

Moor Allerton Sports and Social Centre (MASSC)
reg Charity no. 1179842

**MINUTES of AGM held at 2:40 pm on October 19th, 2025 held in the Main Hall,
Moor Allerton Sports & Social Centre**

1. Peter Williams welcomed members to the AGM. 11 members had signed the register of attendance. Apologies have been received from Julian Hayward & Martin Kaitcer.
2. The minutes of the 2024 AGM were accepted.
3. Peter Williams read the Annual Report of the Trustees. (Copy attached – P2)
4. The retiring elected trustees Doug Fern, James Lawson, and Martin Kaitcer were re-elected. There were no nominations for the post of Secretary.
5. In the absence of the treasurer, Linda Greenland read the Treasurer's report.
Copy attached – P3-4).
6. The accounts for the year ended 31st March 2025 were approved.
7. Brays of Wetherby were reappointed as examiners.
8. Linda Greenland gave the Centre Manager's report. (Copy attached = P5-6)
9. Peter Williams thanked Linda Greenland for all her work as MASSC Secretary.
10. Peter Williams said that MASSC would be honoured if the ashes of John Stancliffe were scattered on our land, and if possible, a representative of MASSC would like to attend the ceremony.
11. There being no other business, the meeting closed at 3.00 pm

Trustees' Report 2025

This is my first year as Chairman of Trustees, following in the illustrious shoes of my predecessor Bill Seddon, a hard act to follow. I take this opportunity at the outset to thank all the trustees for all their hard work & contribution during the year.

MASSC continues to operate much as you know it: home to the Bowls, Bridge, Table Tennis, and Snooker sections, and a valuable resource for the local community.

Membership stood at 461 last March and is now 449. The Bowling Club still has a waiting list for new members.

Overall responsibility for MASSC should rest with twelve trustees: four elected at the AGM, and up to two nominated by each section. Currently, there are four vacancies, including that of Secretary. Linda is stepping down at this meeting after organising the past six AGMs. We are grateful for all the work she has done in the past as Secretary & will continue to do in her capacity as Centre Manager. Despite advertising for three months, no one has yet come forward to take on the Secretarial role.

We are also grateful to Martin Kaitcer, our Treasurer, for looking after our finances so well, and to Keith, our Caretaker, who is to be commended for the care he takes in ensuring that the site is well-presented and attractive to users.

Linda & Martin deal with regular & routine matters, and the trustees meet at regular intervals to monitor their activities and make decisions on important matters.

It's important to remember, enjoying bowls, bridge, table tennis or snooker is only possible because MASSC exists. Without people stepping up to help run the centre, none of these activities can continue.

TREASURER'S REPORT FOR THE MASSC AGM - 19th OCTOBER 2025

Year-End Accounts

Brays completed their examination of the accounts for the 12 months to 31/03/2025. These confirmed a deficit of £158 compared with a surplus of £1,697 in the previous year.

Expenditure increased to £67.8k compared to £56.2k in the previous year. Light & heating costs were 2.5k higher due to increased energy costs. Wages & National Insurance costs were 2k higher due to the increase in the minimum wage and salary. Maintenance was just under 4k higher mainly due to gardening & tree felling costs. Insurance costs were just under 1k higher compared with the previous year. Income was £10k higher in the year thanks to increased Hall Hire income of just under £3.5K and increased contribution of £5k from the different sections. Also received was £1.6k relating to bank interest.

Our Balance Sheet at 31/03/2025 was healthy with monies held at the Bank of £46,994, an increase of £1,000 compared to 12 months earlier.

Now moving to the **Current Year**

Unfortunately the revenue earned from hiring out the hall has declined during the current fiscal year. In the 6 months to the end of September 2025 we are £5,000 behind the same period in the previous year.

At the start of this current financial year the contribution from the Bridge, Bowls, Table Tennis & Snooker sections was £70 per head. This was an increase of £3 per head from the sections from the previous year. As costs have increased during the current year, and hall hire revenue has decreased, we are having to increase the contributions further from the sections in April 2026. The new contributions to MASSC from all the sections will be £80 per member.

On Expenditure, the first 6 months of this year has shown an increase of £8k compared with the same period in the previous year. In the main this is due to an increase of rates of £0.5k. Electricity costs are higher by £1.6k. Water rates higher £1.5k. this was due to a water leak which has now been sorted. Solicitors costs were higher by £1.2k. This relates to our lawyers trying to sort out the old MASSC charity and Trustees with the Charity Commission. There was a cost of £2.2k for the removal of 3 Eucalyptus trees as they were potentially posing a danger to the grounds of MASSC.

So, our reserves are in a reasonably healthy position. We started the current financial year on 01/04/2025 with £46,994 in the Bank, which is virtually the same as at 30th September 2025. Although we do forecast a loss for the financial year of £5k mainly due to a reduction of hall hire revenue and increased costs.

I would like to thank Keith and Linda for their conscientious efforts during the year, working very hard to improve the physical and financial position of the club. They both work quietly behind the scenes, ensuring that MASSC runs competently. We thank them both for their endeavours.

Thank you, are there are any questions

Centre Manager's Report

19th October 2025

Hall Bookings & Parties

At last year's AGM, I reported that regular bookings for the main hall were almost at full capacity. Within a week, however, three different hirers — together accounting for nine hours per week and around £7,200 per year — unexpectedly gave notice. Each had different reasons, so this year I'm not tempting fate by making the same prediction!

Happily, we've managed to fill much of the gap. I went on a little "poaching expedition" and successfully enticed the Pilates class from St John's Church and the Baby Ballet class from Alwoodley Community Centre. We've also welcomed a new tutor group and a Hindu youth group. Regular bookings are therefore in a healthy position, with room for further growth.

Parties remained steady until March 2025, but numbers have since fallen sharply. Between April and today, we've hosted 25 parties, compared with 39 during the same period last year. It seems that fewer families can justify spending around £400 on a child's birthday celebration. To boost interest, we've advertised on local Facebook groups for Alwoodley and Shadwell, which has already generated several new bookings. A big thank you to **Ann Page** for her invaluable marketing support.

Another noticeable trend is the declining number of events hiring the bar — now averaging just one every two months.

Facilities & Maintenance

The CCTV was upgraded shortly after last year's AGM. The new internet-connected system makes monitoring far easier — I can now check in remotely when the caretaker is away, and the recordings include sound. This has been extremely useful in settling disputes where "recollections vary."

Three eucalyptus trees posing a risk to the building have been removed. While no further removals are expected, many other trees on site haven't had maintenance for over 25 years and now require attention.

A fire risk survey in May 2025 identified 33 recommended improvements, most relating to documentation or signage. The remaining tasks involve upgrading or installing fire doors and holding more fire drills — so consider yourselves warned!

The caretaker's kitchen replacement is still ongoing. Some progress has been made this year, but there's still a long way to go.

MASSC is built on clay and susceptible to “clay heave.” The recent pattern of very wet periods followed by long dry spells has caused the clay to expand and contract, resulting in cracks appearing and closing in the bridge section walls. This will require ongoing monitoring.

The carpets in the entrance hall and bar lounge are nearing the end of their lifespan and will need replacing soon. That will also be a good opportunity to investigate the mysterious lumps in the bar lounge floor.

The bridge section’s cloakroom conversion into a drinks-making area — originally planned as a four-day job in July — has turned into a multi-month marathon due to the shortcomings of Wickes’ subcontractors.

Finally, I want to commend **Keith, our caretaker**, for the pride he takes in keeping the building clean and for his constant attention to repairs that keep MASSC running smoothly. I certainly notice his absence whenever he’s on holiday!

If anyone has any questions, I’ll do my best to answer them.