Kingston Village Hall {Reg Charity No 1197094}

4th Annual General Meeting Under CIO status

10 February 2026 at 8.0pm

Present:
Trustees: Paul Wright (PW) Chair, Chris Reid (CR} Treasurer, Mark Stalham (MS), Peter Stokes (PS), Suzy Stokes (SS), Sarah Wright (SW) Secretary, Femke Cole (FC), Suzannah Rihn (SR)
Others: Miki Ellar (representing PC), Heather Ginn (Friend), Rachel Hooper, Irene Heyman, Melissa Alexander, Keith and Lisa Tan. (PW) welcomed all and invited the entire room to contribute to discussions, but advised that only trustees can vote.

1. Apologies: Pat Draper (PD).

2. Minutes of the last AGM: The minutes of the meeting of were circulated by email to the committee and copies were available for friends and attendees. The Hallmarking scheme, which was discussed at the last AGM, was found to be designed for larger organisations, and would involve a lot of work for little benefit. It was agreed that the minutes could be signed.

3. Ratification of existing committee members and election of new members: The existing committee, including (PD) who is absent this evening, are prepared to stand again. We are delighted to welcome a new trustee, Melissa Alexander. We are also delighted to welcome Keith and Lisa Tan as friends of the Village Hall.

4. Reports:
Chairman's Report: An electronic copy of the **Chairman's report** has been circulated. (PW) summarised the key points starting by thanking all the committee and friends for their hard work and efforts to keep the hall running efficiently. The hall is in good shape financially and physically. He thanked, especially, (PS) for his knowledge and vigilance as clerk of works and for all the jobs that he undertakes to save us money. He thanked Miki Eller and her team for the work involved in a weekly coffee morning and (CR) for the huge amount of work involving CIO status and Land Registry, on top of finance. He thanked (SW) for managing lettings and Jill Coleman for keeping an eye on supplies and any other problems. He thanked Tony Smart for putting out the rubbish bins and Paul Wheeler for looking after the car park. Lastly but not least, he thanked the Parish Council for their continuing support.
The BBQ was a popular event this year. He thanked everyone involved and Janet and Sam for letting us use the grounds of South Sea House. The Quiz and Chips 2025 was a sell out and thanks go to (MS), Katherine and all others involved. Jingle and Mingle was headed up by Femke, thanks to her and all who helped with the event. The Art Exhibition won't be happening this year as there was very little local interest, but the Music Nights are popular and well attended. Rachel Hooper has restarted talks in the Hall, and we have now had two more evenings of talks and one coming up this month. They have proved popular and it is something that we would like to continue.
(CR) and (PW) have continued to investigate potential savings. The solar panels are working well and by selling back to the grid we have earned £780. We have cancelled the film licence as there was little interest in a film club. Films during children's parties can be shown without a licence. We have to have the PLP and PRS licences for music.
Sustainability must be addressed. All the office holders except for (CR) are in their late 70s or early 80s. The chairman can be rotated yearly but we do need people who could learn the ropes of the other Office holders' jobs.
We need to get the message across that if people in the village have a good idea for a club or event, we will provide support and possibly some equipment.

We have spent money towards solar panels, fuel saving controls on the boiler and a screen and projector. This year we need to spend money on painting the exterior woodwork and we have replaced the HDMI lead to the projector in the hope of ironing out the glitches.

The Treasurers report will be circulated to the Committee when (CR) has completed the figures. . The reserve policy, published in the Village Hall section of the Village website, justifies guarding our savings for likely capital expenditure, i.e. new roof, new boiler, in the next 10 years. (CR) noted that most regular expenditure has risen. The cost of electricity for business is forecast to rise significantly in 2026 so (CR) has taken out a 3 year electricity deal at a favourable price. However, costs have gone up across the board from insurance to alcohol. A discussion was had and it was voted to raise the price of lettings by £1 across the board. This takes the price per hour for resident from £6 to £7 before 7pm and from £8 to £9 after 7pm. The price for non-residents will rise from £11 to £12 before 7pm and from £14 to £15 after 7pm. The regular users will be informed this month that the increase will take place from April 1st. After discussion the price of alcoholic drinks was voted to rise 25 pence for wine, beer and cider. By instigating these price rises it is hoped to cut the deficit.

Secretary's report A hard copy of the paid lettings has been circulated. The spreadsheet shows all events in the village hall, the hours that it is used and events which are charged. (SW) stressed that community events, such as art shows, pub and music nights made money from bar takings, and Coffee morning donated profits to the Hall. We had 84 community events including a waffle and pancake afternoon which was very well supported and much enjoyed by all, especially the children. We need to get the message out that it is a great Village amenity for local events. Because the Methodist Hall in Toft has closed, we have picked up a couple of regular lettings. The Toft Choir meets once a month and the Guiders meet every few months. We also have a monthly booking for Tai Chi. The approximate takings for 2025 are £2,664, up from £1884 in 2024.

5. Fabric condition report and maintenance work needed in 2026

The report was circulated electronically and (PS) said that there was little to add. The wall with holes from the Art Exhibition will be repainted rather than touched up. An electrician will check the safety lights and (PS) has been adjusting the shields so that the lights are not triggered by pedestrians or cars in the road. This is a time-consuming operation as the shields must be adjusted in daylight and tested in darkness. A few fence panels are loose and (PS) said that he would nail them up. The sliding doors in the kitchen are not working well. It was agreed that outward opening doors were not an option and it would be better to just have open shelves. (PW) pointed out that money is saved by (PS) testing the emergency lighting. (MS) offered to take on weed control in combination with Paul Wheeler.

6. Strategy for increasing hall lettings

The Hall is advertised on the ACRE Halls for Hire site and on the nationwide HallsHire site. These cost us nothing. (SW) ordered an advertisement banner, suggested last year by (MS), and fixed it to the fence. Flyers have been tried for local businesses, but advertising in local magazines is too expensive. Any ideas are welcome.

7. Strategy for identifying and familiarising potential key office holders: This is an ongoing challenge, and as mentioned in the Chairman's report this is something we must try to address this year.

8. Use of Hall equipment-projector, TV, licencing, table tennis. The projector is a problem in that it works very well with some laptops but with others it drops off or will not connect. It is difficult to list it as a piece of equipment when advertising the hall. (MS) suggested replacing it with something more reliable, (CR) reminded us that it cost £2000 and we may not get much money on the second-hand market. A vote was taken to look into purchasing another projector if reliability could be guaranteed. The TV works well and has been used for Music Night, meetings and parties. The table tennis table is not being used at the moment, (PS) will send out a message to the village to see if anyone is interested in forming a group. Licences were addressed in the Chairman's report, (MS) queried if we need a gambling licence and (SW) will investigate. (MS) suggested that we have a dart board for Pub evening. It was pointed out that we would need to provide floor and wall protection. Depending on the price involved it could go ahead.

9. Fund raising events for 2026 It as decided to go ahead with a summer BBQ. (MS) said he would be available to cook on September 12th. (PW) will see if this date would be suitable for Sam and Janet Clear. If it is not convenient (PS) suggested the village orchard. We will need to have an email meeting to organise ticket sales, co-ordinating the event and to ask Brett and Louise if they can do puddings for the event. **Update: Janet has agreed to a BBQ in the grounds of South Sea House on 12th September. (SS) has kindly offered to coordinate food (not meat) and liaise with Brett.**
Other fund-raising events. The International Evening was always popular and (PD said that she was willing to help run an Internation evening. Alternatively, a sausage and mash evening could be considered. **Update: (PD) has kindly offered to organise an Internation Evening with (SS) offering to help.**
Folk Band on Pub Night is very popular. Simon Draper has arranged for The Mike Rudd folk band will play during Pub Night on June 6th[t].
Pop up food van may be popular for a non-Pizza Pub Night or mid-month Pub night. (SR) will investigate and get back to us.
(MS) suggested holding a raffle on Pub Nights. He kindly said that he would start things off by organising tickets and providing the first prize. Payment (£1/ticket) would be through the pub stock Square app. 50 tickets to be sold before prize awarding. **Update: (MS) has bought tickets and entered a price on the Square app.**
(FC) kindly agreed to lead on the Jingle and Mingle in December.
A Sausage Sizzle was suggested, and we would provide help for anyone who would like to take it on.

A.O.B.
(PS) ask if more paperwork or email reports could be sent out ahead of the meeting.
(PW) thanked everyone for attending.
The meeting closed at 9.56 pm

Paul Wright
Chair