

Minutes of the Annual General Meeting of the BNVH Committee held on 29th January 2020 at 7-00pm – a ‘virtual’ Zoom Meeting

Present: G Riley (Chair), P Burcombe, M Corbett, P Fear, R Foreman, B Johnson, C McCarthy, S Packer and M Townley (Scribe)
Attending : Catherine, T Davis, K Eardley, A Fletcher, K Guy, A Harper, S Hammerston, R Mimmack, J O'Connor, D Pidgeon,
 P Roebuck, O Padfield, J Webb

1 Apologies for Absence

None

2 Minutes of Meetings 3rd January 2020

2.1 Amendment: Item 3.1 stated that Lease terms had been agreed. These Leases were not agreed until much later in June 2020

Proposed	T Davis	}	RESOLVED -	That the Minutes of the 3 rd January 2020 Meeting, with the above amendment, are a true record.
Seconded	M Corbett			

3 Election of Directors

3.1 The Existing Directors: Pamela Alfreda May Burcombe, Michael Corbett, Peter David Fear, Ruth Ann Foreman, Brian (Brin) Johnson, Catherine Ann McCarthy, Samantha Jane Packer and George William Riley are all standing for election

Proposed	G Riley	}	RESOLVED -	That the above named are elected for the year 2021 - 2022
Seconded	J Webb			

4 Appointment of Auditor or Independent Examiner)

4.1 The present Independent Examiner is:

T R Case BSc ACA Chartered Accountant, Case Accounting Ltd, 20 Goodwood Way, Chippenham, Wiltshire

Proposed	R Foreman	}	RESOLVED -	That the above Independent Examiner is elected for 2021 - 2022
Seconded	B Johnson			

5 Treasurer's Report

5.1 Accounts being presented are for the year ended 31 March 2020 and therefore predate the launch of our fundraising campaign and building work starting on site.
 The loss reported for the year of £45,132 effectively equates to the excess of professional costs of £58,705 over our income from small donations and investment income of £13,573.
 It has been frustrating that, due to the time taken to conclude the legal negotiations and documentation, we continued to incur further legal costs into the current year.

All parties involved had complex legal requirements that took time to resolve.

However, that is all behind us and we are steaming ahead with a successful fundraising campaign and agreed building schedule.

The fact that the lease was not concluded until the current financial year has also meant that we have not been able to recognise in our accounts the value of the hall that we have been planning and are now building.

For the current year, ending 31 March 2021, we will be looking at how to best show this in our accounts so that the worth of what has been achieved by the village is more visible.

5.2

	2019	2020
Income	£ 71,198	£ 13,578
Expenditure	£ 6,305	£ 58,705
Total Funds	£565,750	£520,618

6 Chairman's Annual Report

6.1 Chair's Report:

April 2019 started a very busy year dominated by technical discussions around building tenders, construction issues and the lease. A year also spent intensively creating substantial written fundraising bids - the fruits of which appeared in the months after this period.

April - we got planning permission after all the hard work put in by Johnathon Harker. Thank you again Johnathon. Discussions continued with the PCC to agree the leases.

There were on going meetings with the architects, engineers and QS on various aspects of the build, and in June Tenders were issued to four local builders. VAT exemption agreed with HMRC

Also, in June Tim Davies who had been dealing with the lease stepped down. Once again, I would like to thank Tim for all his hard work on this project over the years, both as Chair of BNVH and legal adviser.

August - tenders received from four local builders - reviewed by QS who then advised us on our various options. We also continued various fund-raising social evenings, Buy a Brick, American Supper etc

In November we began discussions with professional fundraisers - especially Val Morby, who was involved in fundraising for The Egg Theatre, and he agreed to advise and mentor us on future applications.

January - Sage Developments Ltd were selected as preferred builders - we offered them the contract and they accepted. Trees removed to enable building to begin. * After spending considerable time on preparing our fund-raising strategy we put our plans into action.

Jan 31st - we held a Fundraising Strategy Meeting, hosted by Wolfgang Beese. We invited a cross section of Batheaston residents, explained our plans which included a Walk-through video of the new hall, and asked for their thoughts and suggestions for fundraising ideas.

In February, as a result of our invitation to the strategy meeting resident Jeremy Webb, who is a retired Solicitor, contacted me and offered to come on board to help with finalising the various legal agreements we required. We of course said YES PLEASE! he also became a Trustee.

Also, we were fortunate that Peter Fear, who had shown interest in our project and had actually come to the AGM that January, also offered to join us as a Trustee. We are truly fortunate to have these two Trustees, their organisational skills have made an enormous difference as the board continues to plan the future.

March - Also the PCC agree to 2-stage building plan which enables us to continue, all we needed now was agreement from the Diocese. Our thanks to RM and the PCC for 'driving' these acceptances through

7 Updates and Any Other Business

7.1 Chair's Update: Planning began for all-inclusive mail drop as start of fundraising campaign.

Finally - All agreements were in place (1) 99-year lease (2). Building Agreement Lease (3) Compound Licence. and we would have enough money to take the build to a water tight stage - Phase 1 - and our chosen builders Sage

Developments Ltd fully agreed with this plan.

May, June and early July - This brought to an end the 10-year challenge to build a new hall for Batheaston
The contract price for the Hall was £665,000 and we set aside 5% contingency bringing the total to £700,000
On top of this, we also knew there would be about £30,000 in various liabilities, professional fees and fitting out costs, so we were aware we would need close to £730,000 to see the hall open and in use.

We had about £520,000 of funds in place and knew we needed to raise close to £200,000

- 7.2 "Thanks": Repeated to Jeremy Webb, PCC chair, Vicar and RM, Local neighbours for tolerating the noise and materials deliveries, Architects Jonathan, Sarah and Alison – so much support, and The Builders
- 7.3 We chose the 24th July for a ground breaking ceremony and our MP Jacob Rees-Mogg agreed to cut the ribbon. We then commenced our fund-raising strategy with a letter to all residents explaining ways they could contribute. Residents Contributions are now well over £50,000 which is amazing.
You have to remember that for this project to succeed, support from our residents was crucially important to the morale of your Trustees, and here was proof that we could succeed.... So, a huge thank you to all of you here this evening for continuing to show that support.
I now have pleasure in telling you we have raised in excess of £180,000 which is absolutely brilliant!!
I can also announce that one of our applications for a substantial sum has been approved! However, it still awaits "Rubber stamping". So sadly, I cannot tell you who it's from or for how much, but it is enough to guarantee we can complete the main building although we will still require some more funding. But I thought you would like to know, and I'm afraid like us you are going to have to wait for about 3 weeks before it is confirmed
- 7.4 Treasurer Update: At the start of July, we hand-delivered a leaflet to every household making the announcement that the Hall was going to be built and launching our Founders Club and general fundraising appeal. We had great support from our residents with many people donating £500, £1,000 or even more and we are close to £50,000 of donations from our Community.
- 7.5 Chair's Update: We had chosen SAGE developments, a local construction company, to build the hall and they arrived on site on 20th July
On July 24th we hosted a very successful "socially distanced" Groundbreaking Ceremony with Jacob Rees Mogg as guest of honour
Work on the foundations got underway and throughout August, Jane Riley undertook her Sketchathon marathon raising around £7,000 and Amy, Emily and Sam put together a raffle raising around £2,000.
All was going well but we were quickly hit with 3 complications
- 7.6 M Corbett's Update: We needed increased depth of foundations (£14.5k), a major retaining wall to the North of the site (£20.5k) and re-routing of the Wessex Water sewer diversion (£17k), additional works (£11k) which quickly added an unavoidable £63,000 to our costs and a 7-week delay in the building programme.
At this moment we are 65% complete with the Stage 1 build (to provide a water-tight shell), the steelwork is installed and roof joists will start going-in next week.
- 7.7 Chair's Update 3: However, once we cleared these problems, building progressed although we had now moved into autumn / winter which has seen further challenges with the wet and cold weather.
Along the way we have made a few changes to the original specification. We are enlarging the upstairs room, putting in a lower ceiling in the downstairs rooms and we are going to purchase a bespoke set of folding doors. This obviously adds costs and with the £60,000 extras mentioned before, we are now looking at close to £800,000 to have the hall open for use.
However, on the very bright side, we have been hugely successful with our Fundraising and have secured £185,000 in funding to date.
We forecast that we are around £100,000 short of our overall total and applications are in progress to cover this gap. We hope to have the hall open in the Summer and we are going to name the hall, "The Patsy Townsend Village Hall", as without the legacy from Patsy, this hall would not be built
- 7.8 B Johnson's Update: The fund-raising has been amazingly successful – thanks to good groundwork from the previous Trust Team, some 4 years ago. We were very ably assisted by Catherine Frances-King and then Val Morby.
The very generous 'hosting' by Wolfgang Beese of our "Fund-Raising-Strategy-Evening" for potential donors was an excellent start. All monies raised is because of good planning and so very much hard work by all Trustees.
There have been some major Grants – because we have demonstrated how much the community has assisted, and we now have a relationship with these funders which could assist in the future.
For example, we enjoyed the largesse of an anonymous donor who liked the project so much, that he donated £25,000
- 7.9 C McCarty's Update: A significant donor was Enover, our biggest single success at £49,638, after two precious attempts. Enover are interested in environmental and worthwhile Community projects.
We are very grateful to the Batheaston community because their demonstratable support helped with all our Applications.
- 7.10 P Fear's Update: All of our successful Applications have required much lengthy paperwork, but personal relationships have been our "secret" to our successes.
Last year the National Lottery was concentrating on Covid-related applications, but are now to release more 'general' fundings. An application is in progress because once the Hall is completed and in use monies will be required to "manage" ongoing activities.
- 7.11 S Packer proposed a vote-of-Thanks to our Chairman George, who so ably and consistently kept moving forward, steering the Team to this successful outcome. The Meeting endorsed these 'Thanks'

There were no queries from the floor so – with grateful 'thanks' to all guests - the meeting closed at 8.10pm

8 Date of next Meeting: - Date, Time and Venue to be determined and advised.

Chairman.....Date.....