



MINUTES of the 2014 AGM of the Hormead Village Hall Management Committee
Held on Tuesday 2nd July 2014 at 8.45pm at The Meads Pavilion

Present:

Committee

Dave Baseley (Chair)

Sheila Beetles

Matthew Reeves-Hairs (Treasurer)

Elizabeth Pickup (Minutes)

Mandy Irons

John Kilby

Public 8 members of the public were present

1. Welcome

Dave Baseley welcomed everyone and opened the meeting.

2. Apologies

None received.

3. Minutes of the previous AGM

The minutes of the AGM held on 30th April 2013 were approved. It was noted that Steve Hume, Marty Kilby, Jane Wright and Elizabeth Collery all resigned during 2013. Elizabeth Collery resigned due to work commitments but is happy to provide the committee with legal advice on an adhoc basis if required.

4. Chairman's Report: 2013-2014

The house being built on the parcel of land sold off from the car park has now been completed. The fact that the adjacent house has now been completed and sold meant that no further delay on the hall build was possible as originally it had been hoped that the builds would have overlapped to an extent.

Throughout the remainder of 2013 a detailed analysis of costs to build the village hall was undertaken as there had previously been a very wide range of estimated costs. The conclusion of this was that the VHMC currently had sufficient funds to build a fully operational village hall with completed exterior. The additional internal staircase and mezzanine committee room will be put on hold at present.

The demolition phase of the works was carried out in early March. At the present time the build is going well and is on time and in budget. The electrical and plumbing schemes are currently being priced ready for the next phase of construction.

The committee thanked Chris Rogers, D4 build and SJG carpenters for their commitment to the build. The committee has secured a grant of £8500 matched funding from East Herts Council for cloakrooms which are to be completed by the end of the year. The committee is also pursuing other grant options as they become available.

Previously there had been much debate around whether the VHMC should register the hall for VAT with two consultants providing feedback. A further independent VAT specialist has been consulted for an unbiased view and was of the opinion that it would be sensible to register for VAT thus allowing the VAT on the build costs to be reclaimed. The option of full demolition of the hall to avoid the need to register for VAT was carefully considered but would have resulted in further delays to the build and additional costs. In future VAT will apply to hall hire charges but this will be built into the charging structure and the committee will ensure that charges are competitive with other local venues.

Any outstanding issues with neighbours have largely been resolved. The committee thanked Joan Howell for her cooperation with putting the Party Wall Consent in place. The committee

expressed the opinion that a new hall can only enhance the village, indeed the new owners of the adjacent house are very happy with the build.

Dave Baseley circulates the minutes of VHMC meetings to the Parish Council and there have been regular updates in the village newsletter.

5. Treasurer's Report

The Treasurer's report for the year ending 31st March 2014 was received showing a bank balance of £266818.86 at 31st March 2014 rising to a total asset value of £273283.08 once reclaimed VAT has been received. Income from the Hall ceased in September 2013. Total outgoings amounted to £53634.89 which included payments for initial phase of the build by D\$, purchase of the timber Glulam frame, professional fees etc. A breakdown of the build costs was also presented. It is anticipated that the build will come in on or slightly under budget but there are funds available for contingencies to cover any unforeseen events. The grant from East Herts Council mentioned previously is not included.

Matthew Reeves-Hairs is treasurer. He is not a qualified accountant but he is experienced in keeping accounts and is using technical software to generate reports.

A question was raised regarding the payment of the Highways 106 agreement. Funds of £8000 have been set aside for this but are not payable until the build is complete. This money will then be held by the council for a period of 2 years and it is hoped it will then be returned if no Highways intervention has been needed.

In response to a query regarding the need for an audit it was noted that if there is less than £10000 turnover

6. To note Nominations of Trustees from Village Organisations

To be dealt with at the first Trustee meeting following AGM in accordance with the deed of management.

Parish council has 2 people on the VHMC already. The PCC and Gardening Club currently do not have representatives. Sheila Beetles represents the over 60s Club and there is a new Toddler Group representative proposed. Annabel Franklin has taken over running this group from Liz Pickup.

It was commented that for future new business generation for the hall when it opens that it might be good to have new/different expertise on the committee.

7. To receive any nominations for role of Trustee.

None received

8. Update on development of the Village Hall

Covered in Chairman's Report.

9. Questions

A question was asked about whether the hall will house an internet Café. This is not planned at present but there will be internet access in the hall.

The issue of parking was raised. The committee does not anticipate parking being an issue. The car park was rarely full previously and there will be 15 properly marked spaces including

2 disabled spaces. There is also an agreement for additional parking on the apron of Wyld's farm barn.

Debate was started around other village halls locally struggling to keep up letting numbers and the general decision to rebuild the hall. Dave Baseley pointed out that the hall is now being rebuilt and it is pointless to keep revisiting old debates. Everyone on the committee offers their time for free and is committed to delivering a rebuilt hall. The build is on schedule with no technical issues so far and it is hoped it will be complete by the end of the year. The majority of villagers supported the decision to sell the land and rebuild the hall. The committee will be actively promoting the use of the hall to a range of local clubs and organizations along with private use for events and parties. The hire charges have not been decided yet but numbers attending local clubs etc will be taken into account.

Dave Baseley is very happy to take people to have a look round the hall if they wish. Obviously there are Health & Safety rules that must be adhered to and so any visits to the site must be planned with Dave in advance.

Concern was expressed about the use of the hall for loud late night parties and if neighbours could at least be forewarned of such events by email or similar means. The VHMC has not yet received noise limitations from Environmental Health but it is likely there will be some. The VHMC is yet to apply for a license but suggested finishing times of 11.30pm on weekdays and 12.30am on Fri/Sat evenings. There will be strict Terms & Conditions laid out for Hall Hire particularly age ranges for parties etc.

A final query covered funds left after the build is complete. The VHMC is unlikely to have many funds left after the build but further fundraising and grant applications will be considered as necessary going forward.

The meeting closed at 8.40pm.