

# KEINTON MANDEVILLE VILLAGE HALL AND PLAYING FIELD TRUST

## TRUSTEES' ANNUAL REPORT 31<sup>st</sup> MARCH 2025

The Managing Trustees present their Report for the period 1<sup>st</sup> April 2024 to 31<sup>st</sup> March 2025 which should be read in conjunction with the Financial Statements for the same period provided on pages 5 and 6.

### Legal Status

The Charity is established by Trust Deed dated 30<sup>th</sup> June 1995 whereby the Keinton Mandeville Village Hall and Playing Field Trust declared the Trusts on which it was to hold the freehold land on which the proposed village hall and associated car park were to be erected together with the proposed playing field adjoining thereto. The Charity Commission number is 1057420.

### Objects, Policies and Organisation

The object of the Charity shall be the provision and maintenance of a village hall and playing field and facilities ancillary thereto for the use of the inhabitants of the Parish of Keinton Mandeville and its immediate vicinity without distinction of political religious or other opinions including use for meetings lectures and classes and for other forms of recreation and leisure-time occupation with the object of improving the conditions of life for the said inhabitants.

Committee of Management shall comprise up to eleven persons being five elected and six representative members. Elected members shall be appointed at the annual general meeting. The Committee may appoint if they think fit not more than two co-opted members in addition. The Annual General Meeting is usually held in September.

### Review of the year

Our nail improvements have continued apace, with the planned solar panel and battery storage upgrade complete and working even better than we hoped, with 75% of our electricity being produced on site and a small surplus being sold into the grid.

The rear of the hall has been transformed by the render and patio being repaired and deep cleaned then a glass veranda being installed to provide protection from rain on the patio whilst keeping the spectacular views to the countryside west of the hall. As well as positive feedback from locals, we believe this improvement has been instrumental in 2 wedding reception bookings recently made.

The move to a new booking and access system has been less successful. As reported last year the bespoke solution created by John Light could not be retained going forward, so a commercial off the shelf solution was sought. Unfortunately no single supplier offers a complete solution, so we had to combine a digital lock, online booking system and separate access control system. Unsurprisingly, none of the 3 sub-systems delivered the full capability advertised by the manufacturers, and all blamed the others for the numerous problems encountered. The year has been dominated by addressing numerous failings and installing 3 different locks in an attempt to achieve a working solution. The trustees have



been called upon to provide emergency access control on numerous occasions, and special mention must be made of Andrew Jones, who has eventually created a working system.

Looking ahead, the next big project will be to replace the existing kitchen and appliances (all over 25 years old), and a sub-committee has begun the process by visiting local halls who have recently updated their facilities and meeting with various kitchen design companies. The results so far look very impressive.

As yet another extremely busy 'hall year' comes to an end a number of trustees have announced that they intend to step down at the 2025 AGM. A succession plan is in place, and the committee have stepped up recruitment activity. The next year will see a reinvigorated committee continue the evolution of our hall with a new Chair, Treasurer and webmaster.

Warren Lee  
Chair

### **Financial Report**

Our income for the year was mainly from casual and contract hire income and is roughly the same as last year. We were unfortunately left with a website that we had no access to after the sad loss of John last year, and were therefore unable to increase our hall hourly charge until we had set up a brand-new automated website which allowed us to update the pricelist, allowed hirers to automatically book and pay for the hall and produces invoices for contract hirers – a vast improvement from the manual handling.

Our hall is often booked out for private functions and parties and continues to be well utilized during the day with the following contract groups using the hall during the year:

- Children's Dancing
- Yoga
- Pilates
- Doctors Surgery
- The Keinton Youth Group
- Dancing classes
- Short Mat Bowls Club
- Silvercise
- Ballroom Dancing
- Table Top Games
- Carer's Support Group

Our MUGA is used for free by the local community and was also hired out to the Keinton Netball Club to enable them to use the lighting.

We applied for and received S106 grant money this year from Somerset Council towards redecorating the hall and installing 2 new fire doors leading from the hall out to the patio.

Our hall running costs were approximately the same as last years apart from our hall maintenance costs. Items that we have spent money on include updating the lock on the front door to enable a new pin-code system, updating the outside, foyer and bulkhead lighting in the hall with new energy efficient lighting, significant boiler repairs and replacing the water heater together with the normal repairs and replacements needed to run the hall.



Capital expenditure for the year included the 2 new patio fire doors together with a new door to the basement to increase security. Our biggest expenditure was for the installation of solar panels with batteries which have significantly reduced our power and heating costs and also for the new veranda which we have had erected over the patio and have significantly improved the look of the hall.

We had no employees during the year and no trustees were paid apart from reimbursement of village hall expenses.

We ended the year with £28,688 general bank balance and £139,298 ringfenced monies.

Joanne Wallwork  
July 2025

### **Responsibility for the Financial Statements**

The Trustees are responsible for the preparation of the financial statements, for keeping proper accounting records which disclose the financial position of the Charity. The Trustees have elected to prepare financial statements on the Receipts and Payments Account basis.

### **Managing Committee Membership**

The members of the Committee at the end of the year and their appointing body if appropriate are:-

Warren Lee	(Chairman)	Elected
Jo Wallwork	(Treasurer)	Elected
Chris Calcutt	(Secretary)	Parish Council
Gordon Hughes	(Bookings Secretary)	Short Mat Bowls
Theo Ballance		Elected
Andrew Jones		Elected
Rachael Willcox		Parochial Church Council
Sarah		Elected
Claire Harding		Keinton Environmental Group

The Independent Examiner is Mr David Butcher who has kindly given his services free of charge.

*CM Calcutt, Secretary*

Approved by the Trustees  
Chris Calcutt  
Secretary



## **INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF KEINTON MANDEVILLE VILLAGE HALL AND PLAYING FIELD TRUST.**

I report on the accounts of the Charity for the period 1<sup>st</sup> April 2024 to 31<sup>st</sup> March 2025 which are set out on pages 5 and 6.

### **Respective Responsibilities of Trustees and Independent Examiner.**

As the charity's trustees, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 (the Act). I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

### **Basis of Independent Examiner's Report**

My examination was carried out in accordance with the General Directions given by the Charity Commissioners. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently I do not express an audit opinion on the view of the given accounts.

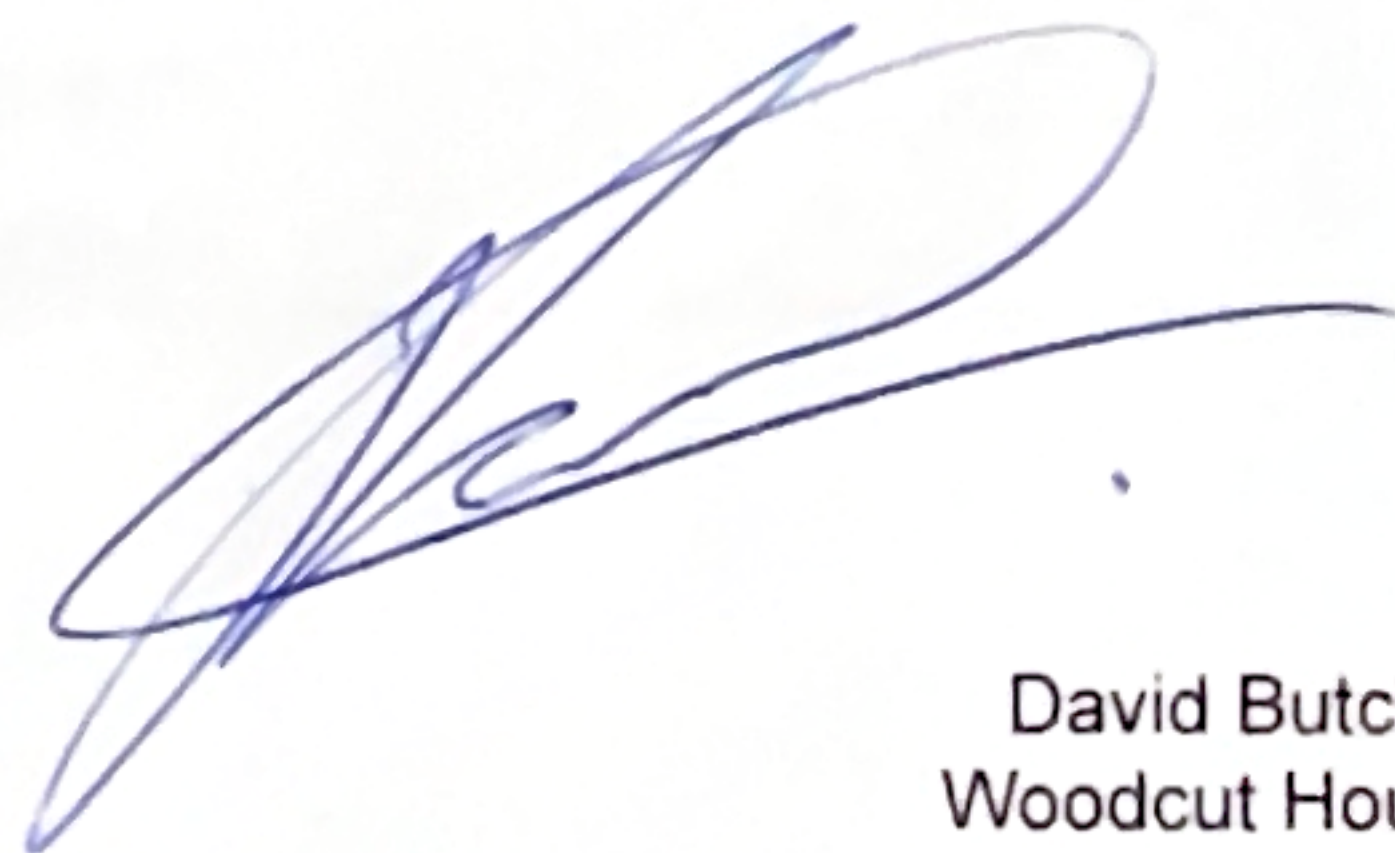
### **Independent Examiner's Statement**

In connection with my examination, no matter has come to my attention

- (1) which gives me reasonable cause to believe that in any material respect the requirements
  - to keep accounting records in accordance with Section 130 of the Act; and
  - to prepare accounts which accord with the accounting records and comply with the accounting requirements of the Act

have not been met; or

- (2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the account to be reached.



David Butcher  
Woodcut House  
Queen Street  
Keinton Mandeville  
July 2025



# **KEINTON MANDEVILLE VILLAGE HALL AND PLAYING FIELD TRUST**

## **RECEIPTS AND PAYMENTS FOR THE PERIOD 1st APRIL 2024 to 31st MARCH 2025**

VH INCOME	2024/2025	2024/2025	2023/2024	2023/2024
Hire Income	£	£	£	£
Contract Hire	11,514.72		12,709	
Casual Hire	5,569.25		4,077	
MUGA Hire	-	17,083.97	978	17,764
<b>Donations</b>				
John Light Legacy Donaction	-		169,846	
Casual Donations	130.00	130.00	347	170,193
<b>Grants</b>				
S106 Grant received	10,563.48	10,563.48	-	-
<b>Other Sources</b>				
Land rent	300.00		300	
Sundry Income	157.90			
Fund raising	2,400.00			
Interest	4,276.37	7,134.27	211	511
<b>TOTAL INCOME</b>		<b>34,911.72</b>		<b>188,467</b>
<b>VH EXPENDITURE</b>				
<b>Hall Running Costs</b>				
Cleaning costs inc windowcleaning	5,420.02		5,643	
Internet	607.69		464	
Heat and Powern (incl £1211 refunded by SSE)	300.33		2,311	
water	1,056.50		466	
Hall Maintenance	10,058.03		3,585	
Gardening and Field Maintenance	1,562.89		1,505	
Insurance	1,156.81		1,126	
Casual Hire Refunds	-		49	
Licenses / Subscriptions	732.37		418	
Inspections / Certificates	97.80		318	
IT Costs	1,576.89		1,433	
Bank Charges	75.99		10	
Training	-	22,645.32	42	17,369
<b>Income over expenditure (less capital items)</b>		<b>12,266.40</b>		<b>171,098.46</b>
<b>Capital Works</b>				
Sign for Trim Trail	-		1,181	
Resanding and Sealing Floor	-		7,341	
3 new external doors	9,583.00		-	
Redecorate hall	3,500.00		-	
Solar panels	33,545.37		-	
New Veranda	19,444.80		-	
		<b>66,073.17</b>		<b>8,523</b>
<b>EXCESS INCOME OVER EXPENDITURE</b>	<b>-</b>	<b>53,806.77</b>		<b>162,576</b>



**BALANCE OF ACCOUNTS****Account**

	Opening	Closing
Santander Current Account	2,064.27	-
Santander Savings Account	-	-
CAF Bank Current Account	2,381.47	6,244.76
CAF Bank Savings Account	194,904.50	139,298.71
<b>TOTAL</b>	<b>199,350.24</b>	<b>145,543.47</b>

**STATEMENT OF RESTRICTED FUNDS****Fund**

	Opening	Closing
General Expenses Monies	29,504.24	28,687.64
John Light Capital Fund	169,846.00	116,855.83
<b>TOTAL</b>	<b>199,350.24</b>	<b>145,543.47</b>

**BANK RECONCILIATIONS**

	Santander Current	Santander Savings	CAF Current	CAF Savings	TOTAL
Opening Balance	2,064.27	-	2,381.47	194,905	199,350
Bank Receipts	12,616.85	178.11	110,487.47	20,857	144,139
Bank Payments	- 14,681.12	- 178.11	- 106,624.18	- 76,463	- 197,946
Closing Balance	-	-	6,244.76	139,298.71	<b>145,543</b>
From bank statement	-	-	6,244.76	139,298.71	145,543

**Total Reconciliation**

Opening bank Balance	199,350.24
income over exps	- 53,806.77
<b>Closing bank Balances</b>	<b>145,543.47</b>
must be zero	-

**Statement of Assets and Liabilities as at 31<sup>st</sup> March 2025**

	2024/2025	2024/2025	2023/2024	2023/2024
	£	£	£	£
<b>Fixed Assets</b>				
Five and a quarter acre Site (see note 1)	21,321		21,321	
Total value of hall (see note 2)	326,215		273,225	
Total value of Hall equipment (see note 3)	2,621		2,621	
Ride on Mower (see note 4)	483		683	
Total value of MUGA (see note 1)	115,097		115,097	
Total value of Trim Trail (See note 1)	31,678		31,678	
		497,415		444,625
<b>Current Assets</b>				
Cash and Bank Balances	145,543		199,350	
Monies Due from SSE for Business Support Fund	-		1,000	
Income due from hall hire	3,040		3,204	
		148,583		203,554
Less Accounts Payable				
Cleaning and Window Cleaning	450		435	
Hedge Cutting	-		232	
Cleaning Supplies	-		167	
Electric and Gas	131		-	
		581		834
<b>Net Assets of the Charity</b>		<b>646,579</b>		<b>649,013</b>

**Accounting Policies**

The accounts are prepared on the cash basis, items being accounted for on receipt or payment. There is no provision for accruals.

**Restricted and Unrestricted Funds**

Restricted funds are those provided for a specific purpose, they are reported upon separately and will only be used for which they were intended. All other monies raised and all expenditure is treated as unrestricted funds.

**NOTES:**

1. The value of the site is taken as being the cost including the planning application.
2. The value is based upon a valuation in 2001 increased by the cost of the new lean-to, the patio and the car park resurfacing, fencing, solar panels, veranda and the value of the new store.
3. This covers the value of hall equipment, eg tables and chairs.
4. The ride-on mower is being depreciated at 20% straight line basis.