Walbottle Village Institute

Annual General Meeting

15 July 2026

Chairman's Report

Background
It is now a year since the previous Annual General Meeting of the Trustees of Walbottle Village Institute; a meeting open to all interested parties. This is the sixth AGM arranged by the current Board of Trustees.

This building is owned by the City Council, but is run and managed by a Board of Trustees. We are a registered charity, and all the trustees are volunteers. The Institute has to be self-supporting financially; funding heating, lighting, insurance, maintenance, repairs, and renovation and improvement.

Summary
The Institute has had another successful year. Our little building is at the centre of the village, both literally and metaphorically. It seems that, every time I pass the building, there is something going on, which is great.

There have been several significant events as well as the regular use by groups catering for all ages, and one-off hirings for family parties and the like.

We will hear from Nick, our treasurer, that we remain solvent and the Institute is fulfilling its requirement to be self-sufficient. However, as was also the case last year, there has been significant expenditure on maintenance and improvement, including a new boiler and upgrades to the taps in the kitchen and toilets. In addition, of course, the rising cost of fuel has increased our outgoings considerably. We also have expensive and essential works due to start over the next few weeks. This will include decorating both inside and outside the building, along with repairs to a large area of plastering inside, and to rectify some defective pointing outside.

All of these works are necessary to maintain the building in a good state of repair for the future.

Needless to say, the previous and future works are eroding our cash reserves which are held for just such purposes. Nick and the Board have concluded that having held off on any increases in rental charges for a number of years now, an increase is, becoming inevitable. Please rest assured that any increases will be kept as small as possible, and notice will be given.

In connection with my previous comments, it is very helpful if users of the hall please pay invoices promptly and be sure to include an invoice number to make the treasurer's life a little easier. Thank you to those who already do this, and please start to do this if, as a user, you do not do so already. It is very difficult to reconcile late payments which do not contain reference to the invoice number.

Trustees
In addition to me as Chair, the trustees are Nick Strong (Treasurer), Wendy Carr (Secretary), Anna Smith, Iain Grainger and Lynda Parkin.

The Board is ably assisted by Peter Smith who manages our IT and runs our website. We are grateful to Peter for his help.

Events Held
Our Institute is used by the Walbottle Village Choir for its regular rehearsals in preparation for Christmas events on the Village Green. The village choir remains strong and in good voice.

It is also used as a Polling Station during local and national elections.

Many of those present will have attended one or more of the Coffee Mornings, held on the first Saturday of the month, allowing villagers, friends and relatives to get together for coffee, cakes and a chat, as well as occasional themed events.

The Tenants and Residents' Association also uses the Institute for its meetings.

At Christmas, in what has become an annual event arranged in conjunction with Residents' Association the Institute once again opened its doors to the village. Mary Christmas did sterling work at what is her busiest time of year. There were refreshments and, on the Village Green, the choir sang seasonal favourites and the lights on the Christmas tree were switched on. It really was a festive occasion.

Maintenance of the Building

We apologise in advance for any disruption to classes etc whilst the internal decorating and renovation work is taking place.

We also apologise for the recent loss of Broadband connectivity which was due to a fault on the supply line and was beyond our control.

In Conclusion
At this point, I would like to thank my fellow trustees for their huge input into running the hall and its bookings, largely undertaken by Anna. I would also like to thank Peter for his IT support. Finally, thank you to the user groups and all the villagers who use our Institute for their continued use and support. Without those people, it would be an empty and lifeless shell, rather than a vibrant little building at the hub of village life.

We look forward to next year being just as successful as this.

Michael Carr
Chair of Trustees

9 July 2026

24-25 year

	April	May	June	July	Aug	Sept
Opening balance	2672.99	2812.44	3017.41	1847.39	1774.90	2045.92
Gas - EDF/BG	83.34	43.82	37.86	17.33	1.96	52.07
NCC rent	23.49	23.49	23.49	23.49	23.49	23.49
Electric YU energy					8.81	35.02
Daisy	42.72	42.72	42.72	42.72	42.72	42.72
Talk talk Blocked July)						
Cleaning OS	150.00		150.00	150.00	150.00	150.00
	150.00					
IT support			80.00		80.00	
			160.00			
Consumables				209.21		
Insurance			115.95			
NEW PETERLEE/Churches fire				67.79		
Maintenance Gecko						90.00
Newcastle Boiler Maintenance						
Repairs/modifications			175.00			
Equipment						
Capital/major work - roof			2500.00			
Capital/major work - electrics				1140.00		
Capital/major work - boiler						
Kitchen						
Plants				119.95		
TOTAL	449.55	110.03	3285.02	1770.49	306.98	393.30
INCOME						
Amee Fletcher						
Bloom, Emma - Boom Baby		85.00	105.00		120.00	120.00
			140.00			
Beck (Victoria/Robson)						30.00
Blickwedel, Jessica						
Carr, Julia	20.00					
Daryl Sunderland			30.00			
Dixon		10.00				
Dodds, Pauline						
Harvey P	60.00	40.00	20.00	20.00		
Hedley Bike	90.00					
Irram Din			70.00			
Jeanette Ng					45.00	
Michelle Roberts/ Bonnick						
Morris, Sharon		20.00	35.00		20.00	40.00
Naomi Francis						40.00
Nelson						
Over 60s Bingo	80.00		80.00	80.00	80.00	80.00
			80.00	40.00		

Piper					3.00	
Rachael McShane			40.00			
SamWood				20.00	20.00	
Search/Kirsty	60.00	75.00	60.00	40.00	40.00	20.00
Slack, Caroline				60.00		
Smith Christine						
Sophie Smith Dance	180.00		180.00	140.00	140.00	140.00
						180.00
Stevens/Choir	40.00	40.00	20.00	40.00	50.00	30.00
Tango			10.00			
WBL art			100.00	100.00		
				50.00		
				48.00		
Wilson						50.00
Yoga - Ali	59.00		80.00			
			20.00			
Yoga (Pauline Gertig)		45.00	45.00	60.00	60.00	45.00
TRANSFER TO DEPOSIT						
TRANSFER IN FROM DEPOSIT			1000.00	1000.00		
TOTAL EXPENDITURE	449.55	110.03	3285.02	1770.49	306.98	393.30
Total income	589.00	315.00	1115.00	698.00	578.00	775.00
TOTAL INCOME incl transfer in	589.00	315.00	2115.00	1698.00	578.00	775.00
NET INCOME - EXP	139.45	204.97	-1170.02	-72.49	271.02	381.70
CHECKS						
Open balance	2672.99	2812.44	3017.41	1847.39	1774.90	2045.92
Calculated end balance	2812.44	3017.41	1847.39	1774.90	2045.92	2427.62
Actual end balance FROM STAT	2812.44	3017.41	1847.39	1774.90	2045.92	2427.62
Difference	0.00	0.00	0.00	0.00	0.00	0.00
Change in month	139.45	204.97	-1170.02	-72.49	271.02	381.70
Cumulative change	139.45	344.42	-825.60	-898.09	-627.07	-245.37

October	November	December	January	February	March	Apr-25	
2427.62	2514.15	2412.12	763.35	1056.25	1178.70	1612.02	
83.43	102.24	273.27	343.43	261.26	447.08		
23.49	23.49	23.49	23.49	23.49	23.49		
42.83	49.93	49.09	48.20	50.08	44.69		
42.72	42.72	42.72	42.72	42.72	51.42		
150.00	150.00	150.00	150.00	150.00	150.00		
80.00	80.00	80.00	80.00		80.00		
160.00							
	125.89		354.71				
70.00		50.00					
	344.26						
		1200.00	1192.14				
			59.61				
	118.50						
						Check left	
652.47	1037.03	1868.57	2294.30	527.55	796.68	13491.97	
					140.00		Amee Fletc
145.00	140.00		105.00	140.00	105.00		Bloom, Em
	40.00						
							Carr, Julia
							Daryl Sunc
							Dixon
	15.00						
	50.00	50.00		50.00			Harvey P
							Hedley Bik
							Irram Din
	65.00						Jeanette N
				50.00			Michelle R
40.00	20.00	30.00	20.00		80.00		Morris, Sha
30.00			50.00				
30.00							
							Naomi Fra
		40.00					Nelson
	80.00		80.00		60.00		Over 60s B
			39.00		60.00		

					80.00		
9.00			3.00				Piper
							Rachael M
			30.00				SamWood
40.00		40.00	30.00	40.00	50.00		Search/Kir
					40.00		
			20.00				Slack, Carc
	15.00						Smith Chri
160.00	200.00		120.00	130.00	180.00		Sophie Sm
	100.00				110.00		
	50.00		20.00	40.00	40.00		Stevens/Cl
	60.00						
			40.00	10.00			Tango
125.00				150.00			WBL art
100.00							
							Wilson
	100.00				240.00		Yoga - Ali
					15.00		
60.00		60.00	30.00	40.00	30.00		Yoga (Paul
			2000.00				
						TOTALS	
652.47	1037.03	1868.57	2294.30	527.55	796.68	13491.97	
739.00	935.00	220.00	587.00	650.00	1230.00	8431.00	
739.00	935.00	220.00	2587.00	650.00	1230.00		Check left
86.53	-102.03	-1648.57	292.70	122.45	433.32		
2427.62	2514.15	2412.12	763.35	1056.25	1178.70		
2514.15	2412.12	763.55	1056.05	1178.70	1612.02		
2514.15	2412.12	763.35	1056.25	1178.70	1612.02		
0.00	0.00	0.20	-0.20	0.00	0.00		
							Average ov
							excluding t
86.53	-102.03	-1648.77	292.90	122.45	433.32		
-158.84	-260.87	-1909.64	-1616.74	-1494.29	-1060.97		

Gas - EDF/BG	1747.09
NCC rent	281.88
Electric YU energy	328.65
Daisy	521.34
Talk talk Blocked July)	0.00
Cleaning OS	1800.00
IT support	880.00
Consumables	209.21
Insurance	115.95
NEW PETERLEE/Churches fire	548.39
Maintenance Gecko	90.00
Newcastle Boiler Maintenanc	120.00
Repairs/modifications	175.00
Equipment	344.26
Capital/major work - roof	2500.00
Capital/major work - electrics	1140.00
Capital/major work - boiler	2451.75
Kitchen	118.50
Plants	119.95
Total	13491.97
INCOME	
cher	140.00
ıma - Boom Baby	1205.00
	30.00
	40.00
	20.00
derland	30.00
	10.00
	15.00
	290.00
e	90.00
	70.00
g	110.00
oberts/ Bonnick	50.00
aron	415.00
ncis	40.00
	40.00
Bingo	919.00

		15.00	
cShane		40.00	
		70.00	
sty		535.00	
oline		80.00	
stine		15.00	
ith Dance		1960.00	
noir		430.00	
		60.00	
		673.00	
		50.00	
		514.00	single cheque
ine Gertig)		475.00	
		4000.00	
Check above		12431.00	
	12431	0.00	<-Difference

ver year	
transfer	
	-88.41