

**Jubilee Hall Management Committee
Jubilee Hall, Church Street,
Winsham, Chard,
Somerset, TA20 4 HU**



**Annual Report for the year ending
31st March, 2006**

Presented at the Annual General Meeting held on 22nd May, 2006

This report was approved at the Committee meeting held on 24th April 2006 for presentation to the Annual General Meeting of the Jubilee Hall.

INTRODUCTION

The period covered by this report has one of considerable activity, necessitated by the need to raise some £87,000 to rejuvenate the Jubilee Hall, thereby preventing its imminent closure. We are pleased to report that the fund raising efforts have been very successful, although there is still a shortfall of some £5,000 in terms of cash flow.

Some 30% has been raised by the local community - £15,000 through the precept authorised by the Winsham Parish Council, and the balance through local fund raising, including events organised by many of the Hall users. This we believe to be a remarkable feat for a small village with less than six hundred adults. The Committees thanks goes out to all who have supported our efforts. A summary of the fund raising efforts and the money raised appears as an annex to this report.

Ongoing Fund raising is essential.

Fund raising will continue to make up the shortfall and also equip the Hall with modern comfortable seating, trestle tables and digital projection equipment. There will also be a need for on going fund raising on an annual basis to meet regular maintenance costs.

We are confident that we will continue to receive the support of our community providing we manage the Jubilee Hall in an efficient manner and maximise its use. The latter should be made easier with a modernised facility.

The rejuvenation work is to be carried out during July, August & September of this year. This is a period when the Hall bookings are at their lowest, and therefore likely to cause least inconvenience to hall users. It is hoped that this will result in the Jubilee hall being back in full use by the beginning of October. Steps are being taken to avoid disturbing the House Martins who regularly nest under the front eaves of the Hall.

New Premises Licence

The Management Committee has successfully applied for a new Premises Licence. As a result the Hall is now permitted to operate 168 hours per week, although in practice it will not operate any differently to its usual pattern of opening, established over many years, except in special situations.

The Premises Licence does not include provision for sale of alcohol, and hirers wishing to do so will need to apply, with the Hall's permission, to apply for a Temporary Events Notice.

Full details of the Licence can be found on the Notice Board within the Jubilee Hall, or can be obtained from the Booking Secretary.

A new set of literature and a new Booking Form that incorporates the new model terms & conditions recommended by the Community Council for Somerset, have also been produced. This new material is intended to provide current and prospective Hall users with full information about the hire and use of the Jubilee Hall.

The information contained in the above literature is also to be found on the Winsham Parish web site-**www.winsham.org.uk**

Jubilee Hall awarded Hallmark II

The Management Committee is proud that they have been awarded Hallmark II. This award is the second of three awards made by the Community Council for Somerset in recognition of certain standards having been reached in the manner in which the Hall is managed. We were awarded Hallmark I last year, and it is our intention to apply for Hallmark III when the refurbishment project has been completed.

FINANCIAL REPORT

A copy of the audited Balance Sheet for the year ending 31st March 2006 is attached, showing the comparable audited figures for the year ending 31st March 2005.

From these figures it will be seen that income from hire is 39% above the previous year's figures, and 73% on the year before that. In part this is due to a modest increase in hire charges in January 2005. The main reason is however a substantial increase in the use of the Hall.

Regrettably, we have been notified by the Pre-School & Toddlers group that sometime in the next few months they will be moving their activities to the School premises, due to grant restrictions. This will represent a serious reduction in hire income, estimated to be in the region of 35%. It is anticipated that a substantial reduction in the variable overhead of the Hall can be achieved, especially the cost of heating. If these savings can be effected the direct impact on the economics of running the Hall will be mitigated. However, unless the Management Committee can find ways to redress this shortfall in hire revenue in the coming year, a small deficit in the balance between overall income and operating costs is anticipated.

The vulnerability of the hall, with some 70% of its revenue coming from three major users was referred to in previous reports and, as can be seen, we have achieved considerable success in attracting new users for afternoons and evenings. However with the Pre-School and Toddlers Group occupying such a large segment of 'prime time' during weekday mornings it was proving impossible to do very much about the problem in that time segment. If the Jubilee Hall were run as a business it would need to protect itself against over dependence on one large client, and limit its involvement with one customer to no more than, say, twenty-five percent of turnover. We have a duty to provide a service to the residents

of Winsham, so our options are limited in this respect, although our commitment to cover our costs remains.

It is now hoped that the solution will be found by attracting a wider spread of new users, from the Parish and possibly further afield .We believe that the improved facilities resulting from the refurbishment will help us to do this. ***We will not be looking towards a substantial increase in cost of hiring as a solution. To do so would, in our opinion, damage many of the small groups who use the Hall, both on a regular or occasional basis.***

The Management Committee are addressing this problem at present, but are confident that this setback will be overcome, in the medium term.

Included in the accounts is a statement of the fund raising activity that has been undertaken in the last twelve months. These efforts are referred to in greater detail elsewhere in this report.

HALL BOOKING REPORT

The Jubilee Hall is at the hub of parish community life, both socially and in terms of location. It is available for booking effectively fourteen hours each day, seven days a week, fifty-two weeks each year. Very few people in the parish do not visit it in the course of a year for some reason or other.

The following groups use the hall on a regular basis:-

Name of group	Times per week	Times per month
Winsham Ki Aikido Group	2	
Play-Group 7 pre-school	4	
Winsham Art Club	2	
Table Tennis	1	
Brownies	1	
Ballroom dancing	1	
WI		1
Parish Council		1
6+ Club		1
Belly Dancing	1	
Aerobics	1	

Other regular users of the Hall include:-

Parochial Church Council – *Coffee Mornings & Harvest Festival lunch & Lent Lunches*

United Reformed Church - *Lunches-Coffee Mornings*

Winsham Shop-*Shop AGM*

Winsham Street Fair Committee-*Fund Raising Events*

Davies Close Community Assoc.-*Coffee Mornings*

British Legion-*Coffee Mornings*

Horticultural Society –*Annual Show-Plant Sales-AGM*

Missionary Group-*Coffee Mornings-Lunches*

Winsham Art Club- *Annual Exhibition*

Open Gardens weekend-*Ticket centre*

We also obtain bookings for Village Drama productions, Public Meetings, Drama Rehearsals & Shakespeare workshops, Parties, Discos Concerts, Courses, Coffee Mornings & Talks from sources outside the Village. The Hall is also used as the official Polling Station for the Ward.

Analysis of Hall Bookings

The record of the level of use throughout the year is as follows
(previous year in brackets):-

Month	Hours of use	Month	Hours of use
April-'05	(60) 140	October	(137.5) 173
May	(93) 144.5	November	(144.5) 159.5
June	(74) 122.5	December	(94) 97
July	(71.5) 112	January-'06	(122.5) 146.5
August	(52.5) 51.5	February	(134.5) 121.5
September	(136.5) 138.5	March	(133.5) 157

Total Of Hours of Hire = 1563.5 (1,254)

Demography of Hall use: -

One of the characteristics of parish & village life in Winsham is the way that the age groups mix, and the number of age-defined organisations is small. For example, in the Parish drama productions and similar entertainments, the ages of the participants range from five years to eighty-five. The same is true for the Horticultural Society.

Significantly it is the organisations associated with the youngsters that use the hall the most. The Pre-school and Play Group during the year have been responsible for 36.7% of Jubilee Hall's use. Brownies and Six+ also help maintain this bias towards the young. To balance this, other groups, made up, principally, but not exclusively, of older people, also use the hall heavily. The Art Club, Table Tennis and Ballroom dancing lessons are just some examples of this. Older people (over 60) make up some 25% of the population and are for the most part retired and have time for wide interests. The Kai-Aikido group and the Street Fair Committee represent, in the main, the middle age group –those who are working and raising families.

SUMMARY

The year covered in this report has been, quite probably, one of the busiest and most challenging for a Management Committee in the long history of the Jubilee Hall.

It started with what seemed an almost impossible task of raising some £87,000 for the vital refurbishment of the Hall. Worse still was the knowledge that failure would close the Hall within eighteen months or so. The achievement of this objective is clear acknowledgement by the people of Winsham of the importance of the Jubilee Hall's role in the community life of the village and surrounding hamlets.

The successful application for the new Premises licence, and associated new regulations relating to health & safety measures also took considerable effort and the time of various members of the committee, all of whom are volunteers, and necessitated attendance for some at a string of meetings and seminars.

Time also had to be found to prepare new literature and Hire contract that reflected the provisions and obligations of the new Premises Licence.

As part of the Fund Raising efforts, two major events were organised, with the kind co-operation of David Holmes and Clifford Lee of Leigh House, which together raised over £3,000. The '150' Club was also totally reorganised in to the New Jubilee Hall Lottery, doubling the profit from this long established enterprise.

While all this was happening, the Jubilee Hall still needed to function effectively on a day to day basis, punctuated on occasions by the need to carry out running repairs on the Hall floor and the mopping up of rainwater that had penetrated the rear section of the hall. This requires organisation, and the conscientious labour of a small group of volunteers. To help spread this load, a determined effort will be made in the coming year to recruit some more willing helpers who will donate an hour or so each month to help spread the load. This will become especially important, with the Hall faced with a drop in revenue due to the departure of the Play group, to minimise expenses.

J.S.Sullivan
Chairman-Jubilee Hall Management Committee



The Jubilee Hall featured on the front cover of the Parish Guide 2006