

Twerton Village Hall

Charity No. 1070005

Company No. 03562435

Trustees' Report and Unaudited Accounts

31 December 2021

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The trustees, who are also directors of the charity for the purposes of the Companies Act 2006, present their report with the unaudited financial statements of the charity for the year ended 31 December 2021.

#### REFERENCE AND ADMINISTRATIVE DETAILS

Company No. 03562435

Charity No. 1070005

Registered Office

Landseer Road

Twerton

Bath

BA2 1DX

Directors and Trustees

The Directors of the charitable company are its Trustees for the purposes of charity law.

The following Directors and Trustees served during the year:

D.J. Alecock (Resigned 30 October 2021)

A. Amin

B. Caldwell (Resigned 21 October 2021)

S. Caldwell

R.V. Maddocks

J. Perry

S.L. Squires (Resigned 21 March 2021)

Z. Streicher (Resigned 30 October 2021)

Accountants

Incisive Accounting Limited

52 Grosvenor Gardens

London

SW1W 0AU

#### OBJECTIVES AND ACTIVITIES

The purpose of the charity as set out in its governing document is to promote the benefit of the inhabitants of Twerton and the neighbourhood together without distinction of race, age, political, religious, sex, sexual orientation or other opinions, by associating together the said inhabitants and the local authorities, voluntary and other organisations in a common effort to advance education and to provide facilities in the interests of social welfare for recreation and leisure-time occupation with the object of improving the conditions of life for the said inhabitants. Also to establish or secure the establishment of a community centre or centres (in particular at Twerton Village Hall, Bath) and to maintain and manage the same as a village hall (whether alone or in co-operation with any local authority or other person or body) and permit the same to be used for such charitable purposes as may be decided by the trustees.

The main activities undertaken in relation to those purposes are the ownership and operation of Twerton Village Hall which is hired out for a wide variety of activities, functions and community events.

#### ACHIEVEMENTS AND PERFORMANCE

The Trustees have completed the garden and car park project. It was important to bring in a suitable contractor to ensure that it was done safely and well. The work included clearing rubble, soil, weeds and reinforcing and increasing the height of the surrounding wooden wall, making more parking spaces and more accessible.

We reopened the hall in March 2021. While the Hall was shut the opportunity to repaint the main hall was taken. This was a very difficult project to manage, with the treasurer organising this to make sure it was done up to spec, on a tight budget including cleaning the windows and clearing debris afterwards. This improvement has had a huge ripple effect and was needed to ensure we remain a quality, clean and local venue to hire.

The Trustees continued to work hard to ensure that the government guidance was followed and we could open in a covid secure way. This included expenses on equipment, sanitising stations, cleaning equipment and rewriting a COVID 19 contract for hirers and risk assessment. With continued guidance from ACRE and WERN we continued with the BANES CCN group which has been a valuable asset to the hall especially at this time when we are having to legally abide by very complicated and unclear guidance. It has opened us up to a very useful group of knowledgeable and experienced hall managers and allowed us to be more forward thinking.

We are also trying to make contact with other community based projects in the area to ensure we are part of the local areas future support, with initial contact made covid has put this on the back burner. Contact has been made with local charities like Bath City Farm, St Johns, Carer's Centre and Timebank Plus.

#### FINANCIAL REVIEW

During the year we welcomed a local bookkeeper, Sure Books Ltd to improve financial procedures of the Hall. The adoption of a new finance system has streamlined our booking system and improved financial reporting. As a result of the continued COVID closure, we made only a small profit before the depreciation of the Hall this year.

The rental income from a wireless aerial mast has now ceased. Five business support grants from BANES amounting to £16,347 were awarded due to closure.

#### PLANS FOR FUTURE PERIODS

The trustees are hoping 2022 will see the hall resume pre-COVID levels of activity. It is felt that the hall is in a strong position to come back stronger and with a greater resilience on the other side. We have a good team in place and are looking to invest in online bookings and renovate the main hall floor, which is another much needed maintenance project and will help us compete with the competition once we reopen. We are currently looking for financial support to invest in a new boiler as currently it is on its last legs and not eco-friendly. Going forward this is an important element. We also hope there will be investment in all community space as we try and bring the community back to halls and the confidence of the most vulnerable back into social spaces.

#### STRUCTURE, GOVERNANCE AND MANAGEMENT

The charity is a company limited by guarantee.

Twerton Village Hall  
Trustees Annual Report

The Trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and to enable them to ensure that the financial statements comply with the Companies Act 2006. The Trustees are also responsible for safeguarding the assets of the charity and hence taking reasonable steps for the prevention and detection of fraud and other irregularities.

The above report has been prepared in accordance with the provisions applicable to companies subject to the small companies regime as set out in Part 15 of the Companies Act 2006 and in accordance with the Charities SORP (FRS 102).

Signed on behalf of the board

J. Perry

Trustee

30 September 2022

  
Jason Philip Perry (Sep 29, 2022 15:02 GMT+1)

Independent Examiner's Report to the trustees of Twerton Village Hall

I report to the charity trustees on my examination of the financial statements of Twerton Village Hall for the year ended 31 December 2021 which comprise the Statement of Financial Activities, the Summary Income and Expenditure Account, the Balance Sheet, the Statement of Cash Flows and the related notes.

Responsibilities and basis of report

As the trustees of the charity (and also its directors for the purposes of company law) you are responsible for the preparation of the financial statements in accordance with the requirements of the Companies Act 2006 ('the 2006 Act).

Having satisfied myself that the financial statements of the charity are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of your charity's financial statements as carried out under section 145 of the Charities Act 2011 ('the 2011 Act'). In carrying out my examination I have followed the Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiner's statement

I have completed my examination. I can confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that:

- accounting records were not kept in accordance with section 386 of the 2006 Act ; or
- the financial statements do not accord with those records; or
- the financial statements do not comply with the accounting requirements under section 396 of the 2006 Act other than any requirement that the financial statements give a 'true and fair' view which is not a matter considered as part of an independent examination; or
- the financial statements have not been prepared in accordance with the Charities SORP (FRS 102).

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the financial statements to be reached.

Yasar Khan

ICAEW

Incisive Accounting Limited

52 Grosvenor Gardens

London

SW1W 0AU

30 September 2022

Twerton Village Hall  
Statement of Financial Activities  
for the year ended 31 December 2021

		Unrestricted funds 2021 £	Total funds 2021 £	Total funds 2020 £
	Notes			
Income and endowments from:				
Donations and legacies	4	86	86	148
Charitable activities	5	10,656	10,656	7,766
Other trading activities	6	-	-	420
Other	7	16,347	16,347	13,039
Total		27,089	27,089	21,373
Expenditure on:				
Other	8	31,372	31,372	26,591
Total		31,372	31,372	26,591
Net gains on investments		-	-	-
Net expenditure	9	(4,283)	(4,283)	(5,218)
Transfers between funds		-	-	-
Net expenditure before other gains/(losses)		(4,283)	(4,283)	(5,218)
Other gains and losses				
Net movement in funds		(4,283)	(4,283)	(5,218)
Reconciliation of funds:				
Total funds brought forward		296,243	296,243	301,461
Total funds carried forward		291,960	291,960	296,243

Twerton Village Hall  
Summary Income and Expenditure Account  
for the year ended 31 December 2021

	2021 £	2020 £
Income	27,089	21,373
Gross income for the year	<u>27,089</u>	<u>21,373</u>
Expenditure	25,537	20,742
Depreciation and charges for impairment of fixed assets	5,835	5,849
Total expenditure for the year	<u>31,372</u>	<u>26,591</u>
Net expenditure before tax for the year	(4,283)	(5,218)
Net expenditure for the year	<u>(4,283)</u>	<u>(5,218)</u>



Twerton Village Hall  
Balance Sheet  
at 31 December 2021

Company No. 03562435	Notes	2021 £	2020 £
Fixed assets			
Tangible assets	11	271,125	276,960
		<u>271,125</u>	<u>276,960</u>
Current assets			
Debtors	12	1,682	4,305
Cash at bank and in hand		19,153	15,062
		<u>20,835</u>	<u>19,367</u>
Creditors: Amount falling due within one year	13	-	(84)
Net current assets		20,835	19,283
Total assets less current liabilities		<u>291,960</u>	<u>296,243</u>
Net assets excluding pension asset or liability		291,960	296,243
Total net assets		<u>291,960</u>	<u>296,243</u>
The funds of the charity			
Restricted funds	14		
Unrestricted funds	14		
General funds		291,960	296,243
		<u>291,960</u>	<u>296,243</u>
Reserves	14		
Total funds		<u>291,960</u>	<u>296,243</u>

These accounts have been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.

For the year ended 31 December 2021 the company was entitled to exemption under section 477 of the Companies Act 2006 relating to small companies.

The members have not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of accounts.

Approved by the board on 30 September 2022

And signed on its behalf by:

  
Jason Philip Perry (Sep 29, 2022 15:02 GMT+1)

J. Perry  
Trustee  
30 September 2022

Twerton Village Hall  
Statement of Cash flows  
for the year ended 31 December 2021

	2021 £	2020 £
Cash flows from operating activities		
Net expenditure per Statement of Financial Activities	(4,283)	(5,218)
Adjustments for:		
Depreciation of property, plant and equipment	5,835	5,849
Dividends, interest and rents from investments	(16,347)	(13,039)
Decrease/(Increase) in trade and other receivables	2,623	(165)
Decrease in trade and other payables	(84)	(1,130)
Net cash used in operating activities	<u>(12,256)</u>	<u>(13,703)</u>
Cash flows from investing activities		
Dividends, interest and rents from investments	16,347	13,039
Net cash from investing activities	<u>16,347</u>	<u>13,039</u>
Net cash from financing activities	<u>-</u>	<u>-</u>
Net increase/(decrease) in cash and cash equivalents	4,091	(664)
Cash and cash equivalents at the beginning of the year	15,062	15,726
Cash and cash equivalents at the end of the year	<u>19,153</u>	<u>15,062</u>
Components of cash and cash equivalents		
Cash and bank balances	19,153	15,062
	<u>19,153</u>	<u>15,062</u>

for the year ended 31 December 2021

## 1 Accounting policies

### Basis of preparation

The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015) - (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

### Change in basis of accounting or to previous accounts

There has been no change to the accounting policies (valuation rules and method of accounting) since last year and no changes have been made to accounts for previous years.

### Fund accounting

Unrestricted funds	These are available for use at the discretion of the trustees in furtherance of the general objects of the charity.
Designated funds	These are unrestricted funds earmarked by the trustees for particular purposes.
Revaluation funds	These are unrestricted funds which include a revaluation reserve representing the restatement of investment assets at their market values.
Restricted funds	These are available for use subject to restrictions imposed by the donor or through terms of an appeal.

### Income

Recognition of income	Income is included in the Statement of Financial Activities (SoFA) when the charity becomes entitled to, and virtually certain to receive, the income and the amount of the income can be measured with sufficient reliability.
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Income with related expenditure	Where income has related expenditure the income and related expenditure is reported gross in the SoFA.
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Donations and legacies	Voluntary income received by way of grants, donations and gifts is included in the the SoFA when receivable and only when the Charity has unconditional entitlement to the income.
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Tax reclaims on donations and gifts	Income from tax reclaims is included in the SoFA at the same time as the gift/donation to which it relates.
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Donated services and facilities	These are only included in income (with an equivalent amount in expenditure) where the benefit to the Charity is reasonably quantifiable, measurable and material.
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Volunteer help	The value of any volunteer help received is not included in the accounts.
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Investment income	This is included in the accounts when receivable.
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Gains/(losses) on revaluation of fixed assets	This includes any gain or loss resulting from revaluing investments to market value at the end of the year.
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Gains/(losses) on investment assets	This includes any gain or loss on the sale of investments.
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#### Expenditure

Recognition of expenditure	Expenditure is recognised on an accruals basis. Expenditure includes any VAT which cannot be fully recovered, and is reported as part of the expenditure to which it relates.
Expenditure on raising funds	These comprise the costs associated with attracting voluntary income, fundraising trading costs and investment management costs.
Expenditure on charitable activities	These comprise the costs incurred by the Charity in the delivery of its activities and services in the furtherance of its objects, including the making of grants and governance costs.
Grants payable	All grant expenditure is accounted for on an actual paid basis plus an accrual for grants that have been approved by the trustees at the end of the year but not yet paid.
Governance costs	These include those costs associated with meeting the constitutional and statutory requirements of the Charity, including any audit/independent examination fees, costs linked to the strategic management of the Charity, together with a share of other administration costs.
Other expenditure	These are support costs not allocated to a particular activity.

#### Taxation

The charity is exempt from corporation tax on its charitable activities.

#### Tangible fixed assets and depreciation

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life:

Freehold property	2% Straight line
Fixtures, fittings and equipment	15% Reducing balance

#### Freehold investment property

Investment properties are measured initially at cost and subsequently at fair value at each balance sheet date and are not depreciated. All gains or losses are taken to the Statement of Financial Activities as they arise.

#### Stocks

Stock is included at the lower of cost or net realisable value. Donated items of stock are recognised at fair value which is the amount the charity would have been willing to pay for the items on the open market.

#### Trade and other debtors

Trade and other debtors are recognised at the settlement amount due after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

#### Cash and cash equivalents

Cash and cash equivalents comprise cash at bank and on hand, demand deposits with banks and other short-term highly liquid investments with original maturities of three months or less and bank overdrafts. In the statement of financial position, bank overdrafts are shown within borrowings or current liabilities. In the Statement of Cash Flows, cash and cash equivalents are shown net of bank overdrafts that are repayable on demand and form an integral part of the company's cash management.

#### Trade and other creditors

Short term creditors are measured at the transaction price. Other creditors and provisions are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

#### Research and development

Expenditure on research and development is written off in the year in which it is incurred.

#### Foreign currencies

Monetary assets and liabilities denominated in currencies other than the functional currency of the charity are translated at the rates of exchange prevailing at the end of the reporting period.

Transactions in currencies other than the functional currency of the charity are recorded at the rate of exchange on the date that the transaction occurred.

All exchange differences are taken into account in arriving at net income/expenditure.

#### Leased assets

Where the charity enters into a lease which entails taking substantially all the risks and rewards of ownership of an asset, the lease is treated as a finance lease.

Leases which do not transfer substantially all the risks and rewards of ownership to charity are classified as operating leases.

Assets held under finance leases are initially recognised as assets of the charity at their fair value at the inception of the lease or, if lower, at the present value of the minimum lease payments. The corresponding liability to the lessor is included in the balance sheet date as a finance lease obligation. Lease payments are apportioned between finance expenses and reduction of the lease obligation so as to achieve a constant rate of interest on the remaining balance of the liability. Finance expenses are recognised immediately, unless they are directly attributable to qualifying assets, in which case they are capitalised in accordance with the charity's policy on borrowing costs.

Assets held under finance leases are depreciated in the same way as owned assets.

Operating lease payments are recognised as an expense on a straight-line basis over the lease term.

In the event that lease incentives are received to enter into operating leases, such incentives are recognised as a liability. The aggregate benefit of incentives is recognised as a reduction of rental expense on a straight-line basis.

#### Pension costs

The charity operates a defined contribution plan for its employees. A defined contribution plan is a pension plan under which the company pays fixed contributions into a separate entity. Once the contributions have been paid the company has no further payments obligations. The contributions are recognised as expenses when they fall due. Amounts not paid are shown in accruals in the balance sheet. The assets of the plan are held separately from the company in independently administered funds.

#### Receipt of donated goods, facilities and services

All donated goods, facilities and services received are recognised within incoming resources and expenditure at an estimate of the value to the charity.

## 2 Company status

The company is a private company limited by guarantee and consequently does not have share capital.

## 3 Statement of Financial Activities - prior year

	Unrestricted funds 2020 £	Total funds 2020 £
Income and endowments from:		
Donations and legacies	148	148
Charitable activities	7,766	7,766
Other trading activities	420	420
Other	13,039	13,039
Total	<u>21,373</u>	<u>21,373</u>
Expenditure on:		
Other	26,591	26,591
Total	<u>26,591</u>	<u>26,591</u>
Net income	<u>(5,218)</u>	<u>(5,218)</u>
Net income before other gains/(losses)	(5,218)	(5,218)
Other gains and losses:		
Net movement in funds	<u>(5,218)</u>	<u>(5,218)</u>
Reconciliation of funds:		
Total funds brought forward	301,461	301,461
Total funds carried forward	<u><u>296,243</u></u>	<u><u>296,243</u></u>

## 4 Income from donations and legacies

	Unrestricted	Total 2021	Total 2020
	£	£	£
Donations and fundraising	86	86	148
	<u>86</u>	<u>86</u>	<u>148</u>

## 5 Income from charitable activities

	Unrestricted	Total 2021	Total 2020
	£	£	£
Hire of hall	10,656	10,656	7,766
	<u>10,656</u>	<u>10,656</u>	<u>7,766</u>

6 Income from other trading activities

	Total 2021 £	Total 2020 £
Other revenue	-	420
	<u>-</u>	<u>420</u>

7 Other income

	Unrestricted	Total 2021 £	Total 2020 £
Grants	16,347	16,347	13,039
	<u>16,347</u>	<u>16,347</u>	<u>13,039</u>

8 Other expenditure

	Unrestricted	Total 2021 £	Total 2020 £
Premises costs	21,462	21,462	17,407
Amortisation, depreciation, impairment, profit/loss on disposal of fixed assets	5,835	5,835	5,849
General administrative costs	3,402	3,402	2,495
Legal and professional costs	673	673	840
	<u>31,372</u>	<u>31,372</u>	<u>26,591</u>

9 Net expenditure before transfers

	2021 £	2020 £
This is stated after charging:		
Depreciation of owned fixed assets	5,835	5,849

10 Staff costs

The company has no employees.

# 11 Tangible fixed assets

	Land and buildings £	Fixtures, fittings and equipment £	Total £
Cost or revaluation			
At 1 January 2021	287,978	3,001	290,979
At 31 December 2021	<u>287,978</u>	<u>3,001</u>	<u>290,979</u>
Depreciation and impairment			
At 1 January 2021	11,520	2,499	14,019
Depreciation charge for the year	5,760	75	5,835
At 31 December 2021	<u>17,280</u>	<u>2,574</u>	<u>19,854</u>
Net book values			
At 31 December 2021	<u>270,698</u>	<u>427</u>	<u>271,125</u>
At 31 December 2020	<u>276,458</u>	<u>502</u>	<u>276,960</u>

# 12 Debtors

	2021 £	2020 £
Trade debtors	1,607	2,755
Prepayments and accrued income	75	1,550
	<u>1,682</u>	<u>4,305</u>

# 13 Creditors:

amounts falling due within one year

	2021 £	2020 £
Trade creditors	-	84
	<u>-</u>	<u>84</u>

# 14 Movement in funds

	At 1 January 2021 £	Incoming resources (including other gains/losses ) £	Resources expended £	At 31 December 2021 £
Restricted funds:				
Unrestricted funds:				
General funds	296,243	27,089	(31,372)	291,960
Total funds	<u>296,243</u>	<u>27,089</u>	<u>(31,372)</u>	<u>291,960</u>



15 Analysis of net assets between funds

	Unrestricted funds	Restricted funds	Total
	£	£	£
Fixed assets	271,125	-	271,125
Net current assets	20,834	1	20,835
	<u>291,959</u>	<u>1</u>	<u>291,960</u>

16 Reconciliation of net debt

	At 1 January 2021	Cash flows	At 31 December 2021
	£	£	£
Cash and cash equivalents	15,062	4,091	19,153
	<u>15,062</u>	<u>4,091</u>	<u>19,153</u>
Net debt	<u>15,062</u>	<u>4,091</u>	<u>19,153</u>

17 Related party disclosures

*Controlling party*

The company is limited by guarantee and has no share capital; thus no single party controls the company.

Twerton Village Hall  
Detailed Statement of Financial Activities  
for the year ended 31 December 2021

	Unrestricted funds 2021 £	Total funds 2021 £	Total funds 2020 £
Income and endowments from:			
Donations and legacies			
Donations and fundraising	86	86	148
	<u>86</u>	<u>86</u>	<u>148</u>
Charitable activities			
Hire of hall	10,656	10,656	7,766
	<u>10,656</u>	<u>10,656</u>	<u>7,766</u>
Other trading activities			
Other revenue	-	-	420
	<u>-</u>	<u>-</u>	<u>420</u>
Other			
Grants	16,347	16,347	13,039
	<u>16,347</u>	<u>16,347</u>	<u>13,039</u>
Total income and endowments	27,089	27,089	21,373
Expenditure on:			
Premises costs			
Rates	417	417	276
Light, heat and power	1,779	1,779	2,105
Premises cleaning	768	768	788
Premises repairs and maintenance	18,498	18,498	14,238
	<u>21,462</u>	<u>21,462</u>	<u>17,407</u>
General administrative costs, including depreciation and amortisation			
Depreciation of land and buildings	5,760	5,760	5,760
Depreciation of Fixtures, fittings and equipment	75	75	89
Bank charges	8	8	-
General insurances	1,623	1,623	1,617
Software, IT support and related costs	475	475	288
Stationery and printing	122	122	105
Subscriptions	219	219	13
Sundry expenses	22	22	-
Telephone, fax and broadband	933	933	472
	<u>9,237</u>	<u>9,237</u>	<u>8,344</u>
Legal and professional costs			
Accountancy and bookkeeping	673	673	840

Twerton Village Hall  
Detailed Statement of Financial Activities

	<u>673</u>	<u>673</u>	<u>840</u>
Total of expenditure of other costs	<u>31,372</u>	<u>31,372</u>	<u>26,591</u>
Total expenditure	<u>31,372</u>	<u>31,372</u>	<u>26,591</u>
Net gains on investments	-	-	-
Net expenditure	<u>(4,283)</u>	<u>(4,283)</u>	<u>(5,218)</u>
Net expenditure before other gains/(losses)	<u>(4,283)</u>	<u>(4,283)</u>	<u>(5,218)</u>
Other Gains	-	-	-
Net movement in funds	<u>(4,283)</u>	<u>(4,283)</u>	<u>(5,218)</u>
Reconciliation of funds:			
Total funds brought forward	<u>296,243</u>	<u>296,243</u>	<u>301,461</u>
Total funds carried forward	<u>291,960</u>	<u>291,960</u>	<u>296,243</u>