

THE MEON HALL

England & Wales · Charity number 1157815

Details

Status Registered

Legal form CIO

Registered 2014-07-14

Register [View on the Charity Commission register](#)

Contact

Address Brook Cottage
High Street
Meonstoke
Southampton
SO32 3NH

Phone 01489878505

Email jamesmorrice99@gmail.com

Website www.candm-pc.gov.uk/meon-hall

Activities

Objects: TO PROVIDE A VILLAGE HALL FOR THE USE OF THE INHABITANTS OF THE PARISH OF CORHAMPTON, MEONSTOKE AND EXTON IN HAMPSHIRE WITHOUT DISTINCTION OF POLITICAL RELIGIOUS OR OTHER OPINIONS INCLUDING USE FOR MEETINGS, LECTURE 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.

Activities: A Village Hall for the use of inhabitants of the civil parishes of Corhampton, Meonstoke and Exton in Hampshire for meetings, lectures and classes and all forms of recreation and leisure without distinction of political, religious or other opinions.

Classification

- **How:** Provides Buildings/facilities/open Space
- **What:** General Charitable Purposes, Amateur Sport, Recreation
- **Who:** The General Public/mankind

Geography

- Hampshire

Finances

Period end	Income	Expenditure	Assets	Employees
2025-06-30	£45,196	£42,909	-	-
2024-06-30	£36,439	£27,930	-	-
2023-06-30	£33,865	£33,203	-	-
2022-06-30	£45,208	£28,166	-	-
2021-06-30	£33,542	£32,321	-	-

Trustees

Name	Role	Appointed
ALEXANDER JAMES MORRICE B E M	Chair	2014-07-14
BARBARA ANNE MORRICE		2014-07-14
Dr David Ablitt		2024-01-15
Dr Paul Kenneth Buxton		2020-12-07
Elizabeth Mary Clements		2019-03-18
JILL ROSALIND HIGNETT		2015-01-26
Michael George Fithyan		2019-05-20
NICHOLAS RILEY		2015-01-26
OLIVE MARGARET HATHAWAY		2015-01-26
Philip Stanley Bury MRICS		2025-05-02
ROSAMOND MONICA MASTERMAN		2015-01-26
Susanne Elizabeth Marsh		2019-07-01

THE MEON HALL

England & Wales - Charity number 1157815

Accounts

THE MEON HALL CIO 1157815

TRUSTEES ANNUAL REPORT - PERIOD ENDED 30TH JUNE 2025

Background on Charitable Status. The Meon Hall is the village hall for the residents of the villages of Meonstoke, Corhampton, and Exton in the county of Hampshire. Built as a self-design and build project by the villages between 1978 and 1981, The Meon Hall won the Secretary of State for the Environment's prize for the best community project in Hampshire in 1981. The Meon Hall was officially opened by HRH The late Duchess of Kent in 1982. In 2014 the Trustees converted the village hall's charitable status to a Charitable Incorporated Organisation (CIO No: 1157815) in order to protect the position of the Trustees and to bring management procedures up to date. Incorporation was achieved on 14 July 2014.

Trustees. The Trustees were elected to the Meon Hall Management Committee as required by the CIO Trust Deed at the Annual General Meeting in October 2024. The Management Committee's business has been carried out in accordance with the CIO Constitution and the Trust Deed requirements. We acknowledge guidance on management standards from ACRE. In this annual report the working title 'Management Committee' is used to denote the Trustees. The examined accounts and trustees report for the period ended 30 June 2025 are to be adopted at the AGM to be held in October 2025.

Operations and Public Benefit. The trustees have complied with their duty to ensure that The Meon Hall CIO charity is for public benefit. During the period the village hall has achieved its objective of providing services to the community in the villages of Meonstoke Corhampton and Exton in the rural Meon Valley in Hampshire. The accounts show receipts over expenditure of £ 2286 at 30 June 2025. The Trustees confirm in accordance with CIO (General) regulations that in the year ending 30 June 2025 the CIO did not have any outstanding guarantees to third parties, nor any debts secured on its assets.

During the year ended 30 June 2025 the trustees were encouraged to review their responsibilities in Charity Commission leaflet CC3 and associated guidance, for their financial and management oversight duties. Records management was checked for hall hirings, and for data protection needs.

In accordance with its agreed policy, the Management Committee held its Reserve funds in the Charities Official Investment Fund. The Management Committee's continuing policy, agreed at the 2024 AGM, is that hiring income should fund running costs but that capital expenditure should be met mainly from reserves, grants, and fundraising. Donations during the year from private donors in the parishes were acknowledged with grateful thanks; Gift Aid recovery was received from HMRC. Grants from Corhampton & Meonstoke's Parish Council for outside works, and grounds maintenance were acknowledged.

There was steady income from hirings of The Meon Hall in 2024/25 from block bookings and occasional hirings. Income from hired-out equipment was steady .

A review of hiring charges was made in 2022, with an increase in all charges from July 2022. The present position over income and expenditure has been confirmed in relation to the level of the hiring charges, taking account of increased costs, the largest being electricity, contract waste disposal, insurance, cleaning. Income from outside village hirings remained vital to our finances; by paying a higher rate, outside hirers subsidized local village groups and hirers. The Management Committee was grateful for the helpful co-operation of the Corhampton and Meonstoke Parish Council during the year over the use of the adjoining Recreation Ground which is a major attraction for certain types of hiring.

Building running costs. The Management Committee's index-linked building valuation was reviewed and increased during the year; public indemnity cover is held at £10M. Running costs expenditure was reviewed during the year to make savings where practicable, particularly in the use of electricity which has reduced with the Solar panels installation. The business contract for electricity (arranged through the Crown Commercial Service) for our all-electric building was with EDF Energy.

The Meon Hall's average annual use of day and night rate electricity over the years of 2018 to 2025, has been about 30935 Kwh units/year at an average annual cost of £4125 – amounts and costs varying annually with different winter average temperatures.

The energy efficiency reduction targets recommended in the 2013 Meon Hall Energy Efficiency Survey emphasized the continuing need to identify and fund capital expenditure projects to reduce annual electric running costs, and to update electrical equipment to the latest energy efficiency standards. Night storage heating in winter months has accounted for about 60% of annual electricity costs, and needs updating to achieve better efficiency. Car Park lighting and Main Hall overhead fluorescent lighting needs to be replaced with LED fittings to help with energy savings. Project work has been

completed for the Solar PV Array on the Main Hall's south facing roof; planning consultant advice was taken to maximise the scope of the system. Winchester City Council (WCC)'s declaration of "climate emergency" actions in the district with a carbon neutral target of 2030, ahead of government targets, has increased our focus on energy savings.

A previous trustee topic has been to monitor the local need, funding, and provision of Electric Vehicle charging points with the Corhampton & Meonstoke Parish Council. The Meon Hall car park may be a possible future public access location, but Corhampton & Meonstoke Parish Council's grant application to Hampshire County Council in early 2022 was rejected on grounds of likely insufficient usage. Efforts to control and manage village and recreational parking at the Meon Hall continue.

Internal Maintenance. During and after Covid Lockdown, mostly by late 2022, the Management Committee completed an extensive programme of necessary interior refurbishment work supported by WCC business rate grants, which contributed to successful re-opening. Much of this work was the first time that full re-decoration had been carried out for some 20 years; the work was carried out by a local volunteer who was paid expenses.

External Maintenance. "Autumn Leaf Fall" from the 62 trees in the Meon Hall surrounds and car park continued to be a substantial annual management task, with over 40 hours volunteer work at a cost of over £400, plus voluntary action for removal of fallen leaves off-site. A further cost from annual leaf fall is that the Meon Hall roof gutters and leaf guards need regular inspection and clearing about every 6 months, at an annual cost of over £700 by a local contractor working at heights up to 7.5 metres. Installation of the Solar PV Array will bring future additional external maintenance costs.

Fundraising and Data Protection. The Management Committee does not engage in regular active fundraising, and does not employ a professional fundraiser. The trustees comply with the Charities Act 2016 guidance in relation to Gift Aid on donations and small donations, and are registered with HMRC. Data protection policy has been identified to guide the Meon Hall Committee's fundraising using The Meon Hall's 200 Club which is an annual lottery licensed by Winchester City Council. The generous contribution from the 200 Club supporters in our three villages has provided our annual fundraising in the year ended 30 June 2025 demonstrating community support for the Meon Hall trustees objectives for public use. The 200 Club's 357 member subscriptions in 2025 have raised about £2,750 net for Meon Hall funds, after deducting administrative expenses and awarding £850 of prizes. This money has helped to fund new equipment and some maintenance items.

Minimum necessary data protection requirements have been followed, and annual review procedures carried out. Hiring conditions include permission to retain personal data for a defined period. As a CIO, the Management Committee is registered with the Information Commissioner.

Major risk and serious incidents. The Management Committee has kept under regular review its assessment of financial and other risks faced in the day-to-day operation of the Meon Hall. Standard operating risks have been identified and steps taken, where appropriate, to safeguard people, funds and accounts, and the Meon Hall building and surrounds. Fire Safety, COSHH, Health and Safety, Food Safety, Medical Emergency actions, Asbestos Risk Assessment, Vulnerable Persons, Child Protection, and Equality & Diversity policies were all reviewed during the period to 30 June 2025 by a working group of three trustees, with actions agreed by the Management Committee, and updated policies published. There were no Serious Incidents notifiable to our Insurers or the H&S Executive in the year ended 30 June 2025.

Reserves Policy. The Reserves policy of the Management Committee follows Charity Commission guidance. The Meon Hall's Reserve protects against risk of serious financial difficulty from either unexpected major expenditure or lack of hiring receipts resulting from damage to the building. In the year ended 30 June 2025 we were able to increase the level of the Reserve to about £100,000. It remains an important aim of the Trustees to be able to provide emergency cash cover at a level of up to 5% of the index linked building insurance valuation in case of significant insurance loss or damage. This would require cash payments to be released on the authority of a loss adjuster prior to any insurance claim outcome.

Trustees have agreed that a flexible view over the availability of a proportion of the Reserve for capital works should continue to be taken to enable the Management Committee to address necessary projects. In the longer term the Management Committee's position is that the Reserve is for future renovation, major maintenance, or development of the Meon Hall building or its facilities for community needs. In particular the Reserve ensures smooth cash flow, and helps to protect the Trustees position over unexpected insurance loss or other circumstances.

To safeguard important day-to-day needs, the Management Committee's Lloyds Treasurers current account balance was kept broadly at about £6,500 for cash flow purposes; the account receives no interest. The monthly insurance premium, monthly electrical costs, six monthly contract waste disposal cost and increasing building maintenance costs demonstrate

the need for this level of current account balance. Sums may be transferred to the Reserve in the Charities Official Investment Fund (COIF) or withdrawn for current needs at the delegated discretion of the Management Committee's treasurer. In 2000 action was carried out to confirm that the COIF was the Trustees preferred investment choice for the Reserve in terms of risk, inflation, and interest earned; this choice is unchanged in 2025. The national rate of inflation and subsequent increased interest earned have been beneficial, adding monthly to the Reserve.

The Management Committee consider there are sufficient funds available in the designated Reserves fund to meet the £20,000 that has been assessed as the minimum necessary for estimated premises dilapidations that is a stringent condition of the Trust Deed, should The Meon Hall have to be handed back to the Parish Council under terms set out in the Trust Deed. This sum of £20,000 is viewed as a potential minimum sum that has been identified as a Contingent Liability in the 2024/25 accounts notes as a priority for ring-fenced retention in the Reserve; the sum is based on an informal professional assessment.

The Management Committee's policy has continued to be that sums identified for 'Known Future Contingent Liabilities' should be placed in a designated project reserve to fund future needs, including the ring-fenced premises dilapidations sum, based on identified future projects and their estimated costs. The Management Committee consider that after these deductions the remaining balance in the Reserve will be broadly equivalent to running costs, plus new equipment, maintenance, and training expenditure of the Meon Hall CIO trustees, to conform with general grant criteria published by the Charity Commission and local government authorities about the size and relevance of the CIO's charity financial reserves which are for public benefit. This annual running costs measure will fluctuate from year to year, so the Management Committee has chosen an annual figure as the likely general measure of one year's estimated average running costs expenditure, which in future may have to take account of "known unknown" inflation or other costs.

Management Plan. The Meon Hall's Management Plan was reviewed early in 2025 with a detailed assessment of annual income and expenditure, and likely future projects and their costs, and whether grants should be applied for where appropriate. Expenditure items identified in the Management Plan affecting the designated Reserves fund, and their outline costs plus VAT, are likely to include capital works projects, equipment purchases, and management training needs. Future hiring income may be affected by government policy, inflation or other effects on potential hirers finances. The Management Plan 2025 review needs to introduce the effects of likely annual changes to the finances of The Meon Hall, and possible level of hiring charges and increases. Government policy changes to the Annual Business Rate exemptions must be included in this assessment.

The principal financial risk for the Meon Hall CIO is sudden loss of hiring income. The unexpected Covid19 pandemic building closure in March 2020 stopped all hiring activity but administrative and maintenance expenditure continued to run down the level of funds. Most groups and hirers offered to allow The Meon Hall CIO to retain payments made for future hirings and asked for bookings to be rolled forward to later dates. The Meon Hall CIO is assessed for annual rateable value of £13,000 with a potential mandatory charge of £6,487 business rates, but is exempt from payment of 80% as a charity; the remaining 20% is also exempted at the discretion of our Local Authority, Winchester City Council (WCC). Present changes to local government administration need to be monitored closely. Despite being exempt from paying a Business Rate, the Meon Hall CIO was awarded four Retail, Hospitality, and Leisure grants by WCC during Lockdown – £10,000 in March 2020, and between November 2020 to May 2021 a further £17,907, and in 2022 £2667. These grants (received in lieu of hiring income) were fully spent on administration expenditure, and maintenance costs normally met from hiring income.

In normal circumstances the Management Committee would generally plan to hold a total of up to £125,000 in current and designated funds for these and other purposes, all of which are of direct public benefit. The Management Committee believe that these Reserve and General Financial Policies are prudent and justified, not only to give our successors a sound financial base, but also as a hedge against the increasingly limited grants available from local authorities and other sources. Specifically the Management Committee needs to be able to provide for the sudden impact of providing emergency cash cover in case of significant hiring income loss, insurance loss or damage, an unexpected increase in running costs, and particularly for implementing new or changing government legislation affecting the safe operation of a community building, so as to be able to continue to maintain and update its 47 year old village hall building.

Future Counter Terrorism measures. The effects of the new 2025 law on Counter Terrorism (Protection of Premises) known as Martyn's Law, are still to be assessed for cost and management impact. It is thought that the Meon Hall will be within the capacity affected by Home Office guidance policy on implementation measures and cost. The effect on hirings and management may be significant.

Acknowledgements. The Management Committee are grateful to the Corhampton & Meonstoke Parish Council for

their continuing financial support and for acting as a supportive landlord; and to the Exton Parish Meeting for renewed financial support. The Management Committee have acknowledged with thanks a recent grant of £1,000 from the Corhampton & Meonstoke Parish Council precept for 2024/25.

People. The CIO's Management Committee met seven times face-to-face in the period reported, the average attendance was 8 out of a possible 13 members.

We record thanks to our Committee Secretary, Anne Morrice, who has written accurate minutes; to Sue Marsh our Treasurer who has kept the CIO's accounts to the required Charity Commission model with accuracy, and for her advice on expenditure. To Natalie Lumby for her careful Examination of the Annual Accounts. To Nicholas Riley for leading on contracts – particularly the Solar PV project work - and for his valuable professional knowledge of building and works procedures. To Jenny Creese, our Housekeeper, for her enthusiasm and hard work in unsocial hours in looking after the kitchen, toilets, sports changing facilities, and general cleaning and assistance; and particularly for updating the Meon Hall contents list. To Norman Creese who has carried out a wide range of maintenance work to the Hall building. To Michelle Kempster for her continuing work outside in the car park area, particularly with seasonal autumn leaf clearance (helped by John Dobby); to Barry Heard and his wife Anita who ended their work with grass and bush trimming early in 2025; and to the firm of EMS South for taking on this work. The trustees acknowledge the Chairman's extensive work on behalf of the committee.

Signature and Declaration

Declaration : I declare in my capacity of charity trustee that the Trustees of The Meon Hall CIO 1157815 have approved this report at the AGM held on 22 October 2025 and have authorized me to sign it on their behalf.

Full name	Alexander James Morrice
Position	Trustee and Chairman
Date	22 October 2025

THE MEON HALL – CIO - CHARITY 1157815 - ANNUAL ACCOUNTS TO 30 JUNE 2025

Financial year 1 July 2024 to 30 June 2025.

RECEIPTS & PAYMENTS Account 2024 to 30 June 2025

RECEIPTS

Income from voluntary sources

Beetle Drive	1505.48	
County Council Arts Programme	0.00	
200 Club Lottery (Gross receipts)	5100.48	
	(1) Fundraising	5100.48

C & M Parish Council(including grass cutting)	975.00	
Exton Parish Meeting (grass and other)	0.00	
WDAPC	0.00	
WCC	0.00	
HCC	0.00	
Grant making trusts and other bodies	0.00	
	(2) Grants	975.00

Gift Aid donations	3600.00	
Other donations	486.50	
Legacies	5537.23	
Covenanted receipts	0.00	
Gift Aid Tax Refunds	900.00	
	(3) Donations & Bequests	10,523.73

Income from Trading Activities

(4) Block Regular bookings	7813.87
(5) Occasional bookings	12491.81
(6) Badminton Club	300.00
(7) Hired Out Equipment	1943.85
(8) Damage deposits received	0.00

Payments by Hirers for Electricity	968.54	
(9) Electricity		968.54

Income from Assets

Deposit fund	5 035.06	
(10) Interest		5035.06

Miscellaneous Receipts

Insurance claim	43.21	
General refunds	0.00	
(11) Miscellaneous receipts		43.21

Total Receipts for 2024/2025 £45,195.55

Financial year 1 July 2024 to 30 June 2025.

PAYMENTS

Direct Charitable Expenditure

Housekeeping and Cleaning Services	4061.25	
Car park sweeping/Patio	0.00	
Caretaking services	1718.85	
(1) Facilities services		5780.10
Insurance	2727.22	
Stage, Public, and Performing Licences	35.00	
Annual site rental	50.00	
Community Action Hants fee	0.00	
Electrical & Fire Equipment Inspections & Works	1256.26	
(2) Premises		4068.48
Electricity	5356.52	
Telephone Line, Calls, and Maintenance	475.29	
TV Licensing	169.50	
Refuse collection	2401.15	
Cesspit	0.00	
Piano Tuner	0.00	
Window Cleaning	196.00	
(3) Supplies & Services		8598.46
Major Works and Repairs (over £200)	15,084.00	
Minor repairs	660.00	
(4) Building Maintenance & Works		15,744.00
General maintenance	3227.50	
Grass cutting/Tree Surgery	2592.00	
(5) Grounds Maintenance		5819.50
Repairs/Replacement	516.87	
New equipment	0.00	
(6) General equipment		516.87
Hire of equipment	0.00	
Purchase of new equipment	0.00	
Consumables	330.34	
(7) Cleaning Equipment and Supplies		330.34
<u>Other Expenditure</u>		
Secretarial expenses	0.00	
Booking Secretary/Telephone/ Stationary	0.00	
Accounts examination	0.00	
(8) Management Committee		0.00
200 Club Prizes	850.00	
200 Club administration and Registration Fee	0.00	
Fundraising Event Expenses	701.48	
(9) Fundraising		1551.48
(10) Damage Deposits returned		0.00
Hospitality	0.00	
Return of Hire Fees	250.00	
Gift/Donation	250.00	
(11) Other		500.00

Total Payments for 2024-2025

42,909.23

STATEMENT OF ASSETS AND LIABILITIES - 30 JUNE 2025

ASSETS

Monetary assets - Cash and bank balances

Clearing bank balance at close of business 30 June 2025	8316.59
Less unrepresented cheques	0.00
Plus receipts banked but not yet credited by Clearing Bank	0.00
Plus cash & cheques not banked by Treasurer	0.00
Other monetary assets	0.00
Deposit Fund at 30 June 2025	99,860.05

Total of Monetary Assets at 30 June 2025 **108,176.64**

Net surplus (Loss) for Financial Year **2286.32**

Non-Monetary Assets :

Equipment and Contents, Trustees valuation	31,000.00
Hire fees to be received	0.00
Pre-paid utilities (BIFFA waste)	638.00
Electricity paid in advance	182.00
Metered water paid in advance	0.00
200 Club Lottery tickets allocated but not paid for	0.00
Gift Aid Tax Repayments to be received	0.00

Total of Non-Monetary Assets at 30 June 2025 **31,820.00**

The Meon Hall CIO 1157815 - NOTES TO THE 2024-2025 ACCOUNTS

The accounts are prepared on a "Receipts and Payments basis". Only monies received by or notified to the Treasurer of the CIO by 30 June 2025 are included. The accounting period began on 1 July 2024.

The accounts are subject to examination by an independent examiner in accordance with Charity Commission requirements.

Uncashed cheques held by the Bookings Manager as damage deposits are not shown.

A thorough review had been made in early 2024 of the Trustees Valuation of the movable contents of furniture, equipment, kitchen items, and consumable stores. The valuation has been reviewed again in 2025, and has been reduced to £31,000. This is what value might be raised if the Meon Hall contents had to be sold at auction or by private treaty or closing down or other circumstances. It might be much less.

The Meon Hall, a Charitable Incorporated Organisation (CIO) holds a lease expiring in 2078 as Lessees on a fully repairing and insuring lease. The property is held on trust as a village hall, with no alternative use or investment income. As a consequence it would be prudent to view the lease as a liability and not as an asset. During 2024-2025 the CIO held insurance cover for the property, contents, and public liability. No professional survey of dilapidations has been undertaken and the figure of £20,000 is purely an estimate and cannot be relied upon to reflect the exact state of repair on 30 June 2025.

The CIO Trustees are grateful for private donations totalling £3600, and legacies of £5537.23 in 2024-2025.

Major expenses in this financial year were : £15084 installation of Solar PV panels on part of the south side of the Main Hall roof; £4582 Reducing height of trees and shrub maintenance.

The 200 Club Lottery runs from January to November. On 30 June 2025 undrawn prizes totalled £ £675.00.

The CIO Trustees confirm in accordance with the Charitable Incorporated (General) Regulations 2012 that at the end of the year (30 June 2025) the CIO did not have any outstanding guarantees to third parties nor debts secured on the CIO's assets. On 30 June 2025 had contractual liability as lessee in relation to the Meon Hall premises.

The accounts 2024 – 25 show a balance of £108,176.64 with excess of receipts over payments of £ 2286.32.



Section A Independent Examiner's Report

Report to the trustees/ members of

Charity Name: THE MEON HALL

On accounts for the year ended

30 JUNE 2025

Charity no (if any)

C10 1157815

Set out on pages

1 to 6

(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 30/06/2025

Responsibilities 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.

Independent examiner'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:

Natalie H Lumb

Date:

25/09/25

Name:

NATALIE H LUMB

Relevant professional qualification(s) or body (if any):

ICAEW

Address:

MANOR HOUSE
HIGH STREET
MEONSTOCK HAMPSHIRE SO32 3NA.

THE MEON HALL

England & Wales - Charity number 1157815

Accounts

THE MEON HALL CIO 1157815

TRUSTEES ANNUAL REPORT - PERIOD ENDED 30TH JUNE 2024

Background on Charitable Status. The Meon Hall is the village hall for the residents of the villages of Meonstoke, Corhampton, and Exton in the county of Hampshire. Built as a self-design and build project by the villages between 1978 and 1981, The Meon Hall won the Secretary of State for the Environment's prize for the best community project in Hampshire in 1981. The Meon Hall was officially opened by HRH The Duchess of Kent in 1982. In 2014 the Trustees converted the village hall's charitable status to a Charitable Incorporated Organisation (CIO No: 1157815) in order to protect the position of the Trustees and to bring management procedures up to date. Incorporation was achieved on 14 July 2014.

Trustees. The Trustees were elected to the Meon Hall Management Committee as required by the CIO Trust Deed at the Annual General Meeting in October 2023. The Management Committee's business has been carried out in accordance with the CIO Constitution and the Trust Deed requirements. We acknowledge guidance on management standards from ACRE. In this annual report the working title 'Management Committee' is used to denote the Trustees. The examined accounts and trustees report for the period ended 30 June 2024 are to be adopted at the AGM to be held in October 2024.

Operations and Public Benefit. The trustees have complied with their duty to ensure that The Meon Hall CIO charity is for public benefit. During the period the village hall has achieved its objective of providing services to the community in the villages of Meonstoke Corhampton and Exton in the rural Meon Valley in Hampshire. The accounts show receipts over expenditure of £ 8509 at 30 June 2024. The Trustees confirm in accordance with CIO (General) regulations that in the year ending 30 June 2024 the CIO did not have any outstanding guarantees to third parties, nor any debts secured on its assets.

During the year ended 30 June 2024 the trustees were encouraged to review their responsibilities in Charity Commission leaflet CC3 and associated guidance, for their financial and management oversight duties. Records management was checked for hall hirings, and for data protection needs.

In accordance with its agreed policy, the Management Committee held its Reserve funds in the Charities Official Investment Fund. The Management Committee's continuing policy, agreed at the 2023 AGM, is that hiring income should fund running costs but that capital expenditure should be met mainly from reserves, grants, and fundraising. Donations during the year from private donors in the parishes were acknowledged with grateful thanks; Gift Aid recovery was received from HMRC. Grants from Corhampton & Meonstoke's Parish Council for outside works, and grounds maintenance were acknowledged.

Income from hirings of The Meon Hall in 2023/24 from block bookings and occasional hirings recovered to pre-Covid levels. Income from hired-out equipment was also up.

A review of hiring charges was made in 2022. The present position over income and expenditure was confirmed in relation to the level of the hiring charges, taking account of increased costs, the largest being electricity, contract waste disposal, insurance, cleaning. Income from outside village hirings remained vital to our finances; by paying a higher rate, outside hirers subsidized local village groups and hirers. The Management Committee was grateful for the helpful co-operation of the Corhampton and Meonstoke Parish Council during the year over the use of the adjoining Recreation

Ground which is a major attraction for certain types of hiring.

Building running costs. The Management Committee's index-linked building valuation was reviewed and increased during the year; public indemnity cover is held at £10M. Running costs expenditure was reviewed during the year to make savings where practicable, particularly in the use of electricity which continued to be a significant cost. The business contract for electricity (arranged through the Crown Commercial Service) for our all-electric building was with EDF Energy.

The Meon Hall's average annual use of day and night rate electricity over the 5 years of 2018 to 2023, has been about 30935 Kwh units/year at an average annual cost of £4125 – varying annually with different winter average temperatures. So far in the current year this cost has increased by about one-third up to June 2024.

The energy efficiency reduction targets recommended in the 2013 Meon Hall Energy Efficiency Survey emphasized the continuing need to identify and fund capital expenditure projects to reduce annual electric running costs, and to update electrical equipment to the latest energy efficiency standards. Night storage heating in winter months accounts for about 57% of annual electricity costs. The Main Hall overhead fluorescent lighting needs to be replaced with LED fittings to help with energy savings. Project work has been developing for the installation of a Solar PV Array on the Main Hall's south facing roof. Planning consultant advice has been taken to maximise the efficiency and scope of the intended system. Winchester City Council (WCC)'s declaration of "climate emergency" actions in the district with a carbon neutral target of 2030, ahead of government targets, has increased focus on energy savings. A delay in the PV Array timescale may have advantages if there are government policy reductions on VAT on energy saving matters.

A trustee topic has been to monitor the local need, funding, and provision of Electric Vehicle charging points with the Corhampton & Meonstoke Parish Council. The Meon Hall car park may be a possible public access location, but Corhampton & Meonstoke Parish Council's grant application to Hampshire County Council in early 2022 was rejected on grounds of likely insufficient usage. Efforts to control and manage village and recreational parking at the Meon Hall continue.

Internal Maintenance. During and after the Covid Lockdown periods, mostly by late 2022, the Management Committee completed an extensive programme of necessary interior refurbishment work supported by WCC business rate grants, which contributed to successful re-opening. Much of this work was the first time that re-decoration had been carried out for some 20 years.

External Maintenance. "Autumn Leaf Fall" from the 62 trees in the Meon Hall surrounds and car park continued to be a substantial annual management task, with over 40 hours volunteer work at a cost of over £400, plus voluntary action for removal of fallen leaves off-site. A further cost from annual leaf fall is that the Meon Hall roof gutters and leaf guards need regular inspection and clearing at least every 6 months, at an annual cost of over £700 by a local contractor working at heights up to 7.5 metres. The future installation of a Solar PV Array will bring additional external maintenance costs.

Fundraising and GDPR. The Management Committee does not engage in regular active fundraising, and does not employ a professional fundraiser. The trustees comply with the Charities Act 2016 guidance in relation to Gift Aid on donations and small donations, and are registered with HMRC. Data protection policy has been identified to guide the Meon Hall Committee's fundraising using The Meon Hall's 200 Club which is an annual lottery licensed by Winchester City Council. The generous contribution from the 200 Club supporters in our three villages has provided our annual fundraising in the year ended 30 June 2024 demonstrating community support for the Meon Hall trustees objectives for public use. The 200 Club's 331 member subscriptions in 2024 have raised about £2,400 net for Meon Hall funds, after deducting administrative expenses and awarding £850 of

prizes. This money has helped to fund new equipment and some small maintenance items.

Minimum necessary GDPR data requirements have been followed, and annual review procedures carried out. Hiring conditions include permission to retain personal data for a defined period. As a CIO, the Management Committee is registered with the Information Commissioner.

Major risk and serious incidents. The Management Committee has kept under regular review its assessment of financial and other risks faced in the day-to-day operation of the Meon Hall. Standard operating risks have been identified and steps taken, where appropriate, to safeguard people, funds and accounts, and the Meon Hall building and surrounds. Fire Safety, COSHH, Health and Safety, Food Safety, Medical Emergency actions, Asbestos Risk Assessment, Vulnerable Persons, Child Protection, and Equality & Diversity policies were all reviewed during the period to 30 June 2024 by a working group of three trustees, with actions agreed by the Management Committee, and updated policies published. There were no Serious Incidents notifiable to our Insurers or the H&S Executive in the year ended 30 June 2024.

Reserves Policy. The Reserves policy of the Management Committee follows Charity Commission guidance in document CC 19. The Meon Hall's Reserve protects against risk of serious financial difficulty from either unexpected major expenditure or lack of hiring receipts resulting from damage to the building. In the year ended 30 June 2024 we were able to increase the level of the Reserve to about £99,324. It remains an important aim of the Trustees to be able to provide emergency cash cover at a level of up to 5% of the index linked building insurance valuation in case of significant insurance loss or damage. This would require cash payments to be released on the authority of a loss adjuster prior to any insurance claim outcome.

Trustees have agreed that a flexible view over the availability of a proportion of the Reserve for capital works should continue to be taken to enable the Management Committee to address necessary projects. In the longer term the Management Committee's position is that the Reserve is for future renovation, major maintenance, or development of the Meon Hall building or its facilities for community needs. In particular the Reserve ensures smooth cash flow, and helps to protect the Trustees position over unexpected insurance loss or other circumstances.

To safeguard important day-to-day needs, the Management Committee's current bank account balance was kept broadly at about £6,000 for cash flow purposes; the account receives no interest. The monthly insurance premium, monthly electrical costs, six monthly contract waste disposal cost and increasing building maintenance costs demonstrate the need for this level of current account balance. Sums may be transferred to the Reserve in the Charities Official Investment Fund (COIF) or withdrawn for current needs at the delegated discretion of the Management Committee's treasurer. Five years ago action was carried out to confirm that the COIF was the Trustees preferred investment choice for the Reserve in terms of risk, inflation, and interest earned; this choice is unchanged in 2024. The increased rate of inflation and increased interest earned have been beneficial, adding around £365 per month to the Reserve.

The Management Committee consider there are sufficient funds available in the designated Reserves fund to meet the £20,000 that has been assessed as the minimum necessary for estimated premises dilapidations that is a stringent condition of the Trust Deed, should The Meon Hall have to be handed back to the Parish Council under terms set out in the Trust Deed. This sum of £20,000 is viewed as a potential minimum sum that has been identified as a Contingent Liability in the 2023/24 accounts notes as a priority for ring-fenced retention in the Reserve; the sum is based on an informal professional assessment.

The Management Committee's policy has continued to be that sums identified for 'Known Future Contingent Liabilities' should be placed in a designated project reserve to fund future needs, including the ring-fenced premises dilapidations sum, based on identified future projects and their estimated costs. The Management Committee consider that after these deductions the remaining balance in the Reserve will be broadly equivalent to one year's running costs, plus new equipment, maintenance, and training expenditure of the Meon Hall CIO trustees, to conform with general grant criteria published by the Charity Commission and local government authorities about the size and relevance of the CIO's charity financial reserves which are for public benefit. This annual running costs measure will fluctuate from year to year, so the Management Committee has chosen a lower annual figure of £32,750 as the likely general measure of one year's estimated average running costs expenditure, which in future have to take account of "known unknown" inflation or other costs.

Management Plan. The Meon Hall's Management Plan will be reviewed in the autumn of 2024 with a detailed assessment of annual income and expenditure, and likely future projects and their costs, and whether grants should be applied for where appropriate. Expenditure items identified in the Management Plan affecting the designated Reserves fund, and their outline costs plus VAT, are likely to include capital works projects, equipment purchases, and management training needs. Future hiring income may be affected by inflation or other effects on potential hirers finances.. The Management Plan of 2024 will need to introduce the effects of likely changes to the finances of The Meon Hall, and possible level of hiring charges.

The principal financial risk for the Meon Hall CIO is sudden loss of hiring income. The unexpected Covid19 pandemic building closure in March 2020 stopped all hiring activity but administrative and maintenance expenditure continued to run down the level of funds. Most groups and hirers offered to allow The Meon Hall CIO to retain payments made for future hirings and asked for bookings to be rolled forward to later dates. The Meon Hall CIO is assessed for annual payment of £13,000 business rates, but is exempt from payment of 80% as a charity; the remaining 20% is also exempted at the discretion of our Local Authority, Winchester City Council (WCC). Despite being exempt from paying a Business Rate, the Meon Hall CIO was awarded four Retail, Hospitality, and Leisure grants by WCC during Lockdown – £10,000 in March 2020, and between November 2020 to May 2021 a further £17,907, and in 2022 £2667. These grants (received in lieu of hiring income) were spent in full on administration expenditure, and maintenance costs normally met from hiring income.

In normal circumstances the Management Committee would generally plan to hold a total of up to £100,000 in current and designated funds for these and other purposes, all of which are of direct public benefit. The Management Committee believe that these Reserve and General Financial Policies are prudent and justified, not only to give our successors a sound financial base, but also as a hedge against the limited grants available from local authorities and other sources. Specifically the Management Committee needs to be able to provide for the sudden impact of providing emergency cash cover in case of significant hiring income loss, insurance loss or damage, an expected increase in electric running costs, and particularly for implementing new or changing government legislation affecting the safe operation of a community building, so as to be able to continue to maintain and update its 43 year old village hall building.

Acknowledgements. The Management Committee are grateful to the Corhampton & Meonstoke Parish Council for their continuing financial support and for acting as a supportive landlord; and to the Exton Parish Meeting for financial support. The Management Committee have acknowledged with thanks grants from the Corhampton & Meonstoke Parish Council precept for 2023/24.

People. The CIO's Management Committee met seven times face-to-face in the period reported,

the average attendance was 8 out of a possible 14 members.

We record thanks to our Committee Secretary, Anne Morrice, who has written accurate minutes; to Sue Marsh our Treasurer who has kept the CIO's accounts to the required Charity Commission model with accuracy, and for her advice on expenditure. To Natalie Lumby for her careful Examination of the Annual Accounts. To Nicholas Riley for leading on contracts – particularly the Solar PV work - and for his valuable professional knowledge of building and works procedures. To Jenny Creese, our Housekeeper, for her enthusiasm and hard work in unsocial hours in looking after the kitchen, toilets, sports changing facilities, and general cleaning and assistance; and particularly for updating the Meon Hall contents list. To Norman Creese who has carried out a wide range of maintenance work. To Michelle Kempster for her continuing work outside in the car park area, particularly with seasonal autumn leaf clearance (helped by John Dobby); and to Barry Heard and his wife Anita for their work with grass cutting. The trustees acknowledge the Chairman's extensive work on behalf of the committee.

Signature and Declaration

Declaration : I declare in my capacity of charity trustee that the Trustees of The Meon Hall CIO 1157815 have approved this report at the AGM held on 23 October 2024 and have authorised me to sign it on their behalf.

Full name	Alexander James Morrice
Position	Trustee and Chairman
Date	23 October 2024

The Meon Hall, Registered Charity 1157815 (CIO)

Notes to the 2023 – 2024 Accounts

- The accounts are prepared on a “Receipts and Payments” basis. Only monies received by or notified to the Treasurer of the CIO by 30 June 2024 are included.
- The accounts are subject to Examination by an independent examiner in accordance with the requirements of the Charity Commission.
- Uncashed cheques held by the Bookings Secretary as damage deposits are not shown.
- A thorough review has been made of the Trustees Valuation of the movable contents of furniture, equipment, kitchen items and consumable stores. The valuation of £44,540 is what might be raised if the Meon Hall contents had to be sold at auction or by private treaty or on closing down or other circumstances, but may well be considerably less based on age and usage.
- The Meon Hall, a Charitable Incorporated Organisation (CIO) holds a lease expiring in 2078, as lessees, on a fully repairing and insuring lease. The property is held on trust as a village hall, and no alternative use or investment income is possible. As a consequence it would be prudent to view the Lease as a liability and not as an asset. During 2023-2024 the CIO held insurance cover for the property, contents, and public liability. No professional survey of dilapidations has been undertaken and the figure of £20,000 is purely an estimate and cannot be relied upon to reflect the exact state of repair on 30 June 2024.
- The accounting period started on 1 July 2023.
- The Trustees of the CIO are grateful for private donations totalling £1700 in 2023-2024.
- It was agreed by the Trustees of the CIO to make a claim to the buildings insurance company Ansvar for a contribution to the cost of repairing limited flood damage to part of the Small Hall floor in September 2023. The reparation costs amounted to £3372. £879 was received by way of the claim.
- Major expenses in the financial year were :
 - £ 2493 Replacing damaged flooring in Small Hall (Cost after insurance claim)
 - £ 1182 Reducing height of trees, and shrub maintenance
- The 200 Club Lottery runs from January to November each year. As of 30 June 2024 the undrawn prizes totalled £675.00.
- The trustees of the CIO confirm in accordance with the Charitable Incorporated (General) regulations 2012 that at the end of the financial year (30 June 2024) the CIO did not have any outstanding guarantees to third parties nor debts secured on the assets of the CIO. On 30 June 2024 the CIO had contractual liability, as a lessee, in relation to The Meon Hall premises.
- The accounts show a balance of £105,910.32 with an excess of receipts over payments of £8509.09

THE MEON HALL CIO 1157815

Financial year 1 July 2023 to 30 June 2024

<u>RECEIPTS AND PAYMENTS ACCOUNT</u>	<u>2023</u>	<u>–</u>	<u>2024</u>
<u>RECEIPTS</u>	£		£
<u>Income from voluntary sources</u>			
Beetle Drive	1385.64		
Hants County Council & Arts Programme	-		
200 Club Lottery (Gross receipts)	3280.00		
		(1) Fundraising	4,665.64
C & M Parish Council (including grass cutting)	732.00		
Exton Parish Meeting (grass cutting & other)	200.00		
HCC, WCC, Hants Rural Action, Grant making trusts	-		

	(2) Grants	932.00
Gift Aid donations	1700.00	
Other donations	476.50	
Legacies	-	
Covenanted receipts	-	
Gift Aid tax refunds	189.66	
	(3) Donations & Bequests	2366.16
<u>Income from Trading Activities</u>		
	(4) Block regular bookings	5925.50
	(5) Occasional bookings	13,942.40
	(6) Badminton Club	300.00
	(7) Hired out equipment	1212.75
	(8) Damage deposits received	-
Payments by Hirers for Electricity	1428.34	
	(9) Electricity	1428.34
<u>Income from Assets</u>		
Deposit (Reserve Fund)	4787.85	
	(10) Interest	4787.85
<u>Miscellaneous Receipts</u>		
Insurance claim	879.00	
General refunds	-	
	(11) Miscellaneous Receipts	879.00
	<u>Total Receipts for 2023/2024</u>	<u>£ 36,439.64</u>

	<u>2023</u>	-	<u>2024</u>
	£		£
<u>PAYMENTS</u>			
<u>Direct Charitable Expenditure</u>			
Housekeeping and Cleaning Services	3351.00		
Car park sweeping/Patio	-		
Caretaking services	360.00		
(1) Facilities services			£ 3,711.00
Insurance	2,733.58		
Stage, public, and performing licences	35.00		
Annual site rental	50.00		
Community Action Hants fee	-		
Electrical & Fire Equipment Inspections and Works	2,332.27		
(2) Premises			£ 5,150.85
Electricity	6,906.02		

Telephone line, calls, and maintenance	525.91	
TV Licencing	159.00	
Refuse collection	2,131.27	
Cesspit	156.00	
Piano Tuner	-	
Window cleaning	165.00	
(3) Supplies and Services		£ 10,043.20
Major Works and Repairs (over £200)	3,372.00	
Minor repairs	1,325.52	
(4) Building Maintenance & Works		£ 4,697.52
General maintenance	1,180.00	
Grass cutting/ tree surgery	1,182.00	
(5) Grounds maintenance		£ 2,362.00
Repairs/replacement	456.28	
New equipment	-	
(6) General equipment		£ 456.28
Hire of Equipment	-	
Purchase of New Equipment	-	
Consumables	108.06	
(7) Cleaning Equipment & Supplies		£ 108.06
<u>Other Expenditure</u>		
Secretarial expenses	-	
Bookings Secretary telephone/stationery	-	
Accounts Examination	-	
(8) Management Committee		£ -
200 Club Prizes	775.00	
200 Club Administration and Registration Fee	-	
Fundraising expenses and donations	626.84	
(9) Fundraising		£ 1,401.64
(10) Damage deposits returned	£ -	
Hospitality	-	
Return of Hire Fees	-	
Other	-	
(10) Other		£ -
<u>Total Payments for 2023-2024</u>	<u>£ 27,930.55</u>	
Total Receipts for 2023/2024 (brought forward)	£ 36,439.54	
Net Receipts for 2023 – 2024		<u>£ 8,509.09</u>

Table 1 – Statement of Assets and Liabilities

ASSETS	30 June 2024	30 June 2023
Monetary Assets	£	£
Cash and Bank Balances		
Clearing bank balance at close of business 30 June 2024	6,585.33	7,844.09
Less unrepresented cheques		
Plus Receipts banked but not yet credited by Bank		
Plus cash and cheques not yet banked by Treasurer		
Other monetary assets		
Deposit fund at 30 June 2024	99,324.99	89,537.14
TOTAL MONETARY ASSETS at 30 June 2024	105,910.32	97,381.23
Net surplus (loss) for Financial Year	8,509.09	661.56
Non-monetary assets		
Equipment & Contents		
Trustees valuation	44,540.00	107,600.00
Hire fees to be received	-	-
Pre-paid utilities – BIFFA waste	562.00	419.90
Electricity paid in advance		
Meter water paid in advance	170.00	500.00
200 Club Tickets allocated but not paid for	60.00	-
Gift Aid tax repayments to be received	-	-
TOTAL – Non-Monetary Assets at 30 June	45,332.00	108,519.90
LIABILITIES		
Current Immediate Liabilities	-	-
Undrawn 200 Club Lottery Prizes	675.00	675.00
Advance booking fees held	325.00	5,288.00
Annual site rental	50.00	-
Utilities used – not paid (Electricity)	210.00	249.00
(British Telecom)	-	-
(Metered water)	-	-
Buildings insurance	-	-
Damage deposits cashable but returnable	-	-
Hire fees returnable	-	-
TOTAL – CURRENT/IMMEDIATE LIABILITIES	1,260.00	6,212.00
Known future / contingent liabilities		
Guarantees to 3 rd Parties and Debts secured on Assets		

Premises Dilapidations	20,000.00	20,000.00
TOTAL – KNOWN FUTURE/CONTINGENT LIABILITIES	20,000.00	20,000.00



Section A

Independent Examiner's Report

Report to the trustees

Trust Name: THE MEON HALL

On accounts for the year ended

30 JUNE 2024

Charity no (if any)

1157815

Set out on pages

1 to 4

(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 30/06/2024

Responsibilities and basis of report

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.

Independent examiner's statement

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

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

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 accounts to be reached.

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

Signed: [Signature]

Date: 2.2.2025

Name: NATALIE H. LUMBY

Relevant professional qualification(s) or body (if any):

ICAEW 8113890

Address: THE MANOR HOUSE, HIGH STREET, MEONISTOKE, SOUTHAMPTON, SO32 3NH

THE MEON HALL

England & Wales - Charity number 1157815

Accounts

THE MEON HALL CIO 1157815

TRUSTEES ANNUAL REPORT - PERIOD ENDED 30TH JUNE 2022

Background on Charitable Status. The Meon Hall is the village hall for the residents of the villages of Meonstoke, Corhampton, and Exton in the county of Hampshire. Built as a self-design and build project by the villages between 1978 and 1981, The Meon Hall won the Secretary of State for the Environment's prize for the best community project in Hampshire in 1981. The Meon Hall was officially opened by HRH The Duchess of Kent in 1982. In 2014 the Trustees converted the village hall's charitable status to a Charitable Incorporated Organisation (CIO No: 1157815) in order to protect the position of the Trustees and to bring management procedures up to date. Incorporation was achieved on 14 July 2014.

Trustees. The Trustees were elected to the Meon Hall Management Committee as required by the CIO Trust Deed at the Annual General Meeting in October 2021. The Management Committee's business has been carried out in accordance with the CIO Constitution and the Trust Deed requirements. We acknowledge guidance on management standards from ACRE in the "ACRE Standard" scheme for charitable organisations. In this annual report the working title 'Management Committee' is used to denote the Trustees. The examined accounts and trustees report for the period ended 30 June 2022 are to be adopted at the AGM to be held in October 2022.

Operations and Public Benefit. The trustees have complied with their duty to ensure that The Meon Hall CIO charity is for public benefit. During the period the village hall has achieved its objective of providing services to the community in the villages of Meonstoke Corhampton and Exton in the rural Meon Valley in Hampshire. This is recognized as an important part of the "glue" that has helped maintain our village communities caring spirit during the long periods of Covid19 restrictions from March 2020 onwards. The accounts show receipts over expenditure of £17,041 at 30 June 2022. The Trustees confirm in accordance with CIO (General) regulations that in the year ending 30 June 2022 the CIO did not have any outstanding guarantees to third parties, nor debts secured on its assets.

During the year ended 30 June 2022 the trustees were encouraged to review their responsibilities in Charity Commission leaflet CC3 and associated guidance, for their financial and management oversight duties. Records management was checked for hall hirings, and data protection,

In accordance with its agreed policy, the Management Committee held its Reserve funds in the Charities Official Investment Fund. The Management Committee's continuing policy, agreed at the 2021 AGM, is that hiring income should fund running costs but that capital expenditure should be met mainly from reserves, grants, and fundraising. Unexpected donations totalling £ 16,648 during the year from private donors in the parishes were acknowledged with grateful thanks; Gift Aid recovery of £3,566 was received from HMRC where appropriate, particularly on small donations. The larger donations were made for specific expenditure items, and helped to achieve this year's income surplus. Grants from Corhampton & Meonstoke's Parish Council for internal redecoration, and grounds maintenance, were acknowledged with thanks.

Income from hirings of The Meon Hall in 2021/22 from block bookings and occasional hirings was £14,832, which was almost back to 2019's pre-Covid levels. Income from hired-out equipment was also up. The Committee was grateful to have received a £2,677 grant payment from Winchester City Council's Retail, Hospitality, and Leisure grant scheme to help with necessary administrative and maintenance expenses.

A review of hiring charges was made during the year. The position over income and expenditure was confirmed in relation to the level of the hiring charges and the number of hirings up to 30 June 2022. A 13% average increase in the hiring charges was agreed, effective from 1 July 2022, to take account of increased costs, the largest being electricity, contract waste disposal, insurance, cleaning. Income from outside village hirings remained vital to our finances; by paying a higher rate, outside hirers subsidise local village groups and hirers. Two small private businesses, Mindfulness and Yoga, have resumed operations for their groups; these are based In-Village and trustees have assessed their benefit to our charitable purpose of public benefit when holding their hirings in our charitable premises. The Management Committee was grateful for the

helpful co-operation of the Corhampton and Meonstoke Parish Council during the year over the use of the adjoining Recreation Ground which is a major attraction for certain types of hiring.

Building running costs. The Management Committee's index-linked building valuation was reviewed and increased during the year; public indemnity cover is held at £10M; Running costs expenditure was reviewed during the year to make savings where practicable, particularly in the use of electricity which continued to be a significant cost. The business contract for electricity (arranged through the Crown Commercial Service) for our all-electric building transferred to EDF Energy in March 2022 with a new contract, which will be reviewed in March 2023 on ACRE's recommendation.

The Meon Hall's average annual use of day and night rate electricity over the 5 years of 2014-2019, and again in 2021 and 2022 has been about 30935 Kwh units/year at an average annual cost of £4125 – varying annually with different winter average temperatures. So far in the current year this cost has increased by about one-third up to June 2022.

The energy efficiency reduction targets recommended in the 2013 Meon Hall Energy Efficiency Survey emphasize the continuing need to identify and fund capital expenditure projects to reduce annual electric running costs, and to update electrical equipment to the latest energy efficiency standards. Night storage heating in winter months accounts for about 57% of annual electricity costs. The Main Hall overhead fluorescent lighting needs to be replaced with LED fittings to help with energy savings. Winchester City Council (WCC)'s declaration of so-called "climate emergency" actions in the district with a carbon neutral target of 2025, well ahead of government targets, has increased focus on energy savings. A further topic now on the Meon Hall trustees agenda is to monitor the local need, funding, and provision of Electric Vehicle charging points with the Corhampton & Meonstoke Parish Council. The Meon Hall car park may be a possible public access location, but Corhampton & Meonstoke Parish Council's grant application to Hampshire County Council in early 2022 was rejected on grounds of likely insufficient usage.

Internal Maintenance. During the Covid Lockdown periods in 2020 and 2021 the Management Committee completed an extensive programme of necessary interior refurbishment work supported by WCC business rate grants, which contributed to successful re-opening at the end of Lockdown..

External Maintenance. "Autumn Leaf Fall" from the 62 trees in the Meon Hall surrounds and car park continued to be a substantial annual management task, with over 40 hours volunteer work at a cost of over £400, plus voluntary disposal for removal of the fallen leaves off-site. A further cost from annual leaf fall is that the Meon Hall roof gutters and leaf guards need regular inspection and clearing at least every 6 months, at an annual cost of over £350 by a local contractor working at heights up to 7.5 metres.

Fundraising and GDPR. The Management Committee does not engage in regular active fundraising, and does not employ a professional fundraiser. The trustees comply with the Charities Act 2016 guidance in relation to Gift Aid on donations and small donations, and are registered with HMRC. Data protection policy has been identified to guide the Meon Hall Committee's fundraising using The Meon Hall's 200 Club which is an annual lottery licensed by Winchester City Council. The generous contribution from the 200 Club supporters in our three villages has provided our annual fundraising in the year ended 30 June 2022 demonstrating community support for the Meon Hall trustees objectives for public use. The 200 Club's 364 member subscriptions in 2022 have raised about £2,790 net for Meon Hall funds, after deducting administrative expenses and awarding £850 of prizes. This money has helped to fund new equipment and some small maintenance items.

GDPR data requirements have been followed, and annual review procedures carried out. Hiring forms include permission to retain personal data for a defined period. As a CIO, the Management Committee is registered with the Information Commissioner.

Major risk and serious incidents. The Management Committee has kept under regular review its assessment of financial and other risks faced in the day-to-day operation of the Meon Hall. Standard operating risks have been identified and steps taken, where appropriate, to safeguard people, funds and accounts, and the Meon Hall building and surrounds. Fire Safety, COSHH, Health and Safety, Food Safety, Medical Emergency actions, Asbestos Risk Assessment, Vulnerable Persons, Child Protection, and Equality &

Diversity policies were all reviewed during the period by a working group of three trustees, with actions agreed by the Management Committee, and updated policies published. There were no Serious Incidents notifiable to our Insurers or the H&S Executive in the year ended 30 June 2022.

Reserves Policy. The Reserves policy of the Management Committee follows Charity Commission guidance in document CC 19. The Meon Hall's Reserve protects against risk of serious financial difficulty from either unexpected major expenditure or lack of hiring receipts resulting from damage to the building. In the year ended 30 June 2022 we were able to increase the level of the Reserve to about £84,219 by private gift aided donations. It remains an important aim of the Trustees to be able to provide emergency cash cover at a level of up to 5% of the index linked building insurance valuation in case of significant insurance loss or damage. This would require cash payments to be released on the authority of a loss adjuster prior to any insurance claim outcome.

Trustees have agreed that a flexible view over the availability of a proportion of the Reserve for capital works should continue to be taken to enable the Management Committee to address necessary projects. In the longer term the Management Committee's position is that the Reserve is for future renovation, major maintenance, or development of the Meon Hall building or its facilities for community needs. In particular the Reserve ensures smooth cash flow, and helps to protect the Trustees position over unexpected insurance loss or other circumstances.

To safeguard important day-to-day needs, the Management Committee's current bank account balance was kept broadly at about £12,000 for cash flow purposes; the account receives no interest. The monthly insurance premium, monthly electrical costs, six monthly contract waste disposal cost and increasing building maintenance costs demonstrate the need for this level of current account balance. Sums may be transferred to the Reserve in the Charities Official Investment Fund (COIF) or withdrawn for current needs at the delegated discretion of the Management Committee's treasurer. In 2019 a review was carried out to confirm that the COIF was the Trustees preferred investment choice for the Reserve in terms of risk, inflation, and interest earned; this choice is unchanged in 2022.

The Management Committee consider there are sufficient funds available in the designated Reserves fund to meet the £12,000 that has been assessed as the minimum necessary for estimated premises dilapidations that is a stringent condition of the Trust Deed, should The Meon Hall have to be handed back to the Parish Council under terms set out in the Trust Deed. This sum of £12,000 is viewed as a potential minimum sum that has been identified as a Contingent Liability in the 2021/22 accounts notes as a priority for ring-fenced retention in the Reserve; the sum is based on an informal professional assessment.

The Management Committee's policy has continued to be that sums identified for 'Known Future Contingent Liabilities' should be placed in a designated project reserve to fund future needs, including the ring-fenced premises dilapidations sum, based on identified future projects and their estimated costs. The Management Committee consider that after these deductions the remaining balance in the Reserve will be broadly equivalent to one year's running costs, plus new equipment, maintenance, and training expenditure of the Meon Hall CIO, to conform with general grant criteria published by the Charity Commission and local government authorities about the size and relevance of the CIO's charity financial reserves which are for public benefit. This annual running costs measure will fluctuate from year to year, so the Management Committee has chosen a lower annual figure of £29,750 as the likely general measure of one year's estimated average running costs expenditure, which in future have to take account of "known unknown" inflation or other costs.

Management Plan. The Meon Hall's Management Plan will be reviewed in the autumn of 2022 with a detailed assessment of annual income and expenditure, and likely future projects and their costs, and whether grants should be applied for where appropriate. Expenditure items identified in the Management Plan affecting the designated Reserves fund, and their outline costs plus VAT, are likely to include capital works projects, equipment purchases, and management training needs. Future hiring income may be affected by inflation or other effects on potential hirers finances.. The Management Plan of 2022 will assess the effects of likely changes to the finances of The Meon Hall.

The principal financial risk for the Meon Hall CIO is sudden loss of hiring income. The unexpected Covid19 pandemic building closure in March 2020 stopped all hiring activity but administrative and maintenance expenditure continued to run down the level of funds. Most groups and hirers offered to allow The Meon Hall CIO to retain payments made for future hirings and asked for bookings to be rolled forward to later dates in 2021 and 2022. The Meon Hall CIO is assessed for annual payment of £11,750 business rates, but is exempt from payment of 80% as a charity; the remaining 20% is also exempted at the discretion of our Local Authority, Winchester City Council (WCC). Despite being exempt from paying a Business Rate, the Meon Hall CIO was awarded four Retail, Hospitality, and Leisure grants by WCC during Lockdown – £10,000 in March 2020, and between November 2020 to May 2021 a further £17,907, and in 2022 £2667. These grants (received in lieu of hiring income) have funded normal administration expenditure, and maintenance costs, and have been fully spent. These grants covered the Meon Hall's running costs up to at least February 2022, which would normally have been met from hiring income.

In normal circumstances the Management Committee would generally plan to hold a total of up to £95,000 in current and designated funds for these and other purposes, all of which are of direct public benefit. The Management Committee believe that these Reserve and General Financial Policies are prudent and justified, not only to give our successors a sound financial base, but also as a hedge against the limited grants available from local authorities and other sources. Specifically the Management Committee needs to be able to provide for the sudden impact of providing emergency cash cover in case of significant hiring income loss, insurance loss or damage, an expected increase in electric running costs, and particularly for implementing new or changing government legislation affecting the safe operation of a community building, so as to be able to continue to maintain and update its 41 year old village hall building.

Acknowledgements. The Management Committee are grateful to the Corhampton & Meonstoke Parish Council for their continuing financial support, and for acting as a supportive landlord. The Management Committee have acknowledged with thanks grants from the Corhampton & Meonstoke Parish Council precept for 2021/22.

People. The CIO's Management Committee met four times face-to-face in the period reported, the average attendance was 9 out of a possible 14 members.

We record thanks to our Committee Secretary, Anne Morrice, who has written accurate minutes; to Sue Marsh our Treasurer who has kept the CIO's accounts to the required Charity Commission model with accuracy, and for her valuable advice on expenditure. To Nicholas Riley for assistance with contracts – particularly the Crypt refurbishment work - and for his valuable professional knowledge of building and works procedures. To Jenny Creese, our Housekeeper, for her enthusiasm and hard work in unsocial hours in looking after the kitchen, toilets, sports changing facilities, and general cleaning and assistance; and particularly for updating the Meon Hall contents list. To Michelle Kempster for her continuing work outside in the car park area, particularly with seasonal autumn leaf clearance; and to Barry Heard and his wife Anita for their continuing work with bush trimming and grass cutting. The trustees acknowledge the Chairman's extensive work on behalf of the committee.

Signature and Declaration

Declaration : I declare in my capacity of charity trustee that the Trustees of The Meon Hall CIO 1157815 have approved this report at the AGM held on 26 October 2022 and have authorised me to sign it on their behalf.

Full name	Alexander James Morrice
Position	Trustee and Chairman
Date	26 October 2022

The Meon Hall - Accounts to 30 June 2022

THE MEON HALL CIO : REGISTERED CHARITY 1157815

Financial Year 1 July 2021 to 30 June 2022

RECEIPTS & PAYMENTS ACCOUNT

2021-2022

Receipts

	£	£
<u>Income from Voluntary Sources</u>		
<i>Beetle Drive</i>	900.81	
<i>Hants County Council and/or Arts Programme Events</i>	-	
<i>200 Club Lottery (Gross Receipts)</i>	3,760.00	£ 4,660.81
<i>C & M Parish Council (including grass cutting)</i>	250.00	
<i>Exton Parish Meeting (grass cutting and other)</i>	-	
<i>WDAPC</i>	-	
<i>WCC HCC</i>	2,667.00	
<i>Grant Making</i>		
<i>Trusts and/or Other Bodies</i>	-	
(2) Grants	-	£ 2,917.00
<i>Gift Aid Donations</i>	14,260.00	
<i>Other Donations</i>	2,388.50	
<i>Legacies</i>	-	
<i>es Covenanted</i>	-	
<i>Receipts Gift Aid</i>	3,565.03	£ 20,213.53
<i>Tax Refunds</i>		
(3) Donations & Bequests		
<u>Income from Trading Activities</u>		
(4) Block-Regular Bookings	£	5,743.75
(5) Occasional Bookings	£	9,088.42
(6) Badminton Club	£	150.00
(7) Hired Out Equipment	£	1,613.18
(8) Damage Deposits Received	£	-
<i>Payment by</i>	610.62	
<i>Hirers</i>	-	
<i>Meters/Timers</i>	-	£ 610.62
<i>Refunds</i>		
(9) Electricity		
(10) Telephone	£	-
<u>Income From Assets</u>		
<i>Clearing Bank Account</i>	151.71	
<i>Deposit Fund</i>	-	
(11) Interest	£	151.71
<u>Miscellaneous Receipts</u>		
<i>Insurance and/or Damages</i>	-	
<i>General Refunds</i>	59.35	
(12) Miscellaneous Receipts	£	59.35
Total Receipts for 2021/2022		£ 45,208

The Meon Hall CIO: Registered Charity 1157815					
			Current		Closing Balance
Monetary Assets					30/06/2021
<u>Cash and Bank Balances</u>					
Clearing Bank Balance at Close of Business on 30th June 2022			£ 12,500.31		£ 10,610.56
Less Unpresented Cheques and Unpaid Direct Debits/Bank Transfers		£ -	£ -		
Plus Receipts deposited with Clearing Bank but not yet credited		£ -	£ -		£ -
Plus Cash and Cheques held by Treasurer		£ -	£ -		£ -
<u>Other Monetary Assets</u>					
Reserve Fund - COIF Charities Deposit Fund			£ 84,219.36		£ 69,067.65
Total - Monetary Assets			£ 96,719.67		£ 79,678.21
Net Receipts (Loss) for 2021/2022					£ 17,041.46
			£ 96,719.67		£ 96,719.67
			£ -		
Reconciliation			£ 96,719.67		£ -

1

Payments

THE MEON HALL CIO : REGISTERED CHARITY 1157815

RECEIPTS & PAYMENTS ACCOUNT

Payments

	£	£
<u>Direct Charitable Expenditure</u>		
Housekeeping and Cleaning Services	2,671.37	
Car Park Sweeping/Patio	-	
Caretaking Services	180.00	
(1) Facilities Services		£ 2,851.37
Insurance	1,974.91	
Stage, Public and Performing Licences	167.00	
Annual Site Rental	50.00	
Community Action Hants Fee		
Electrical & Fire Equipment Inspections and Works	2,092.25	
(2) Premises		£ 4,284.16
Electricity	4,560.70	
Telephone Line, Calls and Maintenance	475.25	
Water Rates/Council Tax	-	
Refuse Collection, Cesspit	1,620.22	
Window Cleaning	80.00	
(3) Supplies & Services		£ 6,736.17
Major Works & Repairs (Over £200)	4,559.34	
Minor Repairs	-	
(4) Building Maintenance & Works		£ 4,559.34
Car Park	1,401.94	
Grass Cutting/ Tree Surgery	-	
(5) Grounds Maintenance		£ 1,401.94
Repairs/Replacement	322.15	
New Equipment	5,898.88	
(6) General Equipment		£ 6,221.03
Hire of Equipment	-	
Purchase of New Equipment	-	
Consumables	543.08	
(7) Cleaning Equipment & Supplies		£ 543.08

Other Expenditure

Trustee	118.20		
Expenses Bookings Secretary	-		
Telephone/Stationary	-		
Accounts Examination	-	£	118.20
(8) Management Committee			
200 Club Prizes	775.00		
200 Club Administration and Registration	-		
Fee, Fundraising Event Expenses and	580.62		
Donations	-		
(9) Fundraising		£	1,355.62
(10) Damage Deposits Returned		£	-
Hospitality	-		
Return of Hire Fees	-		
Other	96.00	£	96.00
(11) Other			
<u>Total Payments for 2021/2022</u>		£	<u>28,166.91</u>
Total Receipts (brought forward)		£	45,208.37
Net Receipts (Loss) for 2021/2022		£	<u>17,041.46</u>
Monetary Assets at June 30 2022		£	40,816.57
Monetary Assets at			£ 96,719.67

The Meon Hall, Registered Charity 1157815 (“the CIO”)**Notes to the 2021- 2022 accounts:**

- The accounts are prepared on a “Receipts and Payments” basis. Only monies received by, or notified to, the treasurer of the CIO by 30 June 2022 are included.
- The accounts are subject to examination by an independent examiner in accordance with the requirements of the Charity Commission.
- Uncashed cheques held by the Bookings Secretary as damage deposits are not shown.
- Equipment is shown valued on a “replacement with new” basis or at cost price at 30 June 2022. The price that would be realised if the equipment were sold would be considerably less.
- The Meon Hall, a Charitable Incorporated Organisation (CIO), holds a lease expiring in 2078, as lessees, on a fully repairing and insuring lease. The property is held on trust as a village hall and no alternative use or investment income is possible. As a consequence it would be prudent to view the lease as a liability and not as an asset. During 2021-2022 the CIO held insurance cover for the property, contents and public liability. No professional survey of the dilapidations has been undertaken and the figure of £12,000 is purely an estimate and cannot be relied upon to reflect the exact state of repair on the 30 June 2022.
- The accounting period started on 1 July 2021.
- During this financial year, the Hall was not closed for Lockdown hire, but suffered ongoing Government restrictions in respect of the global pandemic, Covid19, with lost hiring income in November, December 2021, and January 2022. The Trustees of the CIO were grateful to Winchester City Council for a receipt of £2667 in respect of a Retail, Hospitality and Leisure Grant payment to help cover the hiring income losses and additional expenses in respect of the Covid 19 restrictions.
- The Trustees of the CIO are grateful for private donations totalling £16,648 in 2021-2022.
- Major expenses in this financial year were :-
 - £ 2763 Provision of a motorised projector screen
 - £ 2136 Replacement mixer controls for the showers
 - £ 1482 New crockery and cutlery
 - £ 1431 Improvements to broadband

- The 200 Club lottery runs from January to November each year. As of 30 June 2022 the undrawn prizes totalled £675.00
- The Trustees of the CIO confirm in accordance with the Charitable Incorporated (General) Regulations 2012, that at the end of the year (30 June 2022) the CIO did not have any outstanding guarantees to third parties nor debts secured on the assets of the CIO. On 30 June 2022 the CIO had contractual liability, as a lessee, in relation to The Meon Hall premises.

The accounts show a balance of £96,719.67 with an excess of receipts over payments of £17,041.46.



**CHARITY COMMISSION
FOR ENGLAND AND WALES**

**Independent examiner's report on the
accounts**

Section A Independent Examiner's Report

**Report to the trustees/
members of**

Charity Name
The Meon Hall

**On accounts for the year
ended**

30 June 2022

**Charity no
(if any)**

CIO 1157815

Set out on pages

1 - 6

1 (remember to include the page numbers of additional sheets)

**Responsibilities and
basis of report**

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 30/06/2022..

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.

**Independent
examiner's statement**

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

- the accounting records were not kept in accordance with section 13 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

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 accounts to be reached.

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

Signed: Natalie K Lumb

Date: 17.10.2022

Name: NATALIE LUMBY

**Relevant professional
qualification(s) or body
(if any):**

ICAEW - CHARTERED ACCOUNTANT.

Address: Manor House, High Street, Meonstoke, Southampton SO 32 3NH

THE MEON HALL

England & Wales - Charity number 1157815

Accounts

THE MEON HALL CIO 1157815

TRUSTEES ANNUAL REPORT - PERIOD ENDED 30TH JUNE 2021

Background on Charitable Status. The Meon Hall is the village hall for the residents of the villages of Meonstoke, Corhampton, and Exton in the county of Hampshire. Built as a self-design and build project by the villages between 1978 and 1981, The Meon Hall won the Secretary of State for the Environment's prize for the best community project in Hampshire in 1981. The Meon Hall was officially opened by HRH The Duchess of Kent in 1982. In 2014 the Trustees converted the village hall's charitable status to a Charitable Incorporated Organisation (CIO No: 1157815) in order to protect the position of the Trustees and to bring management procedures up to date. Incorporation was achieved on 14 July 2014.

Trustees. The Trustees were elected to the Meon Hall Management Committee as required by the CIO Trust Deed at the Annual General Meeting in October 2020. The Management Committee's business has been carried out in accordance with the CIO Constitution and the Trust Deed requirements. We acknowledge guidance on management standards from ACRE in the "ACRE Standard" scheme for charitable organisations. In this annual report the working title 'Management Committee' is used to denote the Trustees. The examined accounts and trustees report for the period ended 30 June 2021 are to be adopted at the AGM to be held in October 2021.

Operations and Public Benefit. The trustees have complied with their duty to ensure that The Meon Hall CIO charity is for public benefit despite all the Covid-19 restrictions and Lockdowns. During the period the village hall has achieved its objective of providing services to the community in the villages of Meonstoke Corhampton and Exton in the rural Meon Valley in Hampshire. This is recognized as an important part of the "glue" that has helped maintain our village communities caring spirit during the long periods of Covid19 lockdown from March 2020 onwards. The accounts show receipts over expenditure of £1,220 at 30 June 2021. The Trustees confirm in accordance with CIO (General) regulations that in the year ending 30 June 2021 the CIO did not have any outstanding guarantees to third parties, nor debts secured on its assets.

During the year ended 30 June 2021 the trustees were encouraged to review their responsibilities in Charity Commission leaflet CC3 and associated guidance, for their financial and management oversight duties. Records management was checked for financial accounts, hall hirings, maintenance, and secretarial, in terms of relevance, availability, where stored, and risk if lost; a simpler exercise than last year. Data Protection records for hirings information details were checked.

During the period the Management Committee, in accordance with its agreed policy, held its Reserve funds in the Charities Official Investment Fund; the minute interest rate was acceptable. The Management Committee's continuing policy, agreed at the 2020 AGM, is that hiring income should fund running costs but that capital expenditure should be met mainly from its reserves, by grants, and by fundraising. Donations from private donors in the parishes were acknowledged with grateful thanks; Gift Aid was applied for where appropriate, particularly on small donations. Grants from our Parish Council for sports showers redecoration, and grounds maintenance, were acknowledged with thanks.

Income from hirings of The Meon Hall in 2020/21 from block bookings and occasional hirings was £5031, down by a third from 2019/20. This was caused by the Covid19 Lockdowns and closure with no permitted use of The Meon Hall. Hirers reported anxieties about returning in circumstances of sanitizing and social distancing. Other specific government restrictions meant that the Trustees were grateful to have received grant payments from Winchester City Council's Retail, Hospitality, and Leisure grants scheme. These grants have been of substantial help in paying for necessary administrative and maintenance expenses throughout this financial year up to 30 June 2021.

Following a review of hiring charges in 2014, the hiring charges were increased from 1 July 2015 by 5.5%. After 7 years, the position over income and expenditure has been confirmed in relation to the level of the hiring charges and the number of hirings up to 30 June 2021. No change to hiring charges has been

recommended at present, but effects of known regular increases in electricity costs and contract waste disposal continue to be monitored. Income from outside village hirings remains vital to our finances; by paying a higher rate, outside hirers subsidise local village groups and hirers. Equipment hirings were much lower during the Covid-19 lockdown. A private business, Mindfulness, which previously brought in about £1,350 hiring income during the previous financial year was closed during Lockdown; similarly a second private business, Ladies Yoga, with about £425 income, was also closed. These two groups are based In-Village and trustees have assessed their benefit to our charitable purpose of public benefit when holding their hirings in our charitable premises. In general when possible during the Autumn 2020 open period, The Meon Hall continued to be used but only by three village groups and hirers with limited hirings; people were concerned and anxious. The Management Committee was grateful for the helpful co-operation of the Corhampton and Meonstoke Parish Council during the year over the use of the adjoining Recreation Ground which is a major attraction for certain types of hiring.

Building running costs. The Management Committee has index-linked building and contents insurance, with public indemnity cover at £10M; we changed both broker and insurer during the year achieving the same insurance cover at significantly lower cost. Running costs expenditure was reviewed during the year to make savings where practicable, particularly in the use of electricity which continued to be a significant cost, even when the Meon Hall was closed. The British Gas business contract for electricity (arranged through the Crown Commercial Service) for our all-electric building was successfully transferred to EDF Energy in March 2021 with a new contract.

The Meon Hall's average annual use of day and night rate electricity over the 5 years 2014-2019 has been 30935 Kwh units/year at an average annual cost of £4125 – varying annually with winter average temperatures. The energy efficiency reduction targets recommended in the 2013 Meon Hall Energy Efficiency Survey emphasize the continuing need to identify and fund capital expenditure projects to reduce annual electric running costs, and to update electrical equipment to the latest energy efficiency standards. Night storage heating accounts for about 57% of annual electricity costs. The Main Hall overhead fluorescent lighting and dimmable side lighting both need to be replaced with LED fittings to help with energy savings. Winchester City Council (WCC)'s declaration of so-called “climate emergency” actions in the district with a carbon neutral target of 2025, well ahead of government targets, has increased trustee focus on this energy savings topic. Future grant applications to WCC will need to contribute towards this WCC target.

A further topic now on the Meon Hall trustees agenda is to monitor the local need, funding, and provision of Electric Vehicle charging points with the Corhampton & Meonstoke Parish Council. The Meon Hall car park may be a possible public access location.

Internal Maintenance. During the Covid Lockdown periods in 2020 and 2021 the Management Committee identified and completed a programme of necessary refurbishment work. During the Covid Lockdown months when the Hall was closed, opportunity was taken to carry out floor resealing work and extensive redecoration throughout the building; the work was carried out by Nicholas Casey (a local village volunteer) over many weeks; his work was funded from Winchester City Council's Retail, Hospitality, and Leisure grants. Curtains and blinds were renewed. Extensive damp in the foundations of the Crypt understage meeting room dating back 40 years was corrected by damp proofing the floor screed; a new carpet was laid. Hampshire County Council helped with a grant of £989 for materials costs. External work was carried out around the Crypt to install a French drain and pumping station at foundations level; this was funded from the WCC Business leisure grants

Identification of long term repairs and improvements to the Meon Hall building, its equipment, and the surrounding grounds in its Management Plan (reviewed during the 2019/20 financial year) will need to be refocused when Covid financial and other effects on hirings use and income can be assessed. The Meon Hall car park refurbishment in 2020 with inclusion of car parking spaces, bicycle parking, improved vehicle and disabled access to the MUGA, and drainage work, was a good example of necessary planned and funded repairs.

External Maintenance. “Autumn Leaf Fall” from the 62 trees in the Meon Hall surrounds and car park continued to be a substantial annual management task, with over 40 hours volunteer work at a cost of over £400, plus disposal costs for removing the leaves. A further cost from annual leaf fall is that the Meon Hall

roof gutters and leaf guards need regular inspection and clearing at least every 6 months, at an annual cost of over £300 by a local contractor.

Fundraising and GDPR. The Management Committee does not engage in regular active fundraising, and does not employ a professional fundraiser. The trustees comply with the Charities Act 2016 guidance in relation to Gift Aid on donations and small donations, and are registered with HMRC. Data protection policy has been identified to guide the Meon Hall Committee's fundraising. The Meon Hall's 200 Club is an annual lottery licensed by Winchester City Council. Despite the Covid Lockdown, the generous contribution from the 200 Club supporters in our three villages has provided our annual fundraising in the year ended 30 June 2021 demonstrating community support for the Meon Hall trustees objectives for public use. The 200 Club's 382 member subscriptions in 2021 have raised about £3,000 net for Meon Hall funds, after deducting expenses and awarding £850 of prizes; this has been the highest level of support in over 40 years. This money has helped to fund new equipment and some maintenance items.

GDPR data requirements have been followed, and annual review procedures carried out. Hiring forms are to be amended to include permission to retain personal data for a defined period. The Meon Hall Management Committee is registered with the Information Commissioner as a CIO requirement, and trustees monitor the regular monthly newsletters.

Major risk and serious incidents. The Management Committee has kept under regular review its assessment of financial and other risks faced in the day-to-day operation of the Meon Hall, particularly during the Covid-19 pandemic where a general risk assessment was made with the intention of each hirer being required to develop and send in a risk assessment for their hiring. Standard operating risks have been identified and steps taken, where appropriate, to safeguard people, funds and accounts, and the Meon Hall building and surrounds. Fire Safety, COSHH, Health and Safety, Food Safety, Medical Emergency actions, Asbestos Risk Assessment, Vulnerable Persons and Child Protection, and Equality & Diversity policies were all reviewed during the period by a working group of three trustees, with actions agreed by the Management Committee, and updated policies published. There were no Serious Incidents notifiable to our Insurers or the H&S Executive in the year ended 30 June 2021.

Regular payment during Lockdown periods. Trustees decided to make a regular monthly payment of £150 to Jenny Creese our part-time cleaner when she was prevented from attending when the Meon Hall was closed during Covid Lockdowns, and there were no hirings.

Reserves Policy. The Reserves policy of the Management Committee follows Charity Commission guidance. The Meon Hall's Reserve protects against risk of serious financial difficulty from either unexpected major expenditure or lack of hiring receipts resulting from damage to the building. In the year ended 30 June 2021 we were able to maintain the level of the Reserve at about £69,000. It remains an important aim of the Trustees to be able to provide emergency cash cover at a level of up to 5% of the index linked building insurance valuation in case of significant insurance loss or damage. This would require cash payments to be released on the authority of a loss adjuster prior to any insurance claim outcome.

Trustees have agreed that a flexible view over the availability of a proportion of the Reserve for capital works should continue to be taken to enable the Management Committee to address necessary projects. In the immediate future this will include specific funding needs during the present Covid-19 pandemic for administration and maintenance costs if there is a continuing Covid-19 related reduction in hiring income and cash flow going forward. In the longer term the Management Committee's position is that the Reserve is for future renovation, major maintenance, or development of the Meon Hall building or its facilities for community needs. So the Reserve ensures smooth cash flow, and helps to protect the Trustees position over unexpected insurance loss or other circumstances.

To safeguard important day-to-day needs, the Management Committee's current bank account balance during this year of Covid-19 has been kept broadly at about £10,000 for cash flow purposes; the account receives no interest. The annual insurance premium, average monthly electrical costs, six monthly contract waste disposal cost and increasing building maintenance costs demonstrate the need for this level of current account balance.

Sums may be transferred to the Reserve in the Charities Official Investment Fund (COIF) or withdrawn for current needs at the delegated discretion of the Management Committee's treasurer. In 2019 a review was carried out to confirm that the COIF was the Trustees preferred investment choice for the Reserve in terms of risk, inflation, and interest earned; this choice is unchanged in 2021.

The trustees consider there are sufficient funds available in the designated Reserves fund to meet the £8,000 to £10,000 that has been assessed as the minimum necessary for estimated premises dilapidations that is a stringent condition of the Trust Deed, should The Meon Hall have to be handed back to the Parish Council under terms set out in the Trust Deed. This sum of £8,000 - £10,000 is viewed as a potential minimum sum that has been identified as a Contingent Liability in the 2020/21 accounts notes as a priority for ring-fenced retention in the Reserve; the sum is based on an informal professional assessment.

The Management Committee's policy has continued to be that sums identified for 'Known Future Contingent Liabilities' should be placed in a designated project reserve to fund future needs, including the ring-fenced premises dilapidations sum, based on identified future projects and their estimated costs. The Management Committee consider that after these deductions the remaining balance in the Reserve will be broadly equivalent to one year's running costs, plus new equipment, maintenance, and training expenditure of the Meon Hall CIO, to conform with general grant criteria published by the Charity Commission and local government authorities about the size and relevance of the CIO's charity financial reserves which are for public benefit. This annual running costs measure will fluctuate from year to year, so the Management Committee has chosen a lower annual figure of £29,750 as the likely general measure of one year's estimated average running costs expenditure, which in future will have to take account of "known unknown" Covid-19 effects and costs.

Management Plan. The Meon Hall's Management Plan (2020) will be reviewed in the autumn of 2021 after the Covid19 lockdown and closure of The Meon Hall building to the public with a detailed assessment of annual income and expenditure, and likely future projects and their costs, and whether grants should be applied for where appropriate. Expenditure items identified in the Management Plan affecting the designated Reserves fund, and their outline costs plus VAT, are likely to include capital works projects, equipment purchases, and management training needs. There is some uncertainty over future circumstances, particularly hiring income, despite the stabilizing effect of the four WCC Business and Leisure grants received in 2020 and 2021. The Management Plan of 2021 will assess the effects of the sudden change from the former predictable state of The Meon Hall's finances.

The principal financial risk for the Meon Hall CIO is sudden loss of hiring income. The Covid19 pandemic building closure in March 2020 immediately stopped all hiring activity. Most groups and hirers offered to allow The Meon Hall CIO to retain payments made for future hirings and asked for bookings to be rolled forward to later dates in 2021 and 2022. The Meon Hall CIO is assessed for annual payment of £11,750 business rates, but is exempt from payment of 80% as a charity; the remaining 20% is also exempted at the discretion of Winchester City Council (WCC). Despite being exempt from paying a Business Rate, the Meon Hall CIO was awarded four Retail, Hospitality, and Leisure grants by WCC during Lockdown – £10,000 in March 2020, and between November 2020 to May 2021 a further £17,907. These grants have funded normal administration and expenditure, and maintenance costs, and paid for the purchase of necessary PPE and sanitising cleaning items. These grants will have covered the Meon Hall's running costs up to at least September 2021, which would normally have been met from hiring income.

In normal circumstances the Management Committee would generally plan to hold a total of up to £90,000 in current and designated funds for these and other purposes, all of which are of direct public benefit. The Management Committee believe that this Reserves and General Financial Policy is prudent and justified, not only to give our successors a sound financial base, but also as a hedge against the extremely limited grants available from local authorities and other sources. Specifically the Management Committee needs to be able to provide for the sudden impact of providing emergency cash cover in case of significant hiring income loss, insurance loss or damage, increased electric running costs, and particularly for implementing new or changing government legislation affecting the safe operation of a community building, so as to be able to continue to maintain and update its 40 year old village hall building.

Acknowledgements. The Management Committee are grateful to the Corhampton & Meonstoke Parish Council for their continuing financial support, and for acting as a supportive landlord. The Management Committee have acknowledged with thanks grants from the Corhampton & Meonstoke Parish Council precept for 2020/21.

People. The CIO's Management Committee met twice face-to-face in the period reported, the average attendance was 9 out of a possible 14 members. Other meetings were abandoned in the Covid-19 circumstances, and not conducted by ZOOM.

Thanks and appreciation are recorded to Hannah Carpenter our CIO Bookings Secretary who had to cope with the frustration of making and unmaking bookings in Covid circumstances, and liaising with hirers. We record thanks to our Committee Secretary, Anne Morrice, who has written accurate minutes; to Sue Marsh our Treasurer who has kept the CIO's accounts to the required Charity Commission model with accuracy, and for her valuable advice on expenditure. To Nicholas Riley for assistance with contracts – particularly the Crypt refurbishment work - and for his valuable professional knowledge of building and works procedures. To Jenny Creese, our Housekeeper, for her enthusiasm and hard work in unsocial hours when permitted by Covid conditions in looking after the kitchen, toilets, sports changing facilities, and general cleaning and assistance; for updating the Meon Hall contents list; and her Covid-19 work to sanitise and regularly deep clean rooms in use in The Meon Hall with the weekly help of two Trustees, Elizabeth Clements and Jill Hignett. To Michelle Kempster for her continuing work outside in the car park area, particularly with seasonal autumn leaf clearance; and to Barry Heard and his wife Anita for their continuing bush trimming and grass cutting work. The trustees acknowledge the Chairman's extensive work on behalf of the committee.

Signature and Declaration

Declaration : I declare in my capacity of charity trustee that the Trustees of The Meon Hall CIO 1157815 have approved this report at the AGM held on 27 October 2021 and have authorised me to sign it on their behalf.

Full name	Alexander James Morrice
Position	Trustee and Chairman
Date	27 October 2021

Receipts

THE MEON HALL CIO : REGISTERED CHARITY 1157815

Financial Year 1 July 2020 to 30 June 2021

RECEIPTS & PAYMENTS ACCOUNT

2020-2021

Receipts (a)

	£	£
<u>Income from Voluntary Sources</u>		
<i>Beetle Drive</i>	1,060.00	
<i>Run for the Roof</i>	-	
<i>Hants County Council and/or Arts Programme Events</i>	-	
<i>200 Club Lottery (Gross Receipts)</i>	3,750.00	
(1) Fundraising	£	4,810.00
<i>C & M Parish Council (including grass cutting)</i>	950.00	
<i>Exton Parish Meeting (grass cutting and other)</i>	-	
<i>WDAPC</i>	-	
<i>WCC</i>	17,907.43	
<i>HCC</i>	1,260.94	
<i>Hants Rural Action</i>	-	
<i>Grant Making Trusts and/or Other Bodies</i>	-	
(2) Grants	£	20,118.37
<i>Gift Aid Donations</i>	2,375.00	
<i>Other Donations</i>	341.50	
<i>Legacies</i>	-	
<i>Covenanted Receipts</i>	-	
<i>Gift Aid Tax Refunds</i>	660.90	
(3) Donations & Bequests	£	3,377.40
<u>Income from Trading Activities</u>		
(4) Block-Regular Bookings	£	1,628.00
(5) Occasional Bookings	£	3,103.70
(6) Badminton Club	£	300.00
(7) Hired Out Equipment	£	136.50
(8) Damage Deposits Received	£	-
<i>Payment by Hirers</i>	41.00	
<i>Meters/Timers</i>	-	
<i>Refunds</i>	-	
(9) Electricity	£	41.00
(10) Telephone	£	-
<u>Income From Assets</u>		
<i>Clearing Bank Account</i>		
<i>Deposit Fund</i>	26.85	
(11) Interest	£	26.85
<u>Miscellaneous Receipts</u>		
<i>Insurance and/or Damages</i>	-	
<i>General Refunds</i>	-	
(12) Miscellaneous Receipts	£	-
Total Receipts for 2020/2021		£ 33,541.82

Payments

THE MEON HALL CIO : REGISTERED CHARITY 1157815

RECEIPTS & PAYMENTS ACCOUNT cont.

1

Payments

	£	£
Direct Charitable Expenditure		
Housekeeping and Cleaning Services	1,691.99	
Car Park Sweeping/Patio	-	
Caretaking Services	-	
(1) Facilities Services		£ 1,691.99
Insurance	938.40	
Stage,Public and Performing Licences	-	
Annual Site Rental	100.00	
Community Action Hants Fee	-	
Electrical & Fire Equipment Inspections and Works	491.34	
(2) Premises		£ 1,529.74
Electricity	2,231.94	
Telephone Line, Calls and Maintenance	461.28	
Water	-	
Rates/Council Tax	-	
Refuse Collection	1,505.44	
Cesspit	148.00	
Piano Tuner	-	
Window Cleaning	192.00	
(3) Supplies & Services		£ 4,538.66
Major Works & Repairs (Over £200)	17,183.84	
Minor Repairs	892.51	
(4) Building Maintenance & Works		£ 18,076.35
Car Park	1,190.00	
Grass Cutting/ Tree Surgery	-	
(5) Grounds Maintenance		£ 1,190.00
Repairs/Replacement	3,322.54	
New Equipment	-	
(6) General Equipment		£ 3,322.54
Hire of Equipment	-	
Purchase of New Equipment	-	
Consumables	275.98	
(7) Cleaning Equipment & Supplies		£ 275.98
Other Expenditure		
Secretarial Expenses	-	
Bookings Secretary Telephone/Stationary	-	
Accounts Examination	-	
(8) Management Committee		£ -
200 Club Prizes	775.00	
200 Club Administration and Registration Fee	-	
Fundraising Event Expenses and Donations	-	
(9) Fundraising		£ 775.00
(10) Damage Deposits Returned		£ -
Hospitality	-	
Return of Hire Fees	856.25	
Other	65.00	
(11) Other		£ 921.25
Total Payments for 2020/2021		£ 32,321.51
Total Receipts for 2020/2021		£ 33,541.82
Net Receipts (Loss) for 2020/2021		£ 1,220.31
Monetary Assets at June 30 2021		£ 40,816.57
Monetary Assets at	0	£ 79,678.21
		£ -
		£ 79,678.21

Table 1

Statement of Assets and Liabilities as at 30th June 2021		2020/2021	2019/2020
ASSETS			
Monetary Assets		30th June 2021	30th June 2020
Cash and Bank Balances			
Clearing Bank Balance at close of business on 30 June		£ 10,610.56	£ 9,417.10
Less Unpresented Cheques			
Plus Receipts Banked but not yet credited by Clearing Bank			
Plus Cash and Cheques Not Banked by Treasurer			
Other Monetary Assets			
Deposit Fund at 30 June		£ 69,067.65	£ 69,040.80
TOTAL - MONETARY ASSETS at 30 JUNE		£ 79,678.21	£ 78,457.90
Net Surplus (Loss) for Financial Year		£ 1,220.31	£ 12,583.11
Non -Monetary Assets			
Equipment			
Trustess valuation	£ 100,182.00		£ 98,806.00
		£ 100,182.00	£ 98,806.00
Hire Fees to be Received		£ - 0	£ - 0
Pre-Paid Utilities - BIFFA Waste			£ 353.24
Electricity paid in advance	£ -	£ -	£ -
200 Club Lottery Tickets Allocated but not paid for		50.00	£ -
Gift Aid Tax Repayments to be Received		£ 266.50	£ 2,632.00
TOTAL - NON-MONETARY ASSETS at 30 June		£ 100,498.50	£ 101,791.24
LIABILITIES			
Current/Immediate Liabilities			
Undrawn Club 200 Lottery Prizes		£ 675.00	£ 675.00
Advance Booking Fees Held		£ 1,255.00	£ 2,000.00
Annual Site Rental			£ -
Utilities Used - Not Paid (Electricity)		£ 566.44	£ 549.96
(British Telecom)			£ 38.39
Damage Deposits Encashed But Returnable		£ - 0	£ - 0
Hire Fees Returnable		£ - 0	£ -
TOTAL - CURRENT/IMMEDIATE LIABILITIES		£ 2,496.44	£ 3,263.35
Known Future/Contingent Liabilities			
Gurantees to Third Parties and Debts Secured on Assets		£ - 0	
Premises Dilapidations		£ 12,000.00	£ 12,000.00
TOTAL - KNOWN FUTURE/CONTINGENT LIABILITIES		£ 12,000.00	£ 12,000.00

The Meon Hall, Registered Charity 1157815 (“the CIO”)

Notes to the 2020 - 2021 accounts:

- The accounts are prepared on a “Receipts and Payments” basis. Only monies received by, or notified to, the treasurer of the CIO by 30 June 2021 are included.
- The accounts are subject to examination by an independent examiner in accordance with the requirements of the Charity Commission.
- Uncashed cheques held by the Bookings Secretary as damage deposits are not shown.
- Equipment is shown valued on a “replacement with new” basis or at cost price at 30 June 2021. The price that would be realised if the equipment were sold would be considerably less.
- The Meon Hall, a Charitable Incorporated Organisation (CIO), holds a lease expiring in 2078, as lessees, on a fully repairing and insuring lease. The property is held on trust as a village hall and no alternative use or investment income is possible. As a consequence it would be prudent to view the lease as a liability and not as an asset. During 2020-2021 the CIO held insurance cover for the property, contents and public liability. No professional survey of the dilapidations has been undertaken and the figure of £12,000 is purely an estimate and cannot be relied upon to reflect the exact state of repair on the 30 June 2021.
- The accounting period started on 1 July 2020.
- At the beginning of the financial year , the Hall was closed for hire, due to the ongoing Government restrictions in respect of the global pandemic, Covid19. It opened briefly for 73 days during this period with very few hirings.
- The Trustees of the CIO are grateful for donations totalling £2716.50 in 2020-2021.
- Major expenses in this financial year were :-
 - £10824.60 for the installation of a fresh drain
 - £ 2726.44 for supplying fit of a new carpet in the crypt
 - £ 2683.77 for further internal re-decoration
 - £ 1891.06 for new blinds and curtains
 - £. 825.40 for replacement lock and keys for front door
- The Trustees of the CIO were grateful for two grants totalling £950 from Corhampton and Meonstoke Parish Council towards the cost of wall insulation and grounds maintenance. We received £17907.43 in respect of Retail,Hospitality and Leisure Grants, from Winchester City Council to cover loss of income and additional expenses in respect of the Hall being closed due to the Covid19 pandemic. Hampshire County Council contributed £1260 towards the new lock and keys to the front door and the sealant and carpet in the crypt.
- The 200 club lottery runs to November each year. As of 30 June 2021 the undrawn prizes totalled £675.00
- The Trustees of the CIO confirm in accordance with the Charitable Incorporated (General) Regulations 2012, that at the end of the year (30 June 2021) the CIO did not have any outstanding guarantees to third parties nor debts secured on the assets of the CIO. On 30 June 2021 the CIO had contractual liability, as a lessee, in relation to The Meon Hall premises.
- The accounts show a balance of £79678.21 with an excess of receipts over payments of £1220.31.



Section A

Independent Examiner's Report

**Report to the trustees/
members of**

The Meon Hall

**On accounts for the year
ended**

30 June 2021

**Charity no
(if any)**

CIO 1157815

Set out on pages

Page 1 of 1

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 30 / 06 / 2021.

**Responsibilities 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.

**Independent
examiner's statement**

I have completed my examination. I confirm that no material matters have come to my attention 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.

Signed:

Natalie Lumby

Date:

26.09.21

Name:

Natalie Lumby

**Relevant professional
qualification(s) or body
(if any):**

ICAEW

Address:

Manor House, High Street, Meonstoke, Hampshire, SO32 3NH