

The Bayston Hill Memorial Hall Registered Charity No: 518280

Treasurer's Report for YE 31 Mar 2022 and presented at the AGM

This year has seen the 2nd lockdown play itself out and mixed fortunes for the hall. We were closed in March and April of 2021 with just the Margaret Oliver room opening in May, June, and July. The Hall was fully open during Aug and September, with low usage, and then fully engaged and busy in the last 6 months of the year. The increase in usage since Christmas has been considerable.

Charges: I am conscious that the expectation is for charges to rise currently in line with our own costs including cleaning, maintenance and of course energy. However, we have a distinct advantage over most in that we have a fixed rate for another 2 years on our energy bills. Also, we may be one of the few organisations to have come out of the pandemic relatively well off. *Given the pressure on all our customers and in turn all their customers, to pay bills and keep the wolf from the door, I feel it would be appropriate for us to resist the temptation to follow the trend and consider maintaining our fees for the time being.* Maybe reviewing again in January next year with a view to a proposal for committee's consideration at an appropriate committee meeting thereafter.

We have no pressing need for additional funds, and I believe that it would also serve our purpose to ensure that our customers are aware of this, should we decide so to do. I have been approached by several customers eager to secure bookings in the long-term at today's prices. Others have asked for latitude in paying their hire fees due to their customers having problems. We can afford to be the exception that stands out as a constant for the community. I would also be better able to gauge our financial performance over a 12 month period without the complication of a pandemic and enforced closures. This may then give us a more confident place from which to commit to larger projects to further enhance the facility of the hall.

There are several ideas on the plate for a re-balancing of charges to reduce admin time and make the system fairer and more equitable, but I don't see these small changes making much difference to the whole and they are still being discussed prior to being put before the committee.

The balance: Despite the hall having been closed to business, or running a reduced service for the whole year, the balance going forward has increased by a little short of £5K. This is due mostly to the efforts of the Chairman. Without the grants he has secured for the hall over the year we would not be so well prepared for the restart of normal business.

The Parish Loan: The Committee agreed to repay the balance last year when it stood at £1992. However, it was agreed with the Parish Clerk to delay this whilst the office was so busy. The balance now stands at £954 and is reducing with Parish use of the hall at a rate which will see it paid off in about 18 months. *I am content for this to be the case should the committee agree.*

The Green Agenda: Shropshire Council has set a target for Carbon Neutrality of 2030 and Bayston Hill Parish Council has recently matched that. The Parish is now running a Carbon Neutral Working Group which will inform the full council on matters relating to meeting that target. We will have a part to play in examining our operation for savings in energy use and minimising carbon production. Our solar panels are already in place and now paying us a dividend again, the MCS certificate having been amended. Fitment of a self-closing sliding door (see below) will help along with *undertaking a more detailed building audit in due course (Anthony to advise please).*

WIFI internet access is now established and extended to serve both ends of the hall. Customer feedback is very positive. Without WIFI the Parish Clerk would not have been able to work in the Burgs room for most of January. Having the WIFI has already attracted new customers for whom the WIFI was a pre-requisite. £35 per month for the phone line and the broadband contract is well worth it. Our contract with Zen has secured a lifetime guarantee of performance and cost, an offer no longer on the table for new customers.

Improving the front door for wheelchair access and to make it more secure is being considered, along with either a keyless or coded access. [An electrically operated sliding door has been researched in detail.](#) The advantage will be that the door cannot be left open – considerable savings in fuel (See March gas bill £1700).

Insurance validity. A change of front door will also help to address the problem of key control and keys being duplicated without permission. This is a serious problem when validity of insurance cover is considered. We have extended our insurance to cover use of privately operated bouncy castles (£49). Whilst looking at the policy it was decided that a review was appropriate, so the Chairman kindly agreed to conduct an audit of the hall, its fixtures, fittings, and contents to ensure our cover is appropriate and adequate - ongoing.

Roof, barge, soffits etc. To repair, better insulate and seal the roof the whole will be brought up to the same standard and at a competitive price. Economies in fuel use will result, reducing maintenance costs and carbon products. [We have 2 quotes \(Anthony leads on this\).](#)

Designated Funds Register: This does not restrict the committee's use of these funds as the designation may be changed by the committee as they see fit.

1	Costs in the event of the hall being closed to business. Set at 4 years previously. 4 x £3250.	13000
2	Goods/services purchased and not covered for replacement through fair wear and tear by hall insurance.	3000
3	Security Costs – Expenditure in advance of insurance claims to maintain the security of the hall premises.	1000
4	Roof, Barge, Soffits, Facias. Authorised.	8100
5	Front Door improvement. Authorised.	7008
Current Total of Designated Funds:		29108

Fund management going forward: Sarah is looking into an online booking system which will reduce time dedicated to the task considerably, it may also prove to be popular with customers, giving them an informed and more immediate selection of options to choose from without tedious and complicated emails back and forth.

The hall balance continues to grow, despite the pandemic and lockdowns. My recommendation for the medium and long term is to find ways of benefiting the community through investment in the hall facilities. Our savings are earning very little, and I continue to look for safe opportunities for investment. However, there is no safer place than in the fabric and facility offered by the Hall for the well-earned community funds on account.

Memorial Hall Usage Density - Sept 21 to Mar 22

	Margaret O			All Day	Lythwood			All Day	Burgs			All Day	Hall by Month
	am	pm	eve		am	pm	eve		am	pm	eve		
Sep-21													
30	80%	53%	57%	63%	13%	3%	40%	19%	7%	3%	23%	11%	31%
Oct-21													
31	74%	58%	68%	67%	32%	13%	42%	29%	3%	0%	19%	8%	34%
Nov-21													
30	80%	77%	83%	80%	43%	17%	40%	33%	17%	13%	23%	18%	44%
Dec-21													
31	58%	55%	42%	52%	23%	13%	16%	17%	6%	10%	13%	10%	26%
Jan-22													
31	71%	65%	68%	68%	65%	74%	77%	72%	29%	32%	87%	49%	63%
Feb-22													
28	79%	61%	50%	57%	32%	39%	29%	30%	7%	4%	18%	9%	32%
Mar-22													
31	84%	81%	77%	81%	52%	45%	55%	51%	10%	19%	13%	14%	48%

	Apr-21	May-21	Jun-21	Jul-21	Aug-21	Sep-21	Oct-21	Nov-21	Dec-21	Jan-22	Feb-22	Mar-22	Totals
Regular Hirers		203.00	503.00	389.00	183.00	926.00	298.00	1668.00	2133.00	1710.00	1792.00	3438.00	13243.00
Other hirings		513.00		534.00	235.00	444.00	315.00	546.00	334.00	449.00	603.00	254.00	4227.00
Parking								52.60	33.42		850.00		936.02
Donations/Grants	8000.00		63.16							2667.00			10730.16
Feedin Tariff												661.37	661.37
Other Income		11.76					27.00						38.76
Events Income													0.00
Flicks Income						80.00	258.00	100.00					438.00
Bank Interest	0.43						0.88	0.43			214.37	1.62	217.73
Monthly Receipts:	8000.43	727.76	566.16	923.00	418.00	1450.00	898.88	2367.03	2500.42	4826.00	3459.37	4354.99	30492.04

Cleaning and materials		67.20	169.40		134.00	302.40	411.06	403.20	355.11	326.37	302.40	396.80	2867.94
Ext Services					200.00			271.60			1344.73	49.00	1865.33
Minor Repairs	426.00	89.70	43.68		512.50		334.20		499.00		244.00	116.00	2265.08
Ground Maintenance		2834.00					320.00						3154.00
Admin/Expenses		39.32	21.94		61.62		39.51	161.85	129.25			64.69	518.18
Electricity		34.54	39.39	24.71	54.19	71.13	99.24	97.97	157.01		175.07	112.42	865.67
Gas	39.61			304.77				115.39	659.50	109.81			1229.08
Water		41.22			93.03			85.40			116.26		335.91
Event/Purchases/Refunds	42.00	4546.00	1322.17			590.00	77.00	500.00	195.00		313.00	323.99	7909.16
IT					115.98	230.44	85.66	34.99	34.99	34.99	31.82	34.99	603.86
Flicks Costs						134.96	125.96	103.00	103.00				466.92
Bank Charges	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.50	8.00	8.00	8.00	8.00	96.50
Monthly Payments:	515.61	7659.98	1604.58	337.48	1179.32	1336.93	1500.63	1781.90	2140.86	479.17	2535.28	1105.89	22177.63

Balance b/fwd	92850.97	100335.79	93403.57	92365.15	92950.67	92189.35	92302.42	91700.67	92285.8	92645.36	96992.19	97916.28	92850.97
Receipts	8000.43	727.76	566.16	923.00	418.00	1450.00	898.88	2367.03	2500.42	4826.00	3459.37	4354.99	30492.04
Payments	-515.61	-7659.98	-1604.58	-337.48	-1179.32	-1336.93	-1500.63	-1781.90	-2140.86	-479.17	-2535.28	-1105.89	-22177.63
Balance c/fwd	100335.79	93403.57	92365.15	92950.67	92189.35	92302.42	91700.67	92285.8	92645.36	96992.19	97916.28	101,165.38	101165.38

BAYSTON HILL MEMORIAL HALL

Summary of Receipts and Payments for year ended 31 March 2022

RECEIPTS			PAYMENTS		
2020/21		2021/22	2020/21		2021/22
£		£	£		£
4,457.00	Regular Hirers	13,243.00	1,145.88	Cleaning/Materials	2,867.94
251.00	Other Hirers	4,227.00	2,864.44	External Services	1,865.33
700.00	Parking	936.02	2,587.80	Minor Repairs	2,265.08
19,931.00	Donations/Grants	10730.16	374.24	Ground Maintenance	3,154.00
637.49	Feed-In Tariff	661.37	320.14	Admin/Expenses	518.18
30.00	Other Income	38.76	671.76	Elect	865.67
	Events Income		2,302.80	Gas	1,229.08
57.20	Flicks Income	438.00	218.57	Water	335.91
335.15	Bank Interest	217.73	10,842.87	Events/Purchase/Refunds	7,909.16
			0	IT	603.86
			56.00	Flicks Costs	466.92
			69.00	Bank Charges	96.50
26,398.84	Total	30,492.04	21,453.50	Sub total	22,177.63
87,905.63	Balance brought forward	92850.97	92850.97	Balance carried forward	101,165.38
114,304.47		123,343.01	114,304.47		123,343.01

Balance represented by:

Shawbrook Bank	41,506.21
CAF Cash Account	42,271.74
CAF Gold Account	17387.43
	101,165.38

I have examined the books of the Bayston Hill Memorial Hall together with supporting vouchers and bank statements. To the best of my knowledge and belief this is a true statement of receipts and payments for the year ended 31 March 2022.

Signed

S. Richard

Capacity

Independent Examiner

Date

7-5-22