

CROSLAND MOOR COMMUNITY ASSOCIATION
15 PARK ROAD WEST, HUDDERSFIELD, HD4 5RX
REGISTERED CHARITY No.1186285

ANNUAL GENERAL MEETING
16 JULY 2025 AT 15:30

Present: Robin Clayton, Joanne Berry, Clare Kennedy, Anne Bradford
Sal Miah, Veronica Alexis

In attendance: Jane Mellor (Manager)

1. APOLOGIES FOR ABSENCE

All Trustees were present, so there were no apologies for absence.

2. TRUSTEES

Current Trustees:

NAME	LENGTH OF TERM OF OFFICE	END OF TERM OF OFFICE
Salik Miah	3 years	09.7.2025
Robin Clayton	3 years	09.7.2025
Joanne Berry	3 years	22.3.2026
Veronica Alexis	3 years	22.3.2026
Margaret Parry	3 years	22.3.2026
Anne Bradford	3 years	09.7.2027

Resignation:

Clare Kennedy had resigned as a Trustee.

Potential New Trustee

Dr Jas Singh had indicated he may be interesting in becoming a Trustee. Jane to follow up on this.

Re-election:

RESOLVED: That Robin Clayton be re-elected for a further period of 3 years following his current end of term of office.

3. ELECTION OF CHAIR

RESOLVED: That Joanne Berry be elected Chair until the next Annual General Meeting.

4. ELECTION OF VICE CHAIR

RESOLVED: That Robin Clayton be elected Vice Chair until the next Annual General Meeting.

5. MINUTES OF THE 2024 AGM

RESOLVED: That the minutes of the Annual General Meeting held on 9th July 2024 be accepted as a true record.

6. MATTERS ARISING

7. CHAIR'S REPORT

- Anne Bradford's Keep Fit Ladies class continues to do well, new members are always welcome.
- Chi-chi fit have finished
- Learning Centre – continue to expand and have now run out of room! This matter urgently needs addressing.
- WEA Sewing – the WEA no longer fund this. However, the group still runs with support from the Learning Centre.
- U3A Bridge – continue to hire the hall once a week
- Sal Miah's Taekwondo – currently hiring the hall one hour a week (Sundays)
- Aspire continue to hire our hall on a Wednesday morning
- Sugarcraft continue to hire our premises once a month.
- Mustard Seed Chapel were invited to leave due to not paying their bills. We eventually contacted the pastor who made arrangements for the outstanding bills to be paid, but they have not returned.
- Mount Zion – due to falling numbers they no longer meet at the Community Centre
- Frankie Paws Dog Training – no longer using our premises
- Trust Yoga hire our premises on a Thursday evening and have quarterly workshops.

Premises

We have tried to cancel the agreement with Citron Hygiene (to remove sanitary waste) but it seems we are stuck with them until December 2025.

Moorfield House

Rent: The Trustees of Moorfield House (Kirklees Council) are keen to get us to sign a new full repairing and insuring lease. This will result in a massive hike in rent which

was originally a peppercorn rent of £5 per annum. In communications with Martin Dearnley (on behalf of the Trustees of Moorfield House) he originally stated that the rent would be £4,500 per annum.

Following Robin Clayton's suggestion, the Moorfield House Trustees have re-assessed their position:

Thank you for your proposal that the Moorfield Trust accept a rent offer of £2,000 in year 1, £2,500 in year 2, and £3,000 thereafter as a counteroffer to the surveyors recommendations of a new rent of £3,000 per annum. This still needs to be formally approved by the trustees of Moorfield House, but I think that will be acceptable

In order for us to agree to taking on the full repairing and insuring lease, the building needs to be in a good condition, hence we are trying to get the roof and windows sorted before the lease is signed.

Windows: Martin Dearnley's response is:

It is clear that the proposal from C&H are well prepared. They also show that upvc would be cheaper than sustainable wood.

As you will recall, the charity surveyor indicated that he believes that joinery repairs and painting are sufficient for the building to be considered wind and watertight. CMCD A felt that replacement of most of the door/window was what was needed. The intention we were exploring, was that you identify the costs of repairs, and the charity pays you this sum, with you meeting the balance of the costs, if you want upvc.

We have received a couple of quotes for replacing the windows and submitted them to Martin Dearnley. Mr Dearnley has since asked us to get a quote for repairing the windows and this is the reply we received from Tom Collins (joiner) of Collins & Hall today:

The windows are not really in a state for repair. The sashes (openers) are mis-shaped, twisted and or showings signs of decay so these need replacing anyhow. If you're replacing the opening part of the window, the frame part also needs replacing to ensure weather tightness. The windows are also aged at approx 30 years, this is the life expectancy of Hardwood windows with semi regular maintenance.

Roof/guttering – we were asked to get a quote for roof repairs and guttering which we submitted to Martin Dearnley. However, in the meantime, Bramleys (on behalf of the Lodge family) brought to our attention that the gutters urgently needed attention and there was a loose stone topping on the dwarf wall near the fire escape. This has now been dealt with and the bill has been sent to Martin Dearnley in his capacity as advisor to the Moorfield House Trust as he is able to approve invoices for less than £200.

8. TREASURER'S REPORT

The 2023/24 accounts, audited by Relative Accountancy, were tabled.

RESOLVED: That the 2023/24 accounts be accepted.

9. ANNUAL REVIEW OF HIRERS' RATES

The Trustees reviewed the current hirers' rates

RESOLVED: That with effect from 1st August, our hire costs be changed to:

£15 per hour for regular hirers

£25 per hour for occasional hirers

£10 for the use of the kitchen

10. ANY OTHER BUSINESS

There were no items of Any Other Business to be discussed.

Crosland Moor & District Community Association

Accounts

For the Year Ended

31st March 2025

**Relative Accountancy Limited
Headrow House
19 Old Leeds Road
Huddersfield
HD1 1SG**

Crosland Moor & District Community Association

Accounts

For the Year Ended 31st March 2025

Accountants Report

As instructed, we have examined the above accounts and find them in accordance with the underlying records.

Relative Accountancy Limited

14th May 2025

Crosland Moor & District Community Association
Income & Expenditure Account
Year Ended 31st March 2025

	2025	2024
Income		
Hall hire	18,978.50	17,035.00
Interest received	151.38	160.09
Total Income	19,129.88	17,195.09
Expenditure		
Accounting fees and software	351.60	333.60
Insurances	541.54	466.61
Office/general administration	80.96	136.09
Premises	8,780.74	5,529.80
Bank Charges	97.00	90.24
Staff	6,522.00	5,786.60
Electricity	1,727.86	2,286.84
Gas	1,829.10	4,305.07
Water	422.69	351.70
Total Expenditure	20,353.49	19,286.55
Net Income	<u><u>- 1,223.61</u></u>	<u><u>- 2,091.46</u></u>

Crosland Moor & District Community Association
Balance Sheet
Year Ended 31st March 2025

	2025	2024
Fixed Assets		
Fixtures & fittings	8,000.00	8,000.00
Current Assets		
Cash in hand	295.95	142.95
Bank current acc	30,648.13	31,566.23
Virgin deposit acc	13,818.48	13,667.10
Debtors	-	430.00
Prepayments	-	79.00
	<u>44,762.56</u>	<u>45,885.28</u>
Current Liabilities		
Bond Received	100.00	
Creditors	<u>23.27</u>	<u>22.38</u>
Net Current Assets	44,639.29	45,862.90
Total Assets	<u><u>52,639.29</u></u>	<u><u>53,862.90</u></u>
Financed By:-		
Crosland Moor & District Community Association		
Funds brought forward	53,862.90	55,954.36
Surplus for the year	- 1,223.61	- 2,091.46
Funds carried forward	<u><u>52,639.29</u></u>	<u><u>53,862.90</u></u>