

EVENLEY VILLAGE HALL MANAGEMENT COMMITTEE

Minutes of the AGM held in the Village Hall on Monday 9th June 2025 at 7.00pm

Present: Trustees:- Eric Millard (EM), Tony Stevens (TS), Joyce Stevens (JS), Derek Haynes (DH), Charles Woodgate (CW), Mike Beasley (MBE), Kim Golding (KG)

In attendance 14 members of the public;- Jackie Fox(JF), Maureen Greatbatch (MG), Alison Millard(AM), Mike Boshier (MB), Jan Lay (JL), Mark Jermy (MJ), Claire Mcdermott-Rouse (CMR), Tom Davy (TD), Jacky Alder (JA), Charles Reader (CR), Liz Mcdermott (LM), Adam Mcdermott-Rouse, (AMR) Cathy Ellis (CE), Paul Crompton (PC)

1) Apologies & Welcome

No Apologies EM welcomed everyone to the meeting.

2) Approval of previous AGM minutes (as circulated), held on 24th June 2024 proposed MG seconded JF

3) Matters arising - Trust Deed now published on the VH website

4) Chairman's report-

In a few minutes you will receive the Treasurers report, which has already been posted on the village hall web site. I am happy to report that we have experienced a sound financial performance, generating a surplus, which has added to the funds we have available in the bank. I would like to thank Tony Stevens for his financial stewardship ensuring that we continue to be well positioned to meet the financial challenges in an unpredictable financial climate.

Tony's report makes reference to income from bookings, and I would like to thank Joyce Stevens and Charles Woodgate, our Bookings Clerks, for their hard work ensuring the village hall is well utilised and rental income, which is our primary source of income, remains high.

Tony's report also refers to income from the village hall 200 club, which is ably managed by Kim Golding and Michael Beasley. I would like to thank both of these trustees for their hard work across the year, ensuring that funds are collected and membership maximised. The village hall 200 club is our second main income source. I would like to specially thank Michael for his administrative work helping us get a little more organised.

We continue to face pressure on day-to-day costs, insurance premiums, maintenance projects and utility costs, but one of the biggest financial challenges on the horizon continues to be the possible replacement of the roof. Day to day maintenance and health and safety checks are the responsibility of Derek Haynes. Derek is also responsible for liaising with contractors to carry out refurbishment and major repair work. I would like to thank Derek for his hard work and ensuring the hall continues to be a safe, well presented, environment for hall users.

We will shortly be inviting you to elect some of the village hall trustees for another twelve months service, so let me remind you of the process to appoint trustees as set out in the Deed of Trust, which now appears on our website. The Deed provides for a committee of up to nine trustees, six who are elected by residents at the AGM each year and three who are nominated by the groups, clubs or societies prescribed by the Deed. Historically, each year a variety of groups were invited to propose someone to become a trustee, which was interpreted to mean nominating one of their members to become a trustee and represent that club or societies interest in the management of the village hall. If appointed, they were then referred to as Representative Trustees. During a process of updating the Deed of Trust, we found that the historical interpretation of this nomination process was incorrect. The list of clubs and societies has been updated and on advice from ACRE (our advisory body) a club

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or society listed in the Deed, who wishes to nominate someone (their nominated person does not need to be a member of that organisation) and will be there to represent the interest or views of that club or society. The Deed of Trust now refers to Nominated Trustees rather than Representative Trustees to reflect this change. Nomination by the club or society remains optional.

Over the last twelve months we have functioned with seven trustees for the majority of the year with two vacancies, which we have advertised. We have approached all the groups currently listed in the Deed of Trust and have received one nomination leaving scope for two later nominations or an opportunity for us to co-opt two additional trustees if required. It should be noted that there is no difference in status or voting rights between elected and nominated trustees, all are equal and represent the residents of Evenley.

The village hall is a community asset, operated as an independent charitable trust but owned by you the residents. The parish council is the custodian trustee, which means it holds the property title on resident's behalf, but that is all. It has no active role in the management or future planning for the hall and make no financial contribution to the running or maintenance of the hall. These are the responsibilities of the appointed Trustees who do so by forming a management committee. We ensure that the village hall meets its legal responsibilities as a charity, that we fulfil our obligations as set out in the Deed of Trust and we safeguard the heritage of the village hall, which has the status of 'a building of significant historical value' to the local community.

Whilst we are an independent body with distinct legal responsibilities, we share some common interests and goals with the Parish Council and are happy to work collaboratively with them, but for this to be successful there has to be clear understanding of each other's roles, maintaining boundaries and showing each other mutual respect; something that has not always been practiced. In that regard, we look forward to further dialogue with the Parish Council as they explore replacement of the bus shelter and its impact on village hall users. I thank you for attending tonight, your support is very welcome. I am happy to take questions if there are any.

Questions:-

-Have we had a recent quote for the roof - DH advised that the roof is checked each year by a professional roofing company & despite the age of the roof it seems generally sound and only requires minor repairs each year, therefore at this time we have not got an up-to-date quote for the complete replacement.

-JA, EM fund able to assist with financing for projects in the village hall.

-CE advised that there are grants available from HS2

-Recycling bin not in kitchen - needs replacement

- 5) Treasurer's report and adoption of the year end accounts - This and other financial statements had been publicised prior to the meeting and copies available for attendees.

EVENLEY VILLAGE HALL TREASURER'S REPORT

Financial Year end 31st March 2025

The 12 months to 31/03/2025 shows that our Village Hall has generated surplus income over expenditure of £ 3,610.39.

This leaves us with a healthy retained funds balance of £ 28,159.39, part of which is earning interest at the present time.

Hiring out of the Hall has increased to over £ 12,000, which is the highest level ever. Despite the continuing interest in our facilities, we tend to suffer the regular loss of some specific activity groups, and we are expecting to drop about £ 2,000 of this regular business in 2025. We will be looking to fill certain available slots in the weekly diary to maximise the hall usage.

The Village Hall 200 Club continues to contribute £ 1,200 through being fully subscribed with 200 supporters.

Evenley Village Hall is a Registered Charity - No 304189

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In light of the current bank balances of circa £27,000 we have ringfenced £15,000 in an interest earning deposit account for future projects, all of which are part of our business plan. We may well also require grant funding for some of these projects.

The anticipated increase in running costs of gas, electricity, water, cleaning and business rates was well absorbed, and general repair costs were covered by volunteer input, as usual.

We became aware that the village hall land had never been formerly registered with the Land Registry, so we took immediate steps to rectify this. However, the cost of acquiring copies of the original title deeds, coupled with the legal fees involved, has created the additional non-budgeted expense of £1,200.

Questions/comments:-

Confirmed pleasing to note that funds have been ring fenced, and a suggestion made that we advertise the hall on Facebook.

DH confirmed that he was finalising quotes for the refurbishment of the toilets.

There are also minor outside repairs.

Anticipate a spend this year on internal projects (including toilets), of £7,500 and complete redecoration outside of £5,000.

Anticipate the internal having a full redecoration - cost circa £5,000

Future capital expenditure -

The front wall needs attention - ongoing roof maintenance including repointing chimney.

Summary of Capital projects for 2025/2026:-

External painting £5k/toilet improvements £6k+/Sundry electrical

£1k/mapping heating/plumbing systems inc. PAT testing £500

For 2026 - Internal decorations inc. plaster repairs £5k.

Future projects - Apart from the roof - repointing chimney and wall £TBA

Once again, we were reminded that there are grants available from HS2.

Adoption of accounts, proposed CR, seconded JF

- 6) Re-appointment of Mark Gibb as the examiner of accounts.

TS thanked Mark Gibb for his examination of the accounts and confirmed that Mark had agreed to continue - therefore he was proposed by TS, seconded by MBE, all in favour.

- 7) Election of Trustees - voted in en bloc

Proposed MG, seconded AM - all in favour.

KG is continuing as a representative trustee as nominated by the PCC.

- 8) Any Other Business

PC asked were there plans to improve the design of the hall as he felt that it was very plain and very old.

There being no other business EM thanked everyone for their attendance and the meeting closed at 7.30pm

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Signed.....
Dated.....