



ALEX MACINTYRE MEMORIAL HUT



NOTICE OF THE ANNUAL GENERAL MEETING OF THE MANAGEMENT COMMITTEE TO BE HELD AT THE HUT ON SATURDAY 8th APRIL 2017

AGENDA

1. **Welcome and apologies for absence.**
Members: Ruth Chambers, Lis Cook (observer), David Foster,
John Leftley (MS Trustee) Iain McCallum (BMC Trustee, Convenor)
Sherry Macliver, Pravin Patel
2. **Approval of the minutes of the AGM held on 9th April 2016**
3. **Matters arising from the minutes not covered elsewhere on the Agenda**
4. **Convenor's Report (IM)**
Approval
5. **Financial Statement**
Review of the Income and Expenditure Account and Balance Sheet (IM)
Approval
6. **Bookings Secretary's Report (SM)**
Approval
7. **Election of Officers**
 - **Convenor – Iain McCallum: Proposed/seconded**
 - **Minutes Secretary (acting) – Sherry Macliver: Proposed/seconded**
 - **Treasurer – Vacant**
 - **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. **Hut fees**
Review
10. **Comments and concerns regarding the operation and management of the hut (IM)**
11. **Date of the next AGM**

ALEX MACINTYRE MEMORIAL HUT

ANNUAL REPORT 2016

Preface

The Alex MacIntyre Memorial Hut (AMMH) is the joint property of the BMC and Mountaineering Scotland (MS), formerly the Mountaineering Council of Scotland. The property is held in trust on behalf of the membership of these bodies as a mountaineering hut. The management committee (mancom) 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 MS 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 mancom 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 which started in late 2015 is now complete. This involved treating walls to prevent damp ingress, replacing rotten woodwork and insulating the walls.

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. A feasibility study regarding these proposed improvements is to be commissioned. It will include designs, detailed specifications and costings. This information will be used in both planning and obtaining finance for future projects and will provide an invaluable guide for future members of the mancom in years to come.

Business Plan

A business plan to facilitate the planning and funding of future improvements has been in operation for several 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 MS 50:50. This ratio is important because when the mancom seeks grants or loans from the BMC and MS the BMC expects the MS to match its funding and this is not always possible given the relative size and income of the two bodies. An alternative may be to base the relative contribution on usage of the hut by members of the two bodies; annual occupancy statistics show that, on average, the ratio of bed nights for BMC and MS members is 2:1

To date some minor improvements have been funded from our own resources while some major projects have been funded both from our own resources and by loans and grants from the BMC, MS and the Scottish Mountaineering Trust.

Finance

Financially, 2016 was quite a good year for the hut. Fee income was down slightly at £20,213 in 2016 compared with £20,374 in 2015. The BMC has granted us £3,300 towards the cost of the proposed feasibility study on the refurbishment of the hut.

Expenditure totalled £8,822 compared with £12,799 in 2015. The main items of expenditure were: repairs and maintenance £3,175 and electricity £2,742. There was a surplus of income over expenditure of *£14,724 compared with surplus of £7,604 in 2015.

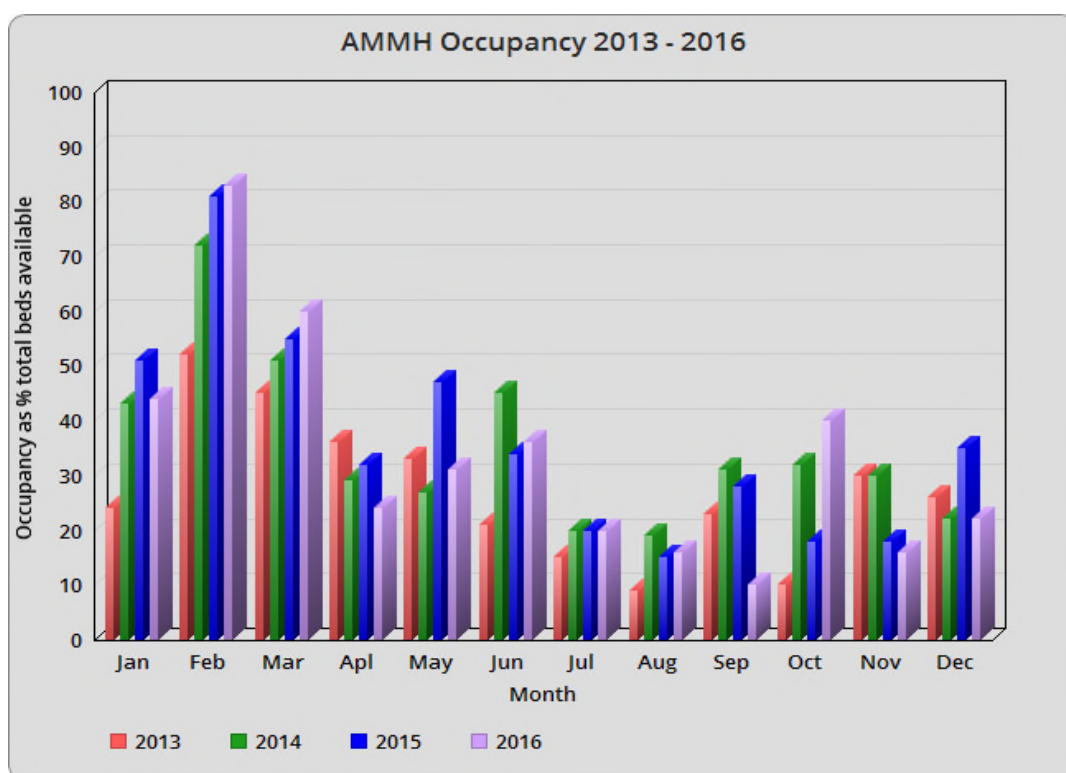
Currently there are sufficient resources to commit perhaps £25,000 on improvements and maintenance with £11,000 in reserve.

*Note: The figure of £14,724 includes the BMC grant of £3,300. MS has also promised £2,200, which is likely to be drawn upon during 2017.

Booking System

The Easy Bookings online booking system came into operation in 2013 and has proved to be a great success. Nowadays many hut users prefer to make payments by electronic transfers rather than paying by cheque.

Occupancy was down a little at 33% in 2016 compared with 36% in 2015. As usual, there were relatively few bookings in July and August. We need to consider how we might boost bookings in the summer months. The hut fee during 2016 was £12/person/night.



MANCOM – Recruitment of new members

The age profile of the committee is quite high and therefore we need to recruit new blood.

Iain McCallum

Convenor of the Management Committee

March 2017

STATEMENT FOR FINANCIAL YEAR 2016

Subject to confirmation at the AGM

Alex MacIntyre Memorial Hut Income & expenditure account for the year ending 31st December 2016

	Note	2016	2015
		£	£
Income			
Booking fees*		20,213	20,374
BMC Grant		3,300	0
Interest		33	29
		23,546	20,404
Expenditure			
Electricity		2,742	3,107
Water Rates		393	0
Repairs & maintenance		2,532	1,684
Refuse collection		374	252
Insurance		705	657
Booking System		300	275
Hut equipment		250	0
Committee / Wardens		1,098	520
Building work		0	6,005
Book-Keeping		218	120
Booking refunds		210	180
		8,822	12,799
(Deficit) / surplus		14,723	7,604

*Breakdown of Booking Fees

Received in Previous year	4,915	3,600
Received in Current year	13,022	14,261
Safe Takings	2,276	2,513
	20,213	20,374

Alex MacIntyre Memorial Hut
Balance Sheet
As at 31 December 2016

	Note	2016	2015
		£	£
Fixed assets			
Land & Buildings	1	160,000	160,000
Current assets			
Bank - BofS Treasurers		33,191	21,659
Bank - SW 7 day access		9,424	7,392
		42,615	29,051
Current liabilities			
Hut fees in advance		-4,956	-4,915
Accruals		-300	
Loan SMT		0	-1,500
		-5,256	-6,415
Net assets		197,359	182,636
Represented by:	2		
Capital fund	B/F	171,636	164,032
Reserve Fund	B/F	11,000	11,000
Surplus / (deficit)		14,723	7,604
		197,359	182,636

- 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
- 2** The Reserve Fund is now shown as a separate component of the Capital Fund