



Registered with the Financial Conduct Authority  
Registered number 31628R

## **The Hall Get Involved Limited Directors' Report - 31<sup>st</sup> March 2016**

*Our door is always open. We're a friendly, approachable bunch and we love hearing from you. Email us at [manager@exeterstreethall.org](mailto:manager@exeterstreethall.org), or chat to us at the AGM.*

The Directors present their report and accounts for the year ended 31 March 2016.

### **Principal activities**

We stated our aims at last year's AGM; to continue to implement our three-year plan to renovate the Hall, to broaden our programme of activities and events, and to continue to engage our community.

In 2015 we managed to break-even by keeping costs down and increasing income through hires. This year we have continued to focus on our financial stability and we've:

1. maintained our monthly operating costs at £1400pcm, and now generate a small monthly operating surplus.
2. secured two grants from Aviva, totalling £5,700.
3. fundraised through some more amazing events, which have been successful, profitable and have provided much needed cash for repairs.

We've also had a helping hand from a new shareholder who has invested £5k. A big thanks to them. Hurrah, you might say! Let's take our foot of the gas. Not yet. We've lots more exciting plans ahead.

### **Brick by brick - our building work**

Last year we replaced our roof, this year we've redeveloped our 'Community Room', thanks to a £4700 grant and a massive effort from our volunteers. This smaller room at the rear of the building was in a terrible shape, with a chronic damp problem. Our building team have worked tirelessly on planning, securing materials and providing the labour to put this second hireable space into action. Now, it's a light, bright restful room – a brilliant venue for smaller groups such as reading groups or a meditation class.

Next year we aim to provide 'access for all' by building a new ramp , accessible toilet and a corridor to gain separate access to our Community Room – thus providing a second much needed income stream. This work is estimated at £40-£50k. Gulp. We are busy applying for grants to fund this. Which leads me to the following item that will be on this years' agenda.

### **Important – Director's Recommendation to Amend Rule 15 (and its clauses)**

We have recently applied to Veolia for a grant for £40k. They have given us some positive initial feedback and we believe we have a strong chance of being successful. BUT. A small but significant detail in our current rules has rendered our application invalid. The Directors will therefore be recommending an amendment to Rule 15 to remove the option for THGI Ltd to pay interest on shares. The amendment will also need to be reflected in Rules 16A.7 and 31.3. See Appendix 1. for the revised rules.

I hope you will support our recommendation. The application has been held over for review after the AGM. Fingers crossed.

### **Community in action - our events and activities**

We have continued to run our established low/no cost groups such as a Tea Club for seniors, a free Jobs Advice session and our sell-out Stay and Play Group. The Kids' Film Club continues to give parents a well-deserved monthly wind-down session. Our Writers in the Hall monthly literary event has been a smash hit, attracting the likes of Peter James and Steve Bell. It's become a go-to event for Brighton book meet-up groups.

Our awesome events team, have raised over £10k this year through some wonderful events, including another Sports Panel, a cabaret night, the 'Bloom' open gardens event, a running event, jumble sale and much, much more.

We sometimes let people use the Hall for free, when their event is a fundraiser that fits with our charitable aims. This year we supported the Little Green Pig, a charity that encourages and supports children to write. We also hosted a sleep-over for Time To Cycle, a not-for-profit organisation set up to promote and organise a mass bike ride to Paris to coincide with the global climate negotiations known as the COP2.

We've also established a food drop in the Hall where you can make donations to be distributed across Brighton through FareShare. When you come to the Hall for the AGM, do remember to bring a tin, or a non-perishable food item.

## **Attracting Exciting Hirers**

This year we were proud to be a venue in Brighton Fringe, placing us firmly on the venue map. Award winning director, Jonathan Brown was so delighted he has returned again this year, describing the Hall as 'a hidden gem'. Thanks Jonathan.

We've also hosted our first 'social theatre' event 'Don't Leave Me Now', a thought provoking play about dementia, in partnership with New End Theatre Beyond. Leading jazz singer, Barb Jungr, accompanied this work. Barb will be back in the Hall in the Autumn with a fundraiser for the Hall. A must for all jazz fans.

## **Strength in numbers - our volunteers and supporters**

We continue to be indebted to our volunteers. We have 50 people who contribute regularly, amounting to several hundred hours each month. We have volunteers who run events, clean, work on the bar, fix things, check things are safe, do the books, the list is endless. Fancy joining us? It's great fun, and very rewarding. Talk to us at the AGM or pop along to the Hall Action Group. We meet on the 2<sup>nd</sup> Tuesday monthly upstairs at the Chimney House.

For a reminder of our inspiring 'journey' to save the Hall and establish it as a vibrant community space, go to [www.exeterstreethall.org/about/](http://www.exeterstreethall.org/about/) where you can find a new video of just that. We are indebted to Felix Norman for producing it.

## **Three Ways to Help**

### ***Be a Friend of the Hall***

You've already helped save the Hall. Can you help us make more improvements by becoming a Friend of the Hall? By donating a small regular sum, you can help us meet our target of £300 per month so that we can pay for regular maintenance without dipping into our fundraised income. See the attached form or just set up a standing order to:

The Hall Get Involved – Donate

Sort Code: 08 92 99

Account Number: 65590490

Your donations will attract Gift Aid, if this applies.

### ***Tell your Neighbours***

Got new neighbours? Tell them about the Hall. Encourage them to come along and make use of this fantastic resource. They won't know about our incredible story and the part you played in it. If they love it as much as you do, they should buy a share or two. They are still for sale.

### ***Continue to Support our Events***

Without your support, we simply would not have achieved what we have so far. Ours is a remarkable story, and you are part of it. You have saved our Hall, securing its future as a community space, run for the community by the community. Shareholders, we salute you!

### **Directors**

The following people served as directors during the year:

David Amor – Chair

Dave Fellows - appointed 17 July 2015

Gus Sylvester - appointed 4 July 2014 and stood down October 2015

Susan Corlett – appointed 4 July 2014

Marianne Craig – appointed 6 September 2013

Peter Golton - appointed 6 September 2013 and stood down 17 July 2015

### **Secretary**

The following people served as Secretary during the period:

David Amor - appointed 4 July 2014

Income and Expenditure Account for the year ended 31 March 2016 available at:

<http://www.exeterstreethall.org/documents/agm-2016/>

This report was approved by the board on 25 August 2016 and signed on its behalf.



David Amor  
Chair and Secretary

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### *TESTIMONIALS*

*The venue was exactly what we needed and the acoustics were great. – Brighton Shapenote.*

*A wonderful rehearsal space. – The Amateurs Company*

*The perfect local, community space for us. – Stanford Junior School.*

*Exeter Street Hall is a fantastic resource. – BOAT Theatre.*

## **Appendix 1. Proposed new Rule 15 and Related Clauses**

### **15. Limitations on payments to members**

15.1 The society may use its property and profits only to promote its objects. The society will not pay members any bonus or other share in profits or interest payment on shares. The society will only ever pay a dividend if the society is wound up as detailed in Rule 32.4, with insufficient funds to pay, in full, all money due to all shareholders (for the withdrawal of their shares). The society will then pay members a dividend of less than 100 pence for every pound due to them.

It is the society's intention to provide an opportunity for public-spirited people and organisations to contribute financially to the community, with the expectation of a social dividend, rather than personal financial reward.

15.2 Rule 15.1 does not prevent the society from setting aside a reserve fund. The society's directors are to decide how much is to be transferred to the reserve fund. The reserve fund may be used to meet any contingency which affects the society's business. But, before the society can use the reserve fund:

15.2.1 the directors have to recommend its use to a general meeting of members;  
and

15.2.2 the general meeting must approve its use (by a simple majority).

15.3 Rule 15.1 does not prevent the society from paying money to support:

15.3.1 co-operative development; and

15.3.2 educational purposes; and

15.3.3 charitable purposes.

15.4 The directors may propose payments authorised by rule 15.3. But, before the society can make the payment:

15.4.1 the directors have to recommend it to a general meeting of members; and

15.4.2 the general meeting must approve it (by a simple majority).

15.5 Rule 15.1 does not prevent the society from paying (in good faith):

15.5.1 (at a reasonable and proper rate) for services rendered to the society by any of its employees, officers or members, and reimbursement of their expenses; and

15.5.2 (at a reasonable and proper rate) rent, for premises let to the society by any of its employees or officers.

## **Appendix 1. Proposed new Rule 15 and Related Clauses (continued)**

### **Amendments to Related Clauses**

- 16A.7 The society will return capital to the Approved Nominee on behalf of the members it represents (but only for those shares registered in its name on behalf of those members).
- 31.3 A resolution to alter or amend rule 2 (the society's objects), rule 14 (conversion of the society), rule 15 (limitations on payments to members), rule 32 (winding up) and this rule shall not be passed if 10% or more of members present or represented at a general meeting and who vote on the resolution vote against it.



And finally, some events coming up to enjoy this Autumn:

23 October 2016	Barb Jungr – Jazz in the Hall
11 November 2016	Indian Bingo
19 November 2016	Ceilidh

We look forward to seeing you in your Hall very soon.

