

**Ullapool Village Hall Association
AGM – Agenda
Wednesday 15th November 2023 at 7.00pm**

1. Apologies
2. Submission of last year's AGM minutes for approval
3. Chairman's report
4. Presentation of annual accounts for the year ended 31st March 2023
5. Treasurer's report
6. Appointment of independent examiner
7. Amendments to constitution
8. Election of committee members

**Ullapool Village Hall Association
Minutes of Annual General Meeting
Held on Wednesday 15th November 2023 at 7.00pm**

Present: Alex Bairstow (outgoing Chairperson), Deidre Couper (outgoing Secretary), Kathy Ross (outgoing Treasurer), Kenneth Morrison (Trustee), Angus Macdonald (Trustee), Gilly Meighan (Committee), Rachael Pringle (bookings manager), Nat Wilson (Caretaker), Becky Thomson (committee-Ullapool Dance), Katie Hume, Chrissy Boyd, Gill Wilson (LUCT), Mamta Patel, Neil Anderson (committee), Tim Gauntlet, Max's Mum, Craig Maddock, Lucie Alexander, Mike Fletcher, Lou Underwood, Amanda Mackenzie, Ben Williams, Cindy Anderson.

Apologies Jemma Middleton (Trustee), Joan Michael, Yvonne Boa.

Submission of last year's AGM minutes for approval

Approved

(proposed by Gillie Meighan and seconded by Craig Maddock)

Chairperson's Report

As read by meeting Chairperson Alex Bairstow. (See below)

Presentation of annual accounts for the year ended 31st March 2023

Annual accounts as of 31/3/2023 were circulated.

Financial accounts accepted and approved (proposed by Deidre Couper and seconded by Alex Bairstow).

Treasurer's Report

Current a/c ye31/3/23 = £22,408.98 after transfer to reserve a/c 30/9/23 £8512.27
Reserve a/c ye 31/3/23 = £15,797.42 after transfer from current a/c 30/9/23
£40,901.99

Today current account balance = £7059.85

I managed to get RBS to transfer funds from current account to reserve account to make use of the good interest rates at the moment.

There is still a bill for drainage works around the Ullapool News office to come off. The building is expensive to heat (£770.00).

Appointment of an independent examiner

Ask Pat Turner or Laura Talbot. But should check with OSCAR if an independent examiner is still needed.

Amendments to the Constitution

"It is resolved that the wording of Clause Sixteenth (Dissolution) of the trust deed be amended to read as follows:

SIXTEENTH: DISSOLUTION

If the Committee decide by a majority at any time that on the ground of expense or otherwise it is necessary or advisable to discontinue the use of the Trust subjects in whole or in part for purposes stated in Clause First hereof, they shall call a meeting of the inhabitants of the age of 18 years and upwards of the said Village and environs of which meeting no less than 14 days' notice shall be given by affixing a copy of the notice containing the proposed Resolution to some conspicuous part of the Trust subjects or other conspicuous place or places in the said Village and by advertising in a newspaper circulating in the said Village and if such decision shall be confirmed by a majority of such inhabitants present at such meeting and voting the Trustees may **transfer**, let or sell the Trust subjects or any part thereof. **Any Trust subjects transferred will be held upon trust for the purposes and subject to the provision hereinbefore written or as near thereto as circumstances will permit or towards such other charitable purposes or objects for the benefit of the inhabitants of the said Village and environs as may be approved by the Trustees.** All monies arising from such letting or sale (after satisfaction of any liabilities properly payable thereout) shall be applied either in the hire or purchase of other subjects approved by the Committee and be held upon trust for the purposes and subject to the provision hereinbefore written or as near thereto as circumstances will permit or towards such other charitable purposes or objects for the benefit of the inhabitants of the said Village and environs as may be approved by the Trustees and in the interval such monies shall be invested in the name of the Trustees and any income arising therefrom shall either be accumulated (for such time as may be allowed by law) by investing the same and the resulting income thereof in like manner as an addition to and to be applied as the capital of such investments or shall be used for any purpose for which the income of the Trust subjects may properly be applied."

We will also consider a resolution for winding up of the existing charity, as follows:

"It is resolved that the Ullapool Village Hall Association (Scottish charity number SC022904) be dissolved and its assets be transferred to the Ullapool Village Hall Association (SCIO), SC052727, a new charitable organisation (established 3 August 2023) to retain the Hall and associated land in community ownership for the benefit of the inhabitants of Ullapool and environs."

Amendments accepted and passed.

At this point in the meeting and before election of committee members, there were discussions about concerns for the future of the hall. Current committee has been committed to move the Hall governance forward to a more modern structure which allows us to seek funding and work more effectively. We now have a SCIO (Scottish Charitable Incorporated Organisation) constitution drafted, approved by OSCR and ready to go. The next step is to end the current Village Hall Association and transfer the assets over to the new SCIO (a two tier SCIO is a membership organisation where the members elect Trustees (Charity Trustees). The new constitution requires 5 charity trustees.

All agreed that it is a great community asset with potential.

Election of Committee Members

Ben Williams (proposed by Lucy and seconded by Alex)

Nat Wilson NB: as Nat is currently an employee (Caretaker) he would like to resign and become a committee member and volunteer his time as Caretaker. (proposed by Gill and seconded by Gilly)

Becky Thomson (proposed by Craig and seconded by Alex)

Neil Anderson (proposed by Kathy and seconded by Craig)

Craig Maddock (proposed by Deidre and seconded by Tim)

Deidre Couper (proposed by Gilly and seconded by Alex)

Gilly Meighan (proposed by Becky and seconded by Gill)

New members will meet again on an agreed date to discuss who will be office bearers.

Meeting closed: 8.10pm

UVHA Chairman's Report for AGM on 15th November 2023

This year has seen the hall being well used again and it is getting increasingly busy. The hall has been open most days of the week thanks to the foyer being used by the Post Office and Ullapool Unpacked. Rachael has done an excellent job of promoting the regular markets and they are well attended. We are delighted to be able to display the Am Balla Banner in the main hall as many local women had a hand in making it as part of a project at An Talla Solais several years ago.

The UVHA's application to become a SCIO has been approved and work is continuing to complete the transfer of deeds and assets to the new organisation which will hopefully be finalised sometime in 2024. Huge thanks must go to Neil Anderson and Kenneth Morrison for their diligence and persistence in moving this complicated endeavour forwards.

After concerns were raised that there may be some problems, the village hall roof was inspected this year by Wallace Stone Civil Engineers and was thankfully found to be sound. We were delighted to welcome Nat Wilson as the new Caretaker of the Village Hall this year. He is doing a great job of keeping the building in good order and has even managed to calm the noisy toilets which were causing disturbances at some events held in the hall earlier in the year. We have also employed several new cleaners to keep up with the additional cleaning requirements as the hall gets busier.

An online booking and invoicing system has been adopted and is proving to be very successful and easy to use. Thank you to Neil for organising this and to Rachael for implementing it.

Work to install a damp proof course in the end wall by the Ullapool News Office has been carried out as part of the ongoing quest to resolve the issues with damp in that part of the building.

Discussions with LUCT regarding joint working are ongoing with a view to making the best use of combined expertise and resources for sourcing funding for Village Hall projects to keep the building open and in use as the great community asset that it is.

On behalf of the outgoing village hall committee, I would like to express our gratitude to everyone who has devoted their time and energy into keeping the village hall going this year. Special thanks must go to all the current Office Bearers who have worked so hard over the last few years under difficult conditions to keep the hall running. It is now time to hand on the baton to the next generation in the hope that they can build on the solid foundation that has been created.