

# NORTHALL VILLAGE TRUST

Registered Charity No. 1117673



## Minutes of the Annual General Meeting of Northall Village Trust held on Friday 19<sup>th</sup> July 2019 at Northall Village Hall, commencing 8.00pm

---

Present: Mr A Tipper (Chairman)                      Mr K Cubbage (Treasurer)  
              Mrs L Cubbage (Bookings Secretary)        Mr R Harpley  
              Mr T Cox    Mr M Thomas  
              Ms S Pratt

Residents of Northall, Hall Users, Guests:

Mrs M Daniels Mr B Daniels, Mr B Garrard, Mrs M Harvey, Mrs A Wilkinson

1. WELCOME

The Chairman opened the Meeting by welcoming Guests and Committee Members. He thanked everybody for attending. Complimentary Pimms was offered.

2. APOLOGIES

Apologies were given on behalf of Mrs J Matthew and Mr Richard Dorrance for not being present at the AGM.

3. MINUTES OF 2018 AGM

The Minutes were approved and signed by the Chairman.

4. TRUSTEES' ANNUAL REPORT 2018

The Chairman presented the Trustees' Annual Report in the form of a PowerPoint presentation. The main points were:

- Fees were maintained at £5.50 per hour for regular users and £7.00 per hour for Ad Hoc users. Increases to £6.00 and £8.00 took effect from 1/5/2019. Fees were also maintained at £12 per hour for people living outside the four villages of Edlesborough, Eaton Bray, Dagnall and Northall but were increased to £14.00 per hour from 1/5/2019.
- Hall usage by Regular Users increased from 1,084 to 1,263 hours an increase of 16.5% and income increased from £5,865 to £6,949 an increase of 18.5%. However, Ad Hoc usage decreased from 422 to 351 hours a decrease of 16.8% and income decreased from £4,400 to £4,076 a decrease of 7.3%.
- The Library/Book Swap Scheme raised £19.20 in 2018 providing funds for plants/bulbs if necessary or added to general hall funds.
- During 2018 £1,234.83 was earned by the solar panel installation. This is a 12% increase on 2017 when income earned amounted to £1,103.07.
- The grounds continued to be maintained by one professional contractor (grass and hedge

cutting), and one volunteer gardener Bob Garrard plus NVHMC Members. The Chairman acknowledged the work of Mr Bob Garrard, the main volunteer gardener, who was in the audience.

- Work commenced in mid February 2018 on the extension and refurbishment of the new kitchen and was completed at the end of August 2018. To celebrate the completion of the new kitchen an open day was held on the 29<sup>th</sup> September to which villagers were invited. Refreshments were provided and villagers were given the opportunity to inspect the new facilities on offer such as commercial dishwasher, warming cupboard, new cooker, hob etc. It is generally agreed that we probably now have the best village hall kitchen in the area.
- The soft play equipment continues to be popular, as does the play box and contributed the sum of £330 in respect of hiring fees towards the hall's income an increase of 15% on 2017.
- The chairman concluded his report by describing the Management Committee's vision of making NVH the best for cleanliness, décor, equipment, facilities, safety-and value for money. The extension and modernisation of the kitchen at a cost of £64,212 will contribute towards the achievement of this vision. Planning approval was obtained on the 17<sup>th</sup> May 2019 for an over-flow car park but the land for this project is no longer available and the committee are now working on plans to extend the existing car park within the existing hall grounds. The committee have also considered the idea of a sensory garden as a future project.

#### 5. ACCOUNTS FOR YEAR ENDED 31<sup>ST</sup> DECEMBER 2018

The Treasurer presented the Trust's Annual Accounts using some PowerPoint slides. Income from hall lettings and forward bookings decreased from £11,882 to £10,267. During the extension and renovation of the kitchen the hall had to be closed and this accounts for the reduction in income. Expenditure increased to £33,644 from £5,221. This large increase is accounted for by the expenditure on the new kitchen amounting to £26,642. The overall surplus decreased to £21,574. The Treasurer explained that the NVH Reserves Policy has four elements:

- **Operating Reserves** equivalent to 12 months minimum expenditure ( currently £5,000), as a contingency against losing Regular Users, economic recession, fall in hiring income etc.
- **Building Reserves** of £4,000 to carry out emergency repairs, emergency replacement of essential equipment etc.
- **Sinking Fund** for the on-going improvement of the fabric, décor and facilities of the Hall (£3,000)
- **Possible Hall Improvement Projects** planned over the next few years (£9,000)

The Treasurer concluded his report with a slide, 'Notes to the Accounts' showing how the annual donation of £1,152.90 from Edlesborough Parish Council had been used. He added that Dagnall Village Hall also benefits from a similar annual donation from EPC.

#### 6. ELECTION OF THE MANAGEMENT COMMITTEE

The Chairman presented a slide listing the nine current Committee Management Members. The motion to elect the 9 committee members named on the slide was proposed by Mr B Daniels and seconded by Mrs M Daniels. It was carried unanimously.

Alan Tipper Chairman  
Kevin Cabbage Treasurer  
Lorna Cabbage Joint Bookings' Secretary  
Richard Dorrance Secretary  
Jackie Matthew Joint Bookings' Secretary  
Meurn Thomas  
Anthony Cox  
Sarah Pratt  
Richard Harpley

7. CAR PARK EXTENSION PROJECT - STATUS & DISCUSSION

The Treasurer began by showing some slides explaining the preferred option based on obtaining 0.27 acre of additional land from the local farmer. This land would have provided 34 full sized spaces with a 6m wide access lane down the middle of the 2 rows. This would have made using the extension very convenient for car drivers – and it would have been “future proofed”. The existing car park, with its existing 21 spaces would have been modified to provide the access into the extension and to widen the remaining spaces. This would have resulted in a reduced number of 18 spaces – making an overall total of 52 spaces.

The overall cost of this preferred option would have been £72,694. A grant application had been made to AVDC's New Homes Bonus Scheme and it was believed that a grant of some £66,194 would have been secured, leaving a balance of £6,500 to be funded from NVT and possibly Edlesborough Parish Council (EPC) sources.

Unfortunately, on 9<sup>th</sup> July 2019, and at the very last moment, the landowner changed his mind and withdrew his offer to let us have the land either on a lease or a purchase basis. This was after 9 months of working with him on the project. This change of mind also caused the New Homes Bonus Grant to be lost.

The Car Park Extension Project Team, comprising Richard Dorrance, Richard Harpley and Kevin Cabbage, frustrated by being prevented from successfully executing the preferred option, nevertheless immediately started work on an alternative option determined to find some way of providing the Hall with the urgent increase required in parking capacity.

The new plan would be based on extending the existing car park within the boundaries of the existing Hall grounds. This plan would increase the number of spaces from 21 to 31 – with the added benefit of 27 of the spaces being 2.5m wide compared with the existing space width of 2.3m. The 4 corner spaces would be 3.0m wide. All these width increases would help compensate for the narrow width of the access lane between the two rows. The one downside would be the reduction in the rear lawned area. However, the meeting generally agreed that there wasn't any real alternative – and that we would still have all the Play Area.

One Contractor had visited the site and would be providing a quotation shortly. In the meantime, the Project Team had “guesstimated” a total cost of about £25,000 (excl. VAT). In September, NVT would approach EPC for possible funding assistance, which together with NVT's own Reserves could enable this option to proceed. That being the case, it was hoped that the construction work could be carried out in the Autumn. Regular Hirers would be consulted in due course as to whether the Hall could be used during construction. In addition, a suitable 'Newsletter' would be delivered to all the houses in South End Lane before construction commenced.

The meeting supported the new approach.

8. ANY OTHER BUSINESS

There being no further business, the Chairman closed the Meeting at 9.30pm.

.....