



Winchendon Road, Chearsley, Buckinghamshire HP18 0DW

Chearsley Village Hall 22-23 – Chair’s Report 1 Feb 2024

Executive Summary

This is the fifth full year of operation of the new Chearsley Village Hall. We said farewell to our previous and excellent Chair and Bookings Secretary Anne Burnett in June 2023. Keith Turnbull took over as acting Chair in addition to continuing as Treasurer. Paula Johnson took on the critical bookings secretary role as well as becoming a trustee for which we are very grateful.

Our 9 trustees as of the AGM are Keith Turnbull (Acting Chair and Treasurer), Paula Johnson (Bookings Secretary), Venetia Davies, Ann Lee, Della Mitchener, Antonia Stratford, Brenda Dormer, Ruth Holland, Margaret Morbey (Secretary). Our constitution allows up to 13.

Overall the CVH balance, which started Oct 2022 at **£40,102**, was **£40,394** at the end of the reporting period (Sept 30 2023). We had the usual grounds improvements and maintenance expenditures although spending less on deep floor cleaning in this accounting period than the previous year. We undertook a refurbishment of the partition wall for the first time since opening and repainted the interior. We also undertook a major refurbishment of the playground. This was a significant total cost of approximately £65,000 but we applied for and received significant grants so the net one off additional spend to CVH was £8,565. This was successfully project managed by one of our villagers, Anne Adams, so our sincere thanks to her. Thanks also to the organisations who gave us grants: Chearsley Parish Council, Bernard Sunley, Heart of Bucks, Haddenham and Waddesdon Community board, FCC Community Action fund.

Financial Summary for Reporting Period October 1 2022 – September 30 2023.

Income

Our total hiring income for this year was £27,151. The CHUF component of this was £5,573. General hiring income was £21,578 vs £21,586 last year. Great credit to our new booking secretary continuing on seamlessly from Anne Burnett's work. There is a significant workload from monitoring and replying to email booking requests and queries plus the operation of the online Hallmaster booking system, so we thank Paula for the diligence and efficiency in taking ownership of delivering all of the Hall income.

Expenditure

Our total expenditure this year, including direct playground refurbishment invoices, was £64,539 but we received £37,500 of direct grants so making the net expenditure £27,039. Excluding playground net expense expenditure was £18,474 versus £25,234 for last year.

Excluding playground expenditure and grants, the building repairs, internal maintenance, cleaning and ground maintenance were £11,390 compared to £15,045 last year. Two significant items last year not present this year were the deep clean and reseal of the floor plus the additional sound panels. However this year we had the partition wall refurbished for the first time.

Our electricity bill (net of solar panel feed in) was £2,266 versus £1,976 last year. This is still reasonable for a building of this size with electric only cooking, heating, and hot water and is helped by our solar panels. One of the things to consider would be more panels and additional battery storage. Additional battery storage could allow use of a cheaper over night tariff especially in winter when heating costs are highest so something to consider.

Overall P&L and Balance



Winchendon Road, Chearsley, Buckinghamshire HP18 0DW

There was an overall net surplus for the year of £291.92 compared with last year's £1229.77. The major additional discretionary spend this year was on the playground refurbishment which net of grants cost CVH was £8,565. The balance held as of Sept 30 2023 was **£40,394.04** compared with **£40,102.12** last year. A resolution agreed previously by the committee was to maintain a balance of at least £25,000 for unforeseen large ticket maintenance items as we constitutionally cannot go into a negative balance. Hiring charges were reviewed for the first time since the hall opened in 2018 and were increased on average by 15-20pc in September given the severe inflationary increases seen in 2023. The balance at the time of the AGM will be given during the meeting.

Financial Governance

There are 3 people who have full access and visibility to the CVH bank account. The accounts were circulated to the committee on January 2 and also independently examined and stated as being satisfactory by Alex How (ICAEW) in a signed letter of 3 Jan 2024.

On-demand Building supervisor

To offload the volunteer trustee staff from much of the week to week and day to day building maintenance and checks, the committee engaged Kevin Dennington, a local resident, to cover necessary checks and minor repairs more systematically on an hourly paid basis. Although only in place since Nov/Dec this arrangement already appears to be working very well. There are many improvements in evidence such as better lighting in the car park, loose flagstones being fixed, broken door handles replaced, alarm checks, liaising with local contractors and CHUF etc all being addressed much more quickly than before. Our thanks for Kevin for his diligence in this role.

Future tasks and Projects for consideration and discussion

- Storage Battery to link with existing PV system and allow cheap night charging to reduce overall electricity bills further. Estimated cost £8-9k
- Floor maintenance - hiring by the day of deep clean machinery (~£100/day) from Helpful Hirers locally rather than purchasing expensive equipment as previously considered or external contractors. However a floor reseal will require professional contractors (~£2.5k) when next due in a few years. Note we have some spare engineered floorboards in the loft if required.
- Rationalising storage space between plant room, hall and loft space. Proposal being generated.
- Implementing an audio visual installation with permanent projector/electric screen or TV screen, built in speakers and audio equipment. Estimated cost £15-18k

Keith Turnbull

keith.turnbull@chearsley.com

CVH Chair

1 Feb 2024