

## **HAWKSHEAD MARKET HALL TRUST:**

### **CHAIRMAN'S REPORT FOR THE YEAR 01/03/2022 to 28/02/2023**

Following two years when the Hall had to be closed for significant periods due to Covid 19 restrictions, this was our first full year of business since 2020. Most of our regular users have returned though sadly no-one has come forward to manage the popular Monday evening bingo sessions, and the Stage Society were not in a position to put on a panto.

Our main commercial users have continued to rent the Hall: Lakeland Arts and Crafts were regular hirers throughout the year; the Himalayan Bazaar were with us for the summer months; and the December Christmas Fair was fully booked. All these remain very important for our revenue stream and have allowed the Trustees to avoid making any increase in charges over the last 10 years.

We have been pleased to welcome new regular users in the shape of the Table Tennis Club, and the church-organised coffee mornings/soup lunches on Wednesdays.

The accounts show that our rental income at £16818.40 was up £1700 from the previous year with rental from the cottage adding a further £6950. Dividend income was £3843 we received a donation of £250 and a final covid grant of £2667. After expenditure of £38489.93, we had a deficit of £7417.55

After months of preparation, the Lower Room was closed during March and part of April to allow the removal of the central pillars and consequent structural work. Bownass & Harrison achieved the challenging task of inserting PCF girders either side of the existing beams to take the weight of the floor above. At the same time, they replaced the ceiling and Spedding Electrical installed new (dimmable) ceiling lights and wall uplighters. Chris Woodend carried out various joinery works and built a cupboard for chair storage. Feeney & Ives redecorated the whole room and Stephen Wilkinson of Arnside refinished the floor. This was not a cheap job, but all our customers have assessed it as a huge improvement.

New tenants (both employed locally) occupied the cottage from July 2022 following the move to Coniston, earlier in the year, of the previous tenants.

The AGM in July 2022 thanked Rosemary Horwood for her contribution as the WI's representative Trustee and noted my appointment in her place. I was also nominated and became the new Chairman after the long and exemplary service of Tom Macan who has sadly moved away and is no longer able to assume the role.

Following Lesley Hadfield's resignation on health grounds, the Trustees appointed Vanessa Dautry as cleaner and are grateful for her continued work in keeping the Hall clean and tidy.

Although there is not a full time caretaker for the Market Hall, any issues and minor repairs are completed by Ed Johnson (Vice Chairman) and we are grateful for his expertise. The Trustees are hoping to secure a local resident to fulfill this function and there are a number of options to explore, but this will not be a full time role and be treated as a 'retainer' to include expenses and charges for any works completed.

We look forward to another year of the Market Hall being a focal community hub, with a multitude of functions and facilities. The purchase of a new screen and projector that will enable up to date films to be shown, to promote a local film night and facilitate guest speakers with their presentations that will enhance future meetings.

The primary school will be presenting their end of year performance with, Shrek the Musical. This is scheduled for later in June 2023 and is eagerly awaited after the success of Matilda last year.

Tom Macan and Mary Alston, 19<sup>th</sup> May 2023

TRADING STATEMENT AS AT 28/2/2023

Opening Balance

Bank Account 54248666	£	39,219.99
Bank Account 54261419	£	13,415.78
	£	<u>52,635.77</u>

Income

Rents etc.	£	16,818.40
Cottage Rent	£	6,950.50
Black Rock Dividends	£	3,843.28
Cumberland Interest	£	-
SLDC COVID19	£	2,917.00
Invoices Outstanding	£	543.20
<b>Total</b>	£	<u><b>31,072.38</b></u>

Expenditure

Advertising	-£	206.00
Cleaning	-£	1,526.78
Cleaning supplies	-£	240.12
Maintenance	-£	2,248.21
Repair & Renewals	-£	7,527.93
Cottage Gas and Electricity	-£	68.90
Electricity	-£	354.88
Gas	-£	427.14
Water	-£	455.01
Bank charges	-£	56.85
Insurance	-£	1,318.72
Office supplies	£	-
Buiding Improvements	-£	24,059.39
<b>Total</b>	-£	<u><b>38,489.93</b></u>

Total Income	£	31,072.38
Total Expenditure	-£	38,489.93
<b>Proffit/loss</b>	-£	<u><b>7,417.55</b></u>

**BALANCE SHEET AS AT 28/2/2023**

	2022/2023	2021/2022
<b>Fixed Assets</b>		
Buildings	£ 1,000,000.00	£ 1,000,000.0
Paintings	£ 165,000.00	£ 165,000.0
<b>Current Assets</b>		
BlackRock 2688	£ 120,431.54	£ 114,360.74
BlackRock 2668	£ 11,714.98	£ 14,057.98
	<u>£ 132,146.5</u>	<u>£ 128,418.7</u>
Increase in Value	£ 3,727.80	
Bank Account 54248666	£ 31,518.13	£ 39,219.99
Bank Account 54261419	£ 12,906.89	£ 13,415.78
Debtors	£ 543.20	£ 781.80
<b>Total Current Assets</b>	<u>£ 1,342,114.74</u>	<u>£ 1,346,836.3</u>
<b>Current Liabilities</b>		
Creditors	£ 1,035.20	£ -
<b>TOTAL TRUST FUND</b>	<u>£ 1,341,079.54</u>	<u>£ 1,346,836.3</u>
Decrease in Funds	-£ 5,756.8	

Approved by the trustees

T. Macan	.....	Date
Chairman		
 D Atherton	 .....	 Date
Treasurer		

LEGAL AND ADMINISTRATIVE INFORMATION

CHAIRMAN

Tom Macan

Vice Chairman  
Hon Secretary  
Hon Treasurer  
TRUSTEES

Edward Johnson  
Alison Atherton  
David Atherton  
Mary Alston  
Simon Hilton  
Mark Whithead  
Mike Lancaster  
Graham Kilner  
Tim Brown  
Eileen Johnson

CHARITY NUMBER

521117

Trust set up 6th May 1963

FORMATION

PURPOSE

Hawkshead Market Hall Trust enables the Market Hall,  
which is held on trust for the purpose of a public hall,  
to be used by the inhabitants of the area.

INDEPENDENT EXAMINER  
BANKERS

MND Accountancy  
Cumberland  
Parkhouse Carlisle

HAWKSHEAD MARKET HALL TRUST

REPORT OF THE TRUSTEES

MND Accountancy .....  
Independant examiner



Date

16/6/2023