

THE MERRY BELLS MANAGEMENT COMMITTEE MEETING
ON 3RD JULY 2025
HELD IN THE COFFEE ROOM.

Present:	Mr T. Blightman	Dr J. Guy
	Mr I. McGregor	Mr J. Morrison
	Mr I. Germain	Mrs F. Fox
	Mrs J. Slade	Mr R Barrett

1. Apologies for Absence

There were no apologies

2. Agree the Minutes of the Last Meeting

These were agreed as a true record

3. Matters Arising from the Minutes

There were no matters arising

4. Treasurers Report

As usual, we start with the Month's Accounts for June, which was a positive result of a £712 surplus but showed an 'Operating Surplus/Profit of £1,663 before Overheads, Depreciation and Exceptional Expenses are taken into account. This was achieved by a Total Income of £3,496 of which the Hirings income of £1,822 was very good, bringing our average for the half-year to £1,281 against last year's average of £1,262. Our Total Expenses of £1,833 were pretty much the same for previous months, with Utilities continuing to be higher than 2024. Depreciation continues to be higher due to some improvements being capitalised and only taken into account at our year-end with our Annual Financial Accounts.

We then moved to looking at our Year-to-Date (YTD) accounts, which were for the half-year, so we could also consider some forecasts for the full-year. With regards to our Total Expenses (YTD) the biggest increase is in Legal & Professional, with an increase of £4,609 mainly due to the solicitors bill for the new Library Lease, which with the increased rent in future will compensate this cost this financial year. However, as mentioned, although we will keep a 'heading' for Legal & Professional, this particular bill could be considered an Exceptional Expense, as it will hopefully be, only every fifteen years! The other increase in Expenses of note is the increase in Utilities of £1,204, which hopefully will be partly offset by the installation of the new Storage Batteries, although gas remains the far larger part. Income in total has increased with the only negatives being on interest payments (a function of timing) and Office 3 where the tenant has now been contacted and a late payment is now expected

The overall result is that, although our Total Income (YTD) has increased by £1,693 from £22,890 (2024) to £24,583 (2025), so our Total Expenses have increased by £5,155 from £13,483 (2024) to £18,639 (2025) producing a reduced Surplus of £5,945 (2025) from £9,407 (2024). This means our Total Surplus of £5,945 (2025) is reduced by £3,462 from £9,407 (2024).

But with adjustments in the final accounts by capitalising some of the investments, although the redecoration will be a maintenance expense, we would still hope to achieve a year-end forecast of c.£10,000 and with all of the investments made and paid for so far, the most encouraging situation is that our Cash Reserves remain at over £100,00, with our actual reserves being £102,998.

The recent relaunch of CAF Bank online servicing has been something of a fiasco with payments not being made and various other problems in its functionality; contact with the bank is extremely difficult due to widespread problems across its customer base. **TB and IG** will remain on the case but alternative suppliers of current accounts will be explored.

5. Exceptional Projects

The Kitchen is now complete and all very satisfactory. The flooring throughout has now been laid. Unfortunately the Dishwasher is proving to be a little difficult (**TB and IMG**) to investigate. A partial inventory of the kitchen has been done (mainly the top shelf) . PV Panel installation date w/c 21st July 2025. The decorator is starting 1st August contract accepted. He has agreed to work around dates when the Hall is booked. It was decided to leave the coffee room until the damp in the corner has been dealt with. A new printer has been installed.

The Car Park Management project progresses slowly but more discussion with the company is required to ensure we have the solution that we require. (**TB**)

6. Maintenance Report

Brickwork – Richard Taylor has quoted £300 +VAT. The benches (uprooted by vandals) hopefully will be fixed next week. (**TB**) has bought the paint for the steps which still require painting.

Some of the weeding has been done.

7. Correspondence

There was no Correspondence

8. Bookings Update

Bookings are up 5% on last year. Next ¼ not on track but hopefully will improve. Possibly after a few recent viewings.

9. Monthly Calendar

(**TB**) has received two quotes regarding the renewal of the Insurance of the building. After some consideration it was decided to remain with the original Insurers. (**TB**) to read over the Policy for clarification and check about the implications of installing the battery for the pv panels.

The various Policies were reviewed and some amendments were discussed. It was noted that we are due to carry out a risk assessment. The first aid kits also need to be checked.

10. Succession Planning

There was much discussion about how the Trustees should prepare for the future when some step down from their role.

The priority is to recruit new Trustees willing to take on some of the work. All to try to enlist 1 person.

11. Any Other Business

There was none

12. Date of the Next Meeting

Thursday 7th August 2025 in the Coffee Room