

ANNUAL GENERAL MEETING OF BRYNING WITH WARTON VILLAGE HALL TRUSTEES – MINUTES

Wednesday 16th February 2022 at 7.30pm. In the Village Hall

Present		<div>CHARITY COMMISSION</div> <div>FIRST CONTACT</div> <div>21 NOV 2022</div> <div>ACCOUNTS RECEIVED</div>
Mrs. Jenny Bennett	Chair	
Mrs Rosemary Gilbert	Trustee	
Mrs Ruth Fraser	Trustee	
Mr Neil Wood	Trustee	
Ms Lynn Clarke	Trustee	
Mrs Stephanie Hornby-Anyon	Trustee	
Mrs Pam Cawthorne	Trustee	
Mr Graham Dickinson	Village Hall Manager	

1	Welcome from the Chair. Jenny opened the meeting and thanked people for attending.
2	Apologies: Mr John Miller & Mrs Elaine Gregoire
3	Minutes from February 2020 were passed as a true record and signed. Proposed by Rosemary and Seconded by Ruth.
4	<p>Chair's Review of the Year 2020-21</p> <ul style="list-style-type: none"> The Village Hall was closed from the 23rd March 2020 for a period of 17 months due to Covid restrictions, therefore no AGM was able to be held in 2021 We received just over £19,000 in Local restriction grants. Jo Woods (Treasurer) and Graham (VH Manager) worked reduced hours of 50% and Bill (Caretaker) initially took a well-deserved holiday and then joined our reduced hour scheme. In September 2020, Jo Wood resigned as Treasurer and Graham combined both jobs. Thanks to all for keeping going during difficult times. Trustees have met regularly since July 2021 and following a Risk Assessment, were able to re-open the Village Hall on the 1st September 2021. User Groups have returned Tae Kwon Do, WI, MU, History, Fylde Cloggers, Jellybeans and Craft Group. We have a new regular booking of a Table Top sale on the 1st Saturday morning of each month. The rebuilding values for the Village Hall, Book Exchange and Foodie Fusion have been reviewed and consequently the insurance premiums have risen substantially. The Trustees financially support the Book Exchange and work with the Parish Council to provide this facility for residents. Foodie Fusion has been up and running since August 2020 and pays a monthly rent to the Village Hall. Thanks to Neil Wood, Lynn Clarke (Co-opted Trustees) and John Miller (Resident Trustee) who are stepping down. Also thanks to Sue Parkin (User Group Rep) for all her hard work as Chairman and Trustee. We wish her well. <p>Finally a sad note to the passing of Cllr. Michael Gilbert who was a Life President of this charity.</p>
5	<p>Financial Report Year ending December 2021</p> <p>Due to the grants from FBC for Covid, the income for the VH this year was over £25,000 and so has to be audited by the Charity Commission. The report which had been compiled by Mr Ron Bennett had been independently examined by Philip Crankshaw ACA and was given to the Trustees and public present for the scrutiny.</p> <p>It was mentioned in discussion that if the hall had not had the grant from FBC it would have made a loss and that Foodie Fusions income is essential.</p>
6	<p>Manager's Report January to December 2021</p> <p><u>Maintenance</u></p> <p>Emergency lights, Fire Extinguishers, Means of escape, Fire alarms, Disabled Toilet alarm –new one fitted, First Aid Box – out of date kit was replaced.</p>

	<p>All the above checked weekly and no issues to report. Water was leaking in through the ceiling inside the Disabled Toilet, the repair has been completed.</p> <p><u>Annual Testing</u> K-Lec have completed the annual testing of the above and also the heat and smoke detectors at the Village Hall Also completed PAT (Portable Appliance Testing), intruder alarm and the Village Hall Defibrillator.</p> <p><u>Utilities</u> To confirm the VH electricity and gas supplies are fixed until December 2022 The reading for the gas meter appears faulty as the bill is only £9.00 /month; the engineers have not solved the problem to date. We have encountered minor problems with water leaks which have been repaired. Leaking Radiator valve & stop cock valve, leaking water syphon and urinal flush (Gents Toilet). The Central Heating boiler serviced and passed. The Landlord Gas Safety check inspection has been done.</p> <p><u>Property Re-building costs</u> Following a survey of the premises the value of each building has increased. Village Hall.....£596,425 to£822,340 Foodie Fusion.....£181,000 to£345,248 Book Exch.....£ 90, 158 to£120, 000 These are the re-building cost including demolition. There has been an increase in the Insurance Premium to all the buildings.</p> <p><u>Fylde Borough Council Lock Down Grants</u> The Village Hall received a total of £19,050.85 in Lock down grant payments.</p> <p><u>Regular Weekly User Groups</u> Jellybeans, Tae Kwan Do, Fylde Coast Cloggers, Seriously Hooked up</p> <p><u>Monthly User Groups</u> Table Top Sale1st Saturday of the month Parish Council.....1st Tuesday of the month Women's Institute..... 2nd Tuesday of the month History Society..... 3rd Tuesday of the month Mothers Union..... 4th Tuesday of the month</p> <p><u>Hygiene</u> The Village Hall has been cleaned throughout the premises as per risk assessment for Covid.</p> <p><u>Broken Window</u> A window was found to be broken at the front of the Village Hall. The incident was recorded on CCTV. The Police were contacted and they downloaded the recording. They cannot identify the offender. The cost of the replacement window was £156.</p>
7	<p>Election Of Public Representatives (2 Positions) Nomination of Stephanie Hornby-Anyon by Jenny, seconded by Lynn, carried with unanimous vote. Nomination of John Gibson by Steph, seconded by Jim Cartmel, carried with unanimous vote.</p>
8	<p>AOB – No questions Meeting closed at 7.28pm</p>
	<p>Village Hall Contact details Landline with answering machine. 01772 633631 Mobile. 07919 803284 Email. Warton.managervh@outlook.com</p>

BRYNING WITH WARTON VILLAGE HALL**INCOME & EXPENDITURE ACCOUNT Y.E. 31st DECEMBER 2021**

<u>INCOME</u>	2021
	£
Rent FF	12,500.04
Hall hire	1,420.05
FF Insurance payment	1,308.91
COIF Dividends	407.70
Bank Interest	6.83
E-ON Electric	98.50
Fylde Council Lock down grants	19,050.85

34,792.88

EXPENDITURE

Management Services	4,652.00
Running Costs	225.06
Electricity	351.39
Gas	111.77
BT	394.94
Water VH	265.66
Water Bex	247.00
Repairs & Renewals	885.82
Insurance	3,350.72
Annual Licences & Fees	474.82
Legal Fees	300.00

11,259.18

NET PROFIT FOR THE YEAR

23,533.70

BRYNING WITH WARTON VILLAGE HALL**CHARITY NO. 226465****INVESTMENT SCHEDULE & BALANCE SHEET****1. CCLA Investment Management Ltd (Charities Investment fund)**Market Value @ 31.12.20 **13,886.79**Market Value @ 31.12.21 **15,856.70****2. Natwest Reserve Account**

Opening Balance	49,131.45
Income - Rent	12,500.04
Insurance	1,308.91
Interest	6.83
Fylde BC Grants	19,050.85
Transfer to Current Account	<u>-7,000.00</u>
Closing Balance	<u>74,998.08</u>

3. Current Account

Opening Balance	3,235.04
Transfer from Reserve Account	7,000.00
Income (Income & Expenditure Account)	1,926.25
Expenditure (" ")	<u>-11,259.18</u>
Closing Balance	<u>902.11</u>

Bank Account Summary

Balances B/F		
Natwest Reserve Account	49,131.45	
Natwest Current Account	<u>3,235.04</u>	
		52,366.49
Balances C/F		
Natwest Reserve Account	74,998.08	
Natwest Current Account	<u>902.11</u>	
		<u>75,900.19</u>

NET PROFIT FOR THE YEAR**23,533.70**

BRYNING WITH WARTON VILLAGE HALL

ACCOUNTS FOR THE YEAR ENDING 31st DECEMBER 2021

Independent Examiner's Report

I have examined the attached accounts from the accounting records, information and explanations received and can confirm that they accurately reflect the activities of Bryning with Warton Village Hall.

P. Crankshaw

Philip Crankshaw A.C.A