

North Stainley Sport and Recreation Trust
Chairman's Report for the Annual General Meeting
13th September 2023

The Trust continues to facilitate and support group activities in the village and following the 2021 Village Survey and the update of the Trust Charitable Objectives incorporated in the new revamped Scheme, it was decided to move forward with the Village development and support group. Now named North Stainley Together.

During this past 12 months, the Trust has supported North Stainley Arts Society and North Stainley Petanque Club with the supply of accommodation for their equipment.

The Trust continue to support North Stainley Cricket Club by way of a grant to cover the cost of Hall and facilities hire and to help with ground maintenance.

The Trust continue to maintain the planters along the main road to improve the aesthetics of the village. They have also cleared areas of the Hall Square and begun a new planting scheme. The overall plan is to encourage the residents of the Square to help bring this to fruition.

Following the death of Her Majesty Queen Elizabeth II and the subsequent Coronation of King Charles III in May 2023 the Trust hosted a day of celebration, which over 100 members of our community attended.

The Trust have found it necessary during the year to relay the paving around the Village Hall and in the Square. Residents on the Watermill area reported three incidences of coping stones falling from houses in the village, the Trust felt it was prudent to have the hall roof checked and pinned, and this work being completed with no issues reported.

The Hall has undergone extensive external cleaning, internal painting of the walls and hall floor, refurbishment of the veranda and replacement of the doors on the school sports equipment building on the perimeter of the cricket field.

It was decided that this work should be carried out by professional suppliers and not to rely on the few local volunteers who have other things to be doing with their lives.

The computer based Hallmaster booking system is now bedded in and provides the management team with a clear view of Hall activity. I would very much like to thank Glenys for the hard work and dedication that she has put in to make this possible. The Hall energy reduction schemes and the Electric Vehicle Charging points for visitors to the village are ongoing projects.

The Trusts Scheme and working principles, which have now been authorised by the Charity Commission, are now in place. The updated Scheme reflects the way the Trust manages its business going forward. I would like to thank all who have participated in this process.

I have been involved with the Trust in its various forms for the last fourteen years, Chairman for the last five. I have decided that it is time for me to step down to allow fresh talent to take over the management of the hall. I will, however, continue to provide help and support when needed.

Glenys Bailey who took on the role of Trust Secretary In 2012 is stepping down from that position but will be continuing with the Trust as the nominated member from the Parish Council. Thank you Glenys for all the hours of work that you have put in supporting the Trust.

Also stepping down at this AGM are John Chambers, Health and Safety and Steve Tordoff, Buildings and Flats Maintenance. I would like to thank them both for their dedication and support over the past year.

I would like to thank everyone for supporting me and the Trust over the past years and I am sure that I am leaving it in safe hands.

Thankyou.

Frank Bailey

Chairman North Stainley Sport and Recreation Trust



North Stainley Sport & Recreation Trust

Annual General Meeting 2023

Treasurer's Report

September 1st, 2023



INTRODUCTION

Welcome to the financial review of the North Stainley Sport & Recreation Trust (the "Trust"), prepared for the Annual General Meeting, held on 13th September 2023.

This review addresses the financial position of the Trust during the year to 31st March 2023 (2022/23) and the subsequent five months to 31st August 2023.

The Trust's financial position remains healthy with a steady income stream, a robust level of investment in the Village and a significant maintenance activity performed as from the beginning of 2022.

The Trust had incurred a few years of varying income and expenditure levels caused principally by the pandemic, the extended return to activity levels closer to pre pandemic levels and also more recently the prevailing economic conditions.

The Trust has not only weathered recent years but has been able to invest significantly in the village and in the maintenance of its assets during 2022 and 2023.

INCOME

As initially envisaged the flats have provided a reliable income for a number of years. We increased the rates for the flats for the first time in September 2022, and whereas this moved us closer to market rates, the flats still represent exceptional value for money in the current marketplace. The flats have remained fully occupied thru 2022/23 and thru 2023 to date.

North Stainley CE School also continues to use the Village Hall on a daily basis, and this has provided a steady source of income for the Trust.

There has been a steady growth in other hire income following the pandemic with an increase in both regular and one-time hirers.

The full hire rates continue to offer exceptional value compared to comparable alternative venues, recognising there is a need to be below market median given our more rural location than some alternative halls. We have retained the 10% discount on block bookings at the full rate in an attempt to attract external parties to the village, and we have continued to offer a 50% discount to local residents which is advantageous to most venues who offer between a 0% to 40% such discount.

As the Trust approaches a period of increased community engagement as well as an inevitable increase in maintenance costs there is a need to proactively drive income streams, increasing hall occupancy rates by ensuring the facilities remain contemporary and competitively priced, whilst reflecting relevant economic & market conditions.

Further analysis is presented at the end of this report.

EXPENDITURE

In 2022/23 we invested significantly in the village including numerous planted barrels, benches, picnic tables and notice boards. We funded the Beacon on Cockpit Green, the Platinum Jubilee celebrations and most recently the Kings Coronation celebrations.

We have also invested significantly in maintaining assets owned by the Trust including the jubilee garden, the village square (paving, hedge & tree maintenance, gravelling), the village hall (external clean, internal decorating, internal floor refinishing, external decking, and balustrade) and recreation ground (fencing and tree maintenance).

Additionally, we have provided a grant in kind of £3.3k to North Stainley Cricket Club.

Further analysis is presented at the end of this report.

LOOKING FORWARD

On an annual basis the Trust generates an average income of £48k and spends an average of £40k excluding maintenance. If we include the regular maintenance program for the next ten years the Trust is projected to break even, albeit with fluctuations year to year.

The above assumes increasing income through increasing hire & rental occupancy levels and appropriate adjustments to hire & rental rates. In addition, the Trust will continue to access suitable grants to fund specific Trust led and associated activities.

The above also includes the provision of grants & donations to local bodies benefiting residents living in North Stainley and the extended area of benefit.

The Trust has reserves of c £95k, to fund longer-term projects including flat refurbishments, heating system replacements, hall re-roofing, square resurfacing, and further significant events & celebrations, totalling c £60k. This leaves c £35k which the Trustees have collectively determined to be a reasonable and appropriate level to hold for ongoing operations.

We look forward to working with the community on an ongoing basis to maximise the use of the facilities and our ability to invest in the area of benefit and in addition provide appropriate grants and donations.

Ian Hillary
Treasurer & Trustee
North Stainley Sport & Recreation Trust

North Stainley Sport & Recreation Trust

Income Statement

Year Ended 31st March 2023

Account	Forecast	Budget	Variance
Rental Income	£26,013	£25,875	£138
Hire Income	£4,260	£2,520	£1,740
Hire Income Cricket Club	£3,250	£3,250	£0
Hire Income School	£8,700	£8,100	£600
Investment Income	£664	£656	£8
Other	£2,250	£540	£1,710
INCOME	£45,137	£40,941	£4,196

Cleaning	£4,689	£4,200	-£489
Gardening	£8,468	£4,700	-£3,768
Fees	£8,026	£7,600	-£426
Grants	£5,250	£3,250	-£2,000
Maintenance	£8,801	£9,000	£199
Utilities	£10,891	£11,540	£649
Sundry	£2,169	£2,700	£531
EXPENDITURE	£48,293	£42,990	-£5,303

NET INCOME / EXPENDITURE	-£3,156	-£2,049	-£1,107
Investment & Reserve Utilisation	-£44,368	-£36,000	-£8,368
NET INCOME / EXPENDITURE inc	-£47,524	-£38,049	-£9,475

Unrealised Gains / (Losses)	-£666	£0	-£666
NET INCOME / EXPENDITURE inc	-£48,190	-£38,049	-£10,141

Account	Actual	Budget	Variance
Beacon / Benches / Picnic Tables / Planters	£6,925	£5,000	-£1,925
Platinum Jubilee	£5,805	£7,500	-£1,191
Platinum Jubilee Plaques & Lights	£1,965		
Platinum Jubilee Refurbishment	£921		
Platinum Jubilee Jubilee Garden	£3,442	£5,000	-£1,915
Platinum Jubilee Jubilee Garden Footpath	£3,473		
Maintenance Paving Flag Stones [Hall]	£15,495	£13,500	-£1,995
Maintenance Paving Flag Stones [Square]	£4,426	£5,000	£574
Maintenance Fencing [Rec Ground]	£1,917	£0	-£1,917
EXPENDITURE Projects	£44,368	£36,000	-£8,368

Income Statement

Five Months Ended 31st August 2023

Account	Actual	Budget	Variance
Rental Income	£11,250	£11,250	£0
Hire Income	£2,804	£1,676	£1,128
Office Co-working Income	£0	£0	£0
Recreation Ground / Jubilee Garden	£0	£0	£0
Licence Income Cricket Club	£3,800	£3,800	£0
Licence Income School	£2,700	£2,700	£0
Other	£913	£600	£313
Other Financial	£0	£0	£0
INCOME	£21,467	£20,026	£1,441

Cleaning	£1,896	£2,000	£104
Gardening	£3,237	£3,175	-£62
Fees	£2,609	£2,694	£85
Grants	£3,800	£4,050	£250
Maintenance	£1,669	£3,750	£2,081
Utilities	£5,684	£5,075	-£609
Sundry	£1,045	£500	-£545
EXPENDITURE	£19,941	£21,244	£1,302

NET INCOME / EXPENDITURE	£1,525	-£1,218	£2,743
Investment & Reserve Utilisation	-£15,320	-£12,500	-£2,820
NET INCOME / EXPENDITURE inc	-£13,795	-£13,718	-£77

Unrealised Gains / (Losses)	£1,066	£0	£1,066
NET INCOME / EXPENDITURE inc	-£12,728	-£13,718	£989

Account	Actual	Budget	Variance
Repair Bus Stop Shed Doors	£900	£1,000	£100
Hall Clean External	£3,307	£3,000	-£307
Hall Clean Lights	£0	£500	£500
Hall Veranda i	£1,900	£0	-£1,900
Groundworks Tree Maintenance	£1,175	£0	-£1,175
Hall Curtains	£165	£500	£335
Hall Decorating	£3,181	£3,500	£319
Hall Wooden Floor	£3,192	£4,000	£808
Hall Veranda ii	£1,500	£0	-£1,500
EXPENDITURE Projects	£15,320	£12,500	-£2,820

North Stainley Sport and Recreation Trust

AGM 13th September 2023

Bookings Secretary Report

Hall bookings have increased throughout the last Twelve Months, with a good mix of regular hirers and several large diverse hires.

Wedding Receptions, Funeral Teas, Confirmation Celebrations, Harvest Suppers , Ladies Get Together Teas, Ripon International Festival ,and the Walled Garden plus many more all bringing in financial rewards and that much needed, never to be underestimated publicity of positive word of mouth in praise for our facility.

Local groups have now returned to use the hall following the Pandemic Thursday Supper Club , u3a Table Tennis, the Arts Society and now League Table Tennis, Messy Church plus of course our School and Cricket.

This is a busy hall especially through the week; more bookings at the weekend would be welcome. We do have a prestigious booking in for 120 Scouts, which is going to prove to be very interesting.

The Hallmaster booking system is working well, though some tweaks are needed. More emphasis on making an initial booking request through the website, confirmation and management of a booking still needs to be via the administrator.

All in all a busy year with more still to come.

Glenys Bailey

Bookings Secretary

Review of Fire Risk Assessment for North Stainley Village Hall

- A. Record of Risk Assessment by Cathedral Safety Services dated 21 December 2012.
- B. Regulatory Reform (Fire Safety) Order 2005 - North Yorkshire Fire & Rescue Service 08 November 2019.

1. Reference A. is a Fire and Safety Assessment carried out by Cathedral Fire Services dated 21 December 2012. This was carried out due to minor changes of premises (stud walling to form a secure storage area to what was the Function Meeting Room).

2. Reference B. was the last recorded safety audit by North Yorkshire Fire & Rescue Service to ensure compliance with The Regulatory Reform (Fire Safety) Order 2005. The outcome was considered to be broadly compliant. It was recommended that a review of the Fire Risk Assessment should be carried out regularly (at least once a year) and on the occasion of there is either reason to suspect it is no longer valid or there has been a significant change to the matters to which it relates.

3. The Main Hall can accommodate up to 150 people standing, 120 seated theatre style or 100 seated at tables. The Meeting room can accommodate 25 people seated theatre style or 16 seated at tables.

In addition there are 4 apartments (2 x 1 bedroom and 2 x 2 bedroom) situated above the hall.

4. Since the last formal risk assessment at reference A. there has been no change in use for the village hall.

5. The fire alarm system is professionally maintained and was serviced in July 2023 by H.E. Woolley Fire Protection and Security.

6. Records of weekly and monthly testing of fire alarm systems and emergency lighting etc are kept in the Fire Log Book in the cabinet in the boiler room.

7. All hirers of the Village Hall are briefed on the actions on discovering a fire, including escape routes and muster points. This information is also briefed before every performance where an audience is present.

8. Given that there has been no significant material alterations to the building or a change in use apart from para 4, Reference A. remains extant.

John Chambers
North Stainley Recreation Trust
Health & Safety Representative.

27 August 2023

The benefice of North Stainley, West Tanfield, Snape, Well, Masham and Healey now have a vicar, the Rev Jane Ball. We hope that Jane will be very happy here in this area and that folk from North Stainley will get to meet her and get to know her very soon.

We continue to have Sunday services at St Mary's twice a month. In addition Bacon church is held monthly, on a Thursday morning. Bacon church is informal and is a chance to get together for a chat over a cuppa and bacon buttie. Church is open daily to give people an opportunity for quiet prayer or for visitors to have a look round our lovely little church.

JAM (Jesus And Me) These termly sessions remain extremely popular and the attendances are always very good. A collaboration between the churches of North Stainley and West Tanfield and West Tanfield Methodist the sessions are held in both villages, to cover all children. These informal sessions are busy and full of fun.

Last year St Mary's joined with the Trust to put on 'Carols round the tree'. This was a great success and well attended by the village. We offered everyone warm mulled wine and mince pies. The weather was kind to us which is always a bonus!

In January we held a Soupy Saturday event. We had a good turn out and very much appreciated help from Judith Cockerill, Dawn Hodgson, Suzanne Maisey & Annabel Buckley. This was a fund raising event for church itself.

We continue to have issues with damp in the building and a couple of meetings have taken place to see what can be done. As we all know any work to solve these issues will inevitably cost a lot of money. We will of course have to face these costs, to this end we have already received a donation from the village Supper Club, for which we are very grateful.

Sally Gabriel