

**Moor Allerton Sports and Social Centre (MASSC)**  
reg Charity no. 1179842

**Agenda of AGM**  
**to be held in the Main Hall**  
**Moor Allerton Sports & Social Centre**  
**On 15th October 2023 at 2:30 pm**  
**(Or immediately following the conclusion of the Bowls Section AGM if later)**

- 1) Chairperson's opening remarks
- 2) Approve Minutes of 2022 AGM (attached)
- 3) Annual Report of Trustees 2023
- 4) Election of trustees (attached)
- 5) Treasurer's report 2023
- 6) Approve Accounts for year ended March 31st 2023
- 7) To appoint Brays of Wetherby as auditors
- 8) Centre Manager's report
- 9) Any other business

all individual members are entitled, invited, and most welcome to attend.

Any matters a member would like to raise at the AGM should be forwarded to MASSC secretary [massc.sec@icloud.com](mailto:massc.sec@icloud.com) by return. They can then be added to the Agenda, circulated and members given time to think about them.

As they become available, reports to be given at the AGM will be added to the Documents section of the MASSC website: [massc.org](http://massc.org)

The MASSC Constitution is available in Documents section of the MASSC website: [massc.org](http://massc.org)

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Moor Allerton Sports and Social Centre (MASSC) reg Charity no.  
1179842

**MINUTES of AGM held at 2:30pm on October 23rd 2022 held in the BAR LOUNGE,  
Moor Allerton Sports & Social Centre**

1. Bill Seddon welcomed members to the AGM. 41 members had signed the register of attendance. Apologies had been received from Doug Fern & Jon Qualtrough.
2. The minutes of the 2021 AGM were accepted.
3. Bill Seddon read the Annual report of the Trustees. (Copy attached)
4. The retiring elected trustees Doug Fern, James Lawson, Paul Shafar & Linda Greenland were re-elected.
5. Paul Shafar delivered the Treasurer's report. (Copy attached)
6. The accounts for the year ended 31st March 2022 were approved.
7. Brays of Wetherby were reappointed as auditors.
8. Linda Greenland gave the Centre Manager's report. (Copy attached)
9. Clause 11.5.2 of the Constitution was amended to read:

Subject to the following provisions, the quorum for general meetings shall not be less than 10 members.

10. Peter Williams asked if members could be brought up to date on the steps taken to improve the exit onto Stonegate Road. Linda Greenland replied that every few years we raised the matter with the council only to be told that if the members of the adjacent flats objected, then there was no chance of double yellow lines to improve the line of sight on exiting. However our most recent approach, via our local councillor, had met with a more positive response - "we on on the list of projects under consideration in Moortown the next time the area is allocated funds for traffic regulation. No-one can say when that time will arrive". The trustees asked all members to let them know of any incidents arising when leaving the site, as only by building up a history can we improve our case.
11. There being no other business the meeting closed at 2:55 pm

\* **The reports listed as attached in the minutes of the 2022 AGM above are circulated to members as part of the 2023 AGM agenda email package, and are available on the MASSC website, but will not be printed out for this year's meeting. Anyone who wants a printed copy should contact the MASSC Secretary [massc.sec@icloud.com](mailto:massc.sec@icloud.com)**

## Report of the Trustees 2022

For anyone who doesn't know, MASSC is a registered charity. It has four Sections - Bowls, Bridge, Snooker and Table Tennis. In addition, it hires out the hall to local groups and activities which provides a valuable resource to the local community and at the same time supplements our income.

I'm sure you will remember we started last year in lockdown, which started to slowly dissipate in May 2021, with most activities under way by July. We were able to hire out the main hall, and welcome members back indoors in a socially distanced manner.

Prior to Covid in 2019 we had just under 500 members with Bridge making up 75% of that total. Since then we have been recovering slowly, and the three smaller Sections have returned to or exceeded their pre-Covid rolls. Bridge members are more reticent and a fall in their membership and an even larger fall in players competing in person has significantly impacted the Bridge's income and therefore the amount paid to MASSC. Our Treasurer continues to work with the Bridge Section and a much reduced Section contribution was in place throughout the year and continues today.

Some compensation was provided by two grants from Leeds City Council for a combined £3,985 and the Government Furlough Scheme which contributed greatly to us being able to retain our caretaker.

After what had been a year-long break for some, a few hirers retired, but we were successful in finding replacements. Having said that, in the current year, several hirers are cutting back their hours, as the cost of living increases affect demand. The hall currently has two keep fit classes, an Irish Dancing class, two Tai-Chi sessions, fortnightly U3a meetings, Country Dancing, a toddler group, a Taekwondo session, and international dancing group. We also have a Music group and two separate tutor groups in the lounge.

Weekend party hires picked up very quickly when lockdown finished, and have been maintained in the current year.

The Treasurer and Secretary have used their business experience to drive down costs wherever possible. We continue to maintain the fabric of the building in best order considering our resources and the members will have seen some improvements, in particular we have utilised the painting skills of our caretaker Keith. The bowling huts, the main hall and exterior windows at the front of the building have all benefitted giving the whole place a smarter look. We are thankful that we have a caretaker in Keith who is able to double up his services. We are also immensely grateful to Paul Shafar and Linda Greenland for the time they spend looking after the centre.

The decision to close the bar remains a good one; from both an operational and financial perspective. It remains available for functions, and there is minimal impact on the membership thanks to the time given by volunteer bar staff. We are very grateful to Doug Fern for the time he spends managing the bar and time behind the counter.

Looking at the current year, not much has changed. The Bridge Section is still only operating at 50% of its pre-Covid levels with all the consequences of that. On a more positive note, Bowls membership has increased from a pre-Covid low of 39 to 81 and there's a waiting list!

Financially, we are operating close to break-even and with a bank balance of around £40k, are in a far healthier position than we were a few years ago.

## **TREASURER'S REPORT FOR THE AGM – OCTOBER 2022**

### **Year End Accounts**

Brays completed their Independent Examination of our Accounts for the year ended 31<sup>st</sup> March 2022 – and these show a small loss £3.2k after depreciation of £2.3k ie a cash shortfall of only £900 which I am very comfortable with.

Putting a bit of meat on the bones, Income at £46k was well behind 2021's £79k but that was boosted by Grants and support of the Job Retention Scheme of £52k. Compared to that, the year ended 31<sup>st</sup> March 2021 only reflected £7k of grants being the last of the Covid-related support.

Hall Hire however recovered well with 10 months of trade and earned us £17,600, £13,000 up on the previous 12 months when of course we were closed most of the time.

Contributions remain impacted by a reduction in Bridge members and playing time at the club. The bulk of Bridge's Income arises from members paying to play. With a third of members not renewing and well below 50% playing time during the year, we continued to receive £12,000 p.a. from the Bridge Section, significantly below the pre-Covid earnings.

The other Sections were far less impacted and were able to pay MASSC £67 per member.

On the Expenditure side, small comparative savings in our payroll due to the bar closure were offset by much higher gas and electricity bills; a concern for all small businesses and of course the world at large. It wasn't so much the impact of the Russians in Ukraine - that will affect the current year – but the bankruptcy of energy suppliers and in our case CNG in Harrogate folded leaving us at the mercy of the exorbitant market until we were able to fix our rates.

At the end of the year we had Reserves of £41k which due to year-end adjustments was £1,500 ahead of the starting position 12 months earlier.

Overall, considering we were still operating with the fall-out of Covid, I'm satisfied that a small cash loss is sustainable.

### **Current Year**

As I stated, we started the year with £41k in account and at today's date it's pretty much the same around £41k after settling October's payroll.

On the revenue side, Section Contributions are similar to the previous year but Hall Hire is trending positively. In the same 6 months last year, we earned £7k; this year it's £10.5k.

On expenditure, we continue to control as far as possible without diminishing our offer and a recent recovery of over-charged VAT on electricity provided a repayment of around £1,000. The bar closure provides ongoing cost savings and is right for this time.

On Contributions, Bowls, TT and Snooker have all paid in full. Bridge is still impacted by the loss of members and members' playing time and the agreed £1,000 a month remains in place. I had a conversation with the Bridge management and members have dropped one third from 450 to 309 and playing time - ie the time that members' pay – is down 50%.

There is however an uptake month on month – albeit slow - and I've agreed to maintain the subsidised Contribution until the end of this financial year. By March 2023, assuming playing time continues to grow; we should be looking to an increase in the subsidised rate from the start of our next financial year.

### **CALCULATION OF SECTION CONTRIBUTIONS**

Turning to the likely 2023/24 Section charges, I'm planning to levy a similar member charge as the current year; that is £67 per member. I'm not expecting any material or surprise spend between now and March 2023 and if the case, this will justify a similar member contribution next year.

### **OTHER MATTERS**

**Pool Table** – We sold the pool table as it was not generating any income but taking up space. At the time of acquisition, it was hoped it would provide another income stream but Covid put paid to that and the £850 we received was we felt a good deal.

**I'd like to thank Linda and Keith** for all the work they do. Keith is on-site and while maybe not the chattiest, will always do what's asked **and** more as reflected in the continually improving landscape of the club. Linda is tireless in her Club Manager endeavours turning up to meet prospective hall hirers at all times and in ensuring the club operates to meet the needs of all its members.

With her other hat, as Secretary she just does what's required with the minimum of fuss and working with her is both straightforward and a pleasure.

Finally, the current financial year will be my 5<sup>th</sup> .... and last. I think 5 years in a post is long enough. Being MASSC Treasurer is neither onerous nor time consuming but I'm now looking for someone else to take the reins. I will see out the current financial year and will step down on March 31<sup>st</sup> 2023.

## Centre Manager's Report to AGM 2022

Good afternoon,

It seems to me that every year provides a new challenge for MASSC - in 20-21 it was full lockdown, in 21-22 it was building business up again, now in 22-23 it is keeping it going in the face of rising costs and reduced demand.

The main hall is still a good source of party hire income on weekends, but whereas last year bookings were made well in advance, now the vast majority are only booked 14 days ahead, and involve more haggling.

Regular hall hirers have been cutting back - in the last year, four of our regular hirers retired post lockdown - fortunately we have been able to find replacements to take on their classes but we lost an hour per week. We have also lost the regular Saturday morning Ballet class, and the mother & toddler group has cut back hours by two thirds reflecting reduced demand.

Whilst I have had several enquiries for regular evening slots in the hall, where we are already fully booked, I've only had one enquiry for the daytime, fingers crossed that will turn into a regular Friday booking from January 2023. I foresee hiring out the main hall on weekday daytimes as being my main challenge for the foreseeable future.

It's not all doom and gloom, before lockdown the bar lounge was only hired out for 2 hours a week, now in addition to that it is hired out 16 hours a week to maths tutor groups. This has more than compensated for the lost hall hire income.

The bar lounge is currently contributing just under half of our regular rental income but this is not entirely without consequences - the increased number of children on site means that our caretaker finds himself investigating blocked toilets a lot more often than he would like.

Whilst Bridge has not been running full capacity, we have been keeping maintenance costs to a minimum, but still carrying out all the statutory and safety checks needed. During the year we have made a conscious effort to smarten up the outside areas by repairing & painting the Bowls Pavilion & Storage hut, the smaller huts at the side of the green, and the windows and side panels on the main building, and re-cementing the main path. We have also replaced the aged bins, and very recently the dishwasher in the kitchen.

Following an incident in the summer, the steps leading from the car park to the bowling green have been blocked off, and the intention is to remove them completely. I am keen to find someone with green fingers to advise on our collection of dead shrubs in tubs, with a view to replacing them with something that is both low maintenance and able cope with Yorkshire winters. We are currently investigating problems with the floor in the Snooker room, which appears to be subsiding with no obvious cause.

Our longer term projects of replacing the front door panels, the fire doors in the bar lounge and upgrading the caretaker's accommodation still wait on a return to an income surplus.

I would like to thank Paul the Treasurer who is a pleasure to work with, and very understanding when I present him with all the bills. I would also like to thank the section Chairmen & Secretaries, whose co-operation and flexibility in scheduling the hall usage is very welcome and makes my job a lot easier.

As always, I cannot finish this report without expressing my thanks to our caretaker Keith, who secures and cleans the building, and makes sure everything is ready for our hirers, and takes care of the hundreds of small repairs of an old building. We are very lucky to have him.

**MOOR ALLERTON SPORTS & SOCIAL CENTRE**  
(Charity Reg No1179842)

**NOTICE of intention to stand for election as trustee**  
at the MASSC AGM to be held on 15th October 2023

The four existing elected Charity Trustees

Paul Shafar, Doug Fern, James Lawson, Linda Greenland will stand down.

The AGM will elect four trustees to fill these vacancies. The people intending to stand are:

Doug Fern

James Lawson

Linda Greenland

Martin Kaitcer

If there are any other nominations, please send asap to the Secretary, Linda Greenland at [massc.sec@icloud.com](mailto:massc.sec@icloud.com). Should any alternative or additional names be put forward, these will be decided by a majority vote. Please note that alternative candidates must have agreed to being nominated, and that a lot of specialised business work is involved in performing these roles.

The remaining Charity trustees are nominated by the four sections. They also stand down, but if willing, are appointed again without any need for election at the AGM. They are:

Bowls:	Bill Seddon	Peter Williams
Bridge:	Dagmar Reynolds	vacancy
Snooker:	Russell Stancliffe	vacancy
Table Tennis:	vacancy	vacancy