

## Trustees of the Tetbury Malthouse Foundation: Annual Report for 2022

### Summary

Tetbury Malthouse is the historic home of Tetbury Guiding, Scouting and Rifle Club. The building also supports the local community by providing facilities for the provision of regular exercise classes, a venue for community meetings, faith group meetings and as an occasional exhibition venue. The Trustees actively encourage new users to utilise the building, although in many cases the building's location, facilities and limited access reduce its attractiveness.

This has been a normal year of operations for the Malthouse with our main users returning to the Hall, and the addition of some new users such as more yoga classes.

The financial position is currently good, following the significant COVID-19 related grants received from Cotswold District Council. We have yet to see the costs of rising utilities come through into our expenditure however we expect pressure from these in 2023. We continue to face challenges in the significant repair and maintenance requirements of the Malthouse, a listed building whose maintenance has been somewhat neglected over many years. Our main issue is finding volunteers with the time and capacity to organise and project manage the repairs and upgrades required.

The Trustees of the Tetbury Malthouse Foundation have regard to the Charity Commission's guidance on public benefit when considering the services and facilities which are to be made available.

### The Trustees during 2022

Juliet Fenton	(Foundation Trustee) – <i>resigned [November 2022]</i>
Susan Doidge	(Tetbury Guiding)
Amanda Butcher	(Tetbury Guiding)
Thomas Glover	(Tetbury Scout Group)
Philip Seal	
Richard Barley	<i>appointed November 2022</i>
Neil Wareham	(Tetbury Rifle & Pistol Club)
James Randall	(Tetbury Rifle & Pistol Club)

The Trustees would like to thank Juliet Fenton, who resigned during 2022, for her many years of work being a trustee working on behalf of the Malthouse and its users and for ensuring the successful transfer of the Malthouse to the Charitable Incorporated Organisation (CIO).

Mr Crawford Alexander continues to act as the Honorary Treasurer. The Trustees are very grateful to Mr Alexander for his strenuous efforts managing the financial affairs of the CIO and for regular updates on income and expenditure.

The Trustees would also like to thank Mr Mike Johnson, who resigned during 2022, for his critical role as Honorary Secretary and dealing with various administrative functions and serviced the meetings of the Trustees and previous Management Group for many years. We are delighted that Neil Wareham has taken on the role as Secretary.

## **Policy Documents**

A summary of the charitable objects of The Tetbury Malthouse Foundation may be found on the website of the Charity Commission at: <https://register-of-charities.charitycommission.gov.uk/charity-search/-/charity-details/5134731/governing-document>

Copies of the complete Constitution are available upon request to the Secretary.

Policy documents covering the key areas of the functions of the Malthouse will be produced as required. We continue to wish to put in place a Business Plan which would be updated annually and a Strategy Document for the 5 Year period, 2023-2028. These documents will be made publicly available when they have been produced.

## **Achievements and Performance**

Since the charity was formed it has been able to make premises more widely available for use in keeping with the objects of the charity. The top floor is now well-used for fitness and exercise classes for all age groups and the long-standing Pilates sessions in the main hall continue along with regular Yoga sessions. All sections of the Tetbury Scout and Guiding movements are again making good use of the premises. This has, in turn, resulted in significant improvements in regular income thereby enabling important maintenance work to be carried out for the benefit of users.

During the year, over 15 different groups regularly used the hall, with many weeks the hall being used for well over 25 hours.

The completion of transfer of Title in the property was completed during the year.

## **Financial situation**

- Our year-end figures show income from hirings during 2022 was £8,919.33, a significant improvement from the 2021 level of £2,472, and also higher than the historic levels achieved pre-pandemic.
- Expenditure in 2021 was £4,151.26. This sum is significantly lower than the expenditure for the last full year mainly due to much lower expenditure on essential maintenance to the building. The Trustees believe that this low level of maintenance is inappropriate given the state of the building, and more focus will be put on ensuring more maintenance is performed in 2023 and subsequent years.
- We received a further £2,667 in the form of a Government Business Disruption Grant (paid via Cotswold District Council) to support community facilities dealing with pandemic issues.
- It is our policy that we shall maintain a reserve equal to a minimum of one year of expenses and/or £5,000 (whichever is the greater amount)

- In due course we plan to seek grants and apply for assistance toward the cost of refurbishing the facilities provided for the first and second-floor areas of the building.
- We reached year end with income exceeding expenditure by £7,435.07.

## **The Year Ahead**

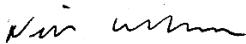
Unfortunately, the Trustees have not yet been able to approve plans to improve the kitchen and toilet facilities in the building but we hope that these will be taken forward in 2023 (subject to the availability of funding) and repairs and improvements to the building access will have been completed.

The Trustees remain committed to supporting the Charity Commission's desire to encourage people under the age of 25 to become more involved in the governance of charities, large and small. We remain keen to recruit at least one Young Trustee and seek additional volunteers to support the work of the Trustees.

## **Issues**

The Malthouse is an old building which, by its very nature, is poorly insulated and inefficient in terms of energy usage. Access for persons with mobility problems is presently not possible, and the range of services that can be provided is therefore somewhat limited. Our longer-term aspirations include seeking grant funding/investment for the provision of access to those with disabilities and more energy- efficient means of heating and lighting.

There are no significant issues, complaints, or disputes to report.



**Neil Wareham, Chair of Trustees.**

Tetbury, June 2023.

INCOME					EXPENDITURE				
2021		2022		yr/yr +/-	2021		2022		yr/yr +/-
£		£			£		£		
204.00	Other Rentals	1130.00		926.00	0.00	Bank Charges	70.00		70.00
36.00	Rifle Club	3000.00		2,964.00	12082.37	Maintenance	1596.20		-10,486.17
1179.00	Pilates	1970.00		791.00	1408.00	Electricity	1302.00		-106.00
0.00	Guides	677.50		677.50	39.00	Water	148.00		109.00
0.00	Scouts and Cubs	370.83		370.83	913.76	Insurance	960.06		46.30
18603.21	Grants from CDC	2667.00		-15,936.21		Miscellaneous	75.00		75.00
1053.00	Spin Class	1771.00		718.00			0.00		0.00
500	From Flower Show						0.00		0.00
							0.00		0.00
							0.00		0.00
							0.00		0.00
21575.21		11586.33		-9988.88	0.00	14443.13	4151.26		-10,291.87
					<b>7435.07</b>				
Bank Balance at 13th December 2022	£	37,824.04	£	7,435.07					
Bank balance at 31st December 2021	£	30,388.97	£	10,936.88					
Bank balance at 31st December 2020	£	19,452.09	£	10,241.84					
Bank balance at 31/12/2019	£	£9,210.25	£	1,962.86					