

**ELLS MANAGEMENT COMMITTEE MEETING
ON 7TH AUGUST 2025
HELD IN THE COFFEE ROOM**

Present :	Mr T. Blightman	Mr J. Morrison
	Mr I. McGregor	Mrs F. Fox
	Mrs J. Slade	

1. Apologies for Absence

Mr I. Germain Dr. J. Guy and Mr R.Barrett
Mr Adrian Coates was welcomed onto the committee

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 from the Minutes.

4. Treasurers Report

Looking at last month's (July) Management Accounts it was an exceptional month; the best so far this year in terms of our Net Profit/Surplus, which was £6,460. The breakdown is as follows, with an Income of £9,898 mainly due to Rental Income of £9,250, as Hirings, as anticipated were low at £648. The high Rentals' Income was mainly due to receiving the new agreed rent from the Library for May and June plus Quarter 3 in advance. Additionally, we received the Quarterly rents from Identity Hair and the Parish Office.

The low Hirings' income received for July brings our average monthly Income down to £1,191 compared with £1,197 for last year, so virtually the same.

Our Direct/Operating Expenses were also a little higher at £2,156 including Repairs at £748 for the Forecourt Vandalism, Paint for the car park steps and a new Printer.

This meant that our Gross Profit for July is £7,742 and after our charge for Overheads of £1,282 to include our annual Insurance Premium, 50% of which is accrued for 2026, our Net Profit/Surplus is, as stated at the beginning - £6,460

Our depreciation costs of £1,107 are higher due to capitalising some of our previously agreed investments to improve our facilities and 'customer offer'. We also have a cost for Exceptionals of £2,000, which is the first stage payment for decorating the public areas, which will be a cost, as we can't capitalise this maintenance item.

Even with our increased Depreciation reserve and Exceptional cost our Surplus for July is £3,353, which is our second most successful month of the year after April.

For our Year-to-Date (YTD) compared with 2024, our Income has increased from £30,733(2024) to £34,482(2025), while our Expenses have also increased from £16,217(2024) to 22,076(2025) meaning our Surplus (YTD) has reduced from £14,516(2024) to £12,405(2025).

Plus, once we add the difference in Exceptional Repairs and Renewals from £544(2024) to £8,924(2025) and Depreciation from £2,624 to £4,208, we have a deficit for YTD 2025 of £726 compared with a surplus YTD 2024 of £11,349 meaning a difference of minus £12,075.

However, as you will see from the Exceptional Investments sheet to be presented, we are on budget with the agreed investments of over £50,000, which means the financial situation is 'on plan', as we still have cash reserves of over £100,000.

As you can see, the cash reserves are £37,021 with CAF and £65,600 at Virgin and Skipton. This means our 'operating fund' is £37,000 with CAF and in reserve, we still have our £65,000, as agreed at the end of last year.

5. Exceptional Project

PV Battery is installed but not fully operational as yet **JG,IM & TB** to meet with John Gower for a handover once complete.

Dishwasher set up and instructions to be completed.

Painters working on and around the Merry Bells. It is hoped they will paint the steps in the car park.

Car Park Management – **TB** Still waiting for mock-up signage.

A new item is Damp in the Coffee Room. Quote for £8000 agreed. Unfortunately damp is also present in the Parish Office, an additional quote for £700 +VAT has been agreed.

The Heater in the Coffee Room to be replaced with electric 2x3 kilowatt . Still awaiting a quote.

6. Maintenance Report

The forecourt complete and the Benches have been repaired and refixed.

There was a problem with a call point but is now OK .Full fire test needs to be done along with the emergency lighting.

The tree roots are causing problems to the pavement and forecourt; **TB** to contact a tree surgeon for advice.

It was discussed as to whether a camera should be installed outside the Merry Bells.

Maybe on Bruins wall and possibly on top of the porch. Maybe with the possibility of storing the information for one week.

7. Correspondence

None received

8. Bookings Update

It was agreed that August is always a quiet month, but future bookings look a little slow.

Some classes have left due to lack of members. But others have rebooked.

Some interest in the Film Club which needs to be investigated **IG**. The curtains to remain as complete blackout would be required.

9. Monthly Calendar

Gas appliances to be serviced in September.

10. Succession Planning

It is imperative that focusing on recruitment has to be paramount for the future of the Merry Bells committee.

11. Any Other Business

There was no other business.

12. Date of the next meeting

The date of the next meeting is Thursday 4th September 2025 in the coffee room.