make greater use of the Hall, to see more activities, with continuing improvements to the Hall's fabric, then more individuals will need to get involved – not necessarily as Trustees, but, for example, as event organisers or project managers. At present a substantial workload is falling on a small group of people.

The Work of the Trustees

Twelve months ago the Trustees agreed a programme of works:

- a) Tackling rising damp. The chief element of this project was the lowering of the external ground levels around the Hall., exposing a bitumen based DPC which had been covered over for 50 or more years. Rapid drying-out of brickwork has followed
- b) The kitchen, which has been re-designed and transformed with the installation of new cabinets, modern catering and refrigeration equipment, new flooring and redecoration
- c) Building maintenance has included an extension of the fire alarm system, redecoration of the western gable end and all external doors, and the installation of a remote control system for the central heating system which will help economic management of an increasingly expensive utility

Additionally, given the ambition to re-roof the entire Hall (which will require external grant funding), a survey was commissioned to establish the possibility of bats being present – such a survey is a pre-requisite for work of this kind. In the event, there is evidence of bats and this will require a license of operation if the work is to proceed

Following the lowering of the external ground levels, a volunteer labour force was brought together to cultivate the boundaries, including re-seeding

A survey of the Hall's accessibility was undertaken to ensure that proper attention was given to this aspect of its use. The chief

recommendation is for improvements to be made to the entrance. This will require substantial external funding. Meanwhile, signage to the rear entrance has been installed

The regular Pub Nights and Coffee Mornings introduced last year have continued, and their success encouraged thinking about further improvements which might be made to the Hall's interior. As a result, carpeting has now been laid in the Small Hall, which has been well received. A card reader has also been provided to support financial transactions!

Finally in this year of review, work has started to improve the gents' WCs, which will be dramatically transformed!

The Trustees have been keen to secure grant funding across a range of its projects, but to date support has been extremely disappointing, not least because of the very onerous processes involved – to date with little reward. Nevertheless we have pressed on, with projects largely funded from our own resources. However, the stage has now been reached where major works (the roof being a prime example) can only go ahead if grants are secured. So there will be continuing uncertainty about the size, scope and timing of future projects of this kind

Trustees

During the year the following served as elected Trustees:

Alison Kettle (Bookings Manager)

Sarah Lees (Secretary)

Paul Long

Edward Pearson (Chairman)

Zen Yaworsky (Treasurer)

together with Fiona Slight and Richard Hoyle as co-opted Trustees

I would like to take this opportunity of thanking all these people -

Alison does a tremendous job of arranging the Hall's bookings – meeting prospective hirers, “selling” the Hall, arranging formal paperwork etc

Sarah as Secretary has a major role in administering the Trustee's affairs. Additionally she leads on the complexities of licensing arrangements; and she and Alison are instrumental in keeping the Pub Nights and Coffee morning going

Paul Long drove the kitchen project to its successful conclusion. Paul has decided to step down as a Trustee but has said he will continue to support on an ad hoc basis. We owe him our thanks

Zen handles financial affairs, including the demanding process of applying for grant funding from many different sources

Richard has led the loo transformation project, currently underway

Fiona has overseen the improvements to the grounds and provided leadership to the volunteer workforce

I am standing down as a Trustee at this AGM, after a total of 8 years and 6 months involvement, over two different spells. 14 years ago there were 11 Trustees; now we are 7. The point I made earlier is relevant here. The Hall's future depends on residents - to use the Hall and to be involved

Financial position

The Treasurer will discuss the detail of the accounts. However, the Hall will need to find an alternative source of income in future years, assuming that the Open Gardens event is not restored in its traditional guise. Meanwhile, the Trustees believe that, whilst proper financial provision has been made from our own resources for the schemes discussed above, further major expenditure can only be undertaken if there is external funding support

Edward Pearson
Chairman
Little Ouseburn Village Hall CIO

Little Ouseburn Village Hall CIO Accounts 2022

Receipts	TY	LY	% +/-	Comments
Hall & Equipment Hire	£1,768.00	£987.50	79%	
Events	£2,443.09	£369.50	561%	Pub nights and Coffee Mornings
Sundries	£190.86	£437.21	-56%	
Grants	£11,167.00	£18,931.00	-41%	Trust Funds and Grants applied for. HBC Covid Grant
Total	£15,569.55	£20,725.21	-25%	
Payments				
Cleaning & Materials	£630.00	£600.00	5%	
Fire Protection	£695.76	£109.14	562%	Payment of 2021 invoices not captured
Insurance	£965.34	£828.46	17%	Increase due to revaluation of rebuild costs for the hall
Council Tax	£160.04	£60.76	163%	
Electricity	£540.46	£169.02	220%	
Water	£111.60	£130.80	-15%	
Telephone & Broadband	£309.54	£0.00		First installed in 2022
Oil & Boiler Service	£1,527.75	£1,412.17	8%	
Garden Maintenance	£174.99	£407.00	-57%	
Repairs & Upgrade	£25,623.50	£4,186.54	512%	Kitchen refurbishment. This sum also includes bat survey.
Sundries & Event expenses	£2,169.20	£728.18	198%	Includes accessibility survey
LOVE Project Costs	£0.00	£3,167.81		
Total	£32,908.18	£11,795.88	179%	
Net Surplus	£17,338.63	£8,929.33	-294%	
Balance brought fwd	£45,059.36	£36,130.03	25%	
	£27,720.73	£45,059.36	-38%	
Petty Cash	£2,042.72	£861.86	137%	
HBC Current Account	£25,678.01	£44,197.50	-42%	
Total	£27,720.73	£45,059.36	-38%	

I have reviewed the accounting records maintained by Little Ouseburn Village Hall Trust CIO and I confirm that the accounts shown above are in agreement with the records and supporting documentation provided

 Ceri Ann Mains
05/04/2023

Little Ouseburn Village Hall CIO Accounts 2022

Comments				
Receipts	TY	LY	% +/-	
Hall & Equipment Hire	£1,768.00	£987.50	79%	Pub nights and Coffee Mornings Trust Funds and Grants applied for. HBC Covid Grant
Events	£2,443.69	£369.50	561%	
Sundries	£190.86	£437.21	-56%	
Grants	£11,167.00	£18,931.00	-41%	
Total	£15,569.55	£20,725.21	-25%	
Payments				
Cleaning & Materials	£630.00	£600.00	5%	Payment of 2021 invoices not captured Increase due to revaluation of rebuild costs for the hall
Fire Protection	£695.76	£105.14	562%	
Insurance	£965.34	£828.46	17%	
Council Tax	£160.04	£60.76	163%	
Electricity	£540.46	£169.02	220%	
Water	£111.60	£130.80	-15%	
Telephone & Broadband	£309.54	£0.00		First intsalled in 2022
Oil & Boiler Service	£1,527.75	£1,412.17	8%	
Garden Maintenance	£174.99	£407.00	-57%	Kitchen refurbishment. This sum also includes bat survey. Includes accessibility survey
Repairs & Upgrade	£25,623.50	£4,186.54	512%	
Sundries & Event expenses	£2,169.20	£728.18	198%	
LOVE Project Costs	£0.00	£3,167.81		
Total	£32,908.18	£11,795.88	179%	
Net Surplus	£17,338.63	£8,929.33	-294%	
Balance brought fwd	£45,059.36	£36,130.03	25%	
	£27,720.73	£45,059.36	-38%	
Petty Cash	£2,042.72	£861.86	137%	
HSBC Current Account	£25,678.01	£44,197.50	-42%	
Total	£27,720.73	£45,059.36	-38%	