



## Alex MacIntyre Memorial Hut

# Annual General Meeting of the Management Committee 2015

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If you have any queries please contact

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**ALEX MACINTYRE MEMORIAL HUT  
ANNUAL GENERAL MEETING OF THE MANAGEMENT COMMITTEE  
TO BE HELD AT THE HUT ON SATURDAY 18<sup>th</sup> APRIL 2015**



**AGENDA**

1. **Welcome and apologies for absence**  
**Members: Ruth Chambers, Derek Edge, David Foster,**  
**John Leftley (MCofS Trustee), Iain McCallum (Convenor, BMC Trustee),**  
**Sherry Macliver**
2. **Approval of the minutes of the AGM held on 5<sup>th</sup> April 2014**
3. **Matters arising from the minutes not covered elsewhere on the agenda**
4. **Convenor's Report (IMcC)**  
**Approval**
5. **Treasurer's Report (DE)**  
**Approval**
6. **Bookings Secretary's Report (SM)**  
**Approval**
7. **Election of Officers**  
**Convenor – Iain McCallum: Proposed/seconded**  
**Secretary – Sherry Macliver: Proposed/seconded**  
**Treasurer – See 9.**  
**Bookings Secretary – Sherry Macliver: Proposed/seconded**  
**Maintenance Manager – John Leftley: Proposed/seconded**
8. **Succession planning – Officers and Committee members**  
**Serving officers and members' intentions**  
**Recruitment of new officers and members**
9. **Appointment of a bookkeeper**  
**Since no one has been found to volunteer to be Hon. Treasurer it is proposed that a**  
**bookkeeper be employed for a trial period of 1 year**
10. **Comments and concerns regarding the operation and management of the hut (IMcC)**
11. **Date of the next AGM**

## ALEX MACINTYRE MEMORIAL HUT

### Minutes of the Annual General Meeting of the Management Committee Held on 18<sup>th</sup> April 2015 at the Hut

#### 1.1 PRESENT

Ruth Chambers, David Foster, John Leftley [in the chair, MCoFS Trustee], Sherry Macliver

#### 1.2 APOLOGIES

Derek Edge [Hon. Treasurer] (resigned due to pressure of work), Iain McCallum [Convenor, BMCTrustee] (illness)

**For information:** Since the last AGM Nick Halls had resigned as Convenor and Iain McCallum had been acting as Convenor *pro tem*

#### 2. MINUTES

Approval of the minutes of the AGM held on 5<sup>th</sup> April 2014 was proposed by John Leftley, seconded by David Foster and carried unanimously

#### 3. MATTERS ARISING

There were no matters arising

#### 4. CONVENOR'S REPORT (IMcC)

Acceptance of the Convenor's report was proposed by Ruth Chambers, seconded by Sherry Macliver and carried unanimously

#### 5. TREASURER'S REPORT

This was incorporated in the Convenor's Report. Noted: £3,600 deposits in advance related to bookings for 2015 paid in 2014. New equipment comprised a hob and two new toilets. The SMT loan will be repaid in full in 2015

Acceptance of the annual accounts was proposed by David Foster, seconded by Ruth Chambers and carried unanimously

#### 6. BOOKINGS SECRETARY'S REPORT

This was incorporated in the Convenor's report. Noted: Apparent increase in occupancy as a result of adoption of the online booking facility

#### 7. ELECTION OF OFFICERS

- Convenor – Iain McCallum: Proposed by John Leftley and seconded by Sherry Macliver. Iain was elected unanimously
- Secretary (minutes) – Sherry Macliver: Proposed by John Leftley and seconded by David Foster. Sherry was elected unanimously
- Treasurer – see Item 9.
- Bookings Secretary – Sherry Macliver: Proposed by John Leftley and seconded by David Foster. Sherry was elected unanimously
- Maintenance Manager – John Leftley: Proposed by Ruth Chambers, and seconded by Sherry Macliver. John was elected unanimously

#### 8. SUCCESSION PLANNING – OFFICERS AND COMMITTEE MEMBERS

All the officers said that they were prepared to serve for another year. Ruth and David also agreed to continue to serve on the committee for another year. It was agreed that officers and committee members should give reasonable notice of their decision to resign their office or membership in order to provide sufficient time for a replacement to be found. Recruitment of new blood was again discussed with agreement to seek younger members who would initially be accorded 'observer' status

#### 9. APPOINTMENT OF A BOOKKEEPER

Since no one had been found to volunteer to be Hon. Treasurer it was proposed that a bookkeeper be employed for a trial period of 1 year

Proposed by John Leftley, seconded by David Foster and carried unanimously

**10. COMMENTS AND CONCERNS REGARDING THE OPERATION AND MANAGEMENT OF THE HUT**

No comments had been received by the Convenor

A formal feedback form is to be designed by Sherry and copies left at the hut for completion by occupants

**11. DATE OF THE NEXT AGM**

Saturday 9 April 2016

# ALEX MACINTYRE MEMORIAL HUT

## ANNUAL REPORT 2014-2015

### Preface

The Alex MacIntyre Memorial Hut (AMMH) is the joint property of the BMC and MCoFS. The property is held in trust on behalf of the membership of these bodies as a mountaineering hut. The management committee manages the hut on behalf of the trustees. The committee is accountable to the trustees. All income generated is devoted to the operation, maintenance and development of the property.

The purposes of the trust are:

- For the provision of suitable accommodation for mountaineers, i.e. good basic accommodation at reasonable cost;
- For such purposes as may be necessary to maintain and operate the property.

BMC and MCoFS members can access the AGM minutes, annual reports and accounts via the BMC and MCoFS websites.

### Meetings

There are two formal business meetings of the committee a year, the first in March or April, following the AGM, and the second in September or October.

### Improvements

Over the last five years the Committee has spent £40,000 on improvements to the property. These include: Refurbishment of the ablution block, upgrade of the electrical and fire alarm systems, installation of a new heating system (storage heaters), replacement of wooden fascias and soffits and window surrounds with uPVC, new downpipes and gutters, and a new draught-proof front door. Two new WCs have also been installed. These improvements were funded in part from hut resources and by loans and grants from the BMC, MCoFS and SMT.

In 2015 it is planned to refurbish the small bedroom by stripping the cement render from internal walls and the lath & plaster from the ceiling and replacing them with improved insulation and drylining.

Further planned improvements proposed include re-slating the toilet block roof, refurbishment of the kitchen and drying room and, in the longer term, refurbishment of the lounge/dining room.

### Business Plan

A business plan has been drawn up to facilitate the planning and funding of improvements over the coming years. It includes a schedule of works divided into major and minor works.

Funding improvements poses certain problems. The hut is owned jointly and equally by the BMC and MCoFS. This ratio is important because when the management committee seeks grants or loans from the BMC and MCoFS, the BMC expects the MCoFS to match its funding and this is not always possible. A breakdown of usage during the year by BMC and MCoFS clubs/members has been prepared.

Some improvements can be funded from the committee's own resources, i.e. from surplus income at the rate of about £7,000-8,000 per annum. Larger projects may be funded by loans and grants from the BMC, MCoFS and SMT.

### Finance

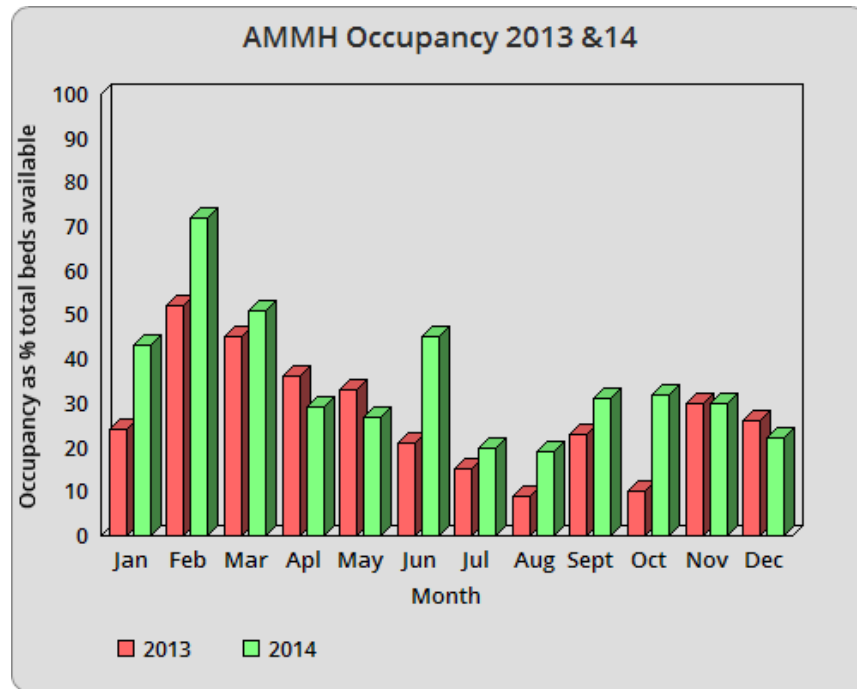
Financially, it has been a very good year for the hut. Income increased substantially with a large rise in fee receipts, which totalled £17,372 compared with £12,399 in 2013. Expenditure totalled £9,339 compared with £26,334 in 2013 but this figure included £17,707 for building work. The main items of expenditure were electricity £2,605 (the hut is 'all electric'), repairs and maintenance £3,054 and hut equipment £1,399. There was a surplus of income over expenditure of £8,070 compared with deficit of £9,836 in 2013.

There are sufficient resources to commit a further £7,500 on improvements and maintenance with £11,000 in reserve.

### Online Booking System

The Easy Bookings online booking system, which came into operation 2013, has proved to be a great success. Online booking has made a big difference; it has apparently generated more bookings and therefore more income. It gives 'opportunistic' bookers much more flexibility by enabling them to book at very short notice. Nowadays, many hut users prefer to make payments by electronic transfers rather than paying by cheque.

Occupancy was well up: 2,048 bed nights were booked by hut users (35% of the full potential of 5,840) compared with 1,560 (27%) in 2013. There were relatively few bookings in July and August. The hut fee during 2014 was £9/person/night and for 2015 it will be £10.



**Iain McCallum**

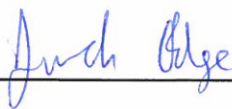
Convenor of the Management Committee

March 2015

**Alex MacIntyre Memorial Hut  
Income & Expenditure Account  
Year Ending 31 December 2014**

|                            | Note | <u>2014</u>   | <u>2013</u>    |
|----------------------------|------|---------------|----------------|
|                            |      | £             | £              |
| <b>Income</b>              |      |               |                |
| Booking fees               |      | 17,372        | 12,399         |
| Donations                  |      | 0             | 28             |
| BMC Grant                  |      | 0             | 3,000          |
| Interest                   |      | 37            | 70             |
| MCoFS write off of loan    |      | 0             | 1,000          |
|                            |      | <u>17,409</u> | <u>16,497</u>  |
| <b>Expenditure</b>         |      |               |                |
| Electricity                |      | 2,605         | 2,723          |
| Repairs & maintenance      |      | 3,054         | 2,402          |
| Refuse collection          |      | 326           | 304            |
| Insurance                  |      | 657           | 657            |
| Postage & stationary       |      | 285           | 133            |
| Hut equipment              |      | 1,399         | 437            |
| Committee / Wardens        |      | 979           | 760            |
| Building work              |      | 0             | 17,707         |
| Professional fees          |      | 0             | 1,175          |
| Booking refunds            |      | 34            | 34             |
|                            |      | <u>9,339</u>  | <u>26,334</u>  |
| <b>(Deficit) / surplus</b> |      | <u>8,070</u>  | <u>(9,836)</u> |

**Derek Edge**  
Treasurer



**Gordon Adshead**  
Independent Examiner



**Alex MacIntyre Memorial Hut**  
**Balance Sheet**  
**As at 31 December 2014**

|                            | Note | <u>2014</u>           | <u>2013</u>           |
|----------------------------|------|-----------------------|-----------------------|
|                            |      | £                     | £                     |
| <b>Fixed assets</b>        |      |                       |                       |
| Land & Buildings           | 1    | <u>160,000</u>        | <u>160,000</u>        |
| <b>Current assets</b>      |      |                       |                       |
| Bank - BofS Treasurers     |      | 1,770                 | 7,428                 |
| Bank - SW 7 day access     |      | 7,362                 | 7,326                 |
| Reserve fund               |      | 11,000                | 0                     |
|                            |      | <u>20,132</u>         | <u>14,753</u>         |
| <b>Current liabilities</b> |      |                       |                       |
| Deposits in advance        |      | (3,600)               | (3,791)               |
| Loan MCoFS                 |      | 0                     | (1,000)               |
| Loan SMT                   |      | (1,500)               | (3,000)               |
|                            |      | <u>(5,100)</u>        | <u>(7,791)</u>        |
| <b>Net assets</b>          |      | <u><b>175,032</b></u> | <u><b>166,962</b></u> |
| <b>Represented by:</b>     |      |                       |                       |
| Capital fund               | B/F  | 166,962               | 176,798               |
| Surplus / (deficit)        |      | 8,070                 | (9,836)               |
|                            |      | <u><b>175,032</b></u> | <u><b>166,962</b></u> |

1 The building was revalued at market price in 2010 at £160,000.

**Derek Edge**  
**Treasurer**

Derek Edge

**Gordon Adshead**  
**Independent Examiner**

H. G. Adshead 13 MAR 2015