

St Piran's Hall, Goldsithney Registered Charity No 300588

Annual Report and Accounts of the Management Committee 2023

Overview

It has been another interesting year for the Hall with activity growing, some existing groups expanding, a number of new groups being established. We have secured some revenue and capital grants to help establish new groups and undertake important repairs and improvements to the fabric. A stable financial position being achieved for day to day activity but concerns remain about the longer-term condition of the Hall.

None of this would have occurred without the tireless work of volunteers along with the support of the Parish Council.

Governance-

The Management Committee has met on a regular basis since the last AGM in March last year to, review operational management issues such as lettings, maintenance, social media impact and financial matters and to consider forward plans and potential funding bids to address the significant maintenance issues raised in an updated surveyors report commissioned from Ward Williams Associates with the generous support of Cornwall Council's Community Capacity Fund. Regular dialogue with the Charter fair and Christmas lights groups now occurs.

The three Trustees of the Hall continue to be Gareth Griffiths, Andy Moore and Sue Nicholas.

Finances

Maddy Hampton-Smith become our Treasurer in January 2023 and has continued to provide financial information to the Management Committee indicating sound control over income and expenditure. Unfortunately, personal circumstances have meant that Maddy was unable to continue and after extensive search Giles Harper has thankfully agreed to take on the role and the bank mandates are currently being amended. Future annual accounts will be subject to audit by a new honorary inspector of accounts as Barry Reeves has retired his red pen after a number of years' valuable service. Jackie O'Keeffe has covered the role for 2023.

In brief thanks to the increase in lettings income, bouncing back well from the Covid restrictions, and generous support from Perranuthnoe Parish Council and Cornwall Council received in the year our day to day operations are in a sound financial position. A Restoration fund account for major works has been established with Lloyds Bank as recommended by the 2022 inspection report.

There are two principle concerns, firstly that although lettings income is growing it is insufficient to tackle the long-term maintenance required and there is and will be a reliance on grant aid.

Secondly the surveyors report commissioned during the year from Ward Williams Associates funded by Cornwall Council's Community Capacity Fund indicates that there is costly structural work required to the Hall over the next few years and a joint strategy with the Perranuthnoe Parish Council to source external funding continues to be needed. The size of the investment indicated as required, circa £750,000 is due in no small part due to the concrete barn construction of the main hall which has lasted over 50 years but is showing signs of failure. The view of the Hall Committee is that longer term planning to replace the Hall with a new purpose built building over the next 10-15 years is becoming more urgent if the Hall is to remain as the main Parish asset and serve the local Community. In the meantime, investment will continue particularly in the Trevean and Perran Room to ensure that the Hall remains a comfortable and safe venue.

Maintenance/ Fabric report

A number of matters have progressed since the last AGM

- The double glazing to the main hall was installed in April 2023 supported by Perranuthnoe Parish Council
- New vinyl flooring was installed in the Foyer area in February 2024 with help from the Cornwall Councillors Fund. At the end of the year work was in progress in Trevean Room to install a suspended ceiling and improve insulation funded by National Grid Community Matters
- A grant was received from the Cornwall Council Community Capacity Fund to commission a detailed report on the works required to the structure of the building by Ward Williams Surveyors
- A grant application has been made to the Queens Platinum Village Hall fund for matched funding towards major works but is in abeyance whilst the 80% match is sought
- The Hall's Insurance was renewed during the year with Allied Westminster and the building cost revaluation was updated generating a modest reduction in cost

Risk Assessment/Health and safety

- Health and Safety inspections continue to be carried out on a least a monthly basis.
- Jim Blain's role checking the Fire Alarm on a weekly basis and the lighting on a monthly basis has now passed to Roger Low. Many thanks to Jim for his sterling work on this and other matters over many years.
- Our safeguarding policy originally adopted in 2018 has been reviewed

Lettings Update

- The Hall became acknowledged as a Community Hub in December 2023 and secured some limited funding to promote some Health and Wellbeing related activities. It is hoped this will expand further in 2024/5.

- Hall occupancy is continuing to bounce back with bookings from new groups and individuals
- All weekday evenings remain booked with new groups and individual lettings increasing
- Alan Kilby continues to ensure the Hall website stpiranshall.com and the Facebook page (<https://www.facebook.com/St-Pirans-Hall-Goldsithney-107901172034047>) updated regularly and the growth in the number of users has shown impressive progression.

Other matters

- The Management Committee members have tirelessly to keep up the standard of the Hall despite a catalogue of medical treatments and personal Issues. Special mention must go to Brian, Roger, Paul and Jim for their tireless work. We are however continually looking for additional help to help bolster our delivery.



Date	Money In	Interest	Money Out
5/17/2023	£20,000.00		
12/29/2024		£312.46	

	£20,000.00	£312.46	£0.00
Balance			£20,000.00

St Pirans Hall Balance Sheet

31st December 2023

Balance Sheet

12/31/2023

Starting Balance 01/01/2023	£31,545.45
Restoration Fund Account 17/05/23	£20,000.00
Interest Received on Savings Acc	£312.46
Due to be Banked	£0.00
Income	£51,261.85
Outstanding invoices raised	£592.00
Expenditure	£28,729.39
Outstanding Expenditure	£0.00
Balance	£74,982.37
Total	£74,982.37

St Pirans Hall Profit & Loss

1st Jan to 31st Dec 2023

	Incoming	Out Going
Lettings	£ 27,230.90	
Lettings Pre 2023	£ 120.00	
General	£ 813.29	
PPC	£ -	
Misc Grants Grants	£ 9,875.00	
Cornwall Council	£ 11,551.80	
Gift Aid	£ 187.00	
EDF	£ 952.02	
Wind Turbine	£ 219.38	
Holding Acc Interest	£ 312.46	
Electric		£ 1,723.54
Oil		£ 1,444.99
SW Water		£ 363.14
Repairs & Renewals		£ 6,513.53
Fire & Safety		£ 1,050.00
Cleaning		£ 4,087.20
General		£ 11,042.34
Insurances & Licences		£ -
IT / Web site		£ 2,007.65
Letting Refunds		£ 497.00
Total	£ 51,261.85	£ 28,729.39
Profit	£ 22,532.46	
Outstanding invoices raised 2023	£ 592.00	
Outstanding invoices to be paid	£ -	
31st December 2023	£ 23,124.46	

Jacqueline O'Keeffe

Binnervean

Leedstown

Hayle

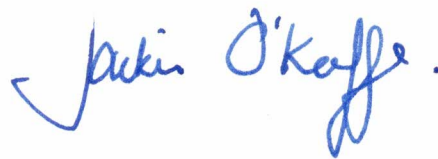
Cornwall

TR27 6BL

1st September 2024

Report to the members of St Pirans Hall, Goldsithney for the year ending 31st December 2023.

I have perused the accounts of St Pirans Hall as presented to me and in my opinion, they appear to be a true and fair representation of St Pirans Hall's current financial position.

 Jackie O'Keeffe.