

Barton Village Hall Management Committee

Minutes of Annual General Meeting

14th October 2021

Present

This was the AGM for 2021 which had unfortunately been delayed due to Covid restrictions. It was chaired by Tom Chinnery. The main purpose of the AGM was to present the annual accounts for 2020 which had now been audited and required formal approval before submission to the Charity Commission.

Minutes

The Minutes of the previous AGM had been circulated and were taken as read. Keith Whitwell reported that the Minutes had incorrectly referred to presentation of the annual accounts for 2020 whereas they were the annual accounts for 2019.

Matters Arising

None.

Correspondence

None.

Finance Report

Keith circulated copies of the annual accounts for 2020 which had again been audited by Helen Rose. He commented on several particular items.

It was noted that the figure for hirings was substantially down on 2019 but this was of course directly related to the Covid pandemic and the fact that the hall had been closed for several months.

However the committee had received two grants from Central Bedfordshire Council during 2020 to cover loss of income during the shutdown. The first was paid in June amounting to £25,000 and the second in December for £2,000. There had also been a small grant of £259 from the parish council to cover the cost of new hand driers. Other income for 2020 included a small sum from fund raising for the table top sales and the rental income from the surgery for use of the car park.

It was noted that the committee had received a total sum of £4,125 from the Co-Op Community Fund for the purchase of an electric roller by the Carpet Bowls Club. This money was being held in a reserve account pending completion of the purchase.

With regard to general expenditure this was greatly reduced as salary payments were not made during the shutdown period and utility bills were also much lower than in previous years. However there had been a large payment for maintenance following the decision to go ahead with re-roofing the main section of the building.

Other expenditure had also been reduced e.g there was no charge by the Performing Arts Society and the parish council had waived our annual contribution for the maintenance of the access road.

Keith advised that it was largely because of the Council grants that the annual accounts showed a small surplus for the year of £2,090.

The accounts were formally adopted by the meeting (proposed by Jenny Archer and seconded by Gill George) and signed by the officers as a true record.

Booking Officer's Report

In the absence of the Booking Officer no formal report was given but it was noted that the hall had been closed for much of 2020 due to the Covid pandemic. Fortunately it had been able to reopen during the current year and many of the regular bookings had returned.

Chairman's Report

Tom presented his annual report – see attached.

Following this report there was much discussion on the future expansion of the village and the need for additional leisure and sports facilities. It was agreed that the committee should proceed with obtaining a feasibility study by SWA Architects. Keith confirmed that the village hall funds would be able to cope with this cost at the present time.

Any Other Business

There was a brief discussion on the problems currently being caused by the Covid pandemic. It was noted that many regular bookings were now coming back and it was hoped that other groups would restart shortly. Weekend bookings were also improving now that many of the official government restrictions had been lifted.

It was suggested that the village hall might invest in providing Wi-fi. Keith had looked into this and confirmed that it could be obtained for a small fee of £30 per month. It was agreed that this should be set up.

Election of new committee

The committee was re-elected with the exception of José Currant who had resigned as representative for the Camera Club. In the absence of nominations for the executive committee the current officers agreed to continue for a further year.

The new committee was as follows:

Tom Chinnery - Chairman
Keith Whitwell - Treasurer
Rita Winters - Secretary
Maureen Turner – Booking officer
Fred Turner - Gardener
Tony Maltby – Wednesday Club

Carol Still - Carpet Bowls
Julia Leafe - W.I.
Gill George - Barton Players
John Roberts - Parish Council
Keith Badham - Upstage Group
Jenny Archer - Elected
Brian Stoten - Elected

Date of first meeting

The AGM closed at 8.35 pm and was followed by the normal monthly committee meeting.

Chairman's report for AGM on 14th October 2021

It is over a year ago since we last met and a lot has happened. I could list all the trials and tribulations but we would be here all night; so I have listed maybe the important issues that have affected the Hall. This is not in date or order of importance.

The pandemic

Obviously this put us into a huge dilemma. The hall was closed for much of 2020 with no income. Fortunately we were able to survive on our reserves and grants. The grants were distributed through Central Beds Council but originated from Central Government.

We were also able to retain the services of Alan. Although we helped as much as possible, he was able to survive financially with the help of the Government furlough scheme. This did not maintain his income completely but the shortfall thankfully was manageable.

I am glad to say our bookings and finances are looking a lot healthier now for 2021. Most of you will know that the grants we received enabled us to draw on our reserves and re-roof the main hall during 2020.

General

Unfortunately the large waste bin situated outside the main entrance was vandalised earlier this year and had to be replaced. Keith will have details of the cost in his update of the current financial position of the village hall.

We have recently explored the possibility of installing 3-phase electricity into the hall. We have made extensive enquiries with the appropriate agencies. We knew that the Barton Players would welcome this as it would assist with their productions. However the cost would exceed £8,000 and it was felt that this cost could not be justified at the present time, particularly as the possibility of future lockdowns could not be ruled out.

We have also recently applied for a grant from an organisation call Thrive for a sum of £4,000 to replace our current lighting with LED. We became aware that grants were available through Simon Patterson of Beds RCC. If allowed this update could save some £1,000 per year on our electricity bill.

Future Plans

The main area of work over the past 18 months has centred around the future of the Hall itself. You will all be aware of the proposal to build 500 new houses on the

Higham Gobion Road. That proposal is now almost a reality. Along with the development goes the availability of a considerable amount of "Section 106 grant money". This is money that is paid by the developer to Central Beds Council to help with the additional needs of the village (and surrounding area) to cope with the development. I would stress that this money is allocated by Central Beds Council and it may be that they deem it should be directed elsewhere in their area.

However we have worked on the assumption that the money will come to Barton. Our parish council, I believe, are working on a similar assumption. They have hired a company to explore the needs of the village in regard to leisure activities. We have met with both the parish council and a representative of the company they have hired (Tim Wall - who incidentally lives in the village). We expect a copy of his report shortly.

This Section 106 money is only available for new projects and not for existing on-going matters such as maintenance or redecoration. The money is supposed to help the village cope with the expanded population that 500 houses would bring. One problem for us is that the village hall is full in terms of regular bookings and it is reasonable to assume that an expanded village population would put extra demands on the hall, which we could not fulfil.

Hopefully the parish council's leisure report will help to demonstrate the shortfall of facilities in this area as they are meeting with many of the village groups. However we have assumed that the services provided by our present village hall will be inadequate.

It may be that we could extend the village hall on the existing site, or alternatively it maybe that a new hall could be the solution. To give us some idea of what is possible, we have met with a firm of architects who specialise in this area (SWA Architects) and they have given us some initial thoughts on what other villages have done. To give us a more detailed and comprehensive view, they would need to undertake a feasibility study. This would cost in excess of £5,000. If we decide to proceed with this route, we would need to look at how to meet this cost.

Tom Chinnery
Chairman



Section A

Independent Examiner's Report

Report to the trustees/
members of

BARTON LE CLAY VILLAGE HALL

On accounts for the year
ended

31-12-2020

Charity no
(if any)

308187

Set out on pages

2 AND 3

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended

Responsibilities and
basis of report

As the charity trustees of the Trust, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent
examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention (other than that disclosed below *) in connection with the examination which gives me cause to believe that in, any material respect:

- accounting records were not kept in accordance with section 130 of the Act or
- the accounts do not accord with the accounting records

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in order to enable a proper understanding of the accounts to be reached.

* Please delete the words in the brackets if they do not apply.

Signed:

Date:

20-8-21

Name:

HELEN R ROSE

Relevant professional
qualification(s) or body
(if any):

Address:

1 NEW COTTAGES

HEXTON

HITCHIN SG5 3JD

Barton Village Hall registered charity no:308187

Income and expenditure account

for the year ending 31st December 2020

	Note	2020	2019
		£	£
Income			
Hall Hire	1	10,709	31,990
Car Park Rental Income		3,921	3,812
Fund Raising		539	1,152
Grants		27,259	246
Interest		4	6
Donations		12	0
Transfer from reserves		804	0
Total Income		<u>43,248</u>	<u>37,206</u>
Expenses			
Staff salaries		11,631	18,968
Maintenace Repairs		22,742	6,710
Insurance		1,613	1,539
Water		343	426
Gas		1,746	1,922
Electricity		1,209	2,634
Refuse Collection		428	906
Committee Expenses		-10	27
Staff Telephone		0	8
Postage		0	14
Electrical, Gas & Fire Testing		955	77
PRS		0	656
Licences		180	180
Miscellaneous		70	807
Auditors fees		0	108
Depreciation		250	250
Total Expenses		<u>41,158</u>	<u>35,232</u>
Surplus/Deficit for year		2,090	1,973

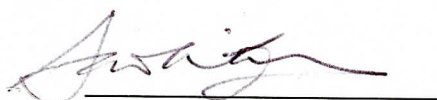
Statement of Assets and Liabilities

as at 31st December 2020

	Note	2020 £	2019 £
Fixed Assets			
Land and Buildings		136385	136,385
Equipment	2	13121	13,371
		<u>149506</u>	<u>149,756</u>
Current Assets			
Debtors		1819	3,970
Treasurers Bank Account		14919	7,878
Fund Raising Bank Account 1		3805	3,801
Fund Raising Bank Account 2		2922	2,922
Special Projects Account		0	0
Cash in Hand		195	167
		<u>23660</u>	<u>18,738</u>
Liabilities			
Deposits received in advance		0	-501
Creditors		0	-238
		<u>0</u>	<u>-739</u>
Reserves			
Co-op Reserve 1		821	-821
Co-op Reserve 2 (Bowls Club)		4125	
Roof Reserve		0	-804
		<u>4946</u>	<u>-1,626</u>
Net assets		<u>168220</u>	<u>166,130</u>
Represented by:			
Revaluation reserve		12000	12,000
Accumulated fund	3	156219	154,129
		<u>168219</u>	<u>166,129</u>

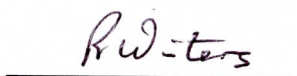
Approval of accounts

We approve the above financial statements and confirm that we have made available all relevant records and information for their preparation.



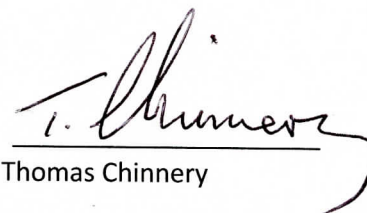
Mr. K Whitwell

Treasurer



Mrs. R Winters

Secretary



Mr. Thomas Chinnery

Chairman



Section A

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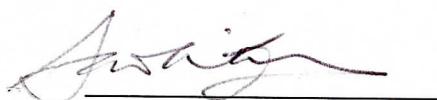
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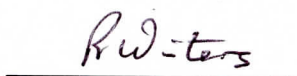
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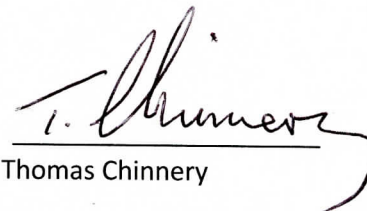
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