

*Claygate
Village Hall Association*

Registered Charity No., 305007

Claygate Village Hall Association

Hall Management Plan

March 2021

Produced by: Claygate Village Hall Management Committee
Registered Charity Number: 305007

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Version History

Version	Status	Date	Changes Made
1.0	Draft	June 2018	
1.3	Draft	January 2019	Amendment to section re authorisation levels as agreed at Trustee meeting in Oct '18
1.4	Draft	March 2019	For review at March Trustees Meeting
2.0	Approved	April 2019	Approved by Trustees
2.3	Revision	January 2020	Updated Trustee details and added 2020 Budgets
2.4	Revision	March 2020	Added new Chair & Vice Chair & removed Brian B's name from the version on the website
2.5	Revision	September 2020	Minor updates resulting from change in Representative Trustees & updating of Figures and Statistics
2.6	Revision	November 2020	Updated Trustee List included new statement on Minor projects approved at Nov meeting
2.7	Published awaiting approval	January 2021	Updated Trustee List
2.8	For MC Review	March 2021	Inclusion of financial data in Annex so it can be updated without formal approval
2.9	For approval	March 2021	Incorporating amendments from MC for approval by Trustees at March meeting
3.0	Final	March 2021	Approved at 24/3/21 meeting incorporating change to review period of Officers allowances

Introduction

What is the Claygate Village Hall Management Plan?

This document was produced by the Claygate Village Hall Management Committee to set out its processes for the management of Claygate Village Hall and strategy for the future.

Why was the plan produced?

The purpose of this plan is:

- To provide a basis for the Trustees to define the objectives and management of the Village Hall annually.
- To enable plans to be shared with all parties who have an interest in the Village Hall including the people of Claygate, the Parish Council and the Charities Commission.
- To involve people and groups within the community with the plans for the future.
- To make the most of the facilities provided by the Village Hall.
- To form the basis for bids for grants.
- To make the management more transparent by recording the processes under which it operates.
- To encourage involvement from local people.

Who was involved in developing the plan?

The initial draft of this plan was produced by members of the Claygate Village Hall Management Committee in 2018. The plan has been approved by Trustees and is shared with stakeholders via the website.

How will the plan be reviewed & updated?

The plan will be reviewed annually at the Village Hall Annual General Meeting (AGM) to ensure that it reflects the views of the Management Committee, Trustees and local people. Annexes including the figures from Annual Accounts will be updated at this time and as necessary.

The plan will also be reviewed in response to major internal or external changes such as national policy changes or an unexpected event.

How will the plan be shared with the village?

The plan will be shared with the local community by making it accessible via the Village Hall website for potential hirers and interested parties to find it.

Background

What is the history of the hall?

The Claygate Village Hall Association (CVHA) was formed in October 1949 with the aim of providing a venue for Claygate Dramatic Society and 20 other village organisations, societies and clubs to meet. At the time there were halls where community groups could meet, but these were not adequate for the wide range of activities which included children's clinics, indoor sports, dances, whist drives, wedding receptions, jumble sales, exhibitions, drama shows, parties, concerts, dinners, auctions, sales of work, meetings etc.

The CVHA bought the main plot of land from the British Legion for £650 in 1949. The Church Commissioners and War Office added to the site giving enough space for a hall and car park. Funds were raised and donated over the next 9 years with the foundation stone being laid finally on 13th December 1958 and the hall opening in June 1959.

(Information taken from Matthew Peebles Claygate Book)

Who is responsible for the hall?

Claygate Village Hall Association became a registered charity (Number 305007) under a Charity Commission Scheme dated 21st February 1997 which superseded the original Declaration of Trust dated 20th July 1959. An electronic copy of the Scheme is provided to Trustees and Officers and is available on request. The CVHA Board of Trustees is responsible for the hall and elects a Chair and Vice Chair who head up the Management Committee which is responsible for the day to day running of the hall.

What is the purpose of the hall?

The Scheme states that the land and building shall be held in trust:

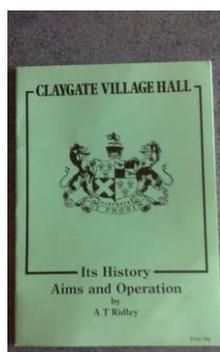
“For the use of the inhabitants of the Parish of Claygate and the neighbouring area without distinction of political, religious or other opinions, including use for meetings, lectures and classes, and for other forms of recreation and leisure-time occupation, with the object of improving the conditions of life for the said inhabitants”.

Shortly after the opening of the Hall, it was agreed that the Hall could be hired to local groups and organisations, so as to assist with its funding, provided that this did not conflict with its availability for its members. Over time this use has become dominant in terms both of funding and time. Whilst this leaves little scope for accepting further bookings, most of these hirers depend on serving residents of Claygate who are therefore Hall members entitled to use of the Hall.

Where can I find out more?

During its lifetime the CVHA has published two booklets pictured below.

The first is a gold covered paperback published in 1953 and there are still a few copies about. The second is shorter summary and was published in around 1986. In addition there are 2 pages in Malcolm Peebles' Claygate Book devoted to our Village Hall.



Trustees of the Village Hall

How are Trustees appointed?

Trustees are appointed annually at the AGM. The Board of Trustees is governed by rules laid down in the Charity Commission Scheme dated 21st February 1997 provided in hard copy at the time but now converted to an electronic format. This states that the Board will contain up to 14 Trustees, 6 being elected, 8 nominated as representatives by organisations using the hall, and up to 3 being co-opted during the year.

Elected Trustees

Up to six members elected at the AGM (aka Community Trustees)

[Note: the original number of 3 quoted in the Scheme was increased to 6 by a resolution put forward and approved at the AGM held on 27th May 2010 and recorded in the minutes.]

Representative Trustees

The following organisations are currently represented:

One member nominated by Claygate Dramatic Society

One member nominated by Claygate Village Women's Institute

One member nominated by Claygate Gardening Society

One member nominated by Claygate Flower Show Association.

[Note: the organisations listed in the Scheme change from time to time, this list reflects the current composition and will be amended as necessary by agreement at the AGM.]

Co-opted Trustees

Up to three members co-opted onto the Board by existing members.

[Note: the Scheme states that each appointment of a Co-opted Trustee shall be made at a meeting of the Board to take effect from the date of the meeting.]

What are the responsibilities of the Board of Trustees?

The Trustees are responsible for:

- Ensuring that the Village Hall is run in accordance with the Scheme and the requirements of the Charities Commission.
- Ensuring that the Village Hall is run in compliance with all relevant laws and regulations.
- Setting up an executive Management Committee.
- Consulting the local community about plans for the Village Hall.

The Trustees are required by the Scheme to hold an AGM in May/June each year at which the annual accounts are presented, and performance for the last year is reviewed and future plans outlined. The AGM is open to the members of the public who live in the Parish of Claygate.

A list of Trustees, their roles and date of joining are provided as an Annex to this document.

Management Committee

How is the Management Committee formed?

The Management Committee re-forms annually, at the Trustees meeting following the AGM. The Trustees appoint a Chair and Vice Chair who in turn appoint officers as committee roles become vacant.

What are the responsibilities of the Management Committee?

The Management Committee is responsible for:

- Coordinating use of the hall.
- Organising housekeeping, maintenance, repair and improvement of the Village Hall and its grounds.
- Managing the finances of the Village Hall and paying debts incurred in the running of the hall.
- Ensuring that the Village Hall is run in compliance with all relevant laws and regulations.
- Developing and reviewing policies as required.
- Organising the AGM (see individual responsibilities below) and two ordinary general meetings of the Board, annually.
- Holding regular management meetings to ensure the smooth running of the hall.
- Providing minutes of meetings to the Trustees.
- Carrying out risk assessments to ensure the building and its environs are safe and free from actual and potential hazards to users. To be undertaken 3 times a year, as close to the Trustees' meetings as possible.

What are the roles of those on the committee?

The current committee comprises the following roles:

- Chair
- Vice-Chair
- Treasurer
- Secretary
- Lettings Manager
- Hall Manager

What are the responsibilities of each committee role?

These are presented fully in Role Descriptions which are an Annex to this document. In summary the officers are as follows:

Chair: Chairs all committee meetings and the AGM. Provides overall leadership and guidance to the committee. This is fulfilled by a trustee elected at the first Trustees meeting after the AGM

Vice-Chair: Deputises for the Chair. A trustee elected at the first Trustees meeting after the AGM

Treasurer. Responsible for producing the annual accounts, presenting them at the AGM and submitting annual returns to the Charity Commission. Responsible for all day-to-day financial transactions including paying of bills owed by the hall.

Secretary: Responsible for recording all meetings and sharing information between the Trustees and Officers. Responsible for compiling and sending all general correspondence as and when required.

Lettings Manager: Responsible for maintaining the calendar of hall bookings, handling enquiries from those interested in making bookings and arranging all bookings upon request. Sending out invoices to hirers and recording and passing to the Treasurer, any deposits and booking fees received.

Hall Manager: Responsible for maintenance of the hall and keeping the Building Maintenance Plan with contact details for all suppliers.

All officers work together to support all activities relating to the running of the hall.

How frequently does the Management Committee meet?

The committee aims to meet every 5-6 weeks, subject to a minimum frequency of once every three months as defined by the Scheme. Ordinary meetings are held, usually in the Committee Room at the Hall, to review actions, plan, monitor finances, monitor bookings, keep on top of maintenance and health and safety matters.

Ordinary committee meetings are not held in public. All meetings are minuted by the Secretary, circulated for comment within the committee and then circulated to the Trustees.

How do the Management Committee liaise with the Board of Trustees?

In addition to the circulation of draft minutes after every MC meeting, the Chair and Vice-Chair, as Trustees themselves, represent the Board and, with assistance from the Secretary, are responsible for maintaining a sound relationship with them. This is in part achieved by the maintenance of this plan.

How are Officers Appointed?

All officers (Lettings Manager, Hall Manager, Secretary & Treasurer) are appointed by the Trustees either as a result of a direct recommendation or of an advertisement as appropriate. If necessary, individuals will be interviewed by the Chair and Vice Chair to determine suitability for the role. Appointments will be ratified at the next Trustees meeting. However, a Trustee may offer to fulfil one of these roles on a voluntary basis.

How are Officers Remunerated?

All officers (Lettings Manager, Hall Manager, Secretary & Treasurer) are offered a remuneration for their service to the Village Hall which they may choose to accept or not. These honorarium payments will be reviewed by the Trustees annually or as and when necessary, for example when there is a need to make a new appointment, and it will be made clear to officers on their appointment that they are expected to register themselves as self-employed in order to pay tax and National Insurance on these payments.

This was minuted under Item 2 of the minutes of the Trustees meeting of 31 Mar 2011.

What links are there to the village and local groups?

The Board of Trustees includes representatives from local groups and the community as required by the Scheme.

Historical Perspective

Who uses the hall?

Claygate Village Hall is one of three halls in Claygate, Holy Trinity Church Hall and the Community Centre being the other two. Of these only the Village Hall has full stage facilities including a fully rigged stage lighting and sound system with a control gallery, storage for scenery flats and changing rooms.

We have two halls available, one large hall with a stage and one small hall as well as a committee room for small meetings.

We have two types of user:

- **Regular:** Approximately 20 plus regular users use the two halls and committee room on a daily, weekly, monthly quarterly and annual basis for classes, meetings, talks and demonstrations. Of these regular users there are a number who use the stage facilities for shows and demonstrations as well as the two halls for training and rehearsals as shown below:

Users include

- Claygate Village Women's Institute
- Gardening Society
- Parish Council
- Village Hall Management Committee
- Montessori Playgroup
- Election Polling Station

Stage Users include

- Claygate Dramatic Society
- Impact Dance Studio
- MM DanceCraft
- Surrey Singing School
- Claygate Arts Festival
- Elmbridge U3A

- **Ad-hoc users.** People who hire the halls for special events such as family and children's parties.

The halls are available for hire 7 days a week, 52 weeks a year, except for one week, usually in August, when regular maintenance work takes place.

An analysis of hall use in 2016/17, showed roughly a 9:1 ratio between regular and ad-hoc users and 3:1 ratio between non-stage and stage users.

The Music Festival as a bi-annual event is not classed as a regular user.

Many ad-hoc users do use the stage in the course of private parties, band practice etc. however the invoices are silent on this point.

Financial Aspects

What are the sources of income for the hall?

All of our income comes from hirers apart from interest on our savings, occasional donations, grants and the odd sale of items.

Income from lettings is usually between £50K and £60K with other sources providing an additional £3-4K on average. Actual figures can be seen in the annual accounts which are available on the Charity Commission website at <https://register-of-charities.charitycommission.gov.uk/charity-search/-/charity-details/305007>

What are the main areas of expenditure for the hall?

A table summarising expenditure for the last 5 years is included in Annex C and will be updated every year once the Annual Accounts are approved. In summary, the biggest outlay is usually on Maintenance and renewal of essential items.

What are the financial reserves of the hall?

Our goal is to maintain a sufficient level of reserves to cope with major income losses from the loss of major hirers. We consider a conservative level of Reserves should be 18 months-worth of letting income. Further information on this is included in Annex C.

What key improvements have been made to the hall?

The key improvements which have been implemented in the last twenty years are:

- The installation of automatic doors
- 2003/4 Operation Facelift saw the installation of double glazing
- The building of a single storey rear extension in 2009/10
- In 2011 The foyer was subject to renovation
- During 2016 & 2017 the rigging over the stage which supports the lights was upgraded to meet regulatory requirements
- 2016/17 substantial improvements to the rear outside area for use by the Montessori playschool
- 2017 Installation of Audio Visual Facility for projection of slideshows etc.
- 2018 Lighting improvements
- 2019 Installation of short-throw projector for performances
- 2020 Replacement and Refurbishment of all Toilets

How do we budget for improvements?

Up until 2015 CVHA had a steady surplus and where large expenditure was needed (such as Operation Facelift) a grant was forthcoming. Since then, capital expenditure has increased but hire fees have only been increased by RPI. During 2016/17 it became clear that future improvements would need to be identified and planned more formally following the appointment of a new Treasurer.

Thus, from January 2018 the Management Committee has adopted a budget process which identifies projects to be targeted in the coming year and demonstrates how they will be funded. In future this will be presented to the Trustees' meeting prior to the end of the preceding year for their approval.

Latest performance against the budget will be presented to Trustees at each meeting to enable them to assess the financial health of the charity.

What is the process for expenditure on Repairs & Maintenance

There will be a budget for Maintenance and Repairs against which expenditure will be monitored. The Hall Manager has the authority to commission repairs up to a value of £2000¹ per job as part of normal running of the hall. Examples are replacement of broken windows and toilet repairs.

As far as possible replacement or maintenance costing above the threshold figure will be pre-empted and budgeted for in advance and treated in the same way as a major enhancement (for example replacement of roof). If an emergency arises and an unexpected major repair is required, it may be necessary to call an emergency Meeting of the Management Committee and Trustees or if time-critical, for the Chairman to seek approval for the expenditure via email or phone.

What is the approval process for Capital Expenditure on improvements?

There will be a budget for Improvements against which expenditure will be monitored. Any work which is an enhancement rather than maintenance or repair of existing assets will be processed as follows.

Anyone wishing to submit a suggestion for improvements should do so by contacting any member of the Management Committee (MC) who will then pass it to the Secretary for inclusion on the Wish List. This will be considered under a Standing Item 'Review of Wish List' at the next MC meeting when it and recommendations made for either further research, rejection, postponement or implementation the following financial year. If recommended, a member of the MC will prepare a business case for the enhancement which may be a single side of A4 or a more substantial document depending on the nature of the work.

The aim will be to consider any request within 2 months of notification, if possible.

At the October Trustees' Meeting following examination of performance against budget and review of next year's budget, the Wish List will be discussed and improvements agreed and budgeted for. Any improvements classified as Major will also require a business case to be submitted.

If there are reasons to seek approval for work which has not been budgeted for, the Management Committee will process it in keeping with authorisation levels detailed below.

What are the Authorisation Levels for Expenditure?

With the exception of low-cost repairs as referred to above, which the Hall Manager can undertake without approval, all other expenditure will need to be authorised.

For **Minor** projects (those costing between £2000 and £5000) the Hall Manager must seek authorisation from the Management Committee. Ideally there will be two quotations for the work, however where the Management committee agrees that a single quotation is reasonable, this requirement may be waived, with reasons recorded in the minutes of the meeting, which are circulated to Trustees to allow them to comment.

For **Major** projects (those costing £5000 or more), the Hall Manager will prepare a written business case which will be put to the Management Committee and to a subsequent Trustees Meeting for approval. The business case will include at least 2 quotes and where possible more with a full specification of the items being purchased and a recommendation where options are available.

Where the difference between the quotations or estimates is more than 20% of the lower quotation or estimate, the need for a third quotation will be considered by the Management Committee. For example, if the quotes are x and y with x being the lowest then if $y-x$ is $> 20\%$ of x, a third quotation is required.

¹ This threshold was increased from £1000 at the meeting dated 7th April 2016 (Item 4)

The following table shows how this is expected to operate in practice:

	Maintenance & Repairs		Improvements	
Cost	Within the budget	Outside the budget	Within the budget	Outside the budget
<£2000	The Hall Manager has the authority to go ahead with these and will keep the MC informed of progress and costs. Trustees will see details in the minutes of MC meetings	The Hall Manager will seek approval from the MC (which includes 2 Trustees). Trustees will see details in the minutes of MC meetings	This will have been approved and the Hall Manager will therefore have the authority to spend up to the agreed figure	Seek approval from the MC (including 2 Trustees) who will add it to the Wish List and make recommendations to the next Trustees meeting
£2-5000	The Hall Manager will seek approval from the MC either at the next MC meeting or if urgent via email.	The Hall Manager will seek approval from the MC (which includes 2 Trustees as Chair & Vice Chair) will seek approval from at least 3 other Trustees		
£5000+	The Hall Manager will inform the MC either at the next MC meeting or, if urgent, via phone or email. The Chairman will seek authority to go over budget from the Board of Trustees via an emergency meeting or by phone or email. A simple majority of Trustees would be sufficient for approval. In an emergency the Chair (or vice chair) will seek approval for the outlay <u>in writing</u> from at least 3 other Trustees.			

Future Vision

What approach will the committee take to managing the hall?

The management committee will take the approach of:

- Managing the hall in accordance with the aims laid down in the Scheme.
- Maintaining the hall to at least its current standard.
- Improving the hall to match the changing needs of its current users as funds permit.
- Ensuring that the hall is managed and maintained in accordance with the relevant legislation and regulations.
- Maintaining sufficient instantly accessible funds to be able to meet the day-to-day running costs of the hall, significant annual costs such as insurance premiums and also a contingency fund for unexpected repairs.
- Building up reserve funds for major maintenance and improvement projects. If possible such funds will be deposited in interest-bearing accounts which may require notice of withdrawal.
- Seeking ways of increasing capital for major projects through grants.
- Setting up and maintaining a budget process.
- Maintaining sufficient reserves to cover major losses of hirers, considered to be 18 months income.
- Ensuring all Trustees are fully informed of all actions taken by the committee.

What is our policy on investment?

Our investment policy is to put all our cash assets into savings accounts with reputable financial companies guaranteed by the FCA. We do not have any investment vehicles other than bank accounts.

How can income be increased?

Hirers provide most of the income, which historically exceeds the outgoings. Rates are changed in line with RPI to keep up-to-date. Currently hirers can themselves generate increasing income. Much of this derives from educational and recreational facilities for children and is therefore at risk if public provision of these changes or there are changes to the wider economy.

Grants provide a very useful source of funding for major improvement projects e.g. SITA. Potentially, grants are available from several sources, several of which have been used:

How can the hall be marketed?

- **The Village Hall web-site** - This opens up opportunities for commercial concerns to have a link to their business. The web-site could be enhanced by including a page for advertising links
- **Claygate Newsletters** – *The Courier* appears 3 times a year & includes interesting articles but not adverts. *Capelfield News* and the *Claygate Flower Show Programme* are also used to advertise.
- **Trade Directories** – Claygate Village Association periodically produces one.
- **Village Notice boards** to advertise our presence and any relevant activities.
- **Others e.g.** Facebook. Use of social networking sites such as Facebook would need to be considered very carefully as it would need daily work to maintain the presence

and prevent it from becoming out-of-date. The Claygate Network (on LinkedIn) is another option.

What is the vision for the Trustees & Management Committee?

The main aims of the Management Committee going forward are:

- To provide a long-lasting future-proof asset for the Village.
- To provide a facility for use by residents.

What are the key maintenance and upgrade plans?

Plans identified by the Management Committee are as follows:

- Maintain the fabric of the Hall etc. along with upgrade plans
- Maintain the hall to at least its current standard
- Ensure that the hall is managed and maintained in accordance with the relevant legislation and regulations
- Continue to maintain a budget process.

How can non-committee members support the Hall?

The committee values the contribution to the running of the hall by non-committee members over many years and will continue to encourage these contributions in the future. The committee's approach will be flexible depending on the work being undertaken.

How are we doing?

In order to gauge how well the committee is meeting its objectives, it is desirable to obtain feedback from the relevant parties. Such feedback should be taken into consideration when planning major maintenance or upgrade work. This feedback should be sought from the following:

- Trustees
- Customers
- Villagers (e.g. through a Village Questionnaire)
- Other interested parties, e.g. Parish Council.

Annex A Trustees and Officers

NAME OF TRUSTEE	REPRESENTING	Date Joined
Mrs. Sally Williams (Chair)	Community	10/2019
Mr George Marcall (Vice-Chair)	Community	10/2019
Ms. Rosy Treasure (Secretary) ²	Community	10/2020
Mr. John Bamford	Community	10/2015
Mr. Brian Howells	Community	03/2013
Mr. Michael Park	Community	03/2017
Mr Clive Thompson	Community	03/2019
Ms. Susanne Tunncliff	Claygate Flower Show Association	Bef 06/2015
Mrs. Belita Charrington	Claygate Dramatic Society	10/2020
Mrs. Gail Bradford	Claygate Village Women's Institute	03/2017
Mr Steve Fleming ³	Claygate Gardening Society	03/2019
NAME OF OFFICER	ROLE	Date Joined
Mr. Tony Woolhead	Hall Manager	06/2014
Mrs. Katie Ernest	Lettings Manager	09/2017
Mr. Michael Elliott	Treasurer	03/2017

² Rosy joined as a voluntary officer in 03/2016

³ Steve is also designated as Safeguarding Officer

Annex B Role Descriptions

Chair & Vice Chair's Role Description

The Chair and Vice chair (when deputising) are the members of the Management Committee with responsibility for representing the Trustees in relation to the day to day running of the Hall. They are elected annually at the final Trustees meeting of the year, usually held in October or November.

Chair's Responsibilities are as follows:

- Chairing all meetings of the Management Committee and Trustees including the AGM
- Agreeing the Agenda for Management Committee meetings
- Ensuring the Management Committee meets regularly as necessary
- Ensuring Trustees Meetings are scheduled as necessary
- Ensuring all policies are adhered to
- Ensuring fellow Trustees are informed as necessary
- Reviewing and approving all minutes
- Providing leadership and guidance to the committee
- Dealing with any complaints as necessary

Vice Chair's Responsibilities are as follows:

- Deputising for the Chair as and when required

Secretary to Trustees and Management Committee's Role Description

The Secretary is responsible for arranging and recording meetings of the Management Committee (MC) and Trustees and ensuring that the Trustees are informed sufficiently in order to meet their obligation as charity trustees.

Secretary's Responsibilities are as follows:

In relation to the Management Committee the Secretary will

- attend and minute meetings of the Management Committee (MC). Minutes will be drafted, circulated to the committee for comments, amended as necessary and once agreed circulated in Draft to the Trustees. A paper copy will be presented for signing at the next meeting and will then be filed.
- keep a note of items referred to at Management Committee Meetings and where ratification is needed, add them to the Agenda for the next Trustees' Meeting and likewise ensure that items raised for action or discussion at a Trustees' meeting are addressed in the following MC meeting

In relation to the Trustees the Secretary will:

- arrange, attend and minute meetings of the Trustees in April, June and October or thereabouts, the June meeting being the AGM
- ensure that these meetings enable Trustees to
 - receive up to date reports from the Officers,
 - discuss the financial position of the Charity
 - discuss major proposals put forward by the MC and make a final decision
 - raise items with Officers

- approximately one month before each meeting, offer a draft agenda to the Chair for approval and once agreed, circulate it to Trustees with minutes of the previous meeting.
- ensure minutes are drafted, circulated to the Chair and Vice Chair for comments, amended and once agreed filed for circulation with the Agenda of the next meeting. A paper copy will be presented for signing at the next Trustees' meeting and will then be filed. [If there are no follow-up items a standard Agenda will suffice]
- ensure that new Trustees are given all the information needed to enable them to sign the Declaration of Acceptance and Willingness
- co-ordinate production of the Annual Review and Accounts liaising with Officers to provide input, to ensure it is available ahead of the AGM.
- ensure policies are reviewed regularly and updated as necessary.

In relation to the Village Hall website

- ensure any updates required are implemented.

Treasurer's Role Description

The Treasurer is the member of the Management Committee with responsibility for ensuring that the financial aspects of the Claygate Village Hall Association are kept in order in accordance with its charitable status.

Treasurer's Responsibilities are as follows:

- To maintain the books of accounts for the Village Hall
- To manage and monitor the current account held with the Charities Aid Foundation (CAF)
- To ensure that creditor's accounts are checked & authorised for payments and payments are made in a timely manner.
- To liaise with the Lettings Manager, to bank cheques received from Hirers in a timely manner. To reconcile all payments received from Hirers against invoices raised and notify the Lettings Manager of late payments.
- Produce the Profit & Loss, Balance Sheet, year end Debtors & Creditors.
- To ensure that the reserves of CVHA are kept in accounts guaranteed by the Financial Services Compensation Scheme.
- To monitor the interest received on reserves of the CVHA.
- Prepare the Annual Accounts commentary for Trustees and Financial Review report for the Annual Review and Accounts
- To submit the Trustee's Annual Report to the Charity Commission.
- To prepare financial reports for Management Committee, Trustees Meeting and the AGM.
- To prepare a budget for presentation to the Trustees meeting held in the autumn.
- Arrange the Annual Independent Examination in April.
- Keep abreast of Charity Commission Policy, Publications & Correspondence.
- Arrange the Charity's insurance.

Hall Manager's Role Description

The Hall Manager is the member of the Management Committee with responsibility for maintaining the Claygate Village Hall and recommending and coordinating improvements to the property as required.

Hall Manager's Responsibilities are as follows:

- Maintaining a safe environment with proper lighting, signage, and disability access
- Overseeing security, fire prevention, and other safety systems
- Act as the Hall's Fire Safety Officer
- Maintain the fabric of the Hall ensuring that users are provided with a safe environment
- Ensure provision of proper utilities i.e. Electricity, Gas, Water and Broadband
- Scheduling of both annual servicing and routine building maintenance in conjunction with Lettings Manager
- Routine maintenance arising from Risk Assessments, Defects Log or building inspections
- Contracting professionals for repairs as required and within the agreed budget
- Planning Minor and Major building improvement projects in accordance with agreed procedures as laid out in this plan
- Ensuring that all contractors have the relevant experience, provide a copy of their Health & Safety Policy and Public Liability Insurance for CVHA files, without prejudice to small local contractors
- Overseeing contractors and inspecting completed jobs
- Provision and Monitoring of building maintenance budgets
- Provision of Building Maintenance Plan – to include written record of suppliers and contractors
- Checking contractor's invoices and forwarding them to Hall Treasurer
- Scheduling regular janitorial services and maintaining stock of janitorial consumables
- Maintaining stock of crockery and cutlery
- Assisting the Lettings Manager with the provision to Hall users of clear operating instructions for Hall services and equipment
- Resolving complaints, problems, and requests relating to the Hall structure from users
- Assisting with emergency response
- Provision of Hall Managers report to Management Committee meetings, Trustee Meetings and AGM
- Attending where necessary training courses offered by Surrey Community Action and other relevant bodies
- Inspecting the building frequently for signs of damage or wear

Lettings Manager's Role Description

The Hall Lettings Manager is the member of the Management Committee responsible for managing all communications with all existing and potential hirers of the Hall.

Lettings Manager's Responsibilities are as follows:

The Lettings Manager is responsible for

- showing prospective hirers around the Village Hall and attending at the Hall every Saturday morning to deal with queries, feedback etc
- maintaining an electronic bookings diary covering 2 years
- invoicing all hirers.
- circulating monthly bookings to the Hall Manager & Chair
- informing all hirers of any changes in their hiring arrangements.
- managing internal and external notice boards

- advising the Chair and Vice Chair of any immediate issues concerning the Village Hall and if applicable make entries in the Defects Book
- making a regular report to the Management Committee and Trustees regarding bookings and other matters
- sending out via post or email Hirer Agreements, Terms & Conditions and all relevant paperwork
- ensuring, where necessary, that all relevant Licensing requirements are in place (eg Temporary Event Notices)

Annex C Financial Summary for last 5 years

Summary of Income

Period >>>	2015:	2016:	2017:	2018:	2019: ⁴
Lettings	57,109	52,851	55,588	57,487	61,632
Interest	899	801	459	642	1025
Donations/Sales				1,660	1500
Total Income	£58,008	£53,652	£56,047	£59,789	£64,157

Summary of Expenditure:

Period >>>	2015:	2016:	2017:	2018:	2019:
Maintenance & Renewals	28,776	27,031	18,140	15,054	18,803
Projects	-	-	9765	11922	6082
Gas	4179	3874	3988	4056	3412
Electricity	3923	4288	4472	3272	4001
Water	1509	654	864	464	697
Insurance	4097	4206	4025	3019	2353
Lettings Expenses	6016	6076	6953	7028	6653
Cleaning	10761	11283	10533	10801	10360
Administration	1022	571	383	547	1048
Performing Rights	1290	1371	1326	1365	1332
Audit Fee	360	360	-	720	-
Advertising	145	310	65	65	65
Other	21	740	388	122	1226
Total	£62,099	£60,764	£60,902	£58,435	£56,032

Profit/Loss Figures

Period >>>	2015:	2016:	2017:	2018:	2019:
Total Profit/Loss	-4,091	-7,112	-4,855	1,354	8,125

Note: Figures are taken from the annual accounts.

Financial Reserves

The following table shows how the financial reserves of the hall vary with fixed assets set at £9,436 for the last 5 years

Period >>>	2015:	2016:	2017:	2018:	2019:
Fixed Assets	9,436	9,436	9,436	9,436	9,436
Current Account	28,440	16,158	11,096	10,771	12,871
Savings Account	104,826	105,627	106,086	110,536	116,561
Total	£142,702	£131,221	£126,618	£130,743	£138,868

⁴ There was a change from Accruals Accounting to Cash accounting in 2019