

Sampford Brett Village Hall

Annual General Meeting held at the Village Hall on
Friday 7th November 2025 at 7;30 pm

Minutes

Present: **Guy Kennett** (Chair), **Martin Harris**, (Treasurer), **Maria Rose** (Secretary), **Steve Pearce**,
Safeguarding and Gardening Club rep., **Nick Rose**,

1. Apologies: **Vere Kennett**, **Jennie Toulson** (Lettings), Stephen Voller Parish Council, Sue Biggs, Diane Brooks, Phil Hall
(those highlighted in **bold are Trustees**)

In attendance: Martin Blazey, (SBAG), Paul Fricker (Singing Club/choir), Amanda Boyd, Parochial Church Council (Lettings)

In addition to the above 18 members of the village attended the meeting:

(Clive Brooks, John Schofield, Mario and Deanne Gladki, Nicki Fletcher, Clive Fletcher, Jon Kelly, Brian and Leone Martin, Phil and Jan Swan, Christine Martin, Liz Blazey, Wendy Berry, Carl and Patricia Watson-Gandy, Janet Hall, Clare Kelly, Alison Wickes).

2. Minutes of the previous AGM on Friday 8th November 2024 were agreed and signed by the chair GK. Proposed by Stephen Pearce and seconded by Clive Brooks.
3. Matters arising – none
4. **Chairperson's report**

Guy introduced members of the committee on the table as many of the posts and persons have changed since the previous meeting. Please see 'those present' above and note the bold type to indicate the trustees. He explained that non-trustee members (those not in bold) were invited to the meetings in accordance with our governing document which reserves the right for local user groups to be represented on the committee.

In his address, Guy emphasised the importance of the village hall as being the 'beating heart' of the community – a vital community asset without which many things would not function. Therefore, he highlighted the need to nurture the hall.

Before updating the meeting, he offered thanks to several people whom he identified as particularly supportive over the past year. Thanks was given to John Schofield, the outgoing secretary for his hard work and dedication during his time as secretary, John was presented with a small gift as a token of thanks. Special thanks were also given to Steve Pearce who has worked with John Schofield in relation to the move to Charity Commission application and to Martin Harris who has continued this work.

He also thanked the following: John Toulson, Amanda Boyd and Wendy Berry for organising the planter outside the front doors of the hall and maintaining the floral display, Nick Rose for painting the railings and staining the planter and wooden bench adjacent to the planters.

Thanks also to Paul Burnett who has been carrying out routine upkeep and maintenance. Additionally, thanks to Soup Club organisers, Steve and Fiona Pearce, John Schofield, Paul and Bridget, Trudy and Colin, Vere, Mandy and all those other volunteers who have helped maintain the carpark.

The efficiency of the electricity meters has continued to be an issue. The meters have now twice been replaced although one has again failed. Some electrical issues have also been noted within the kitchen, and an electrician has been asked to check out the issues.

Work continues to update our governing documents in line with the Charity Commission and Martin Harris is now taking the lead in this matter.

Plans for next year also include the renovation of the toilets to include an area for baby change as well as a more suitable toilet for disabled users. This will be achieved by a redesign to the gent's toilet by removing the partition wall to improve access. We have had difficulty getting builders to do this work, but it is certainly a top priority for the coming year.

Guy thanked the SBAG for a donation of £2,500 which will go towards the urgent need for remedial work to the exterior fascias and guttering. The best of three quotes for this work is £2,850. Steve Pearce has obtained these quotes, and a builder will begin the work as soon as weather permits. This was authorised at the last VHC meeting held in October.

The committee is planning a celebration to commemorate the 50th anniversary of the current village hall in September next year.

5. Treasurers Report and approval of accounts.

A copy of the accounts was available on the tables for attendees to peruse. Unfortunately, the overhead projector was not available, so reference was made by Martin to the paper copies.

Overall profit:

The opening balance from last year was £38,283.44p and we have ended this year with a balance of £40,750.00 with a profit of £2,466.56 which compares to £1,160.46 for last year. The net profit of £2,466.56 reflects actual receipts as of 30/9/25. Had all outstanding money from the rental of the hall been in our account this would have increased to an overall profit of £3,198.06.

SBAG donation, very generously given, for £2,800 has been set aside for work on the toilet improvement.

Coffee mornings and soup club has shown a marked increase in receipts this year. Martin made a point of thanking the 'wonderful' volunteers, pointing out that the receipts from the Soup Club over the last year have increased by 186% and an incredible increase from Coffee Mornings of 276%. Income from both activities is £790.50 compared to £425.40 last year.

Expenditure

The general running costs of the hall have been £3,968.07 which has included routine repairs and maintenance. This is a slight increase from the previous year from £3,501.82 which is largely due to the cost of replacing equipment.

We have had to replace one of our two coin-operated electricity meters and the second one repaired. Several items in the kitchen have needed updating, including a new cooker hob, new kettles and a replacement hot water tap.

Maintenance tools for the garden have been purchased and include a garden strimmer, and a bespoke wooden planter for the front entrance. A new car park light has also been fitted.

Electricity

Electricity usage remains our biggest financial burden. We have been able to recoup 47% of our bills using coin-operated meters, compared to 41% in the previous financial year. There are two meters, one for the wall sockets and kitchen appliances and a second one for the heaters. The lights are not metered. As the newer of the meters is now broken currently no money is being raised for the wall sockets and kitchen appliances.

The committee has discussed the matter at length during our meetings, and we propose removing the meter that powers the sockets and kitchen appliances and instead increase the overall hourly rate by a pound. So, the new proposed cost is £6.00 per hour for those within the village renting the hall and £9.00 for those renting per hour from outside. Given that most groups historically put at least £1.00 into the meter we felt this was a better solution.

We hope to purchase two new ovens so that the kitchen remains viable. Currently the existing ovens regularly cause electricity outages.

Approval of the Treasurer' report which has been independently audited by Jenny Hall. This proposal was put forward by John Schofield and seconded by Fiona Pearce. It was then agreed by those present.

6. Lettings Report

Amanda explained that she is working alongside Jennie Toulson with the letting and invoicing for hall use.

Regular Clubs

Sewing club – knit and natter known as Stitches and Yarns
Pilates
Coffee morning,
WASPS,
Tai Chi,
Café Church,
Birthday parties.
Evening meetings,
Bell ringing Courses.
Folk Club, Pop up Pubs.
SBAG events,
Gardening Club,
Wakes (funeral)
Flood meetings,
Parish Council Meetings,
Tabletop sales.

Two further clubs were unable to form due to clashes with other dates (Antiques Valuations and meditation group (Bell ringing proved too loud).

There have been some technical difficulties with the email confirmation not working but this is being reviewed.

Loans of the hall's tables and chairs is not charged but donations are requested from those using the equipment.

Issues with maintenance has already been covered. The purchase of two new ovens to counter the electrical issues and improve user's experience is currently being considered.

7. Election of the Committee

Guy asked if anyone wished to join the committee and said the existing committee members were happy to continue in role. The meeting was asked to vote all members.

Proposal by Chris Martin and seconded by Clive Brooks. The vote was carried.

8. AOB

Jan Swan explained that it had been impossible for the documents to be opened online. (Copies of all material had been placed on the tables prior to the meeting).

Martin Harris agreed to investigate the matter and thanked Jan for bringing this to his notice –

Discussion took place about the loaning of the tables and chairs to other parties, and Amanda explained that generally people donated. There was a suggestion from those present that perhaps the committee would consider a small charge. It was agreed to place this on the agenda for the next committee meeting.

Maria Rose