

## **Tivetshall Village Hall Annual Report May 2013**

The management team continue to maintain and improve the facilities whilst ensuring a steady income stream from the booking of the hall. I wish to thank the entire team for their efforts with a special mention to our booking clerks Tony and Lynn for organising the various hiring's of the hall.

In the current financial climate we are only just able to ensure that the hall has an income greater than it's normal outgoings with our current fee structure and fund raising events. Last year income was increased by £434 from fund raising events and added to income from hire charges meant that total income was just £20 above our outgoings, not bad considering we have not increased our hire charges during the last five years. The decision to hold hire rates is driven by the competitive times we live in and the fine balance between being the right price for people to hire the hall and just a fraction too expensive so people do not hire the hall. If the hall loses hirers because it becomes uncompetitive then we will very quickly find fixed costs overtaking income, so our aim has to be to attract the maximum number of hirers to spread our fixed costs over the maximum number of hired hours.

However we are facing increasing bills from all quarters as organisations find new ways to charge the hall for services that have up until now not been levied against community buildings. An additional music license previously paid by the hirer is now (under legislation passed in 2011) the responsibility of the hall at approximately £55.00 per year. From April 2014 we will be charged £64.74 per annum for the collection of rubbish and recycled materials, a service which up until now has been free as the hall is a community resource. Importantly we currently receive a discretionary charity top up of £386.22 from South Norfolk Council, which reduces our council tax to zero after a Mandatory Charity relief of 80%. Were we to lose this top up and add it to increases in our insurance, water and electricity bills then you can see our balancing act becomes a much harder task.

On the plus side I am pleased to confirm that we are planning to carry out some major repair projects this year and also to continue our investigations into a combined sound system with cordless microphones and hearing loop for the hall. Replacement of the paths around the hall is awaiting final confirmation of quotes for the work and replacement of all the light fittings in the main hall will be carried out on Tuesday 28<sup>th</sup> May 2013. Unfortunately we also have a major expense looming in order to comply with the very latest regulations regarding storage of heating oil and location of the tank itself. Indeed we may need the Parish Council's assistance if we are required to submit a planning application to relocate the tank to satisfy the regulations and our insurers. The sanding and resurfacing of the hall floor is another priority for this summer and we also need to carry out repairs to the entrance of the car park. The purchase of new seating for the hall has also been discussed and is something we hope to achieve this year. We currently have funds available to cover these maintenance projects but any assistance that anyone in the village can give, especially with the entrance to the car park for example, will be gratefully received.

Our committee is always open to more members and we would welcome more representatives from our user groups to join us. Any ideas that anyone has for improvements that can be made to the hall would also be gratefully received.