



Minutes of Medbourne Village Hall Committee AGM held on 21st May 2025

Present:

Committee

Brian Godfrey – Chairman
 Carolyn Frostwick – Treasurer
 Chloe Shuttlewood – Secretary
 Jenny Sandars – Bookings Clerk
 Lyn Easton – Medbourne Parish Council
 Fiona Smith

In attendance

Meriel Godfrey, Caretaker

Members of the Public

Ann Price, Tom Price, Neil Taylor

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1		Apologies for Absence: Rebekah Budenberg.	
2		Minutes of the last AGM held on 15th May 2024 The Minutes of the AGM held on 15 th May 2024 were approved by LE, seconded by JS and signed by the Chairman.	
3		Chairman's Report This has been another very full year. The user groups provide the mainstay of the income for the hall and we are grateful for their continued support. This month the Scouts Explorer unit has started to use the hall on a Tuesday evening bringing to three evenings a week where scouts use the facilities. One off bookings have been steady throughout the year, including a wedding in October. Weekends provide the best opportunity for one off bookings as most available sessions are booked by Pre-	

	<p>School and Scouts on weekdays.</p> <p>The nurse-led Monday morning outreach clinic continues to be offered through the contract with the South Leicestershire Medical Group.</p> <p>A very successful social event was held in December with the switching on of the Christmas Tree lights; the tree being kindly donated by Steve Sanderson.</p> <p>The theme of this year's Village Halls Week in March – a National initiative – was to celebrate the role of volunteers. An evening 'Meet the Neighbours' style event was held, and posters were displayed, showcasing the different uses for which the hall is currently used. Amongst the attendees were some newcomers to the village which was good to see.</p> <p>The village hall benefitted by £1,000 from the proceeds of the very successful Medbourne Winter Ball held at Rural Relaxing.</p> <p>A significant project to redesign and upgrade of the kitchen was completed over the summer months, funded with help from a number of local and national grant providers.</p> <p>Significant repairs were carried out to replace the rotten sills on the outside of the three large small hall windows facing the garden of the adjoining property; rotten timber in the frames was also addressed.</p> <p>The Monday afternoon teas have continued to be well supported with over £2,000 being raised since the restart after the pandemic. Thanks to Rebekah Budenberg and Alex Griffiths for organising the rotas and to all the amazing volunteers.</p> <p>The Harborough Lotto continues to help generate income for the hall, with over £500 in the past 12 months.</p> <p>On behalf of the Village Hall, I was presented with a Platinum Jubilee Village Halls Fund Plaque from Martin Traynor, chair of Trustees at the Rural Community Council (RCC) in recognition of the funding we had been awarded from DEFRA towards two recent major capital schemes – boiler and heating refurbishment scheme and the new kitchen.</p> <p>The five yearly statutory electrical safety checks were completed in April, which highlighted certain deficiencies which need action. Risk assessments were undertaken by Fiona and me; action has already been implemented, such as bespoke 'lift off' skirting fitted around exposed floor level heating and gas pipes. Options for replacing the very flimsy main hall suspended ceiling are being investigated. There have been three separate and serious flooding</p>	
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	<p>incidents during the year; two resulted in water cascading through the ceiling in the medical room due to the mains pressure to the building being too high to the vented hot water tank in the loft. A pressure-reducing valve has been inserted into the main within the loft to alleviate the problem. The other significant flood was discovered in the toilet area.</p> <p>The toilet facility has changed little since the building was used as a school, so the next major capital scheme approved in principle by the working group and committee is to refurbish the toilet block. Although this scheme is a variation on that proposed in the original 'whole hall' renovation scheme approved by the planning authority in 2017, it is seen as a priority as the facilities are very tired-looking and are not a good advert for potential hirers. The existing outdated sanitary ware and associated exposed pipe work needs periodic attention from the plumber to remain serviceable and cubicle fabric is in very poor condition too. The Village Hall has secured circa £14,000 for Village Hall renovations from Hereward Homes, the developer of the Payne's Lane housing development under the Section 106 scheme. The funding is ring-fenced to Medbourne Village Hall and is held by HDC but a condition is that funds must be spent by March 2029. Once indicative costs can be obtained for the toilet scheme, further fundraising and applications for grants will be necessary to top up the Section 106 award.</p> <p>We welcomed Fiona as a new member to the committee in September. Thank you to everyone for your individual contributions. Chloe as Secretary, Jenny for looking after the calendar and the one-off bookings; to Carolyn who, in spite of offering her resignation as Treasurer in 2023, has kept going until a replacement could be identified. Thanks to Lyn for your contribution and representation from the Parish Council. Our caretaker, Meriel, has continued to manage a host of day to day issues with dedication and good humour, exemplified by having to open up the hall at 6am on polling days and turning out to investigate and act decisively when floods in the hall were discovered.</p> <p><u>The Future</u></p> <p>I have been a committee member since 2018 and Chairman since 2020; if re-elected, it is time to consider who will assume this role in the future, as my aim would be to stand down in 12 months' time. As no current committee member has offered to take on the role, it is now vital to identify a Medbourne resident with the necessary skills to take over the Chairman's role. Due to concerns about a lack of suitable successors and in view of the lease agreement with the Medbourne Educational Foundation charity and the Parish Council, all parties are anxious to resolve the situation to ensure the future viability of the building as a Village</p>	
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		<p>Hall.</p> <p>Without a robust committee including major stakeholders and without an obvious individual coming forward to take over the Chairman's responsibilities, the prospect of running the building as the Village Hall will become more difficult, added to which Meriel Godfrey – caretaker – will also stand down, so there is also a need to identify another person to shadow her duties with a view to taking over in due course. If, despite the best efforts of the current committee, new volunteers are not forthcoming, then further major improvements to the building will become more difficult to achieve; also all activity would cease and the Parish Council as the formal leaseholder would return the lease to the Trustees of the Medbourne Free School Charity and the building would cease to be a Village Hall, which would be a tragedy. The urgency of this matter was declared by the Chairman of the Parish Council earlier this month at the Annual Parish meeting.</p> <p>Dedicated commitment from the major stakeholders and the village community to ensure a bright future for the Village Hall is what is now required.</p> <p><i>Brian Godfrey</i> <i>Chairman</i> <i>21 May 2025</i></p>	
4		<p>Treasurer's Report</p> <p>At the year end the accounts show a surplus of £2,889. The Hall continues to be well used with few free sessions available each week.</p> <p>The most recent phase of the renovation project was completed this year with the installation of a new kitchen with up-to-date modern appliances. Since the launch of the renovation project in 2017 we have raised over £182,000 from grants, donations and fundraising events, all of which has been invested in the building.</p> <p>Having been the Treasurer of the Village Hall for 13 years I am now stepping down and would like to introduce Mr Neil Taylor who will take over from me as soon as a handover can be effected. Neil has a finance background so will be well suited to take up the reins as Treasurer.</p> <p>I have enjoyed working with many people during my time as Treasurer. As a village we are privileged to have so many dedicated people who give their time freely to ensure that the Village Hall continues to function as an asset at the heart of our community. With the renovations and improvements we have achieved in the last few years I hope we have created a legacy which will serve the village for many years to come.</p>	

		<p><i>Carolyn Frostwick</i> <i>Treasurer</i> <i>21 May 2025</i></p>	
5		<p>Election of Officers</p> <p>Carolyn Frostwick formally resigned as Treasurer. Neil Taylor was proposed as the new Treasurer by BG; seconded by LE. Other Officers and Committee members were willing to stand again and were re-elected.</p>	
6		<p>Election of Chairman</p> <p>BG was re-elected as Chairman, proposed by CS and seconded by JS.</p>	
7		<p>Appeal for new committee members</p> <p>This is now urgent, given that BG and MG wish to step down after this year. The Committee has already tried to recruit new members through posters, at events, etc, but this has been unsuccessful. We could potentially do a leaflet drop, in order to reach those new to the village.</p> <p>The presence of a representative from the main hall users (Scouts, Pre-school) has been raised with them again, but there has so far been no commitment from them.</p> <p>LE suggested that the Village Hall could have a stand at the summer picnic in the park to recruit new committee members.</p>	
8		<p>Any Other Business</p> <p>Tom Price thanked the Chairman, Committee members and Caretaker for their work over the year, especially for the fundraising and refurbishment which has been achieved.</p>	

There being no further business, the AGM was followed by the May Committee meeting.