



## Alex MacIntyre Memorial Hut

### Annual General Meeting of the Management Committee to be held at the hut on the 14<sup>th</sup> April 2018

#### Contents

Agenda .....	1
Convenor's report .....	2
Accounts .....	5

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## ALEX MACINTYRE MEMORIAL HUT



NOTICE OF THE ANNUAL GENERAL MEETING  
OF THE MANAGEMENT COMMITTEE  
TO BE HELD AT THE HUT ON SATURDAY 14<sup>th</sup> APRIL 2018

### AGENDA

1. **Welcome and apologies for absence.**  
**Members: Lis Cook, David Foster, John Leftley (Mountaineering Scotland Trustee), Iain McCallum (BMC Trustee), Sherry Macliver, Pravin Patel**
2. **Approval of the minutes of the AGM held on 8<sup>th</sup> April 2017**  
**The minutes can be downloaded from –**  
<https://www.mountaineering.scot/clubs/huts/national-huts/ammh-further-info>
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. **Booking 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 received regarding the operation and management of the hut (IM)**
11. **Date of the next AGM**

## **ALEX MACINTYRE MEMORIAL HUT**

### **ANNUAL REPORT FOR THE YEAR 2017**

#### **Preface**

The Alex MacIntyre Memorial Hut (AMMH) is the joint property of the British Mountaineering Council (BMC) and Mountaineering Scotland (MScot). 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 MScot members can access the AGM minutes, annual reports and summary accounts on the respective council websites.

#### **Meetings**

Usually 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. In 2017 there was only one meeting of the management committee in April. The autumn meeting had to be cancelled for various reasons.

#### **Improvements**

The roof of the WC and shower block was re-slatted at a cost of £11,086, which included new slates. The original estimate for the work to refurbish the roof, not including new slates, was £6,396 but rot and other problems with the timberwork were revealed when the roof was stripped and remediation work was required. A new Velux window and flashing were also required. The cost of other refurbishment projects in previous years has also been greater than the original estimate because problems with rot and damp ingress were subsequently revealed. This illustrates the fact that AMMH is now about 100 years old and consequently has high maintenance requirements.

Proposed future projects include dealing with damp ingress along the W side of the building, improved drainage for the car park and also around the N W and E sides of the building, repairs to the driveway, refurbishment of the kitchen and drying room and, in the longer term, refurbishment of the lounge/dining room.

Over the last five years the committee has spent about £60,000 on improvements to the property. These improvements have been funded in part from our own resources and by loans and grants from the BMC, MScot and the Scottish Mountaineering Trust.

#### **Business plan**

A rolling business plan is in operation to facilitate the planning and funding of improvements over the coming years. It includes a schedule of works divided into major and minor works.

To assist in long-term planning, a feasibility study is to be undertaken by an architect prior to these proposed improvements. This will provide a basic design template and provisional costings that can be used by the committee when applying for grants and undertaking detailed planning. The BMC granted £3,300 towards the cost of the feasibility study; MScot has also promised £2,500 and the remainder of the cost will be met from our own resources.

Funding improvements raises the issue of how costs should be shared. The hut is owned jointly by the BMC and MS 50:50. This ratio is important because when the management committee seeks grants or

loans from the BMC and MScot, the BMC expects MScot to match its funding and this is not always possible given the resources available to the latter. Booking statistics show that more BMC members use the hut than MScot members so relative contributions should perhaps be based on that ratio. When undertaking major projects our own resources usually need to be supplemented by loans and grants from the BMC, MScot and the Scottish Mountaineering Trust.

### Finance

Compared to previous years, 2017 was not such a good year financially. Fee income declined from £20,213 in 2016 to £16,584 in 2017. There were fewer bookings probably due to the poor winter conditions.

Expenditure totalled £19,848 compared with £8,822 in 2016. The main items of expenditure were – building work, £11,086, electricity £2,755, repairs and maintenance £1,336. Expenditure exceeded income by £3,261 (£19,848 less £16,587) compared with surplus of £14,723 in 2016\*.

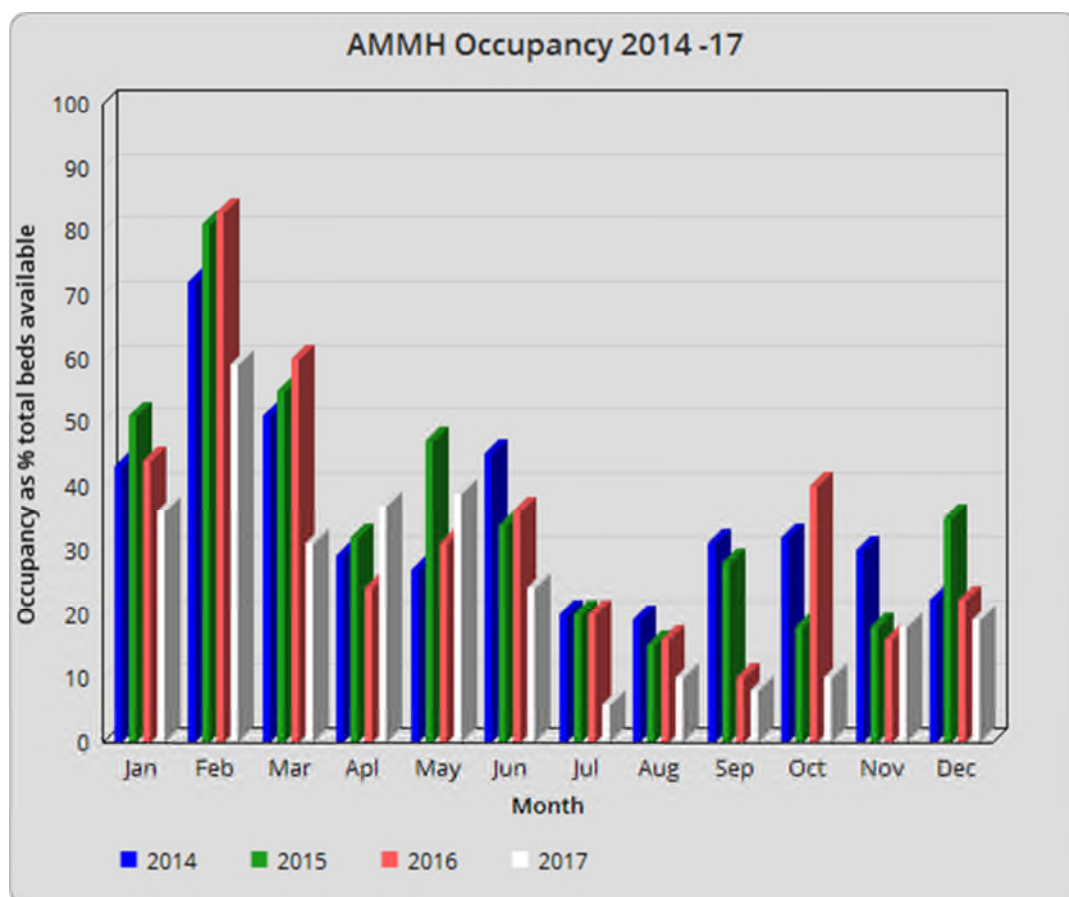
Currently there are sufficient resources to commit up to around £25,000 on improvements and maintenance with £11,000 in reserve.

\*Note: The figure of £14,723 includes the BMC grant of £3,300 made in 2016 towards the cost of the feasibility study, which is still to be utilised.

### Online booking system

The online booking system, which came into operation 2013, continues to be well used. It makes it much easier for members to book places. Many hut users now pay their fees by electronic transfer rather than by cheque.

The total occupancy in 2017 was 25% compared with 33% in 2016. Bookings were down in January, February and March and also in June, July, August and September. The hut fee during 2017 was £12/person/night.



### **The possibility of becoming a charity and SCIO**

There are three 'national' huts in Scotland. Two, the Glen Brittle War Memorial Hut (GBMH) and the AMMH are held in trust on behalf of the BMC and MScot; the other, Mill Cottage, is a private trust but has MScot members among the trustees.

The Mill Cottage trust is registered as a Scottish Charitable Incorporated Organisation (SCIO). The GMBH trust now has charitable status and is in the process of becoming a SCIO. A SCIO has its own legal personality so it can carry out transactions in its own name and hold title to land. The trustees would in most cases have limited liability. There are also tax benefits. Becoming a SCIO involves registering with the Office of the Scottish Charity Regulator (OSCR). The AMMH would have to be run for charitable purposes, e.g. provision of recreational facilities and the advancement of public participation in sport. Annual reports and accounts would need to be filed with the OSCR. The trustees will consider the implications of AMMH becoming an SCIO as regards its present relationship to the BMC and MScot.

### **The management committee – Recruitment of new members**

The age profile of the committee is quite high and therefore the recruitment of new blood will be given priority. People joining the committee will be expected to make a significant practical input to the efficient management of the hut.

### **Iain McCallum**

Convenor of the Management Committee

March 2018

### **Accounts**

Page 5 >>>

## Alex MacIntyre Memorial Hut

### Income & expenditure account for the year ending 31<sup>st</sup> December 2017

	Note	2017	2016	2015
		£	£	£
<b>Income</b>				
Booking fees	1	16,584	20,213	20,374
BMC Grant		0	3,300	0
Interest		3	33	29
		<b>16,587</b>	<b>23,546</b>	<b>20,404</b>
<b>Expenditure</b>				
Electricity		2,755	2,742	3,107
Water Rates		393	393	0
Repairs & maintenance		1,336	2,532	1,684
Refuse collection		352	374	252
Insurance		708	705	657
Online booking system		275	300	275
Hut equipment		90	250	0
Committee / Wardens	2	2,138	1,098	520
Building work		11,578	0	6,005
Book-keeping		199	218	120
Booking refunds		24	210	180
		<b>19,848</b>	<b>8,822</b>	<b>12,799</b>
<b>(Deficit) / surplus</b>		<b>(-3,261)</b>	<b>14,723</b>	<b>7,604</b>

#### 1 Breakdown of Booking Fees

Received in previous year	4,956	4,915	3,600
Received in current year	10,679	13,022	14,261
Electricity coin meters	149	---	---
Safe takings (casual bookings)	801	2,276	2,513
	<b>16,584</b>	<b>20,213</b>	<b>20,374</b>

2 Includes local custodian's honorarium

## Alex MacIntyre Memorial Hut

### Balance sheet as at 31<sup>st</sup> December 2017

	Note	2017	2016	2015
		£	£	£
<b>Fixed assets</b>				
Land & Buildings	1	160,000	160,000	160,000
<b>Current assets</b>				
Bank - BofS Treasurers		27,324	33,191	21,659
Bank - SW 7 day access		9,427	9,424	7,392
		<b>36,751</b>	<b>42,615</b>	<b>29,051</b>
<b>Current liabilities</b>				
Hut fees in advance		2,652	-4,956	-4,915
Accruals		0	-300	
Loan SMT		0	0	-1,500
		<b>2,652</b>	<b>-5,256</b>	<b>-6,415</b>
<b>Net assets</b>				
		<b>194,099</b>	<b>197,359</b>	<b>182,636</b>
<b>Represented by:</b>				
	2			
Capital fund	B/F	186,359	171,636	164,032
Reserve Fund	B/F	11,000	11,000	11,000
Surplus / (deficit)		-3,261	14,723	7,604
		<b>194,099</b>	<b>197,359</b>	<b>182,636</b>

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