

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

**MINUTES of AGM held at 2:35 pm on October 20th 2024 held in the Main Hall,
Moor Allerton Sports & Social Centre**

1. Bill Seddon welcomed members to the AGM. 27 members had signed the register of attendance. Apologies have been received from Julian Hayward.
2. The minutes of the 2023 AGM were accepted.
3. Bill Seddon read the Annual report of the Trustees. (Copy attached)
4. The retiring elected trustees Doug Fern, James Lawson, Linda Greenland and Martin Kaitcer were re-elected.
5. Martin Kaitcer delivered the Treasurer's report. (Copy attached).
6. The accounts for the year ended 31st March 2024 were approved.
7. Brays of Wetherby were reappointed as examiners.
8. Linda Greenland gave the Centre Manager's report. (Copy attached)
9. Peter Williams raised the issue of the poor visibility when turning out on Stonegate Road, and explained what a low priority it was with Leeds City council highways. After some discussion, it was agreed to investigate the possibility of a mirror on the opposite side of the road to show traffic approaching from the north.

There being no other business the meeting closed at 2:55 pm

Trustees' Report 2024

MASSC continues to operate in the manner that you are all familiar with. It is the home of the Bowls, Bridge, Table Tennis and Snooker sections and provides a valuable resource for the local community.

Membership was 425 last March and currently stands at 459 due to increases in the Bowls & Table tennis Sections. The Bowling Club is still deferring potential members onto a waiting list.

Last year, 45% of our income was derived from membership subscriptions and contributions from the sections; the remaining 55% was generated by room hire. By comparison, in the 3 years before Covid, subscriptions & contributions accounted 62% of income and hall hire the remaining 38%.

Linda acts as Centre Manager as well as Secretary and we are greatly indebted to her for her success in increasing usage of the hall by lettings. We are also grateful to Martin, the treasurer, for looking after our finances so well. Our Caretaker, Keith is to be commended for the care he takes in ensuring that the premises are well-presented and attractive to users.

Overall responsibility for MASSC lies with twelve trustees, four of whom are elected at the AGM, and the others are representatives of the sections each of which may nominate two. Currently, there are four vacancies, which we would like to fill. Linda and Martin deal with regular and routine matters and the trustees meet for an hour two or three times a year to monitor their activities and make decisions on important matters.

I think it's worth reminding us all that first and foremost we are members of MASSC and that while we want our section to prosper, we should remember that we must ensure that the corporate body prospers too.

TREASURER'S REPORT FOR THE MASSC AGM - 20th OCTOBER 2024

Year-End Accounts

Brays completed their audit of the accounts for the 12 months to 31/03/2024. These confirmed a surplus of £1,697 compared £862 in the previous year.

Expenditure increased to £56.2k compared to £49.6k. Water rates are £2k higher this year due to estimated bills over a prolonged period when the water meter could not be located. It has since been found, & the position corrected in the current year. Maintenance was also 2k higher since we redecorated the hall & carried out the 5-yearly electrical inspections. Income was £7.5k higher in the year thanks to increased Hall Hire income of £5K and increased contribution of £3k from the bridge section (offset by £500 decrease in donations).

Our Balance Sheet at 31/03/2024 was healthy with monies held at the Bank of £45,870, an increase of £3,000 compared to 12 months earlier.

Now moving to the **Current Year**

Due to the hard work of the Centre Manager, revenue earned from hiring out the hall and bar area continues to increase. In the 6 months to the end of September 2024 we are £3,000 ahead of the same period in the previous year.

This has enabled MASSC to maintain the level of contribution from the Bowls, Table Tennis & Snooker sections at £67 per head for the fourth year in a row, whilst the Bridge Section has increased its contribution by a further £3,000. Looking further forward to 2025-26, a small increase in contribution equivalent to £3 per head has been agreed, and the Bridge section contribution will rise by a further £1800.

On Expenditure, the first 6 months of this year has shown a small increase in line with expectations.

So, our reserves are in a reasonably healthy position. We started the current financial year on 01/04/2024 with £45,870 in the Bank, which has increased to £54k on 30th September; however, the Centre Manager tells me she intends to spend most of that increase before the end of March.

I would like to thank Keith and Linda for their conscientious efforts during the year, working very hard to improve the physical and financial position of the club. They both work quietly behind the scenes, ensuring that MASSC runs competently. We thank them both for their endeavours.

I have been treasurer for a year now. I would also like to thank the MASSC Trustees for having the confidence to allow me to manage the finances and run the club along with the Centre Manager.

Thank you, are there are any questions

Centre Manager's Report
Moor Allerton Sports & Social Centre, Leeds
Date: 20th October 2024

Good afternoon.

Starting with the basics - This hall is close to capacity for regular weekly bookings. Next week, a new self-defence class is starting, running for 3 hours every Saturday morning – fingers crossed, it will be successful. I'm happy to suggest they offer a pensioner's class if anyone is interested. We recently started hosting Diabetes Prevention courses twice a month on Thursday Mornings, and a further course is starting on Monday Mornings in January 2025. That leaves only leaves 2 hours on a Wednesday morning available for hire.

I have been successful in increasing prices for regular hirers between 5-10% this year, but raising the prices for parties is a harder sell, as there are plenty of cheaper alternatives, albeit most venues are not as nice as ours. I suppose if you are letting a class of 5-year-olds run about for a couple of hours, you are prioritising unbreakable over nice. Once upon a time, parties were booked months in advance, but now, more often than not, parties are booked two weeks in advance; bookings are still coming in – it's just harder on the nerves looking ahead to an empty diary.

It's not all been good news on room hire, the attack on the Southport Dance studio at the end of July led to the cancellation of several all-day Dance workshops planned in August as parents were concerned about copycat attacks.

On a similar unhappy note, there are concerns that MASSC's Jewish connections make it a target for action. The table tennis section, also known as Leeds Judean TT Club, has recently asked for CCTV in the main hall to monitor problems. Whilst costing that I will be investigating the cost of upgrading our existing aged CCTV system. We would benefit from upgrading the external cameras to improve coverage & night vision. When I was locking up during the caretaker's holiday, I had to ask drug dealers to leave the car park at 10:55 pm. I would have been happier approaching them if the area had been covered by CCTV.

In the year ended 31st March, we demolished the Tennis hut, repainted the hall & installed emergency lighting on the fire exit route from the bridge room. That was the last task outstanding from the fire safety report dated 2019. I plan on commissioning another fire safety report in the Spring for reassurance and will be keeping my fingers crossed it doesn't recommend another list of expensive improvements.

Every 5-6 years, the rebuilding cost of the premises must be assessed for insurance purposes. In 2018, the assessment was £1.5m, it has just increased to £2m, with the expected knock-on effect on our insurance premiums.

Earlier this year, the old copper telephone line was upgraded to fibre-optic, the broadband speed increased and the Wi-Fi signal improved. The car park lights are due to be upgraded in the next few months as they cannot cope with the volume of rain Leeds is blessed with.

The yellow lines in the car park are also high on the priority list if ever the weather forecast predicts a few consecutive days of sunshine. We have just installed wall-mounted soap dispensers in the ladies' toilets since the portable soap dispensers had a habit of walking off-site.

It must be at least 20 years since we carried out any work on the many trees on our property. Last Monday, we felled five trees suffering from Ash dieback. They had dropped branches in storms earlier this year and were in a dangerous condition. The Snooker section will be pleased as their removal will reduce the rise and fall of the snooker room floor between wet & dry seasons. I am also hoping for a positive effect on the top corner of the bowling green, but not making any promises. There are several other trees dropping branches in less public places around our perimeter. We must face up to spending several thousand pounds a year over the next few years to make them safe and avoid claims for damages from our neighbours.

The caretaker has started upgrading the kitchen in the bungalow. Progress so far has been slow due to the constant stream of odd jobs elsewhere to divert his attention. I do wonder whether he will finish before he is due to retire in 4 years. Keith does a brilliant job keeping the place running; you would not believe the number of repairs that add variety and excitement to his life. I cannot thank him enough for his work and the quiet way he goes about it. I'd also like to thank Martin for all his help and support during his first year as Treasurer; we would never have found the water meter without his determined efforts.

Bill & Martin have kindly said what a good job I am doing, and I thank them for it. However, the role is taking up more of my time than I am happy to give. Anyone who has seen me bowl recently will tell you I need to spend much more time on the green. I would appreciate some help with the more practical aspects of the role. Not only will this help me, but it will help enormously to find a replacement when I decide it's time to retire (again).

Thank you, I will try to answer any questions you might have.