

LANGDON SQUARE COMMUNITY CENTRE
Minutes of the of the Annual General Meeting
25th September 2014

1. **Present:** David Elliott, Cllr Jan Brunton, Christine Eaton, Audrey Sharp, Mike Morris, Colin Swain, Pat Swain

2. **Apologies** Margaret Black,

3. **Approval of Minutes**

The minutes of the 19th September 2013 were accepted as a true record.

4. **Declaration of Interest**

Audrey Sharp and Michael Morris regarding the Web site.

Cllr Brunton as an elected member of Middlesbrough Council.

5. **Chair's Report**

We are now moving into our second year of independence. Dave reported a successful year, with the trustees had a lot of learning to do but making progress.

He said he felt proud of how cared for the building was due to the excellent work of the caretakers Maxine, Chris and Wendy.

Improvements to the centre included refurbishment to the kitchen paid for with a much appreciated donation from Rotary. We have installed two new boilers to ensure the building remains warm during the winter and there is plenty of hot water. Ceiling tiles damaged during a leak in the roof and old and yellowed diffusers in the lights have been replaced. This makes the rooms a lot brighter.

We have benefitted from the Community Payback Team who have cut back the shrubbery. Dave said he had enjoyed cutting the grass next to the car park each week.

The attractive display at the front entrance gives a good first impression of the centre.

The life of the centre is busy and we are pleased and grateful that the groups with a diverse range of activities want to use Langdon Square.

Dave went on to say that the ethos of the centre is to do all that we can for the community however eclectic. We have received many words of praise and some complaints. We hope to deal with complaints and to listen to suggestions as to how we can improve the service we provide. Not everyone's requests can be granted and as a community centre we have to manage to live in reasonable harmony with each other.

Dave went on to thank Michael for his work setting up and maintaining our web site and asked that anyone wanting information posting on the website should let him know on

Email: info@langdonsquare.co.uk or leave a note with the caretakers. The Management Committee meetings are now known as User Group Panels. We hoped that this would make the meetings more open to all those who use the centre. Dave said he was disappointed that so few people had attended these meetings. Our constitution

as a charity states we do not need to seek approval from management committees or user groups, but feel that we make our dealings as Trustees more transparent if we hold these meetings bi-monthly. We also listen to their suggestions.

Financially we have help from a professional accountant which is reassuring. We know we need to look at a cycle of maintenance and decoration work. We also have to be prepared for any major repairs which we hope won't happen. If we have a bad winter then we are prepared for the high cost of ploughing and gritting car park.

Whilst we are a community centre not really a business we also have to pay the bills.

Dave thanked the trustees for their support and hoped people agreed that they were an effective team making good progress running a very special Centre.

Finally Dave thanked all users and friends who volunteer in any way for their support and said we wouldn't have a centre without them.

Acceptance of Chair's report

Proposed Colin Swain seconded Audrey Sharp.

6. **Treasurers Report**

Copies of the Balance Sheet and Profit and Loss account were presented for the financial Year 2013/2014. These were approved by an independent examiner Liz Hamilton from

S V Bye Accountants. As our finance trustee was unable to be present, the persons present, although not questioning the validity of the accounts, needed further explanation to enable them to understand the figures.

Estimates looking at putting a lift in the centre to the upstairs lounge had been requested. The estimates we received were in the region of £18,000.00. It had been decided that this would not be cost effective for the return on rent.

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7. Secretary's Report

Chris reported that we had a successful year and apart from a few teething problems key holders had managed well.

The building is being kept in good shape and the surrounding garden is tended by Dave who cuts the grass and litter picks each week. The Community Pay Back team and John Black have attended to the borders round the building for which we tank them all. We have had lots of compliments about the planters at the front doorway which were planted by John and tended and watered by the caretakers.

Chris reiterated that we would like more centre users to become involved with running the centre especially as trustees, that the duties were not onerous, they met once per month to keep an eye on finances and make any decisions regarding the running of the centre.

Bi-monthly we meet with the user group panel this is not well attended by users but we feel that we should make ourselves accessible and open to suggestions from users.

As the caretakers hours have been reduced and they need to do the cleaning work in shorter time we hope that groups will appreciate it and continue to leave the rooms as they find them.

Our finances are fine at the moment but we will have to rely on monies from users now that funding from the council is ending. We have an old building and need to keep some reserves in case there are any major repairs required.

Finally we hope that users will continue to support the centre.

Election of Officials

Members of the Trustees agreed to stand for re-election.

Those present unanimously voted that the following members should be re-elected.

Chair	David Elliott
Vice Chair	Janice Brunton
Finance Trustee	Margaret Black
Secretary	Christine Eaton
Assistant Secretary	Audrey Sharp

Michael Morris agreed to consider becoming part of the trustee's team.

Having no further business to discuss the meeting closed at 6.35 p.m.

The next AGM scheduled Thurs 17th September 2015