

Minchinhampton Market House CIO

Report and Financial Statements
For the Period Ended 31 December 2022

Charity Number 1180035

(Successor to

Minchinhampton Market House Management Committee

Charity Number 207308)

Minchinhampton Market House

Reference and Administrative Information

Charity name: Minchinhampton Market House CIO

Charity registration number: 1180035

Address The Market House
Market Square
Minchinhampton,
Gloucestershire
GL6 9BW

Trustees

Elected Trustees

Mr J Hodges	Chairman
Mr R Bryan	Treasurer
Mrs N Bryan	Secretary
Mr T Mowat	

Co-opted Trustees

Mr P Hale
Mr A Herbert
Mr J May
Mrs L Rozee
Mr D Thackray

Nominated Trustees

Ms L Grist	Minchinhampton Market
Mr A Vaughan	Minchinhampton Players
Mr J Waddington	Minchinhampton Parish Council

Bankers:

CAF Bank Limited	Shawbrook Bank Limited
25 Kings Hill Avenue	Lutea House, Warley Hill Business Park
Kings Hill,	The Drive, Great Warley
West Malling,	Brentwood
Kent ME19 4JQ	Essex CM13 3BE

Structure, Governance and Management.

The organisation is a registered Charitable Incorporated Organization under a constitution last updated on 20 September 2018. The constitution provides for 4 trustees to be elected at each AGM, 4 trustees to be nominated by named organisations and up to 6 trustees to be co-opted by the Trustees. It was created to take over the management of the Market House from the charity known as the 'Minchinhampton Market House Management Committee' (Charity Number 207308). The change took effect on 1 July 2019. The ownership of the Market House was transferred from Minchinhampton Parish Council (as Custodian Trustee) to the CIO on the same date. This was in line with recommendations from the Charity Commission, and to comply with requirements to obtain grant funding from such bodies as DEFRA and the Heritage Lottery Fund.

Objects and Activities.

The objects of the CIO are to establish and run a village hall known as the Minchinhampton Market House and to promote for the benefit of the inhabitants of the Parish of Minchinhampton ("the area of benefit") without distinction of sex, sexual orientation, age, disability, nationality, race or political, religious or other opinions the provision of facilities for recreation or other leisure time occupation of individuals who have need of such facilities by reason of their youth, age, infirmity or disablement, financial hardship or social and economic circumstances or for the public at large in the interests of social welfare and with the object of improving the conditions of life of the said inhabitants.

Achievements and Performance

Summary

During 2022 the Market House has seen private hirings, markets, concerts, plays, dance classes, film nights, Tai Chi and schooling. All have contributed to adding opportunity, entertainment and business to the community.

Market House Entertainment Events

Following a return from the previous years of COVID, 2022 saw the Market House increasing the number and variety of events held for the community. A new feature has been a strong folk music theme, with regular partnering with the Minchinhampton Folk Club, with events very well attended.

We were delighted to continue hosting the Minchinhampton Players and I would like to thank them for their generous support to the Market House. As normal, they played to packed houses.

I would like to thank all those who have supported the Market House by attending the 2022 events. Our 2023 programme has got off to a very strong start and we have some great events for the rest of the year. Our website has details for this year's events. As well as

providing a great night out for the community, these events also raise funds for keeping the Market House looking great and being available for everyone to use.

Fund Raising

A huge thank you for all those who have donated and raised funding to support the Market House.

During 2022, obtaining funds from grant giving organisations continued to be difficult. We continue to see an emphasis on wider social value priorities. I believe that this will benefit the Market House, as our primary purpose is to be at the heart of the community. The more the community uses the Market House the greater our ability will become to successfully request grant funding.

Notwithstanding this difficult environment I must give special thanks to Tim Mowat, who has been really very successful in raising appeal funding for the Market House. Over the last year our efforts have been focused on raising the funding to restore and develop the Market House Undercroft. As reported last year, we did need to make up the balance for the initial work using the ACRE managed DEFRA Rural Community Buildings Loan Fund.

I would like to take this opportunity to thank the Minchinhampton Parish Council for their continuing support of the Market House during 2022. As a committee we understand the pressures and priorities the Council faces and are hugely appreciative of the grant given to the Market House

General Maintenance and Improvements

The most notable maintenance issue facing the Market House in 2022 was the damage caused by the very hot weather to the coving. The high temperatures dried out the lime plaster, which cracked causing plaster to fall onto the street below. We aim to raise the funds to have this repaired in 2023.

The main hall has been in near constant use through 2022 and it is now starting to look a bit worn. During 2023 we will be targeting improvements in the main hall. Mainly decoration, new blinds and a replacement stage curtain.

Restoring the Undercroft

Funded from public donations, grants and the DEFRA loan fund referred to earlier in this report, we have pushed ahead with the first phase of restoring the Undercroft paving, fitting electricity sockets and lighting.

In January 2022 we began the preliminary work, digging 4 archaeological test pits. The restoration work started properly later in the year with detailed archaeological oversight. Remains of some of the original Tudor cellars were found, as was pottery, glass and clay pipes. It was fascinating to see the foundations to the Market House and some of the previous floors. The full archaeological report can be found on the Market House website. We held a presentation day for the community in February 2023, which was exceptionally well attended. The work will be completed by the Spring.

The second phase will be to preserve the unique aspects of the railings whilst also making some removeable when better access to the Undercroft is needed. We have yet to set a date for this subsequent activity as we are actively raising the necessary funding. Anyone wanting to know more, or offers of help and donations, please see our website.

Minchinhampton Market House Management Committee

The committee remained unchanged during 2022 but will see a large turnover at our AGM in March 2023. Nina Bryan (Secretary), Tim Mowat (Funding Lead) and Richard Bryan (Treasurer) have all declared that they intend to stand down from the committee at the 2023 AGM. Adrian Herbert and Leonora Rozee will also stand down.

I'm delighted to say we have a great response from volunteers willing to come onto the committee, and this will be confirmed at this year's 2023 AGM.

The Market House cannot function without the energy, enthusiasm, and hard work from all the committee members. The last year has seen a great number of activities, which although taking place in the background are no less vital to the running of the Market House, keeping it available and at the centre of the community.

2022 has seen a brilliant team effort. The Market House's profile is growing with ever more people visiting us for all the events and activities it provides. I'd like to take this opportunity to thank all the trustees for their support, hard work and dedication over the last year.

Financial Review

The Profit & Loss and Balance Sheet cover the period 1 January 2022 to 31 December 2022. Total income was £56,363 (2021 - £50,859). Total loss was £21,106 (2021 - profit of £32,770).

General Fund

Profit for the year amounted to £6,465 (2021 £17,985) with £10,000 being transferred from General to Appeal reserves.

Income

Income from Fund Raising Events being productions covering drama and music increased substantially to £7,840 (2021 - £1,033) Letting increased significantly with the final raising of COVID restrictions from £7,836 to £12,932. The Education Coop were able to operate through the year, the Minchinhampton Players were able to stage two productions and Dazzle Workshops were a major hirer. We received a COVID related government grant of £2,667 (2021 - £17,836). In addition, Minchinhampton Parish Council made a grant of £5,000 (2021 - £5,000).

Expenditure

Depreciation increased slightly due to an asset acquisition in 2021. Event Costs were £5,586 giving a net profit of £2,254. Repairs and Maintenance of £4,124 (2021 - £2,569) included £810 for a new water heater and £620 for the refurbishment of the actor's changing room. Capital purchases of £1,482 (2021 - £934) included £810 for donor display boards and £596 for steel cabinets.

Transfer of reserves

£10,000 was transferred from General to Appeal reserves

Appeal Fund

The loss for the year amounted to £17,571. (2021 - profit of £14,785)

Income

Restricted income included £10,000 each from the Garfield Weston and Bernard Sunley Foundations for the undercroft restoration. (2021 - £10,000).

Expenditure

Professional Fees were the first instalment for the architect's fee for supervising the undercroft restoration. Repairs and Maintenance of £48,340 comprised £38,135 for undercroft paving, £5700 for archaeological investigation and supervision and £4,505 for undercroft electrical work. (2021- £300)

Transfer of reserves

£10,000 was transferred to Appeal from General reserves


Balance Sheet

General Fund

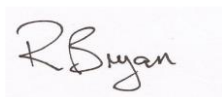
Cash at bank increased to £36,018 (2021 - £34,704) of which £20,000 was held in savings. Deferred revenue of £1,400 (2021 - £5,027) is for asset grants carried forward to offset future depreciation. Total reserves carried forward were £40,604 (2021 - £44,139)

Appeal Fund

Cash at bank increased to £50,668 (2021 - £48,734) which included the £15,000 loan from ACRE. Total reserves carried forward were £31,163 (2021 - £48,734).



J Hodges
Chairman



R Bryan
Treasurer