



Alex MacIntyre Memorial Hut

Annual General Meeting 2011

Abridged Minutes and Annual Report

If you have any queries about this report please contact

[<huts@mcofs.org.uk>](mailto:huts@mcofs.org.uk)

Alex MacIntyre Memorial Hut

Abridged Minutes of the Annual General Meeting held at the hut on Saturday 9th April 2011 at 16:00 h

1. **PRESENT:** Ruth Chambers, David Foster, Nick Halls (Convenor), Arthur Howarth, John Irving*, John Leftley*, Iain McCallum*, Bob Makison. *trustee

Apologies - Ruth Payne (Glen Brittle Memorial Hut).

2. **MINUTES OF THE 2010 AGM**

The Minutes of the AGM held on Saturday 17th April 2010 were approved.

3. **MATTERS ARISING**

There were no matters to consider from the minutes of the previous AGM.

4. **CONVENOR'S REPORT (Nick Halls)**

The report was sent to members prior to the AGM.

It was approved unanimously by the meeting.

Proposed: John Irving; seconded Iain McCallum.

5. **TREASURER'S REPORT (David Foster)**

The report was sent to members prior to the AGM.

It was approved unanimously by the meeting.

Proposed: John Irving; seconded John Leftley.

6. **BOOKING SECRETARY'S REPORT (Arthur Howarth)**

The report was sent to members prior to the AGM.

It was approved unanimously by the meeting.

Proposed: Iain McCallum; seconded David Foster.

7. **ELECTION OF OFFICERS**

Convenor - Nick Halls: proposed Iain McCallum; seconded John Leftley.

Nick was elected unanimously.

Secretary - Iain McCallum: proposed Ruth Chambers; seconded John Leftley.

Iain was elected unanimously.

Treasurer - David Foster: proposed Iain McCallum; seconded John Leftley.

David was elected unanimously.

Booking Secretary - Arthur Howarth: proposed Bob Makison; seconded David Foster.

Arthur was elected unanimously.

Maintenance Officer - John Leftley: proposed Iain McCallum; seconded John Irving.

John was elected unanimously.

8. **SUCCESSION PLANNING: OFFICERS AND COMMITTEE MEMBERS**

Under the terms of the management agreement, officers and members may only serve for a term of five years. Retiring officers can continue to serve on the committee as members if they so wish. In order to plan for the future, members of the committee were asked to indicate how much longer they were prepared to serve.

Treasurer

David Foster indicated that he anticipated continuing for at least two further years. An 'understudy' would also be co-opted onto the committee.

BMC Trustee/Secretary

Iain McCallum explained that as he had served for six years as the Chair of the BMC Huts Group he had under the BMC rules governing Specialist Committees to stand down. This meant he would no longer be a trustee of the AMMH. He said that he was prepared to continue to act as Secretary of the

AMMH committee for two more years provided that this was acceptable to the committee. This was agreed.

Booking Secretary

Arthur Howarth said that he was prepared to serve for five more years.

MCofS Trustee

John Irving explained that he would stand down as Treasurer of the MCofS in October 2011 and therefore he would cease to be a trustee of AMMH.

Chair of the GBMH Hut Committee

By a long-standing convention the Chair the GBMH management committee, presently Ruth Payne, liaises with and attends AMMH committee meetings. John Irving will take over the chair when Ruth Payne retires and therefore he will attend AMMH committee meetings in that capacity.

9. HUT FEES

The hut fee of £8 pppn for 2011, proposed at the committee meeting held in October 2010, was confirmed. Following a discussion, it was agreed that in future the fee for the following year would be set at the next AGM.

10. COMMENTS AND CONCERNS

The Convenor reported that he had not received any correspondence in respect of comments and concerns regarding the operation and management of the hut. An invitation to do so had been published on the websites of the BMC and MCofS together with the AGM agenda.

11. DATE OF THE NEXT AGM

It was agreed that this should be held on Saturday 7th April, 2012.

Annual Report 2010-2011

Since the new management agreement was signed in June 2010, the committee has moved to ensure that all its procedures and protocols conform to the terms of the agreement. Arrangements for the AGM have been separated from the routine business meetings, and the reporting system set out in the agreement has been put into effect.

Maintenance

In respect of the rolling programme of maintenance and development of the AMMH there has been further progress during 2010-11. See also Hon. Treasurer's report.

Upgrade of the WCs and showers

The improvements to the WCs and showers and redecoration were finally completed.

Electrical system

An upgrade of the electrical system was completed, making it possible to fit more powerful showers. The heating of the hut has been improved by installing storage heaters, which operate on a more economic tariff.

Fire safety

The electrical work included a check of all circuits to ensure compliance with the requirements of the Fire Safety (Scotland) Regulations 2006.

A review of the original recommendations arising from a fire risk assessment carried out in June 2007 took place during February 2011. The AMMH committee has addressed all of the recommendations made in the original risk assessment. Fire Safety will be reviewed annually, with the objective of ensuring continuing compliance with the regulations and will be treated as a priority.

Plans for future improvements

The committee is planning to focus its attention on improving the insulation of the hut, to improve comfort and to reduce operating costs. The first priority is to improve the insulation in the roof spaces.

Hut usage

After the exceptionally busy year of 2009 the percentage occupancy fell to about 32%, which is just below average. The level of use has been remarkably constant for a number of years, at around one third of total possible bed nights. See also Hon. Treasurer's report.

Customer feedback

An invitation was extended to members of the BMC & MCoFS, in the pages of *Summit* and *Scottish Mountaineer* and the respective web sites, to comment on and raise issues about the operation of the AMMH. No comments or queries were notified.

Financial position

The Treasurer's report shows that after repaying loans, setting money aside to establish a capital reserve and setting a budget to meet all the annual expenses, there is sufficient income to meet the cost of further improvements. The repayment of loans will continue to be the first priority.

Hon. Treasurer's Report for 2010

Major projects

The refurbishment of the kitchen ventilation and WCs/shower room was started in late 2009 and completed in early 2010. The cost increase over the original estimate arose when a second contractor was engaged to strip and replace defective plaster. With an original quote of £19,711 (+ £805 architect's fees), the final project costs account over the two years is -

| | | | |
|---------------------------------|---|-----------|-----|
| payments to original contractor | 19,121 | architect | 805 |
| plaster stripping/replacement | 1,898 | | |
| the total of | £ 21,834, exceeding the original estimate by £ 1,318. | | |

In addition, £588 was paid for alternative accommodation for parties booked at times the hut was not usable, though the saving of electricity and materials means that this was not all loss.

We repaid a temporary loan of £10,000 from the BMC, which was provided to cover costs until the arrival of funds from the Scottish Mountaineering Trust.

The heating has been changed over to the "Total Heating Total Control" system, at a cost of £2,770. Two storage heaters, two radiators and water heating are on a lower-cost meter. We expect that this will keep the hut more comfortable and save several hundred pounds per year.

Hut bookings

Income for 2009 was exceptionally high. It was the first year at an increased per night charge, hut occupancy was 38% compared with an average of about 34% in previous years, and full payments were required on booking. This policy has now been relaxed. We would not expect to maintain that income, and hut occupancy was back down to 33% in 2010, similar to earlier years. The bed-night fee was increased to £8 from January 2011, after two years at £7.

We need income to remain near its current level to keep the hut viable. The situation seems to be stable at the moment.

The balance sheet

Last year's auditor recommended that capital equipment in practice was of no value and there was no point in including its estimated depreciated value in assets. This simplifies the accounts a little. Last year's assets of £1,171 were written off this year.

A valuation survey has been carried out. The large increase in market value since 2001 is of little practical interest, but the insurance premium will rise to cover an estimated rebuilding cost of £300,000.

The "reserve fund" is a sum held to cover unplanned high-cost works such as roof repair. It is not kept in a separate untouchable account, but the intention is that the cash balance will be kept well above this value. Originally it was planned to add £2,000 per year to it, but with the approaching high expenditure a more cautious £1,000 was transferred in each of the last two years.

Financial position

Our liabilities of £13,000 for loan repayments equal our cash balance, including the reserve fund. Repayments will amount to £3,500 in 2011, reducing each year to £1,500 in 2015. In 2011, adding this

£3,500 to the normal regular running costs and transfer to the reserve, assuming income remains at the current level, about £2,000 will still be available from current income for improvements, plus some of the £7,835 available balance from 2010. The financial position looks secure at the moment, though any work will have to be on a modest scale compared to the last two years.

Thanks are due to Stella Lowder of the Glasgow Glenmore Club for checking the books and certifying the accuracy of the accounts.

**ALEX MACINTYRE MEMORIAL HUT
BALANCE SHEET FOR YEAR ENDING 31 DECEMBER 2010**

| | | £ | £ |
|--|--|---------|----------------|
| Assets | | | |
| Fixed | | | |
| | Freehold building at revaluation (in 2010) | | 160,000 |
| Current | | | |
| Cash at bank: | Available funds | 7,835 | |
| | Reserve Fund | 6,000 | 13,835 |
| Liabilities | | | |
| Repayable loans: | BMC | (1,500) | |
| | MCoFS | (4,000) | |
| | SMT | (7,500) | (13,000) |
| Capital & reserves at 31 Dec 2010 | | | 160,835 |
| Represented by | | | |
| Capital & reserves at 1 Jan 2010 | | | |
| | Freehold building at revaluation in 2001 | | 75,000 |
| | Cash | | 15,240 |
| | Equipment at depreciated values | | 1,171 |
| | Liabilities | | (19,710) |
| | Capital & reserves at 1 Jan 2010 | | 71,701 |
| Account for 2010 | | | |
| | Property revaluation | | 85,000 |
| | Cash surplus (deficit) in 2010 | | (1,405) |
| | Equipment value written off | | (1,171) |
| | New liability: SMT loan | | (7,500) |
| | Liabilities paid off | | |
| | BMC | 11,000 | |
| | MCoFS | 1,000 | |
| | Telford Construction | 1,405 | |
| | John Gilbert Architects | 805 | 14,210 |
| Capital & reserves at 31 Dec 2010 | | | 160,835 |

Stella Lowder