

# **KING'S SUTTON MILLENNIUM MEMORIAL HALL AND HEALTH CENTRE**

## **Chairman's annual report 2018/19**

### **Trustees/Committee of Management**

The following villagers have served with me as trustees on the Committee of Management throughout the past year:

Peter Allen (Secretary/Vice-Chair)	Marian Day
Anne Martis (Treasurer)	Ronnie Irving
Ann Morton (Secretary)	Lynette Owen
Vallery Lee	Maureen Paterson
Anne Burrell	Derek Wolton
Val Cradock	Geoffrey Bywaters

The trust deeds specify the composition of the Committee of Management as comprising four trustees elected at the Annual General Meeting together with up to four co-opted trustees, and the Representative Members appointed by sixteen village organisations.

The committee now meets every three months – usually on the third Monday of the month - to decide upon policy, approve payments and to receive quarterly reports from the Chairman, Treasurer and Hall Manager. The latter and our cleaner are employed part-time by the trustees, with the Hall Manager recently placed on a monthly salary and the NEST pension scheme.

The Management Sub-Committee of the four elected officers which was instituted last year now meet regularly between full trustee meetings, to whom they make recommendations.

### **Usage and finances**

Both halls continue to be in use on most week days by regular societies, clubs or other hirers and over most weekends by occasional users.

Total income for the building (ie Hall and health centre) for 1 January – 31 December 2018, was just under £57,000. It is pleasing to note that income exceeded expenditure by just under £11,000.

The most significant change during the past twelve months has been the departure of the doctor's clinic at the end of February 2019 and the consequential termination of the tenancy contract with the NHS. The annual rent from the NHS was £18,500 which represented a substantial part of our total income. In anticipation of this loss, the trustees engaged a local commercial estate agent to seek new tenants for the three vacated rooms at the market rent - where possible to health care practitioners or alternatively as offices. More recently the rooms have also been successfully advertised – at no cost - on our social media outlets.

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I am very pleased to report that all three rooms are now occupied with new tenants – a neurological and stroke physiotherapist; a massage therapist; and as the office of the managing director of a children's care homes company.

To further make good the loss of income from the NHS, the trustees also decided to seek a tenant for the under-used first floor Sutton Room. This is now rented out as the office/studio of a well-established wedding photographer who now resides in the village.

Taken together, the prospective annual income from these new tenancies totals £15,600 – ie still £2,900 below the amount we were receiving from the NHS. Therefore the trustees will need to consider what other income streams might need to be adopted to make good this shortfall. It remains our intention to provide health care services from the health centre and to use the income thereby gained to help maintain the hire charges in the hall at a competitive rate – accordingly these have been increased by only 50p per hour.

Our reserves remain healthy as is made clear by the Treasurer's report elsewhere.

### **Building improvements**

The following limited improvements have been made to the building facilities during the past twelve months:

- Both halls have been redecorated
- The three vacated health centre rooms have also been redecorated and new LED lighting installed in each room to replace the ageing fluorescent tube lighting
- With a very generous donation from the Coffee Club, a new Burco autofill water boiler for the hall kitchen has been purchased

### **Personnel changes**

Since November 2018 the role of Secretary has been undertaken by Ann Morton who, together with the Treasurer for the past two years, Anne Martis, provide an extremely effective and capable management team.

In conclusion I wish to pay tribute to Peter Allen who, having served as an exemplary Treasurer for a number of years, then as Acting Secretary and most recently Vice-Chairman, has regrettably decided to stand down from the role as trustee. His contribution to the continued success of this fantastic village asset has been highly valued and much appreciated by his fellow trustees.

Bob Burrell - Chairman of Trustees/Committee of Management

April 2019