



**CHARITY COMMISSION**  
FOR ENGLAND AND WALES

## Trustees' Annual Report for the period

**From 01 January 2025 Period start date To 31 December 2025**  
**Period end date**

**Charity name: Furzebrook Village Hall**

**Charity registration number: 21023823**

## Objectives and Activities

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	Provision and maintenance of a village hall for the use of the inhabitants of the Parishes of Church Knowle and Arne Wareham in the County of Dorset
Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.	Para 1.17 and 1.19	<ul style="list-style-type: none"><li>• General Charitable Purposes</li><li>• Education/training</li><li>• The Advancement Of Health Or Saving Of Lives</li><li>• Arts/culture/heritage/science</li><li>• Amateur Sport</li><li>• Environment/conservation/heritage</li><li>• Economic/community Development/employment</li><li>• Recreation</li></ul>
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	Para 1.18	The Trustees have regard for the guidance on public benefit.

## Additional information (optional)

You may choose to include further statements where relevant about:

	SORP reference	
Policy on grant making	Para 1.38	
Policy on social investment including program related investment	Para 1.38	
	Para 1.38	

Contribution made by volunteers		
Other		The charity relies upon the significant contributions of the committee members, trustees and the users of the hall in order to run smoothly and efficiently.

## Achievements and Performance

	SORP reference	
Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.	Para 1.20	The charity has successfully provided a venue for events and activities held for the public benefit. This includes sports groups, health promotion activities, education and social events.

### Additional information (optional)

You may choose to include further statements where relevant about:

Achievements against objectives set	Para 1.41	
Performance of fundraising activities against objectives set	Para 1.41	
Investment performance against objectives	Para 1.41	
Other		

## Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	The charity made a loss of almost £9k due to the need to replace the hall's heating and ventilation system.
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	Reserves are held as a contingency for any major structural work needed on the hall in particular roofing and drainage
Amount of reserves held	Para 1.22	£85k
Reasons for holding zero reserves	Para 1.22	N/A
Details of fund materially in deficit	Para 1.24	N/A
Explanation of any uncertainties about the charity continuing as a going concern	Para 1.23	N/A

### Additional information (optional)

You may choose to include further statements where relevant about:

The charity's principal sources of funds (including any fundraising)	Para 1.47	Income from hire of hall
Investment policy and objectives including any social investment policy adopted	Para 1.46	
A description of the principal risks facing the charity	Para 1.46	
Other		

## Structure, Governance and Management

Description of charity's trusts:		
Type of governing document (trust deed, royal charter)	Para 1.25	As set out in the Schedule to the Village Hall lease.
How is the charity constituted? (e.g unincorporated association, CIO)	Para 1.25	A committee of members who undertake day-to-day management of the hall with help from a part-time administrator. The management committee report once a year to the trustees for approval of the accounts and are updated on running costs and any other relevant issues.
Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees	Para 1.25	Trustees are appointed by the chairmen of the management committee with the approval of the committee.

### Additional information (optional)

You may choose to include further statements where relevant about:

Policies and procedures adopted for the induction and training of trustees	Para 1.51	
The charity's organisational structure and any wider network with which the charity works	Para 1.51	
Relationship with any related parties	Para 1.51	
Other		

### Reference and Administrative details

Charity name	Furzebrook Village Hall
Other name the charity uses	N/A
Registered charity number	21023823
Charity's principal address	Furzebrook Road, Wareham, Dorset, BH20 5AR



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### Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Alan Neal			
2	Richard Bessant			
3	Benjamin Edwards		11/6/25 to 31/12/25	
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20				

Corporate trustees – names of the directors at the date the report was approved

[illegible]

Name of trustees holding title to property belonging to the charity

[illegible]

## Funds held as custodian trustees on behalf of others

Description of the assets held in this capacity	N/A
Name and objects of the charity on whose behalf the assets are held and how this falls within the custodian charity's objects	
Details of arrangements for safe custody and segregation of such assets from the charity's own assets	

### Additional information (optional)

#### Names and addresses of advisers (Optional information)

Type of adviser	Name	Address

#### Name of chief executive or names of senior staff members (Optional information)

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## Exemptions from disclosure

Reason for non-disclosure of key personnel details

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## Other optional information

The hall also provides a defibrillator available for use by the hall users and the local community.

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## Declarations

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

Signature(s)	<i>A Neal</i>	
Full name(s)	Alan Neal	
Position (eg Secretary, Chair, etc)	Trustee	
Date	3 <sup>rd</sup> April 2026	

# **FURZEBROOK VILLAGE HALL**

**ACCOUNTS  
FOR THE YEAR  
ENDING 31<sup>st</sup> DECEMBER 2025**

**FURZEBROOK VILLAGE HALL**

I approve the attached Profit & Loss Account for the year ended 31<sup>st</sup> December 2025 together with the Balance Sheet as at that date. I confirm that they have made available all the records and information relevant to their preparation.

Auditor:-  .....

P. J. Constable FCCA

10<sup>th</sup> March 2026

Accounts approved by the Charity on .....

And signed on its behalf .....

# Profit and Loss

Furzebrook Village Hall

For the year ended 31 December 2025

	2025	2024
<b>Turnover</b>		
Hall Hire	18,536.00	18,800.00
Interest Income	3,750.24	71.83
Solar Panels Income	3,428.19	2,910.93
<b>Total Turnover</b>	<b>25,714.43</b>	<b>21,782.76</b>
<b>Gross Profit</b>	<b>25,714.43</b>	<b>21,782.76</b>
<b>Administrative Costs</b>		
Advertising & Marketing	260.00	200.00
Audit & Accountancy fees	300.00	300.00
Cleaning	994.71	897.24
General Expenses	233.10	50.00
Insurance	1,206.48	1,235.84
IT Software and Consumables	362.17	293.98
Light, Power, Heating	3,938.44	3,559.89
Postage, Freight & Courier	-	3.95
Printing & Stationery	84.54	133.80
Rates	98.34	89.96
Repairs & Maintenance	16,830.10	4,346.12
Salaries	10,000.00	9,300.00
Telephone & Internet	324.60	304.65
Travel - National	45.00	-
<b>Total Administrative Costs</b>	<b>34,677.48</b>	<b>20,715.43</b>
<b>Operating Profit</b>	<b>(8,963.05)</b>	<b>1,067.33</b>
<b>Profit on Ordinary Activities Before Taxation</b>	<b>(8,963.05)</b>	<b>1,067.33</b>
<b>Profit after Taxation</b>	<b>(8,963.05)</b>	<b>1,067.33</b>

# Balance Sheet

Furzebrook Village Hall  
As at 31 December 2025

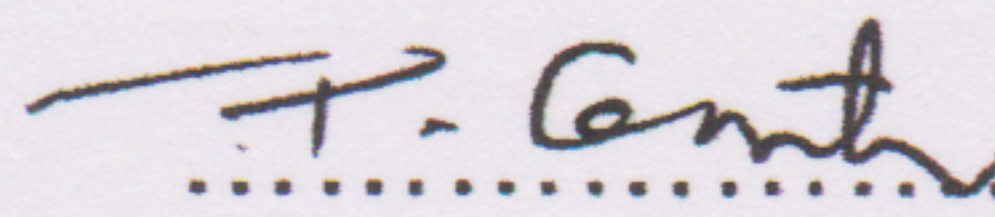
	31 DEC 2025	31 DEC 2024
<b>Current Assets</b>		
Cash at bank and in hand		
Furzebrook Village Hall	84,868.65	13,922.42
Petty Cash	548.63	457.91
<b>Total Cash at bank and in hand</b>	<b>85,417.28</b>	<b>14,380.33</b>
Shawbrooks	-	80,000.00
<b>Total Current Assets</b>	<b>85,417.28</b>	<b>94,380.33</b>
<b>Net Current Assets (Liabilities)</b>	<b>85,417.28</b>	<b>94,380.33</b>
<b>Total Assets less Current Liabilities</b>	<b>85,417.28</b>	<b>94,380.33</b>
<b>Net Assets</b>	<b>85,417.28</b>	<b>94,380.33</b>
<b>Capital and Reserves</b>		
Current Year Earnings	(8,963.05)	1,067.33
Retained Earnings	94,380.33	93,313.00
<b>Total Capital and Reserves</b>	<b>85,417.28</b>	<b>94,380.33</b>



FURZEBROOK VILLAGE HALL

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Auditor:-

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P. J. Constable FCCA

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