

ANNUAL REPORT FOR WOODBURY VILLAGE HALL

A Company Limited by Guarantee no. 08794384, registered charity 1155239

Directors' Report

Address Flower st., Woodbury, Exeter EX5 1LX

Names of the charity Directors who manage the charity

Belinda Price	Chair
David Whitton	Acting Chair
Graham Jackson	Secretary
Pat Browne	Treasurer
Robin Lennox	Booking Secretary
David Bowers	
Christine Quantick	
Julia Thornton	

The Directors present the annual report together with the financial statements of the Company for the year ended 31 December 2025. Directors of the Company are directors for the purposes of the Companies Act 2006 and also Charity Trustees for the purposes of section 177 of the Charities Act 2011.

Structure, governance, management

Type of governing document Articles of Association

How the charity is constituted Company limited by guarantee

Trustee selection method Elected by members and co-option

Objectives and activities

The charitable purposes of the Company are the provision and maintenance of a village hall for the use of the inhabitants of Woodbury, Devon and the surrounding area ("the area of benefit") without distinction of political, religious or other opinions.

Main activities undertaken for public benefit

The hall is available for (a) Meetings, lectures and classes, and (b) Other forms of recreation and leisure-time occupation, with the object of improving the conditions of life for the inhabitants in the area of benefit. The above purposes are the Company's charitable purposes for the purposes of the Charities

Act 2011. For as long as the Company is a registered charity, its purposes may only be altered with the prior consent of the Charity Commission and in accordance with any conditions attached to such consent.

Structure, Governance and Management

The Charity was established under a Declaration of Trust dated 28 November 2013 as an unincorporated association and was registered with the Charities Commission on 8 January 2014. The Charity is managed by the Board of Directors. There must be at least 3 Directors. One third or, if not a multiple of 3, the nearest to one third must retire from office annually in rotation. In selecting individuals for appointment as directors/Trustees, the Directors must have regard to the skills, knowledge and experience needed for the effective administration of the Charity. All Directors give their time freely and no remuneration or expenses were paid in the year. The day to day running and administration of the charity is undertaken jointly by the Directors.

Public Benefit Statement

The Directors confirm that they have complied with their duty to have due regard to the guidance on public benefit published by the Charities Commission. The Directors are confident that the aims and objectives of the Charity as set out in the Mission Statement above deliver a clear public benefit to the community.

Main achievements in 2025

Hall bookings have been good, with the main hall registering over 50% occupancy. The meeting rooms are frequently empty during the day, but have had increased usage during the year. The smaller RBL room's refurbishment has been completed. The floor in the main hall has been stripped and revarnished giving the hall a new look which was much appreciated by our users. A set of large mirrors was purchased and used by the dancing groups. The fence to the rear of the hall came down in the Spring storms, a new fence was fitted, the cost being shared with our neighbour. In December it was decided that our existing booking system was too labour-intensive and we should move to the commercial Hallmaster system, now in place. Letting revenue remained constant at £31 332.

Financial review

There was steady rental income of £31 332 , a grant from Woodbury Parish Council raised income to £35058 with expenditure of £ 34920 (£9500 for improvements), giving a small excess of £138

The Directors wish to use the annual income to improve and operate the hall for the benefit of the whole community, thus reserves are limited to sufficient to cover foreseeable contingencies.

Signed

Mr. Pat Browne (Treasurer Woodbury Village Hall) 5/01/2026



CHARITY COMMISSION
FOR ENGLAND AND WALES

Woodbury Village Hall

1155239

Receipts and payments accounts

CC16a

For the period
from

01/01/2025

To

31/12/2025

Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
A1 Receipts					
grants	2,500		-	2,500	5,400
lettings	31,333		-	31,333	31,468
interest	34		-	34	115
wayleaves	16		-	16	16
Fund raising Flix	253		-	253	717
Donation	-		-	-	135
contribution to fence	923			923	
Sub total (Gross income for AR)	35,059		-	35,059	37,851
A2 Asset and investment sales, (see table).					
		-	-		-
Sub total		-	-		-
Total receipts	35,059	-	-	37,851	37,851
A3 Payments					
Caretaking wages etc	11,437		-	11,437	10,839
Maintenance/repairs	4,369		-	4,369	1,989
materials	1,461		-	1,461	1,613
Electricity and gas	3,122		-	3,122	2,880
water & sewerage	852		-	852	594
Insurance	1,499		-	1,499	1,361
Telephone & broadband	352		-	352	360
printing/ advertising	1,026		-	1,026	376
Licences	1,130		-	1,130	935
entertainment/gifts	10		-	10	20
RBL share of rent	150		-	150	150
Development plan	9,511		-	9,511	17,219
Sub total	34,919		-	34,919	38,336
A4 Asset and investment purchases, (see table)					
COIFCharities Investment	3,000	-	-		-
		-	-		
Sub total		-	-		
Total payments	37,919	-	-		38,336
Net of receipts/(payments)	- 2,861	-	-		- 485
A5 Transfers between funds					
A6 Cash funds last year end	9,025		-		9,510
Cash funds this year end	6,164		-		9,025

Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B1 Cash funds	Treasurer's current	1,785	-	
	Business call account	4,379	-	
			-	
	Total cash funds	6,164		
	(agree balances with receipts and payments account(s))	OK	OK	OK
		Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B2 Other monetary assets	Details None	-	-	-
B3 Investment assets	Details COIF Charities Investment Fund	Fund to which asset belongs unrestricted	Cost (optional)	Current value (optional)
B4 Assets retained for the charity's own use	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
	Woodbury Village Hall	unrestricted	-	
	Furniture and fittings	unrestricted	-	
	Sound and projection systems	unrestricted	-	
B5 Liabilities	Details None	Fund to which liability relates	Amount due (optional)	When due (optional)
Signed by one or two trustees on behalf of all the trustees	Signature	Print Name	Date of approval	
		Mr Pat Browne	05/01/2026	



CHARITY COMMISSION FOR ENGLAND AND WALES

Independent examiner's report on the accounts

A**Independent Examiner's Report**to the trustees/
members ofCharity name
Woodbury Village Hallnts for the year
ended

31/12/25

Charity no
(if any)

1155239

et out on pages

1

Remember to include the page numbers of additional sheets.

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended DD / MM / YYYY.

onsibilities and
basis of report

As the charity trustees of the Trust, 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 the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

ent
s statement

I have completed my examination. I confirm that no material matters have come to my attention (other than that disclosed below *) in connection with the examination which gives me cause to believe that in, any material respect:

- accounting records were not kept in accordance with section 130 of the Act or
- the accounts do not accord with the accounting records

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

** Please delete the words in the brackets if they do not apply.*

Signed:

Date:

2/2/26

Name:

RICHARD SHAW

professional
on(s) or body
(if any):

Address:

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WOODBURY

EXETER EX5 1LZ

Disclosure

Only complete if the examiner needs to highlight matters of concern (see CC32,