

Minutes of the Annual General Meeting of 15th April 2024

Registered Charity number 1185608

CHAIRMAN

P Guildford

SECRETARY

P Anning

TREASURER

D Wort

Trustees in attendance: Peter Guildford, David Wort, Janita Dedicoat, Keith Kerr, Nicola Hulme, Claire Carvis, Malcolm Brook

Villagers in attendance: Debbie Wort, Judith Kerr, Jim Dedicoat

Minutes: Nicola Hulme

1 Chairman's opening remarks

The Chairman began by welcoming all present to the AGM

2. Apologies for absence – Peter Anning, Mina Soi-Westby, Maria Ambrozy, Jonathan Wilson

3. The Minutes of the AGM of 17/04/2023 were approved as a true record

4. Chairman's report

The period time of that we are covering this evening is from the beginning of January 2023 through to the end of December 2023.

At the beginning of the year everything was progressing normally until we heard during April that there may be an opportunity to buy some land behind the hall that was being put on the market by the Illingworth family

This possibility was briefly discussed at last year's AGM when those present endorsed the trustees view that we should put in an offer.

One of our first decisions, which we now think has been one of our best, was to seek advice from the Wildlife Trust.

They were very influential during the early stages when we were deciding how much to bid.

Remember, you only get one go at deciding the amount when you submit your bid.

Their experience over many years was to tell us that the bid should be substantially above the guide price. Otherwise, our chance of success would be very low and our frustration after the event, having not been successful, would be high.

Our bid of 75K for the 2 acres was against the guide price of £50K

The larger area, the 13 acres, which the PC put in a bid for, had a guide price of £250K. I am reliably told that the PC's bid was for less than the guide price and their offer was rejected. Something to learn here I suggest!

Our offer of 75K was accepted and since then we have been working extremely hard to raise the money for the purchase and additional monies to develop the land. David will in a moment run through some of the financial highlights and let you know the extent to which we have succeeded against our objectives.

I am pleased to tell you that we have since formed a close partnership with the WT whereby we have agreed that they will help us with their expertise and for some of our plans their volunteers will also join us during the programme. In return we will provide our support to enable them to promote their activities and it will include the use of the Village Hall's Facilities and our experience of running fundraising events.

But, as of today, we have still not signed the contract, although as I've said before, I hope we are now very close. Once the contract has been signed and everything is in place for us to commence the

development work, we will start with fencing along the new boundary and to clearly designate the shared access, right of way, with new fencing and gates.

A short while ago we lost one of our colleagues, Brian Dower, who had been a trustee of the Village Hall for many many years. We are all pleased that the evening before he was taken ill, he was with us for our annual trustee's dinner get-together. Brian will be sadly missed by us all.

Keith has indicated his wish to stand down (retire) and we all thank him for his services to our charity over many years.

In closing I would like to say thank you to all of my colleagues, the trustees, and to Christian and Heidi who look after the Facilities and the bookkeeping. I think they would all agree that the last year has been very challenging, but would also say, it's been a rewarding one

5. Treasurer's report

What an extraordinary year it has been!

Our normal business activities have continued steadily, following the pattern set in 2022. Hire Income at £62,309 was £1255 more than the previous year, whilst our costs of operation were £60,431 an improvement on 2022 by £1,066, achieved by diligent cost management, notably in energy consumption.

Now along comes the extraordinary part, we had the opportunity to bid for the Illingworth field, with all the associated additional demands on the Trustees workload, primarily pursuing Fundraising avenues. We bid £75,010 in May 2023 which was accepted, but sadly the lawyers have so far failed to produce satisfactory contracts to allow us to complete the transaction.

Our chairman will explain the reasons why.

Our fundraising efforts were two pronged, seeking personal donations from villagers and local organisations where we received a huge and very generous total of £17,285. The second major source has been investigating and applying for grants to support our funding, we applied for eight separate grants and were successful to different degrees with all of them achieving a total of £65,500. The receipt of these funds, is mostly linked to the actual purchase transaction. So not all in our bank account yet. The Trustees would like to recognise the exceptional contribution made by Mina to our grant success.

As a consequence of the events above, our increase in Net Resources was £23,084 in 2023, of which £17,285 was from one-off donations.

The transfer of the assets from our original Charity registration No 523590 has finally been completed, and now sits in our Balance sheet, (CIO Charity Reg No 1185608) with no major changes in valuation, the delays courtesy of the legal profession again. The Trustees now consider that to depreciate the buildings at the historic rate of 4% pa is excessive and that depreciation on buildings be paused for the foreseeable future. We are not depreciating land values.

Full details of the accounts can be found under the administration section of our web site. Attached are the Trustees Resolution and, Vesting Declaration documents, both of which can also be found on our web site.

6. Trustees

The following Trustees have agreed to continue their role:

Peter Guildford – Chairman

Peter Anning – Secretary

David Wort – Treasurer

Malcolm Brook

Mina Soi-Westby

Janita Dedicoat

Nicola Hulme

Claire Carvis

Maria Ambrozy

Jonathan Wilson

The formal part of the AGM closed at 7.45pm

Peter Guildford gave a particular vote of thanks to Mina Soi-Westby, for her huge administrative effort and time spent in securing grant applications.

Janita Dedicoat gave a vote of thanks to the 'Grant Application' working party for their hugely successful efforts in securing grants.

Nicola Hulme gave a vote of thanks to all the Trustees for their incredible hard work and team playing., Also and in particular, to Peter Guildford, David Wort & Peter Anning whose work 'behind the scenes' has been invaluable

The Chairman then offered to take questions- no questions were presented.

The meeting closed at 7.50pm