

**Minutes of Stretford Public Hall Board Annual General meeting held on Saturday 13 October at
St Matthew's Church
11.10 am finishing 12.10 pm**

Present: 40 attendees confirmed that this was 5% of the membership and constituted a quorum

Board members: Annoushka Deighton (Chair)

Simon Borkin
Petra Morris (minutes)
Lisa Heanley
Christine Duffin
Dan Williamson (apologies)
Junaid Patel
Dan Eastham (Treasurer)
Charlotte O'Mara
Jonny Haslam

1	The minutes of the last Annual General Meeting were agreed as a correct record.
2	Achievements
2.1	The chair welcomed members and presented our achievements, events and activities over the past year. Over 1600 people attended events and a further 700 individuals had participated in our regular sessions including Wellbeing Tuesdays, Creative Thursdays, Stretford Singers etc.
2.2	We have achieved full occupancy for Lofthouse our workspace with 15 desks allocated and the Artist's Studio.
2.3	We have continued to be successful with our external fundraising with over £500,000 raised. We have also received a grant and loan package which has enabled us to recruit a dedicated staff team: full-time Centre Manager, Kate McGeevor who joins us on 15 October, Joanna Padovani our Outreach and Bookings Manager is now full-time, we have just recruited Shirley Bainbridge as our new part-time Finance Officer and Mark Etherington, our part-time caretaker.
2.4	Our achievements have been recognised by national bodies including Social Enterprise UK and Locality.
2.5	We shared our future aims and plans for the Hall including completing the ballroom transformation and looking ahead to a food offer (café).
3	Special resolution
3.1	The Secretary asked members to adopt a new motion recommending that we adopt a special resolution: "To resolve to change our Rules by adopting the most current version of the Charitable Community Benefit Society governing Rules as promoted by the registering body, Co-operatives UK."
3.2	Secretary responded to a question to explain difference to the versions of rules. The purpose was to ensure we were adopting the most recent version but there is a clause which relates to Directors and their entitlement to receive fees for the supply of specific goods and services.
3.3	Motion was adopted unanimously

4 Financial report

- 4.1 The Treasurer presented our annual accounts for the year ending 30 March 2018. It was noted that our income is £91,804, a 38% increase over the previous year. This is due to events and commercial activity and fundraising and a reduction in our expenditure and represented a net income of just over £37,000. We are on target with our long term aim to be self-sustaining and less reliant on grants.
- 4.2 Our cash flow situation is also healthy.
- 4.3 Our new dedicated staff team means that we can continue to improve our commercial activities and increase future income.
- 4.4 It was noted however that we were mindful that in the immediate future our income from events and activities would be slightly reduced due to refurbishment works being carried out to the Hall
- 4.5 We also had to fund urgent repairs to the roof due to the theft of lead and we are looking at alternative materials to replace the lead in order to avoid future thefts.
- 4.6 The Treasurer responded to questions around our investment and interest, and our restricted grant funds.
- 4.7 The Financial report was unanimously adopted by members

5 Ballroom transformation

- 5.1 Stephen, Loop Systems, our appointed architect, provided an update with progress for the ballroom. It was noted there had been some delays due to changes in the appointed project manager, and we are now delighted to be working with our new project manager, John Naughton.
- 5.2 We have a phased approach to the refurbishment to minimise disruption, starting with Underhall, then the Ballroom which will allow us greater flexibility in terms of managing bookings. We carried out a tender process over the Summer for refurbishment work and appointed Archways who are currently on site.
- 5.3 There were unanticipated works including lift modernisation, roof, boiler, heating services which have increased costs. We have applied to Viridor Credits for a further capital funding grant and are awaiting confirmation.
- We responded to questions from members confirming that we are looking at suitable alternatives to lead roof. We received positive comments about the fact that we creating employment for local people.
 - We responded to question re Car park noting that we own car park and business rates, and it is our responsibility to maintain which has associated costs. The car park needs to be available for users of the hall but we need to find a way to manage this, it was noted if we introduce a charge for non-users this could potentially have an impact on local resident parking
 - Chair confirmed that the Underhall is a similar size to the main Ballroom and is hired out for events and in the future we are considering converting some of the space into a café
 - We noted the excellent work and contribution from volunteers and are looking at ways to demonstrate our social impact including collating volunteer hours. We are looking to improve our volunteer induction including t-shirts, lanyards.
 - We confirmed that tenants don't have to be members but we are grateful to our tenants who help behind the scenes e.g. graphic work, help to run Lofthouse, run events, help with set up etc.

- We confirmed that we will be unveiling Blue plaque, 4 Nov

6 Resignation and election of directors

- 6.1 The following directors resigned and were re-elected: Simon Borkin, Junaid Patel, Christine Duffin
- 6.2 The following are continuing directors: Chair, Anoushka Deighton, Secretary Petra Morris, Dan Eastham (Treasurer), Lisa Heanley, Dan Williamson
- 6.3 The following new directors joined the Board: Jonny Haslam, Charlotte O'Mara
- 6.4 There were no contested elections and members approved elected Board
- 6.5 Board members introduced themselves and members applauded the work of the Board
- 6.6 A question was raised as to how many could be on the Board and we suggested 12 and we still had vacancies and we are looking for skills around HR, communications