



Annual General Meeting 2026

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

**7:30pm, Wednesday 10th June 2026
at Exeter Street Hall**

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

1. Members Present

25 Members were present at the meeting. Eight other Members had (via proxy voting form) nominated another Member as their personal representative to vote for them at the meeting and 31 members had nominated the Chair of the meeting to vote on their behalf. In all, a maximum of 64 Members voted at this year's AGM (the number of actual votes varied slightly due to a few late arrivals and people leaving early). The meeting was quorate (quorum = 44).

Directors present: Robin Bailey, Jo Camplisson, Dave Fellows, Kate McAleenan, Graham Thomas.

1.1 Opening of the AGM

The Chair of the ESCH Board, Kate McAleenan, opened the AGM at 7:33pm and chaired the meeting. She introduced the Management Committee and the agenda, then ESCH Secretary Graham Thomas 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 2025 AGM, which had been approved by the Board and been available on the Hall website since summer 2025, were presented to the meeting by Graham Thomas. There were no matters arising from the Minutes.

The resolution to approve the Minutes of the 2025 AGM was proposed by Dave Fellows and seconded by Di Langford.

The 2025 AGM Minutes were unanimously approved (62 votes in favour; none against; no abstentions).

3. Presentation of the Directors' Report

The report had been made available on the website. ESCH Chair Kate McAleenan presented the Directors' Report for the year to June 2026.

Kate talked about the continuing mission of ESCH to provide a 'Hall for All', emphasising our social justice agenda, which had recently been formalised in a policy document low-cost/free hires to deserving groups. Generally, we aim to keep hire charges as low as possible, though for the coming year we have had to raise our prices to ensure that increased ongoing costs are being covered.

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. Once again we hosted our Friday 'Soup Club' lunches throughout the winter and continued to support 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 Greek Feast fundraising meal for Palestine International Medical Aid, two Ceilidhs, line dancing, craft fairs, a very successful plant show and of course the annual 'Great Get-Together' street party that we co-host. This year was also notable for our new wide-ranging '£2 Talks' series, where local people talk on topics they are passionate about.

A short video featuring highlights of the past year was shown.

The major building project this year was the refurbishment of the toilet block. Bids for grant funding for a complete rebuild had been unsuccessful, so we used our reserves (the product of much fundraising) for the refurbishment. The result is a better-equipped, better-insulated and more accessible block of three cubicles plus some extra storage space. We also installed a new, commercial-grade cooker and better ventilation in the kitchen, partly paid for by a grant from the Enjoolata Foundation, plus improved lighting at the front of the building.

Kate outlined plans and wishes for the future, including expanded storage space, a more accessible garden area, better heating and solar panels. She then thanked Hall employees, volunteers and hirers for their unstinting work and help during the past year. She stressed that new volunteers are both always needed and always welcome.

The resolution to approve the Directors' Report was proposed by Susan Corlett and seconded by Fiona Goffe.

The Directors' Report was approved unanimously (64 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 2025 – March 2026.

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. The main item of expenditure this year was the toilet block refurbishment, which explains why this year we posted a deficit of just under £12,000.

Generally, the Hall's finances are healthy. Whether we declare 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.

Outside the formal accounts Jo presented a table showing the growth in the Hall's overall income from £33.7k in 2019-20 to £71.8k in 2025-26, though the latter figure was boosted by the inclusion of fundraising income (committed to the toilet block) that had been held back from previous years.

The resolution to approve the Financial Report for the year April 2025 – March 2026 was proposed by Rosie Dewick and seconded by Glynn Sweet.

The Financial Report was unanimously approved (63 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 scrutinised by the Board, presented to the AGM for approval and signed off as correct by the Secretary and two Members. This must be agreed at the AGM each 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.

In response to a question about the cost of an audit Jo gave an estimate of around £2,000.

The resolution **not** to have an external audit of the accounts for the current financial year April 2026 – March 2027 was proposed by Nigel Dewick and seconded by Mike Fox.

The resolution was overwhelmingly approved (62 votes in favour, 1 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

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 Board of Directors in 2025-26 was:

Robin Bailey

Jo Camplisson (standing down and not standing for re-election)

Rosie Dewick (stood down in late summer 2025)

Dave Fellows

Kate McAleenan

Graham Thomas

Jan Archer (building projects leader) is co-opted into the Management Committee and attends regularly. Rosie Dewick (safeguarding lead) was co-opted in Autumn 2025 and also attends regularly. Nell Killick and Alexa Povah (bar managers) are 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 regularly, 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 a new candidate standing for election as Director. Mike Fox, a long-term Hall volunteer, had provided a photograph and a written statement on his background, interests and involvement with the Hall; these had been made available on the website and were shown to Members. After the candidate had been introduced the Chair called for a vote. The result was as follows:

Mike Fox, nominated by Sally Hunt and seconded by Rosie Dewick

63 votes in favour; none against; no abstentions.

Mike Fox was declared to have been elected as a Director.

7. Any Other Business

Kate McAleenan made short announcements about upcoming events. She thanked everyone for their support, thanked Members for their attendance and formally closed the AGM at 8:16pm. The end of the meeting was followed by a social gathering where Members could interact with each other and the Management Committee.