

# Victory Hall, Dalston Annual General Meeting 2022

## AGENDA

1. Chairman's Welcome
2. Minutes of AGM 2021
3. Chairman's report
4. Secretary's report
5. Treasurer's report
6. Fabric Report
7. Adoption of reports
8. Election of Trustees
9. AOB

## Minutes of the Last AGM 18<sup>th</sup> October 2021

Chair	Mick Ryan (MR)
Note taker	Jane Clark (JAC)
Attendees	Committee: John Atkinson (JA) Geoff Graham (GG) Carolyn Hodgson (CH) Stewart Hudson (SH) Dougal Kyle (DK) Chris Scales (CS) Aileen West (AW) Members of the public: Janice Faris, Tony Finn
Apologies	Jenny Hudson (JH)
<b>1 Chairman's Welcome</b>	
MR introduced himself welcomed everyone to the meeting which was being held later in the year than usual because of the Covid pandemic	
<b>2 Minutes of AGM 10/11/20</b>	
See attached document  The minutes were proposed as correct by CS, seconded by AW and agreed unanimously	
<b>3 Chairman's report</b>	
Contained in above document MR noted that it had been a strange year. However, users had started to come back to the hall and one or two new groups and some events and parties had booked He thanks JA for all the work done to keep the hall in line with Covid regulations. He noted that it was currently up to individuals take responsibility for their own Covid safety He thanked users for their patience during this time SH asked how many regular users had not returned to the hall- currently 3 groups	
<b>4 Secretary's Report</b>	
Contained in above document JAC thanked committee for their patience in adjusting to the restrictions over the pandemic and for using Zoom for meetings	
<b>5 Treasurer's report</b>	
Contained in above document GG thanked AW for her help with invoicing and Trevor Smith for helping with the accounts He noted that without Government grants finances would have been difficult, but that currently the situation is sound He noted that the hall is currently registered for VAT which offset some of the refurbishment costs. VAT charged on booking fees is being absorbed by the hall	
<b>5 Fabric Report</b>	
Contained in above document Improvement works had continued with rebuilding the rear wall and drainage works. This prevented flooding in January 21. Electrical work had been done and Wifi was installed (funded by a Lottery Grant). There were plans to rebuild the back wall and replace the roof in the rear rooms in the near future. It was hoped that grants would cover part of the cost. It was also expected to replace the stage curtains and cushion the ledges in the main hall	
<b>6 Adoption of reports</b>	
It was proposed by CS, seconded by JA and agreed unanimously that the above reports be accepted	
<b>7 Election of trustees</b>	
All the Trustees had agreed to stand again. GG noted that there are vacancies on the committee. Tony Finn expressed an interest in joining the committee It was proposed by CS seconded by AW agreed unanimously that the existing trustees be reelected	
<b>8 AOB</b>	
None	

# **Victory Hall, Dalston Annual General Meeting 2022**

## **Reports for March 2021- February 2022**

### **Chairman's Report**

2021 has been another rollercoaster year for all due the ongoing pandemic. As the government guidelines have changed throughout the year the committee have been kept busy to ensure the hall is a safe environment for users. We have made the best of the situation and have welcomed back many of our regular groups and also a few new hall users. I want to say a very big thank you to all our users for their continued support and understanding throughout this difficult time.

The Makers Market restarted in August and I am pleased to say has been a great success with a wide variety of stalls and the ever-popular pop up cafe.

We have continued with hall improvements, recently redecorating the stage area, renewing the stage curtains and purchasing 9 new tables for the Social Room.

I am pleased to report that having been successfully awarded a National Lottery Community Building grant and other grants we can now start Phase 3 of the refurbishment which will address the structural issues identified with the Social Room rear wall and roof, and boiler replacement. This work is scheduled to commence in the spring 2022 meaning the two rear rooms will be out of use for about 12 weeks but hopefully we can accommodate most bookings in the main hall.

I want to say thank you to all the hall trustees for their continued help and support throughout the year, we have a very good team all of which are volunteers and they give a lot of time and effort to ensure this community asset maintained and improved for future generations.

*Michael Ryan*

### **Secretary's report**

The committee met 7 times in 2021/22. The first 3 meetings took place on Zoom. Overall the attendance at meetings was 90% of those who were members at the time.

The committee began the year with 10 members and concluded with 11 members. Jenny Hudson resigned in December 21. The committee is very grateful for her service. Chris Tibbs and Tony Finn were welcomed to the committee in December. Chris has been appointed treasurer from January 2022. Geoff Graham had done an admirable job as treasurer for several years – having taken on the role 'temporarily'. We are grateful for this and also for the support and expertise given by Trevor Smith.

The year began with the hall closed during another Covid lockdown and continued as a roller coaster ride of evolving advice and guidance. John Atkinson is to be thanked for keeping abreast of this.

We are grateful to our regular users who have nearly all returned to the hall now. We also have some new users running successful groups and the very popular Makers market is back again. The diary is not yet full and some events were cancelled during the surge of Omicron cases, but overall the bookings are looking promising.

There has been much discussion over the year about the 3<sup>rd</sup> phase of the refurbishment project and the funding applications needed to support this. Everything has come together and the work is due to start soon. We are pleased with the new stage curtains and enjoyed some beautiful new decorations over the Christmas period.

In September 21, the hall was assessed for the Hallmark award and was received the Level 1 award.

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At the end of this coming year the hall will mark its centenary and after all the trials and tribulations of the past 2 years we hope we will be able to celebrate in style!

*Jane Clark*

### Treasurer's Report

2021 was another year where hall lettings were severely constrained as a result of Covid restrictions and hirers' reluctance to organise events because of safety concerns for their members. There were no lettings January to April with minimal lettings (averaging £500 per month) from May to September returning to pre-pandemic levels in November only to reduce in December following concerns about the Omicrom variant. It was disappointing that more use was not made of the hall's newly upgraded facilities.

Donations of £1,332 (including £1,057 from Friends of the Victory Hall) made a much-appreciated addition to the year's receipts

Payments made were kept to a minimum. The total of £9,248 includes nearly £3,000 of one off costs replacing and upgrading equipment and facilities. Our gas supplier, CNG, ceased trading early November and our supply was transferred to Pozative Energy at a highly-inflated tariff for the balance of the year. This explains the substantial increase in gas costs. We have therefore instigated a transfer to British Gas Lite on 3-year fixed price tariff which is more competitive.

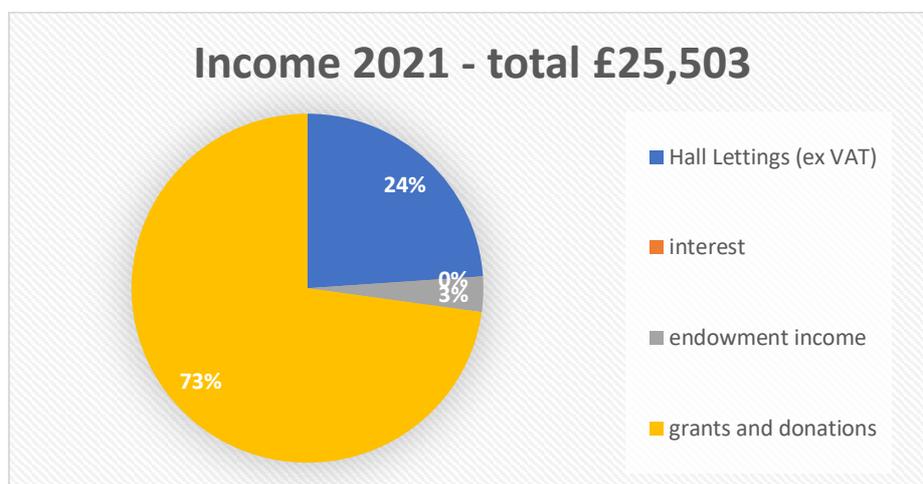
If we exclude the £3000 one off expenditure from the results, lettings during the year were in modest surplus.

The surplus of £40,000 held in our cash fund at the end of last year was invested in the Rathbone Active Income and Growth Fund on 25th January. The Fund's objective is to deliver a greater return than the Consumer Price Index + 3%. So far, this year the fund has increased in value by £3,046 and remitted dividends of £828

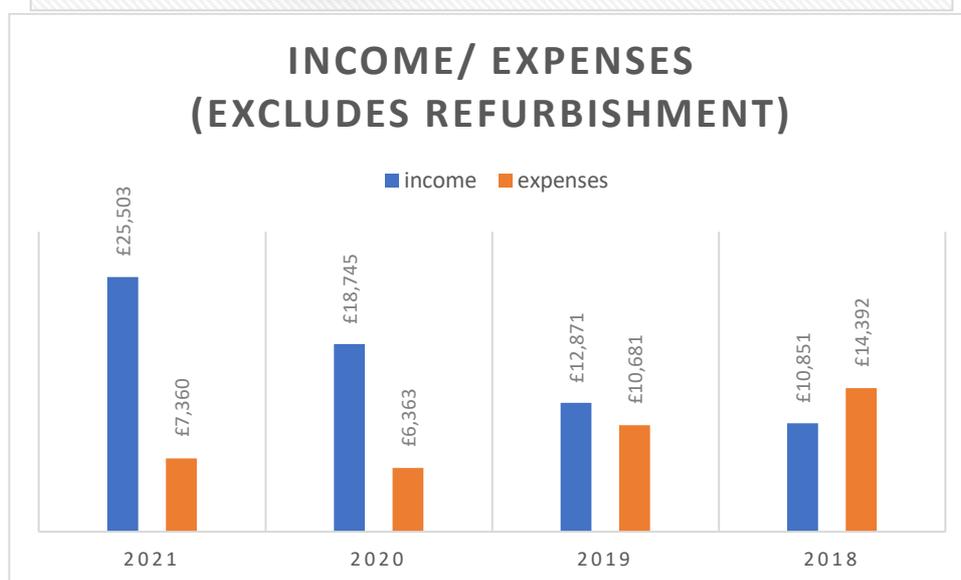
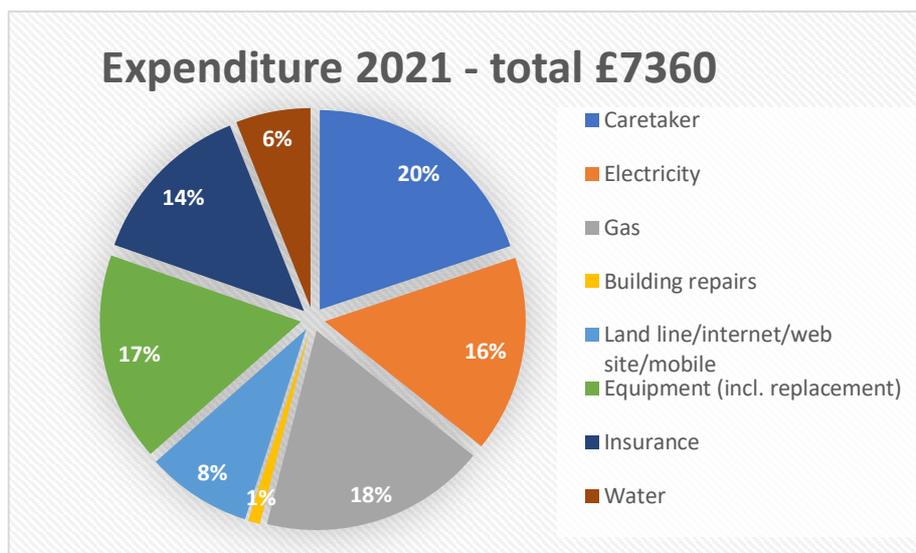
The hall's cash position was helped by the receipt of 3 lockdown grants totalling £9,469 and an £8,000 restart grant.

*Geoff Graham Jan 22*

The full accounts are available if required but the attached charts show a breakdown of the figures in an easier format.



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### Fabric / Refurbishment Report

As mentioned in the chairman's report the trustees have continued with the hall refurbishment program including safety improvements to the stage access area, new curtains and track and redecoration. The old electric fuse boards have been replaced to meet new safety regulations and extra socket outlets have been fitted in the main hall.

As part of the Lottery grant application we completed an environmental and energy survey and have developed a carbon savings plan to reduce our carbon emissions and improve the energy efficiency, some improvements such as rainwater collection butts, LED lighting and CO2 monitors have already been fitted and other elements of the plan will be included in the refurbishment of the Social Room.

As part of the ongoing Covid-19 precautions we have fitted CO2 monitors in the main hall and social room so users can easily manage adequate ventilation levels. The hand sanitizer dispensers will remain and users are encouraged to use them, Covid safety signs will also remain in place

*Michael Ryan*