



## Minchinhampton Market House CIO No 1180035

### Chairman's Report 2023

#### Summary

During 2023 the Market House has supported private hirings, markets, concerts, plays, dance classes, film nights, business, local history events, Christmas carols, Tai Chi and schooling. Sadly, the school moved to the Hub after the summer, with a significant loss of income.

We completed the Undercroft restoration.

All of the activities have contributed to adding opportunity, entertainment and prosperity to the local community.

#### Market House Entertainment Events

In the last year we have increased the number of events held by the Market House:

- Concerts: 8
- Plays/Presentations: 7 (2 cancelled)
- Puppet Shows: 2
- Discos: 2 (1 cancelled)
- We were delighted to continue hosting the Minchinhampton Players and I would like to thank them for their support to the Market House. As normal, they played to packed houses. They have a great programme for 2024.

I would like to thank Phil Hale in particular, for the very hard work in arranging the events and corraling us all to help in the running of them. Also, our collective thanks must go to all those who have supported the Market House by attending the 2023 events. Our 2024 programme has got off to a good start, although we have had to cancel some events due to lack of tickets sales. We have some great events for the rest of the year, and new events will be published on our website. 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 and enjoy.

#### Fund Raising

During 2023, we paused obtaining funds from grant giving organisations as we concentrated on finishing the Undercroft. Courtesy of Alan's daughter, we had a very insightful presentation on professional charity fund raising. We understand that grant giving bodies are increasingly donating funds for the specific maintenance of historical buildings. Coupled with the continued emphasis on wider social value priorities, we 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.

I would like to formally thank both MinchLife and Protect Our Space for their kind donations as well as the many individuals who have made personal donations.

I would like to take this opportunity to thank the Minchinhampton Parish Council for their continuing support of the Market House during the 2023 financial year. 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**

Last year I reported on the maintenance issue facing the Market House since 2022 with 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 were unable to proceed with the repair, due to focus on finishing the Undercroft restoration and trustee availability to begin the project. During the rest of the year we will seek to obtain cost estimates so we can raise funds to have this repaired in 2025.

The main hall is in near constant use and it is now looking a bit tired. Initial work on redecoration during 2023 as paused. Again, due to focus on finishing the Undercroft restoration and trustee availability.

## **Completion of the Undercroft Restoration**

A final report can be found on our website, along with other key information on the Undercroft restoration.

In summary:

- The project has met the stated aim providing the community with a safe event and meeting place fit for purpose for at least the next 100 years. Restoration which remains in keeping with the historical context of the building.
- The project delivered:
  - A new Undercroft floor, removing concrete/tarmac repairs, replacing or restoring flagstones. This delivered safety enhancements by significantly reducing the risk of slips and trips.
  - Improved accessibility and seating (including by the bus stop) through modified metalwork. Also restoring metal railings that had been removed in the 1960/1970s.
  - Full white and multi-coloured lighting and electrical power.
- The project work began in March 2022 and completed in August 2023.
- The original project cost was expected to be £103,000 inc VAT (excluding contingency). The total cost of the project came to £106,810 inc VAT, coming well within the planned 10% project contingency estimate. Post-COVID price rises and inflation significantly increased the original expected cost of the project, and steps were taken to control costs whilst still delivering the project aim.
- The Market House allocated £63,345 to the project, including donations from the community and a taking an 8 year £15,000 Rural Community Building Loan.
- Minchinhampton Parish Council donated £10,000 over two years.
- Grant giving bodies donated a total of £33,465 towards the project.

## Other Matters

- **Trustees.** During the year since the last AGM we have had 4 trustees leave the CIO Management Committee and one new addition.
- **Local History Group.** We were delighted to invite the resurgent local history group to have an appointed member on CIO Management Committee. An appointed trustee did join the committee but left. The position is still open, and I have had an initial discussion with the Chair on this being taken up again in the future.
- **Market House Marketing.** We have continued to develop our website and the use of Facebook. We have also refreshed our advert in the parish magazine and have used the colour back page of the magazine. We have yet to have our mailing list go live but have completed the electronic means of moving this forward.
- **Liaison with Minch Life.** We have endeavoured to increase our links with MinchLife, to help better inform the community. This will always be an ongoing process, as our calendar of events and hirings can change quite rapidly but we do endeavour with our best efforts to keep MinchLife informed. Using the MinchLife Facebook page has been very effective, but we do understand that not everyone uses social media. The MinchLife Chair and I have had some discussion on how to improve communications and have some initial thoughts on how to improve this, along with other community organisations. More to follow in the next few months.

2023 has seen a brilliant team effort. I wish to personally thank all trustees for all their hard work and support. The Market House's profile is growing with ever more people visiting us for all the events and opportunities it provides.

Justin Hodges  
Chairman  
Minchinhampton Market House CIO  
16<sup>th</sup> March 2024