

Monkton Combe Village Hall
Minutes of Annual General Meeting 22 March 2022

Present Des Wighton (Chairman), Mike Newton (Secretary), Martyn Tranter (Treasurer), D Dee Clark, Andy Hutchinson, Alastair Love, Pat Love, David Le Tall. The Parish Council was represented by Lyn Alvis.

Apologies Received from Penny Tranter, Sue Wighton.

Minutes The minutes of the meeting held on the 23rd March 2021 via Zoom, having been circulated previously, were approved and signed.

Matters Arising None.

Secretary's Report

MCVH Lettings Analysis

Income from Lettings 2021	
Band Practice- Fossett	150
Band Practice U3A Rock	-30
Band Practice U3A	
Swing	-36
Bluebird Training	440
Eqpt Storage	
(Rosicrucian)	60
Extra cleaning	20
Home Schooling	1100
Meeting	144
Party - Children's	180
Party - MCS Leavers	60
Playwood Forest School	1770
Polling Station	180
Railway	297
Rainbow Theatre	46
Rosicrucians	40
Singing Group	540
Table Tennis League	504
Table Tennis Practice	642
TT coaching	70
Grand Total	6177

Income from Lettings 2020	
Band Practice U3A	582
Bluebird Training	510
Childcare Training	120
Dance Class	60
Funeral reception	42
Furniture Sale	60
Home Schooling	460
Meeting	61
Music Practice	42
Railway	124
Rainbow Theatre	20
Singing Group	200
Table Tennis Club	432
Table Tennis Practice	503
Wedding deposit	50
Yoga	300
Grand Total	3566

Income from Lettings 2019	
Band Practice U3A	1464
Dance Class	108
Donation box	30
Drama rehearsal	36
Funeral reception	126
Furniture Sale	120
Guitar Workshop	220
Harvest lunch	48
Home Schooling	1600
Meeting	50
Music Practice	88
Party - Children's	69
Party - Family	315
Party - Other	30
Polling station	450
Railway	409
Rosicrucians	455
Singing Group	660
Table Tennis Club	1260
Table Tennis League	63
Table Tennis Practice	491
Table/chair hire	20
VPA meeting	64
Yoga	653
Yoga (Willder)	140
Grand Total	8969

Lettings:

We started 2021 with the country still in a state of lockdown and the only bookings we were able to take were for essential educational and training purposes. Whilst our Home Schooling group were able to continue and D Clark's first aid training courses for new Bluebird Care staff provided some income, normal lettings did not resume until May. Ad hoc booking for table tennis practice was allowed in March and in April Tania Orgill, a local resident, booked Wednesdays for her new venture Playwood Forest School based at the Hall. Our Singing Group and the Railway Modellers resumed their regular bookings in June but some groups may not return. Amongst these are the Yoga class and the Rosicrucians. The Home Schooling group, who only met outside for safety reasons, ceased using the Hall in October. League Table Tennis resumed in October but the Oldfield Club is now down to four teams (at one time there were seven). Another significant loss has been the Swing Band which has moved to Claverton Community Centre as the lack of car parking in Monkton Combe has made it impossible for their members. Their Tuesday slot has been filled by the Forest School who for a period were using the Hall for two days a week and they have been the most important source of letting income. The reduction in our letting income has once again been more than compensated for by government grants and we have received a total of £17,031. These grants were paid to businesses on a flat rate depending on their rateable assessment so for a second year we ended up with greater income than we would normally.

Maintenance:

With the disused side door into the kitchen via the 'WI' cupboard becoming an ongoing maintenance problem we decided to remove it and block up the opening with stone at a cost of £2280. The dripping kitchen taps were replaced with new ones costing £49.

Other matters:

The renewal quote from our existing supplier for gas and electricity British Gas Lite was not competitive so we switched in August to EDF on a three year contract. The meters have been replaced with smart meters.

DW had obtained a grant of £4,600 from the National Lottery towards the £6400 cost of installing an audio/visual system, further donations of £500 each being made by the Parish Council and Monkton Combe School, with the Hall providing the balance of £800.

We again participated in the Christmas Lighting trail by putting an illuminated star in the front window, this time using our own specially purchased lighting set.

Treasurer's Report

The accounts for 2021 have been prepared on a similar basis to those of 2020.

The COVID pandemic has continued to distort our income and expenditure, but it is still pleasing to note that our Assets increased in value and that we maintained an Operating Surplus.

Assets and Liabilities 2021

Our Cash at Bank on December 31st, 2021 (all the money in our cash accounts) was £37,517.32 up from £17,241.39 in 2020. Our Shares and Fixed Interest Bonds (Investments) fell by £457.55, from £14,717.60 to £14,260.05. This gives us Total Assets of £51,777.37. This compares favourably with £31,958.97 for last year, an increase of £19,818.40.

Income and Expenditure 2021

Our Income was £29,741.31, up from £20,688.69, an increase of £9,052.62. Our Operational Expenditure was £9,465.59, down from £17,689.27 last year, a decrease of £9,465.59. Our Operating Surplus £20,275.93, up from £2,999.42 last year, an increase of £17,276.51.

It is very difficult once more to compare our Income and Operational Expenditure on a "like for like" basis for 2020 and 2021, because of COVID distortions, but here are changes, first dealing with Income. Lettings were £6,054.00, up by £2,286.00. Our income from Events was £0, a decrease of £653.00 and our Investment Income was £856.31, up by £49.00. What gave us a large income boost were Donations and

Grants, which rose by £7,370.62 to £22,831.00. We received £17,031.00 in four payments from Invest in Bath (BANES Council COVID support grant), and £4,600.00 from the National Lottery Community Fund, supplemented by very kind donations of £500 each from Monkton Combe School and the Monkton Combe Parish Council, to buy an audio visual sound system (see below).

Our Expenditure varied a little in several categories. I remembered to pay the 2021 Insurance in January, rather than December'20 as I did last year, so that it appears on the accounts of the correct year. Electricity was up by £122.76, more than balanced by Gas being down by £205.34. Water was down by £105.21, testimony to our Secretary's persistence in driving down our suppliers' quotations. The ill-fated Village Hall Picnic cost us £6.61 in posters. The main expenditure under Sundry was £6,397.20 for our audio visual sound system. In addition, £329.40 was spent on boiler and heater servicing.

Overall, I feel that the Committee again has shown good fiscal sense and management during these troubled times.

Chairman's Report

After the virtual closure of the hall in 2020 due to the pandemic, things slowly started getting back into gear during 2021. As lockdowns went, and lockdowns came back again, several groups tried to resume their activities, even if this meant meeting outside (the choir) or introducing extra hygiene measures to ensure their and other user's safety. We are grateful to all our hirers for their continued support of course and also to the Government for their grants to compensate for lost earnings over the period.

As Mike noted in his report, car parking for attendees of events or classes in the hall is becoming so difficult that potential hirers are put off before they even look inside the hall. The car park next to the hall is full at most times of the day from local residents who are working from home or possess multiple cars, or both.

Unfortunately there is no easy solution to the problem.

Events were also curtailed in 2021. The annual Burns Night was cancelled because of lockdown restrictions but we had hopes for a summer picnic. Unfortunately the other big story of the decade, stormy weather, resulted in our having to cancel at the last minute due to a most inclement forecast – which turned out to be largely true.

The installation of the audio-visual system proved instrumental in being able to schedule a lecture by the school historian on the founder of the school, the Revd Pocock, with a slide show on the big screen. This was remarkably well attended – by villagers as well as pupils old and young. It's also proved useful for presentation of documents or pictures at group meetings such as the Parish Council and the Valley Parishes Alliance.

Given our relatively comfortable financial position, but bearing in mind what I said previously about falling demand for bookings, we are looking to the new year to do more maintenance to improve facilities at the hall which will contribute towards reducing our energy consumption to save us money in the long term and the help the environment in the even longer.

And so we look forward to another year with confidence. All our committee members have survived the last two years and, I hope, are looking forward to helping manage this great village asset for many more.

Thanks, as ever, should go to my fellow officers, Mike and Martyn for their dedication in keeping the Hall functioning and profitable but also to all committee members, and David in particular, for their continued work on making it a safe and comfortable environment for the lettings and to ensure its future for the benefit of the whole community.

Resignation

The Committee resigned, in accordance with custom. Des Wighton. Mike Newton and Martyn Tranter agreed to serve again as Chairman, Secretary and Treasurer respectively and this was approved.

2022 Committee

All existing members had offered to serve for another year.

The 2020 Committee therefore comprises the officers (above) together with Dee Clark (Church), Andrew Hutchinson (School), Alastair Love, Pat Love, Liz Lee, David Le Tall, Penny Tranter, Sue Wighton, together with a Parish Council member as nominated.

AOB

None

Next Meeting

7.30 pm Tuesday, 21st March 2023, followed by a Committee Meeting.

MONKTON COMBE VILLAGE HALL
Income and Expenditure 2021

INCOME	2021	2020
	£	£
Lettings	6.054,00	3.768,00
Events	0,00	653,00
Donations & Grants	22.831,00	15.460,38
Investment Income	856,31	807,31
	<u>29.741,31</u>	<u>20.688,69</u>

OPERATIONAL EXPENDITURE	2021	2020
Electricity	394,71	271,95
Gas	290,46	495,80
Water	50,10	155,31
Insurance	1.230,45	0
Repairs and Maintenance	1.028,46	16.315,06
Events	6,61	392,00
Sundry (incl investment fees)	6.464,59	59,15
	<u>9.465,38</u>	<u>17.689,27</u>

SURPLUS/DEFICIT FOR YEAR	2021	2020
Income	29.741,31	20.688,69
Operational Expenditure	(9.465,38)	(17.689,27)
Operating Surplus/Deficit	<u>20.275,93</u>	<u>2.999,42</u>

Surplus/Defecit	<u>20.275,93</u>	<u>2.999,42</u>
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Independent examiner's report to the trustees of Monkton Combe Village Hall ("MCVH")

I report on the accounts of MCVH for the year ended 31 December 2020, the preparation of which is the responsibility of the trustees.

My examination does not constitute an audit and consequently no opinion is given.

In connection with my examination no matter has come to my attention:

(1) which gives me reasonable cause to believe that in any material respects the requirements to keep accounting records, and to prepare accounts which accord with the accounting records, have not been met: or

(2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

MONKTON COMBE VILLAGE HALL
Assets and Liabilities 2021

	2021	2020
CASH AT BANK	£	£
Balance at 31 December 2020	17.241,39	14.241,97
Income - Hall	28.885,00	19.881,38
Expenditure - Hall	(9.407,49)	(17.630,12)
	19.477,51	2.251,26
Investment income net of management fees	798,42	748,16
Surplus/Deficit for year	20.275,93	2.999,42
Investment disposal proceeds	0,00	0,00
Balance at 31 December 2021	37.517,32	17.241,39
INVESTMENTS		
Value at 31 December 2020	14.717,60	15.374,24
Disposals	Nil	Nil
Purchases	Nil	Nil
	0,00	0,00
Unrealised change in value	(457,55)	(656,67)
Value at 31 December 2021	14.260,05	14.717,60

INVESTMENT ANALYSIS

Value at 31 December	2021	2020
HSBC 6.5% 2023 (nom £5,000)	5.535,83	5.732,50
National Grid 5.875% (nom £6,000)	6.887,65	7.006,52
Vodafone Shares (1,636)	1.836,57	1.978,58
	14.260,05	14.717,60

CASH AT BANK ANALYSIS - FOR MANAGEMENT C'TTEE ONLY

Value at 31 December	2021	2020
Barclays	36.365,30	7.586,24
Tilney	1.110,10	362,63
Virgin	0,00	9.250,60
Petty Cash	41,92	41,92
	37.517,32	17.241,39