

BGCA- AGM - May 2019 – CHAIRMANS REPORT

I would like to welcome you all and thank you for coming out tonight.

This is like previous years has been a busy one; We have replaced the ceiling in the mail hall, and made a major repair to the large window on the main roof.

The Ceiling was the final part of the BGCA Cinema project now affectionately known as 'Merebank Movies'. The ceiling project aimed to remove the echo and make other necessary preparations for the start of monthly cinema and for the benefit of all our users. We obtained quotes from six firms to remove the echo and make other improvements including adding remote blinds to the high level Velux's, replacing the lights with more energy efficient and nicer-looking, dimmable (the old tubes weren't dimmable) LED panel lights, plus adding 100 mm of bagged insulation to replace what was there; they generally came in at between £12k and £14k, with two thirds of the quoting firms recommending a lowering of our ceiling to be sure of removing the echo. The duration needed by the firms to do the work was two weeks, therefore entailing two weeks of cancelled bookings from users. They were quoting to supply tiles that would absorb around 65% of the sound.

This raised two main difficulties; one the cost was right at the limit of what we could afford, and secondly there were issues with getting consent from Mole Valley to lower the ceiling below the existing Velux windows without filling them in, which would certainly have taken us over budget. Therefore, the committee took the bold decision to appoint a trustee to project manage this work and do it ourselves. We added a little to the specification, doubling the insulation thickness to 200mm of bagged insulation – bagged, so that if we had a roof leak, weight wouldn't accumulate from soaked insulation, and choosing to update the central smoke detector, and update the old high-level emergency lighting with new LED versions. We chose ceiling tiles that absorbed a whopping 95% of all sound, the best you can get and substantially better than (65%) those firms had quoted to fit for us.

Over all we managed to complete the project in one week, rather than the two weeks we had been quoted, thus reducing the inconvenience to our users and loss of income. We also achieved completion for half the price, at £6075. Happy was the day when the access tower was removed and we found that the echo had been well solved, subsequently confirmed by youth club and brownies, both of which now have much quieter meetings.

The ceiling work temporarily revealed the area underneath the wall window above the ceiling that overlooks the lake, which revealed evidence of leaks at the edges of the vertical spars and were the source of past minor leaks via the ceiling. We decided as a follow-on process to repair the tall window, and after getting two quotes, we went with one that entailed using a cherry picker to attach cladding and sealant, including cladding over the ageing horizontal timbers across the top of the window. At the same time, three swift nesting boxes were attached to the hall overlooking the pond.

The benefits of the new ceiling have been excellent with the reduction of the echo and the start of Merebank Movies and an added bonus in that we have seen a 33% average decline

in our electricity bill, which is mainly heating – we think the new ceiling insulation along with the new LED lighting will equate to a fall in cost of over £1000 a year. So, we seem to be getting a good return there, on our investment.

With the roof repairs we are still getting young people climbing onto the flat roof and trying to scale the sloped roof. This puts them at risk and potentially damage to the roof. Paul Mott has been applying anti climb paint to all the access points on the roof which will deter most however we continue to liaise with Police and they have told us to report any incidences to them. I would urge anyone who sees anyone acting suspiciously or clearly doing something they shouldn't to call the Police immediately and also inform one of the Trustees so that we can check the CCTV footage.

On a happier note the duck house was placed on the small island in the pond and is now being used by the resident ducks, hopefully providing a safe place for the ducklings to thrive. We look forward to seeing them around the pond.

The BGCA continues to work with other village groups. We are involved in many of the other village activities such as the litter picks, working with the local Trefoil group to maintain one of the footpaths on the edge of Great Turners Wood, laying chippings on the paths around the pond, talking with the fishermen and forging links with other village groups. We continue to be the evacuation point for the Weald School in case they have an emergency. Our links with Mole Valley District council and Capel Parish Council remain strong.

However, none of this happens without our group of Trustees and volunteer members and would very much welcome new members. We aim to keep the role manageable for everyone by having a meeting approximately every 4-6 weeks, and asking for help out at various events where we can throughout the year. And would very much like to thank all our current volunteers for everything they do to help because without them some events would simply not take place. We would really like representatives from all the regular hirers and other village organisation's to sit on the committee. This way we can share ideas resources and continue to bring the village community together.

Our local clubs still thrive with the knitters group every Monday. The bridge club meets on a Thursday with an ever-increasing number of members. The church continues to hold monthly Church cafés on a Sunday. A Men's group has now been running for just over a year with monthly meetings. We have the Youth Club, Rainbows, Brownies, over 60's, Lunch Club and any other activities taking place each month put on by private hirers. Not forgetting the very well attended Café Church on the first Sunday of every month. If anyone has an idea for a new group please let us know, we would love to hear from you.

We continue in our efforts to make the hall self-sufficient. The hall hire remains steady. Although the improvements to the building help to keep the running costs of the building to a reasonable level, rising heating bills, rates and insurance will mean that the hall hire costs may have to increase. We have not increased our rates since 2016 and will try and keep the increase low.

During the year our social events were very well attended and enjoyed by the community. This year we have the Summer Fair on the 22nd of June and we hope everyone in the Village comes along and enjoys the day.

A new social event was the New Year's Eve Party kindly organized by Sandra Howard. It was a great success with dancing and entertainment. I believe Sandra is looking at a new format for this year.

As always, we are looking for new ideas for events and would welcome any ideas on what you would like to see happen at the hall. The dedicated telephone number now for information on events, the number can be found in the Parish Mag and on our website.

Joan Wigham our bookings manager is stepping down having been a corner stone to maximise the use out of our hall and I would like to thank her very much for everything she has done in making everything work like clockwork.

The website contains all the information you may need on how to book the hall, see what is going on and how to contact us. We also put copies of the minutes of our meetings. Thank you Merv for all the work you do in looking after the Website and keeping every one informed.

Again, I would like to thank all the Trustees, Volunteers and anyone else I have forgotten for their hard work.

Thank you.

Sandy Horvath Chairman.



Beare Green Community Association

BEARE GREEN COMMUNITY ASSOCIATION

**ACCOUNTS FOR THE YEAR
ENDED 31 MARCH 2019**

BALANCE SHEET
YEAR ENDED 31 MARCH 2019

	2018/2019	2017/2018
<u>ACCUMULATED FUNDS</u>		
Balance at 31 March 2018	3,389.00	8,271.00
Profit/Loss	- 2,965.70	- 4,882.00
Balance at 31 March 2019	<u>423.30</u>	<u>3,389.00</u>
Represented by:		
Current Assets		
Debtors/Prepayments	- 8,429.07	- 10,855.00
Bank: CIO Savings Account	7,324.07	13,445.00
Bank: CIO Current a/c	1,154.76	1,379.00
Cash in Hand	373.54	60.00
	<u>423.30</u>	<u>4,029.00</u>
Less: Current Liabilities		
Creditors/Accruals	-	640.00
	-	640.00
<u>NET ASSETS</u>	<u>423.30</u>	<u>3,389.00</u>

NOTES TO THE ACCOUNTS

1. Accounting basis: Historical cost.
2. Capital Expenditure: It is the policy of the Association to write off all its Capital Expenditure in the financial period of its purchase.
3. Provisions have been made in these accounts for accruals and prepayments of income & expenditure at 31 March 2019

INCOME AND EXPENDITURE ACCOUNT
YEAR ENDED 31 MARCH 2019

	2018/2019	2017/2018
<u>INCOME</u>		
Balance at 31 March 2019		
Hall Hire	18,099.79	19,825.00
Balance at 31 March 2019		
Events	3,728.75	2,578.57
Interest	8.73	3.88
Other Income		
Donations/Misc/Grants	2,065.20	8,827.79
<u>TOTAL INCOME</u>	<u>23,902.47</u>	<u>31,235.24</u>
<u>EXPENDITURE</u>		
Hall		
Running	16,192.27	12,967.00
Maintenance	2,795.87	9,838.20
Additional Fixture & Fittings	6,330.03	11,862.00
	25,318.17	34,667.20
Administration	1,500.00	1,400.00
Other Expenditure		
Bank Charges	-	-
Miscellaneous(Refunds&'Others')	-	-
Professional fees (Audit)	50.00	50.00
Capital Expenditure		
	1,550.00	1,450.00
<u>TOTAL EXPENDITURE</u>	<u>26,868.17</u>	<u>36,117.20</u>
	<u>- 2,965.70</u>	<u>- 4,881.96</u>

NOTES TO THE ACCOUNTS
YEAR ENDED 31 MARCH 2019

	2018/2019	2017/2018
<u>HALL HIRE INCOME</u>		
Beare Green Youth Club	725.88	709.00
In Harmony Choir/BG & Newdigate Choir	837.05	520.00
Over 60's Club	630.58	605.00
Little Bears	-	-
Bridge/Knitting Groups	828.00	657.00
BG Brownies/Rainbows	608.20	744.00
Lunch Club	597.10	567.00
Stay & Play Club	745.76	546.00
	<u>4,972.57</u>	<u>4,348.00</u>
Outside/Commercial		
Yoga/Pilates/Reiki/Dance	4,125.74	3,205.00
Artists/Harpists	-	1,352.00
Football Training	-	-
Kickboxing	1,498.04	1,428.00
Slimming World	1,031.00	3,027.00
Cycle clubs	-	366.00
Take the Lead	1,363.20	2,475.00
	<u>8,017.98</u>	<u>11,853.00</u>
Official Bodies		
CPC/MVDC	247.00	870.00
	<u>247.00</u>	<u>870.00</u>
Occasional		
Equipment Hire & Storage	30.00	130.00
Committee Room	-	39.00
Miscellaneous inc Private Parties	4,832.24	2,585.00
	<u>4,862.24</u>	<u>2,754.00</u>
<u>TOTAL HALL HIRE INCOME</u>	<u><u>18,099.79</u></u>	<u><u>19,825.00</u></u>
<u>HALL EXPENDITURE</u>		
Running		
Rent	3,640.23	2,414.43
General/Water Rates	824.63	833.35
Electricity	5,442.00	3,743.12
Cleaning	4,332.98	4,173.48
Buildings Insurance/PRS License	736.43	971.00
Public Liability Insurance	782.80	761.15
Annual Fire Service/PAT testing	433.20	70.00
	<u>16,192.27</u>	<u>12,966.53</u>
Miscellaneous		
Routine Repairs/Maintenance	814.09	8,637.72
Phone/Broadband	74.42	396.88
Postage, Printing & Stationery	9.39	66.25
Sundry Expenses	1,074.46	386.71
Hall Fixtures and Fittings	823.51	350.64
	<u>2,795.87</u>	<u>9,838.20</u>
<u>TOTAL HALL EXPENDITURE</u>	<u><u>18,988.14</u></u>	<u><u>22,804.73</u></u>
	<u><u>- 888.35</u></u>	<u><u>- 2,979.73</u></u>