

TsS AGM 2024
Meeting held on 24/11/2024

Attendees:

Pete Dennis, Luke Dennis, Brian Millar, Lucinda Meade, Katie Green, Liz Green
(Zoom)

Agenda:

- Re-elections and review of roles
- Guest Numbers & first 2 years of trading review
- Marketing Ideas (Pete to send report)
- Accommodation Upgrades
- Policies and Procedures
- AOB

1. Re-election:

- Luke re-elected as Treasurer.
- Pete re-elected as Chair.
- Brian elected as Secretary for the next 12 months. We agreed that 4 trustees would be the minimum required for making decisions in the future.

2. Treasurer's report

Luke reported on the accounts and this was noted by trustees. Pete confirmed that a £500 donation from him will be placed into the bank account (which currently stands at £1) in order to fund ongoing minor expenses. Income and expenditure for the first year was confirmed at £2593.61. Pete stated that he did not expect it to be any further significant current account spend in the next 12 months however there would be some capital spend in relation to the upgrading of the Rustic Lodge. Pete confirmed that he would undertake to complete the statutory submission to the charity commission on the society's activities and accounts. This would be done by the end of January 2025. It was noted that as the charity was operating with turnover under £10K and that as such the submission was relatively straightforward. It was noted the growth of the charity would require a higher level of detail and require even greater detail.

3. Guest number Review

In relation to guest numbers Peter submitted a report (see attached) which will be circulated to trustees. They have been 12 quality enquiries and six residents had stayed at the accommodation during the operational year. It was recognised by the trustees that there was an expectation that there should be higher levels of enquiries

and that despite efforts to publicise the accommodation this have not driven up the numbers. There will be no change to the policy of no pets.

4. Marketing Ideas

Following a discussion for about the review of criteria and it was agreed that it should be widened to include all those who in a caring role with priority given to individual carers. Subsequent priority would be given to those within the NHS in caring roles and finally paid carers within the broader care home sector. Pete suggested an emphasis should be placed on London and the Home counties although other areas would not be excluded.

Under discussion about the Facebook entry for the charity Pete confirmed that he would send a picture each month to Katie who would then update the Facebook page accordingly. Brian said that he would approach his NHS contact and cancer services in order to publicise the charity now that the criteria had been widened.

Katie agree that she would explore the network partner status with the Carers' trust following initial contact by Lucinda. Katie and Lucinda would liaise on this task and agree timing.

5. Accommodation upgrades

Pete explained that he was currently in the process of upgrading the Rustic Lodge so that it would finally become an ensuite facility. His expectation was the cost would be kept to a minimum utilising recycled or low-cost materials.

Pete confirmed that there had been positive feedback from the guests so far in relation to the accommodation. There was discussion about disability access and it was appreciated that at this stage the rustic Lodge would be best suited for anybody with mobility issues. Peter agreed to work with Katie to produce a final do's/don't list and a recommendation for places to visit in and around Deal.

6. Policies and Procedures

The need for the charity to be put on an even more professional standing in the future was discussed. Income streams and charity's resources could be significantly enhanced in the future should projected donations materialise. There then followed a significant discussion about the long-term prospects for the charity. It was agreed that in the event of the demise of Pete as principal benefactor, then the current assets and income streams would be transferred to the charity. Given that the income would increase significantly (potentially £50K income pa) it was accepted that whilst there would be even greater scope to to achieve the charity objectives but that the trustees

would need additional support. It was suggested in discussion that this could lead to professional help to manage both the residents and the charity and the various income streams from rented accommodation. There was a recognition from the trustees present that this would mean a change in the scale and scope of the charity and subsequent responsibilities. Given that most trustees are relatively inexperienced in charity management it was acknowledged that this is a significant step change. It was accepted by Pete as chair that some trustees may wish to consider their position but hoped they would be reassured by more detailed planning. Brian confirmed that he would continue as a trustee until the AGM of November 2028.

Following further discussion, Pete agreed that he would produce a document which would explain the strategy going forward and his position as principal benefactor of the charity. It was also accepted that the trust at some stage may wish to change the nature of the charity from one principally providing accommodation for carers to providing grants and bursaries from realised assets. Whilst this is not the preferred strategy of the principal benefactor (Pete) it was accepted that this would be a matter for the trustees at some future stage and beyond the principal benefactor's control.

7. AOB - None

Dates for Trustee meetings in 2025

Feb 12 20:30 - Zoom

May 14 20:30 - Zoom

Aug 27. 20:30- Zoom

Nov 23 14:30. London - face to face

TsS Financial Summary 2023/24

See

<https://docs.google.com/spreadsheets/d/15aeDT4eiE5Femf0CgzUKJjh8YUFqit3U/edit?gid=204645642#gid=204645642> for full details.

Summary

Income	£2593.61
Donations	£2593.61
Expenditure	£2592.61
Office Maintenance	£931.25
Professional Fees	£620.00
Furnishings	£702.23
Kitchen Equipment	£113.36
Food	£40.90
Health & Safety	£25.58
Repairs	£159.29
Previous Balance	£0
Current Balance	£1