



Alex MacIntyre Memorial Hut

Annual General Meeting of the Management Committee 2016

Contents

Agenda	1
Minutes	2
Convenor's report	4
Accounts	6

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 9th APRIL 2016



AGENDA

1. **Welcome and apologies for absence**
Members: Ruth Chambers, David Foster, John Leftley (MCofS Trustee), Iain McCallum (Convenor, BMC Trustee), Sherry Macliver
2. **Approval of the minutes* of the AGM held on 18th April 2015**
3. **Matters arising from the minutes not covered elsewhere on the agenda**
4. **Convenor's Report (IMcC)**
Approval
5. **Financial Report – see 9. (IMcC)**
Approval
6. **Bookings Secretary's Report (SM)**
Approval
7. **Election of Officers**
Convenor – Iain McCallum: Proposed/seconded
Secretary – Sherry Macliver: Proposed/seconded
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 book-keeper**
Since the Hon. Treasurer's post remains unfilled it is proposed that the committee continues to employ a book-keeper
10. **Hut fees**
Resolution to increase hut fees from £10 to £12 as from 1st January 2017
Proposed by Iain McCallum; seconded by John Leftley
11. **Comments and concerns regarding the operation and management of the hut (IMcC)**
12. **Date of the next AGM**

* Can be downloaded from www.mcofs.org.uk/huts-macintyre.asp

ALEX MACINTYRE MEMORIAL HUT

Minutes of the Annual General Meeting of the Management Committee Held on Saturday 9th April 2016 at the Hut

1. PRESENT

Ruth Chambers, David Foster, John Leftley (MCoFS Trustee), Sherry Macliver, Iain McCallum (BMC) Trustee and Convenor), Pravin Patel (Observer).

2. MINUTES

Approval of the minutes of the AGM held on 18th April 2015 was proposed by Iain McCallum, seconded by John Leftley and carried unanimously.

3. MATTERS ARISING

It was noted that Yvonne Clark Book-keeping Services had been employed for a trial period of one year.

4. CONVENOR'S REPORT (IM)

Acceptance of the Convenor's report was unanimous.

5. TREASURER'S REPORT

This was incorporated in the Convenor's report. It was noted that:

- The SMT loan, due to be repaid in 2015, had been repaid in 2016. £2,000 to be transferred to the reserves.
- Electricity costs continue to rise. Income from the bedroom meters to be monitored.
- Buildings Insurance should cover the cost of rebuilding and it was resolved to re-evaluate this for insurance purposes.

Acceptance of the annual accounts was unanimous.

6. BOOKINGS SECRETARY'S REPORT

This was incorporated in the Convenor's report. It was noted that there had been increasing use of bank transfers to make payments.

7. ELECTION OF OFFICERS

- Convenor – Iain McCallum: Proposed by Sherry Macliver and seconded by Ruth Chambers. Iain was elected unanimously
- Secretary (minutes) – Sherry Macliver: Proposed by Iain McCallum and seconded by John Leftley. Sherry was elected unanimously.
- Treasurer – vacant
- Bookings Secretary – Sherry Macliver: Proposed by Iain McCallum, and seconded by Ruth Chambers. Sherry was elected unanimously.
- Maintenance Manager – John Leftley: Proposed by Iain McCallum, and seconded by David Foster. 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. Iain gave notice of his intention to resign as Convenor at the next AGM. 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 and it was agreed to seek younger members who would initially be accorded 'observer' status. Sherry Macliver agreed to canvass hut users for volunteers to take a role in the management of the hut.

Pravin Patel was invited to join the committee and agreed to do so.

9. APPOINTMENT OF A BOOK-KEEPER

It was agreed unanimously to continue to employ Yvonne Clark Book-keeping Services.

10. HUT FEES

An increase in hut fees from £10 to £12 a night from 1st January 2017 was proposed. This was considered necessary to enable continuation of a rolling programme of planned maintenance and major refurbishment from the hut's own resources. For some projects this would entail taking out substantial loans to be repaid over a number of years. Approaching the BMC and MCofS for grant aid was discussed.

Proposed by Iain McCallum, seconded by David Foster and carried 3 for, 2 against.

11. COMMENTS AND CONCERNS REGARDING OPERATION & MANAGEMENT OF THE HUT (IM)

A comment had been received requesting the reinstatement of a solid fuel stove in the sitting room. The Convenor had replied, noting the difficulties that had been experienced in the past that had led to its replacement with an electric heater. Results of a users' survey would be discussed at the business meeting following the AGM.

12. DATE OF THE NEXT AGM

Saturday 8th April 2017.

ALEX MACINTYRE MEMORIAL HUT

ANNUAL REPORT 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 summary accounts on the respective council websites.

Meetings

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

Improvements

The refurbishment of the small ground-floor bedroom, started in late 2015, is ongoing and near to completion. This has involved treating walls to prevent damp ingress and replacing rotten woodwork – both revealed when the room was stripped out – installing new windows and insulating and drylining the internal walls and ceiling. This work was funded out of our own resources.

Proposed future improvements include improved drainage for the car park and around the N W and E sides of the building, 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 problems. The hut is owned jointly by the BMC and MCofS 50:50. 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.

Some improvements can be funded from our own resources, i.e. from surplus income at the rate of about £7 – 8,000 per annum. Larger projects may be funded by loans and grants from the BMC, MCofS and the Scottish Mountaineering Trust.

Finance

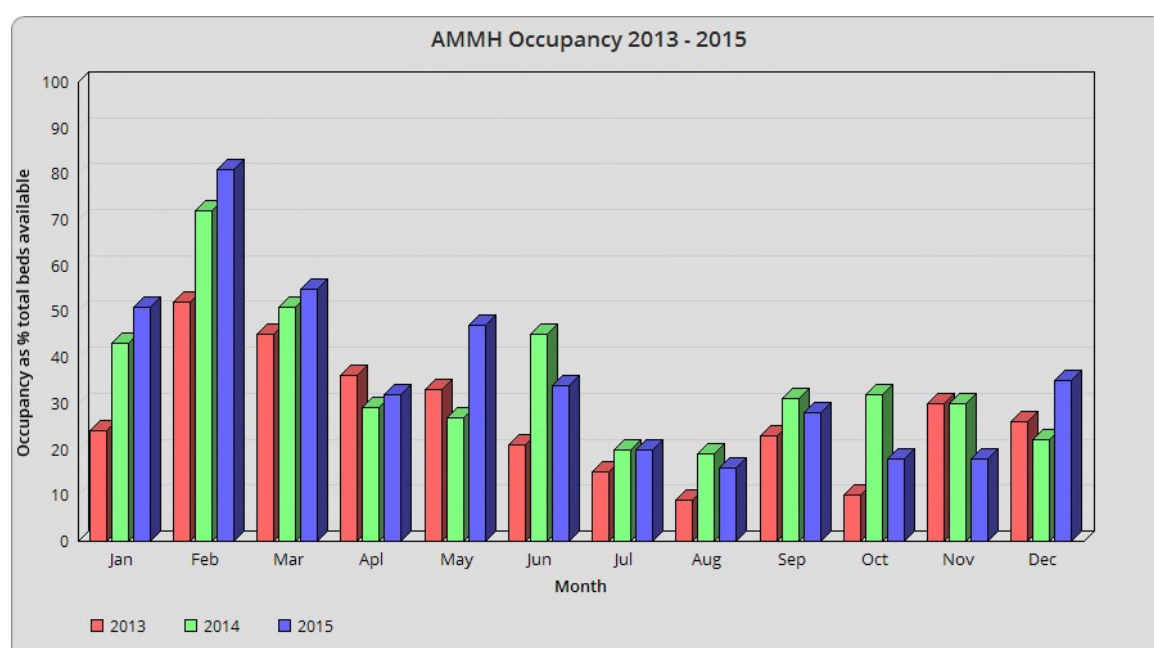
Financially, 2015 was a very good year for the hut. Income increased substantially with a large rise in fee receipts, which totalled £20,374 compared with £17,372 in 2014. Expenditure totalled £12,799 compared with £9,339 in 2014. The main items of expenditure were electricity £3,107, repairs and maintenance £1,959 and building work £6,005. There was a surplus of income over expenditure of £7,604 compared with surplus of £8,070 in 2014.

There are presently 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 in 2013, has proved to be a great success. The system has made a big difference. It has generated more bookings and therefore more income and 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 improved slightly: 2,116 bed nights were booked by hut users (36% of the full potential of 5,840) compared with 2,048 (35%) in 2014. There were relatively few bookings in July and August. The hut fee during 2015 was £10/person/night.



Management committee – Recruitment of new members

The committee needs new blood. We need to consider how best to recruit new members to alter the age profile.

Iain McCallum

Convenor of the Management Committee

March 2016

Alex MacIntyre Memorial Hut
Income & expenditure account
for the year ending 31st December 2015

	Note	2015	2014
		£	£
Income			
Booking fees	(1)	20,374	17,372
Donations		0	0
BMC Grant		0	0
Interest		29	37
		20,403	17,409
Expenditure			
Electricity		3,107	2,605
Repairs & maintenance		1,684	3,054
Refuse collection		252	326
Insurance		657	657
Booking System		275	285
Hut equipment		0	1,399
Committee / Wardens		520	979
Building work		6,005	0
Book-Keeping		120	0
Booking refunds		180	34
		12,799	9,339
(Deficit) / surplus		7,604	8,070

Iain McCallum
 Convenor

I. McCallum

Gordon Adshead
 Independent Examiner

H. G. Adshead

(1)	2015 bookings	2016 bookings
cheques banked 2014	3,600	
cheques banked 2015	11,406	4,240
bank transfers 2015	2,855	675
safe 2015	2,513	
TOTAL	20,374	4,915

Alex MacIntyre Memorial Hut
Balance Sheet
As at 31 December 2015

	Note	2015 £	2014 £
Fixed assets			
Land & Buildings	(1)	160,000	160,000
Current assets			
Bank - BofS Treasurers		10,659	1,770
Bank - SW 7 day access		7,392	7,362
Reserve fund		11,000	11,000
		29,051	20,132
Current liabilities			
Deposits in advance		(4,915)	(3,600)
Loan MCoFS		0	0
Loan SMT		(1,500)	(1,500)
		(6,415)	(5,100)
Net assets		182,636	175,032
Represented by:			
Capital fund	B/F	175,032	166,962
Surplus / (deficit)		7,604	8,070
		182,636	175,032

- (1) The building was revalued at market price in 2010 at £160,000.
The building is insured for £320,000 and the contents for £10,000

Accounts prepared by Yvonne Clark Book-keeping Services

Iain McCallum
Convenor

I. McCallum

Gordon Adshead
Independent Examiner

H. G. Adshead

29-Mar-16