



## **Annual General Meeting 2025**

**Exeter Street Community Hall Limited  
(FCA registration no 8161)**

**7:30pm, Wednesday 18<sup>th</sup> June 2025  
at Exeter Street Hall**

**Minutes** (draft, approved by the Board, to be approved by  
Members at the next AGM)

### **1. Members Present**

32 Members were present at the meeting. One other Member had (via proxy voting form) nominated another Member as their personal representative to vote for them at the meeting and 23 members had nominated the Chair of the meeting to vote on their behalf. In all, a maximum of 56 Members voted at this year's AGM. The meeting was quorate (quorum = 44).

Directors present: Robin Bailey, Jo Camplisson, Rosie Dewick, Dave Fellows, Graham Thomas.

#### **1.1 Opening of the Meeting and Guest Speaker**

The Chair of the ESCH Board, Dave Fellows, opened the meeting at 7:35pm and chaired the meeting. Before formally opening the AGM he introduced guest speaker Karen Stenning of the Enjoolata Foundation who gave an interactive talk on the work of the foundation and the idea of community: what it means, what are the benefits and downsides, and what are the threats to communities. Karen was thanked for an enjoyable and thought-provoking talk.

#### **1.2 Opening of the AGM**

The Chair opened the AGM, introduced the Management Committee and the agenda, then explained the voting procedure. Voting was by a show of voting cards, with the votes being counted by tellers and then added to the proxy votes held by the Chair.

## **2. Approval of Previous Minutes**

The Minutes from the 2024 AGM, which had been approved by the Management Committee and been available on the Hall website since summer 2024, were presented to the meeting by ESCH Secretary Graham Thomas. There were no matters arising from the Minutes apart from the need to correct a couple of typographical errors.

The resolution to approve the Minutes of the 2024 AGM was proposed by Peter Golton and seconded by Rita Bowman.

The AGM Minutes were unanimously approved (56 votes in favour; none against; no abstentions).

## **3. Presentation of the Directors' Report**

The report had been made available on the website. ESCH Chair Dave Fellows presented the Directors' Report for the financial year April 2024 – March 2025.

During this year the Hall was busier than ever, hosting a wide range of hirers, including a small number of groups that hire the Hall for longer periods each week. As well as our standard hires we were, in line with our 'social justice' ethos, pleased to be able to help some deserving groups and of course to do some worthwhile things ourselves, e.g. hosting our 'Soup Club' lunches (formerly 'Friday Friends') and our regular community groups.

A long list of events – put on either by ourselves or by other groups – included the ever-popular children's Halloween parties, two 'Pudding Club' afternoons that provided desserts and more to the local community, a fundraising meal for Palestine International Medical Aid and of course the annual 'Great Get-Together' street party that we co-host.

The major building project this year remained the improvement of the toilet block. Our bids for grant funding for a complete rebuild were unsuccessful, so we have decided to use our existing funds for a refurbishment, which we hope to be able to start soon. We will also be installing a new, commercial-grade cooker, partly paid for by the Enjoolata Foundation (for which we thanked Karen Stenning).

The Chair outlined plans for the future then thanked Hall employees, volunteers and hirers for their unstinting work and help during the past year. He stressed that new volunteers are both always needed and always welcome. We are improving our volunteer recruitment and support procedures.

Questions after the presentation included one on how to make incoming local residents more aware of the Hall's activities and of the opportunity to become shareholders.

The resolution to approve the Directors' Report was proposed by Harry Puckering and seconded by Jo Camplisson.

The Directors' Report was approved unanimously (Two voting members had to leave early, so there were 54 votes in favour; none against; no abstentions).

#### **4. Presentation of the Accounts**

Copies of the full report had been made available on the website and the income and expenditure page was placed on chairs at the meeting for Members to consult. ESCH Treasurer Jo Camplisson presented the Financial Report and the accounts for the year April 2024 – March 2025.

Jo summarised the accounts and explained the income and expenditure account in more detail. There have been increases in both trading revenue and running costs in line with the increased level of activity at the Hall, which is now running at near to maximum capacity. Our insurance costs increased (a little) because we took out extra insurance for the monthly Repair Cafe and (by a greater amount) because we had the replacement cost of the building revalued.

Generally, the Hall's finances are healthy. We made a net surplus of just over £10,400 in this financial year. Whether we make a surplus or a loss mainly depends on the amount of maintenance and restoration work undertaken – ultimately all surpluses are put back into the building and our facilities. This year was a low-spend year as we were building up reserves to pay for the toilet block project. We received £1,000 from the Southern Water Community Grant, which helped pay for Soup Club during the winter.

Outside the formal accounts Jo presented a table showing the growth in the Hall's overall income from £33.7k in 2019-20 to £62.4k in 2024-25.

In discussion it was clarified that we have a £10k general reserve for emergencies, plus another £7.5k to be used as matching funds for future building-related grant applications; £30k is earmarked for the toilet block refurbishment and £2,500 is money from the Enjoolata Foundation that will soon be spent on the new cooker. That leaves around £16k currently in the bank as the operational fund to cover ongoing expenses.

The resolution to approve the Financial Report for the year April 2024 – March 2025 was proposed by Diane Askew and seconded by Nigel Dewick.

The Financial Report was unanimously approved (54 votes in favour; none against; no abstentions).

#### **5. Appointment of Auditors (if required)**

ESCH Secretary Graham Thomas explained that, as our income is below £250,000 per annum, we count as a small society and the Co-operative and

Community Benefit Societies Act 2014 gives the Society the option **not** to have an (expensive) external audit, but instead for the accounts to be presented to the AGM for approval and signed off as correct by the Secretary and two Members. This must be agreed at the AGM every year for the current financial year. Our Treasurer is a qualified accountant and the Directors are confident that the accounts are accurate and fulfil all legal requirements.

The resolution **not** to have an external audit of the accounts for the current financial year April 2025 – March 2026 was proposed by Jonathan Dall and seconded by Nick Szczepanik.

The resolution was approved unanimously (54 votes in favour, none against; no abstentions). The result of this vote meets the legal requirement that no more than 20% of the total votes cast may be against this resolution for it to be valid.

## **6. Appointment of Directors**

Dave Fellows stood down from chairing the meeting for this item as he was standing for re-election. His place was taken by Jo Camplisson.

The Chair explained that under ESCH rules, one third of the Directors (or the closest number to it) must stand down each year. If they so choose they may stand for re-election.

The current Board of Directors:

Robin Bailey (standing down and standing for re-election)  
Jo Camplisson  
Rosie Dewick  
Dave Fellows (standing down and standing for re-election)  
Graham Thomas

Kate McAleenan (social media / volunteer recruitment) and Jan Archer (building projects) were co-opted into the Management Committee for 2024-25 and attend regularly. Nell Killick and Alexa Povah (Bar Managers) are also co-opted to help fulfil the requirements of our premises licence; they attend as required. The Hall Manager, Susan Corlett, reports to the Management Committee and also attends as required (which in practice is for most meetings, though she does not attend when her employment terms and conditions are being discussed).

### **6.1 Election of Directors:**

The Chair introduced the election of the three candidates standing for election or re-election as Director. Robin Bailey, Dave Fellows and Kate McAleenan had provided photographs and written statements on their background, their interests and their involvement with the Hall; these had been made available on the website and were shown to Members. After the candidates had been introduced the Chair called for votes for each candidate in turn. The results of the votes were as follows:

**Robin Bailey**, nominated by Jan Mayhew and seconded by Harry Puckering

54 votes in favour; none against; no abstentions.

**Dave Fellows**, nominated by Rosie Dewick and seconded by Robin Bailey

54 votes in favour; none against; no abstentions.

**Kate McAleenan**, nominated by Gill Hasson and seconded by Sally Hunt

54 votes in favour; none against; no abstentions.

Robin Bailey, Dave Fellows and Kate McAleenan were declared to have been elected as Directors.

## **7. Any Other Business**

Kate McAleenan made short announcements about the imminent Prestonville Great Get-Together street party, taking place on Saturday 21 June (the same day as the birthday of Judy Stanger, one of our oldest supporters) and other forthcoming events.

Graham Thomas announced that Dave Fellows was standing down as Chair of the Management Committee after seven years; Kate McAleenan will be the new Chair. Kate was welcomed and Dave was thanked for all his work as Chair and given gifts from Management Committee members as a token of appreciation

Dave thanked everyone for their support, thanked Members for their attendance and formally closed the AGM at 9pm. The end of the meeting was followed by a social gathering where Members could interact with each other and the Management Committee.