

Campton Village Hall Management Committee

Registered Charity No. 270676

Chairman's Annual Report

1st January 2017 – 31st December 2017

Names of Trustees

Michael Chivers	Chairman
Angela Baker	Secretary
Steve Curtis	Treasurer
Malcolm Willis	Bookings and 100 Club coordinator
Keith Holland	Committee Member
Joe Longson	Parish Council Member
Karen Mangold	Committee Member
Sue Hayhurst	Committee Member

(i) Governance

Campton Village Hall was established as a charity by a Trust Deed & Lease dated 23 March 1970 between the St Albans Diocese, the Parochial Church Council of Campton and the Parish Council of Campton.

The Lease was renewed in 2012 and the Trust Deed continues in operation.

The Hall was built sometime during the 1800's and sold to the Church by the Osborn family of Chicksands on the 7th July 1873 when it was used as the Village School until 17th June 1936. It was then used as the Sunday School for a number of years. It was then sold to the PCC in July 1959.

In the most recent Parish Plan (2010-2015) the Village Hall was seen as a key community asset. Parishioners were keen to see that the Village Hall remained and that it should be supported by the community.

(ii) Appointment of Trustees

The Trust Deed governs the appointment of trustees and the management of the charity. Trustees are elected at the Annual General Meeting in each year.

In addition, the trust deed states up to 6 representative members should be elected from groups who are each able to nominate one trustee. These are the PCC, Parish Council, Football Club, WI, Youth Club and Evergreen. (WI, Youth club and Evergreen no longer exist).

The trustees form the Management Committee of the Village Hall which has the power to co-opt up to 5 further trustees at any properly constituted meeting of the Committee throughout the year.

All members are required to retire at the end of the AGM but may then be re-elected or re-appointed. 2016 was the first occurrence for a number of years where we had at least 6 members available for election at the start of the year and, with numbers being maintained throughout the year, and the same occurred in 2017, which means there is a distinct possibility 2018 could be another memorable year.

The Trust Deed confirms that new groups may appoint a representative member by the vote of a majority of not less than two thirds of all the committee members.

The Trust Deed requires all members to sign in the minute book of the committee a declaration of acceptance and willingness to act for the Trust. The Committee is required to hold at least two ordinary meetings a year. The Chair of the Committee must be elected at the first meeting in each year after the AGM. The Committee may appoint a Vice chair.

Voting shall be determined by way of simple majority; the Chair has a casting vote.

(iii) Hiring Agreement

Use of the village hall is subject to a Hiring Agreement which should be signed by the hirer when booking. The hiring agreement sets out the conditions of hire and identifies the respective responsibilities of each party to the agreement. The Committee has recently reviewed the agreement and agree that it should be amended to reflect best practice in other Village Halls.

At the last AGM it was decided to raise booking fees now that significant investment in the hall has been made and needless to say these enhanced rates have made the hall a much more viable concern.

(iv) Insurance

The Management Committee recognises that it is under a legal obligation to protect the building, its users and employees through adequate and appropriate insurance. The village hall is insured with respect to property damage (buildings insurance) by Allianz Cornhill Insurance (£1,000,000 cover). It is insured with the same company with respect to contents, public liability (£5,000,000) employers' liability (£10,000,000), libel and slander (£500,000 and legal assistance).

(v) Building Issues

- Gas appliances and portable electrical appliances are tested by qualified personnel annually.
- The mains electrical installation is checked by a qualified engineer.
- A Fire Safety Risk Assessment will be carried out bi-annually.
- Fire fighting appliances are inspected annually under contract with the supplier.
- Volunteers from the Committee carry out other regular maintenance checks.

(vi) Objectives of the Charity

- Provision of a village hall for the benefit of the inhabitants of the Parish of Campton without distinction of political, religious or other opinions.
- Use of the village hall for meetings, lectures and classes and for other forms of recreation and leisure-time occupation with the object of improving the conditions of life for the inhabitants of Campton

Principal Activities in pursuit of Objectives

- The hall continues to be used for a variety of activities, including casual hire for events and parties and regular hire for sporting and social events.
- The hall is available for hire for private functions including children's parties, wedding receptions, funeral teas, village social functions and fund raising fairs.

(vii) Volunteers' Effort

Management costs are minimised through the use of volunteers who are the Trustees on the Management Committee. Volunteer time is given each week to cover routine tasks such as bookings, management and routine maintenance. In addition, trustees give considerable time each month for meetings and organising and running fund raising events (occasionally!).

(viii) 2017 Review

Campton Village Hall has undergone further improvements during 2017: The main hall has had its soffits reclad in upvc, and new gutters have been fitted. The heating boiler was changed and the floor covering in the Kitchen area replaced. These have all been funded from savings accounts, which even after this expenditure, are still in a relatively healthy state with the Charity having total assets of approx. £20k at the end of the year. We know that during 2018, the induction loop system will need replacing, but this will be funded by the Parish Council.

Regular and ad hoc bookings for the Village Hall have remained fairly static throughout the year and is operating as a viable charity.

I would like to thank all members of the Committee for their work during the course of the year. All time and effort volunteered is very much appreciated.

(ix) Financial Statement

During 2017 the Charity recorded an operating deficit of £1,858.

Generally the Hall was utilised to a similar level as 2016 with a gross income of £7,866 down from £8,270 the previous year although the difference is not great.

The 100 Club continues to provide a significant source of income for the Village Hall, having raised around £665 after prizes were deducted, down from 813 in 2016.

The Trustees are responsible for the maintenance of the village hall and from time to time this will involve major works in excess of cash reserves held. On identifying such major works, fundraising/grants will usually be undertaken with the object of meeting the costs in full or part (i.e. without needing a loan). Such funds would be restricted.

The charity's trustees consider that an audit is not required for this year (under section 43(2) of the Charities Act 1993 (the Act).

(x) Future Plans

The hall is now in a relatively stable condition now, and with the new soffits/gutters and boiler installed, minimal building maintenance should be required. Currently the proposed renovations for 2018 are centred solely on replacing the induction loop system, which will be funded by the Parish Council (thank you).

The Village Hall is presently able to meet its on-going financial obligations through regular hirings. We will, however, continue to explore fundraising and grant opportunities and The Committee also recognises the need to be proactive in marketing the hall effectively and continuing to seek additional new hirers for the hall.

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

Signature(s)

Full name(s) Michael Chivers

Position CHAIR

Date Wednesday 29th March 2018