

GRENDON UNDERWOOD VILLAGE HALL
POST CODE HP18 OSP
Registered Charity 300271

DEVELOPMENTS AND ACHIEVEMENTS

The Trustees have a policy of continuous improvement and in the year the following improvements were completed: -

In February the 3 dressing rooms and extractor fans repaired replaced at a cost of £1225.99.

Throughout the year decoration repair work as needed, woodworm treatment and damaged floor replacement in the main hall were completed at a cost of £1041.

In December a new Wi Fi system was installed which allows parallel “guest” and “private” access to be made thus ensuring adequate band width for the “private” users so that ticketing, bar charging etc is not slowed by multiple “guest” users. This was at a cost of £486.

Following a review of several quotes, Yu was selected as a new electricity supplier.

An independent survey of rebuild costs was completed and the insurance policy updated to reflect the arising valuation.

As required by our insurance company, a five-year EICR (Electrical Installation Compliance Check) was conducted, and some consequent repairs completed at a total cost of £940.89.

Various other minor costs were incurred such as purchase of a new vacuum cleaner and new locks being fitted to make the total spent on “maintenance “to be some £4000.

PLANS FOR THE FUTURE

A proposal for improvements to the electrical system is under review, a revamp of the kitchen is being discussed and quotes have been received to renew the seating in the changing rooms.

The hall chairs and tables are showing signs of age and will soon need replacing.

The completion of the car park remains our highest priority for medium/long term improvement along with other external improvements. These projects would require significant levels of funding, which in principle would become available through S106 agreements if any major housing developments in the parish were to be approved. To date all such proposals have failed to obtain planning consent.

In the longer term an increase in storage area by extension at the rear of the hall and an increase in the bar area space have been discussed.

RELATIONSHIPS WITH OTHER ORGANISATIONS

The Hall Charity has no formal ongoing relationships with other Charities although the adjacent village sports field/recreation area is owned by the Charitable Saye & Sele Trust.

This leads to quite frequent informal cooperation between the two charities when events are arranged which include the use of both facilities.

The Trustees allow visitors to the nearby school, including parents dropping off or picking up their children daily, to use the Hall car park free of charge.

The grass areas of the hall property are maintained on a voluntary basis by the Football Club.

RESERVES

The Trustees have two main financial policies: -

FIRST, at least six months day to day running costs (including insurance) should always be available to enable us to continue should the revenue stream be disrupted...

SECOND, hire charges (including income from electricity meters) should exceed day-to-day running costs (including insurance) by at least 20% to provide a reserve for extraordinary expenditure.

In 2023 the running costs (electricity costs, water, insurance, mandatory electrical tests, cleaning, miscellaneous expenditure and essential general maintenance) were some £7600. In the year the total income was £11229 which comfortably met our target.

At first sight, the miscellaneous costs appear to be high but do include necessary items viz. TV licence, PRS Licence, Premises licence, Audit fee, Toilet Tissue etc. (the essential annual Fire Equipment check is included in the maintenance total).

RISKS

One risk acknowledged by the Trustees is that currently the Hall is fully exempted from Business Rates. 20% of this exemption is discretionary and if this were to be removed hire charges would need to be increased. Electricity prices are now much higher and need to be considered when the price review which is underway is finalised.

Although we made a small "profit" in the year despite spending some £4k on improvements and maintenance, the Trustees should be mindful of the continuing need for improvements and essential maintenance work in a 1960s building. They should thus aim to have available each year, an allowance of perhaps £5k above the annual running costs for such work. The capital balance should only be used for such work in exceptional circumstances and otherwise should be reserved for any major need e.g. roof repairs (We have some flat roofs which have a limited life and the main was recovered some 20-30 years ago).

HIRE CHARGES

A review of hire charges was undertaken towards the end of the 2023 with the new price structure taking effect July 2024.

Trustees

The chair of the trustees is now Carol Scanlon, with David Hedgecox remaining as an independent trustee, all other trustees currently remain the same.

Carol Scanlon

Chair

28 May 2024