

HARWELL VILLAGE HALL

England & Wales · Charity number 1157858

Details

Status Registered

Legal form CIO

Registered 2014-07-15

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

Contact

Address Village Hall
High Street
Harwell
Didcot
OX11 0EX

Phone 07999 052720

Email chair@harwellvillagehall.co.uk

Website www.harwellvillagehall.co.uk

Activities

Objects: THE PROVISION AND MAINTENANCE OF A VILLAGE HALL FOR THE USE OF THE INHABITANTS OF HARWELL AND THE NEIGHBOURHOOD WITHOUT SEX OR OF POLITICAL RELIGIOUS OR OTHER OPINIONS, AND IN PARTICULAR FOR USE FOR MEETINGS, LECTURES AND CLASSES, AND FOR OTHER FORMS OF RECREATION AND LEISURE-TIME OCCUPATION, WITH THE OBJECT OF IMPROVING THE CONDITIONS OF LIFE FOR THE SAID.

Activities: Village Hall Provision of community facilities for all in Harwell Village without discrimination at lowest possible cost.

Classification

- **How:** Provides Buildings/facilities/open Space
- **What:** Other Charitable Purposes
- **Who:** Other Defined Groups

Geography

- Oxfordshire

Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£51,066	£51,751	-	-
2024-03-31	£90,026	£71,819	-	-
2023-03-31	£57,150	£60,669	-	-
2022-03-31	£96,050	£95,544	-	-
2021-03-31	£39,216	£34,783	-	-

Trustees

Name	Role	Appointed
Dr Alison Patricia Fautley	Chair	2018-07-18
Claire Hackett		2025-04-22
Duncan Chappell		2018-09-19
Giles Barwell		2022-01-11
Sue Greatbanks		2018-07-18

HARWELL VILLAGE HALL

England & Wales - Charity number 1157858

Accounts

Harwell Village Hall 2024 – 2025

Charity Number 1157858

Chair's report

April 2024 to 2025 has in general been a good year for the hall with usage levels being maintained. Our thanks to Amy our bookings administrator and her team of Emma and Laura for their work in keeping the bookings coming in.

The Halls are now starting to show their age (even the newer Orchard Hall) with the floors needing attention, especially in Cherry Hall. The Trustees feel that the flooring will need significant investment in the next 18 months.

The utilities bill is still a major cost and although the solar panels have reduced the electricity bills, the expected income from exporting electricity back to the grid has yet to materialise with an impasse between the import and export electricity companies regarding who is responsible for providing the correct meter to enable this. Issues with the heating system and air handling unit have again required multiple engineer visits with the associated costs. A new fan for the AHU is due to be installed soon which we hope will improve the situation.

The number of Trustees has stayed the same as the new Treasurer, Claire Hackett, who replaced Victoria, has joined as a trustee. It should be noted that two existing trustees will be standing down this year so new Trustees are being sought.

Giles Barwell has been leading the project to move the hall closer to Carbon Net Zero in line with government targets. Sue Greatbanks and Giles have been applying for grant funding with the aim of replacing the gas boiler with an air-source heat pump.

Giles has also been leading the effort to work with Oxfordshire County Council to install EV charging points in the village hall car park.

The Trustees acknowledge and thank the cleaning team and those who help maintain the hall as well as those who get called out to deal with the occasional user problem.

Treasurer's Report

Basis of accounting and special items

The accounts are maintained and prepared on a Receipts and Payments basis.

Unrestricted funds

These can be regarded as the "operational account", covering all transactions appropriate to the hire and running of the village hall.

Restricted funds

These are "ringfenced" funds provided for a specific purpose, and include

- deposits for the hire of the hall
- grants and donations granted for specific projects

There are no additional special items.

Review

Use of the hall, and receipts from hire fees have remained consistent and increased on the previous year at £55,748 for the financial year ending 31st March 2025. Utility costs increased by £1,322 (~18% of total hire fees received, which is consistent with prior year) due mainly to an increase in usage compared to 2023/24. Gas costs are constrained by a long-term contract and will remain at the same level for another year. In 2024/25 there is an increase in contractor costs for booking and cleaning the hall to meet requirement. There was an improvement by adding CCTV at £2,317 and the AV upgrade in the Orchard Hall of £4,872.

Trustees have established a designated fund for dilapidations and improvements to forecast each year the costs for specific projects over and above the routine management of the hall premises.

Restricted Funds and transfers between funds

Main receipt of restricted funds relates to £40,466 S106 grant from the Vale of White Horse District Council for solar panels and £2,500 grant from Sustainable Harwell.

Looking ahead

Annual budgeting now includes a five year forecast. Receipts should continue to exceed payments to enable trustees to retain a contingency fund and allocate money to the designated fund for dilapidations and improvements. During the next year, trustees anticipate receiving further S106 monies which will be allocated to the solar panel project.

Fuel costs have been a major concern, but fixed term contracts have been secured for electricity and gas so that, although much higher than in the past,

trustees have some certainty about future utility costs and provided that hire fees hold up, the immediate financial threat to the viability of the hall has been removed.

Contingency

On 31 March 2025, trustees had total reserves of £81,509 and a mortgage loan amount outstanding of £45,811.

The Charity Bank recommend that a balance of approximately six months income is retained as a general contingency fund.

Assets and liabilities

The Charity Bank loan is secured against the value of the hall and the underlying land.

The hall was valued in July 2016 by Lambert Smith Hampton as follows:

Market Value £700,000

Gross Development Value £950,000

The hall buildings are insured for £2,164,660 and the contents for £131,462.

For the purpose of this financial report, the value of the assets retained for Village Hall use are:

Fixed assets (building) **£700,000**

The value of the outstanding loan from the Charity Bank, as of 31 March 2025, was **£45,811.**

CIO conformance

No guarantees have been provided by the Village Hall trustees.

Outstanding debt, the Charity Bank loan, is secured against a charge on the Village Hall assets, which are valued at £700,000.

Claire Hackett

Treasurer

C. Hackett 9/9/25

[Signature] 9/9/25

Approved by all the trustees, and signed on their behalf

Duncan Chappell Date

Chair

Independent Examiner's Report

To the Trustees of Harwell Village Hall
On Accounts for Year Ended 31st March 2025

Responsibilities and basis of Report

As the charity's trustees you are responsible for the preparation of the accounts in accordance with the Charities Act 2011.

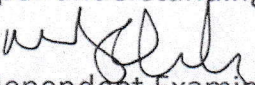
I report in respect of my examination of the charity's accounts carried out under section 145 of the 2011 Charities Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent Examiner's Statement

I have completed my examination. I confirm that no material matters have come to my attention which gives me reasonable cause to believe that in, any material respect:

- accounting records were not kept in accordance with section 130 of the Charities 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.

 24/9/25
(Independent Examiner) Date:

Mr Nicholas Clarke CPFA
1 Lockton Barns
Church Lane
Harwell
OX11 0EZ

Harwell Village Hall. Charity no. 1157858
Accounts - 1st April 2024 to 31 March 2025

GBP£	Unrestricted Funds	Restricted Funds	Total 2024/25	total 2023/24
Receipts				
Grants	0	-6,950	-6,950	42,966
Donations	700	0	700	-2,438
Hire Fees	55,748	275	56,023	48,817
Bank interest	1,293	0	1,293	681
Total Receipts	57,741	-6,675	51,066	90,026
Payments				
Utilities	10,188		10,188	8,866
Maintenance and repairs	5,730		5,730	3,856
Service contracts	2,632		2,632	1,884
Cleaning	7,925		7,925	4,982
Administration	9,147		9,147	5,791
Insurance	2,889		2,889	2,813
Licences	180		180	631
Purchases	7,748		7,748	37,476
other payments	0		0	203
Loan Costs	5,312		5,312	5,318
Total Payments	51,751	0	51,751	71,820
Excess of Receipts over Payments	5,990	-6,675	-685	18,206
Transfers between Funds	0	0	0	
Opening balances	66,558	15,636	82,194	
Closing balances	72,548	8,961	81,509	8,961

Statement of Assets and Liabilities

GBP£	Unrestricted Funds	Restricted Funds	Total end 2024/25	total end 2023/24
Cash Funds				
Cash			0	0
Current Account	-1,112	8,961	7,849	16,375
Deposit Account	12,903		12,903	65,819
32 Day Account	35,360		35,360	
90 Day Account	25,397		25,397	
Total Cash Funds	72,548	8,961	81,509	82,194
Debtors				
Liabilities				
Loan	45,811		45,811	46,945

Accounts prepared by
(Treasurer)

Chappell
24/9/25

Accounts approved on behalf of the Trustees
Duncan Chappell (Chair)

[Signature] 24/9/25

HARWELL VILLAGE HALL

England & Wales - Charity number 1157858

Accounts

Harwell Village Hall 2023-2024

Charity Number 1157858

Chair's report

April 2023 to 2024 has in general been a good year for the hall with a usage as per pre-covid levels. Our thanks to Amy our bookings administrator for her sterling work in keeping the bookings coming in.

On the downside, the utilities bill is still high and will increase again in 2023-24 when the current fixed price arrangement finishes, however with the installation of solar panels in the summer the electricity bills should start to come down. There were also issues with the heating system which required multiple engineer visits with the associated costs.

The Trustee numbers increased by one as the new Treasurer, Victoria Dorman-Smith joined as a trustee. The Trustees decided to take on a caretaker (Martin Ricketts) to keep on top of the maintenance of the hall. Just recently Maureen, our cleaner for many years has handed in her resignation so the search is on for a replacement, and we are also looking for additional help for the Amy our Bookings Administrator.

Giles Barwell has been leading the project to make the hall Carbon Net Zero in line with government targets. Phase One of this project has been completed with the installation of the solar panels and Phase Two is now being investigated with the aim of replacing the gas boiler with a more efficient.

The Trustees acknowledge and thank the cleaning team and those volunteers who help maintain the hall and those who get called out to deal with the occasional user problem.

Treasurer's Report

Basis of accounting and special items

The accounts are maintained and prepared on a Receipts and Payments basis.

Unrestricted funds

These can be regarded as the "operational account", covering all transactions appropriate to the hire and running of the village hall.

Restricted funds

These are "ringfenced" funds provided for a specific purpose, and include

- deposits for the hire of the hall
- grants and donations granted for specific projects

There are no additional special items.

Review

Use of the hall, and receipts from hire fees have remained consistent to the previous year at £48,817 for the financial year ending 31st March 2024. Utility costs decreased by £3,500 (~18% of total hire fees received) due mainly to a reduction in electricity costs compared to 2022/23. Gas costs are constrained by a long-term contract and will remain at the same level for another year.

Payments include the remaining instalment of £34,061 for the supply of solar panels and an associated battery system. This payment came out of reserves, but it, and the full cost of the solar system, is covered by the anticipated receipt of S106 money.

Trustees have established a designated fund for dilapidations and improvements to forecast each year the costs for specific projects over and above the routine management of the hall premises. This year money was spent on cellar door repairs, AV equipment in the Cherry Hall, as well as improvements to stage lighting.

Restricted Funds and transfers between funds

Main receipt of restricted funds relates to £40,466 S106 grant from the Vale of White Horse District Council for solar panels and £2,500 grant from Sustainable Harwell.

Looking ahead

Annual budgeting now includes a five year forecast. Receipts should continue to exceed payments to enable trustees to retain a contingency fund and allocate money to the designated fund for dilapidations and improvements.

During the next year, trustees anticipate receiving further S106 monies which will be allocated to the solar panel project.

Fuel costs have been a major concern, but fixed term contracts have been secured for electricity and gas so that, although much higher than in the past, trustees have some certainty about future utility costs and provided that hire fees hold up, the immediate financial threat to the viability of the hall has been removed.

Contingency

On 31 March 2024, trustees had total reserves of £63,987 and a mortgage loan amount outstanding of £48,004.

The Charity Bank recommend that a balance of approximately six months income is retained as a general contingency fund.

Assets and liabilities

The Charity Bank loan is secured against the value of the hall and the underlying land.

The hall was valued in July 2016 by Lambert Smith Hampton as follows:

Market Value	£700,000
Gross Development Value	£950,000

The hall buildings are insured for £2,164,660 and the contents for £131,462.

For the purpose of this financial report, the value of the assets retained for Village Hall use are:

Fixed assets (building)	£700,000
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The value of the outstanding loan from the Charity Bank, as of 31 March 2024, was **£46,945**

CIO conformance

No guarantees have been provided by the Village Hall trustees.

Outstanding debt, the Charity Bank loan, is secured against a charge on the Village Hall assets, which are valued at £700,000.

Victoria Dorman-Smith

Treasurer



Approved by all the trustees, and signed on their behalf

Duncan Chappell
Chair



Date 6/8/24

Independent Examiner's Report

To the Trustees of Harwell Village Hall
On Accounts for Year Ended 31st March 2024

Responsibilities and basis of Report

As the charity's trustees you are responsible for the preparation of the accounts in accordance with the Charities Act 2011.

I report in respect of my examination of the charity's accounts carried out under section 145 of the 2011 Charities 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 which gives me reasonable cause to believe that in, any material respect:

- accounting records were not kept in accordance with section 130 of the Charities 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.



(Independent Examiner)
Mr Nicholas Clarke CPFA

Date: 6th August 2024

1 Lockton Barns
Church Lane
Harwell
OX11 0EZ

Harwell Village Hall. Charity no. 1157858
Accounts - 1st April 2023 to 31 March 2024

GBP£	Unrestricted Funds	Restricted Funds	Total 2023/24	Total 2022/23
Receipts				
Grants	0	42,966	42,966	1,750
Donations (Safari Supper)	50	-2,488	-2,438	2,718
Hire Fees	49,617	-800	48,817	52,587
Bank interest	681	0	681	95
Total Receipts	50,348	39,678	90,026	57,150
Payments				
Gas	2,340		2,340	2,369
Electricity	5,366		5,366	7,868
Telephone	1,105		1,105	953
Water	55		55	1,181
Maintenance and repairs	3,856		3,856	2,470
Service contracts	1,884		1,884	6,517
Cleaning	4,982		4,982	7,997
Administration	5,791		5,791	5,580
Insurance	2,813		2,813	2,344
Licences	631		631	717
Purchases	2,095	35,381	37,476	15,973
other payments	203	0	203	2,324
Loan Costs	5,318		5,318	4,375
Total Payments	36,438	35,381	71,819	60,668
Excess of Receipts over Payments	13,910	4,297	18,207	-3,518
Transfers between Funds	0	0	0	
Opening balances	52,648	11,339	63,987	67,505
Closing balances	66,558	15,636	82,194	63,987

Statement of Assets and Liabilities

GBP£	Unrestricted Funds	Restricted Funds	Total 2023/24	total 2022/23
Cash Funds				
Cash			0	0
Current Account	16,375	0	16,375	13,848
Deposit Account	50,183	15,636	65,819	50,138
Total Cash Funds	66,558	15,636	82,194	63,987
Debtors				
Liabilities				
Loan	46,945		46,945	48,004

Accounts prepared by
Victoria Dorman-Smith (Treasurer)

Victoria Dorman-Smith

Accounts approved on behalf of the Trustees
Duncan Chappell (Chair)

Duncan Chappell

HARWELL VILLAGE HALL

England & Wales - Charity number 1157858

Accounts

Harwell Village Hall 2022 – 2023

Charity Number 1157858

Chair's report

April 2022 to 2023 has in general been a good year for the hall with a return to usage as per pre-covid levels. Our thanks to Amy our bookings administrator for her sterling work in keeping the bookings coming in.

On the downside, with the unprecedented increase in energy costs the utilities bill was approx. 50% higher than expected and will increase again in 2023-24 when the current fixed price arrangement finishes. There were also issues with the heating system which required multiple engineer visits with the associated costs.

The Trustee numbers remained stable, though it would be good to increase the number of trustees to try and spread the workload, especially as the current Treasurer (a non-trustee) has indicated he will resign from 1st April 2024 and the current Chair has indicated he wishes to step down (at least from the chair role) at the end of 2023. The Trustees wish to recognise the considerable contribution the Treasurer has made to the running of the hall over the years.

With the addition of Giles Barwell to the Trustee group last year, significant progress has been made to realising the goal of the hall being Carbon Net Zero in line with government targets. Phase One of this project has been initiated and should complete by the end of summer 2023.

Other notable activities are that a plaque was purchased put up in the Cherry Hall car park to celebrate the signs designed and crafted by local artist Julie Grose. The Cherry Hall projector system was upgraded and some remedial work was done with the AV system in Orchard hall. The curtains were cleaned and fire retarded and the emergency lighting was overhauled.

The Trustees acknowledge and thank the cleaning team and those volunteers who help maintain the hall and also those who get called out to deal with the occasional user problem.

Treasurer's Report

Basis of accounting and special items

The accounts are maintained and prepared on a Receipts and Payments basis.

Unrestricted funds

These can be regarded as the "operational account", covering all transactions appropriate to the hire and running of the village hall.

Restricted funds

These are "ringfenced" funds provided for a specific purpose, and include

- deposits for the hire of the hall
- grants and donations granted for specific projects
- monies held on behalf of the organisers of a Safari Supper.

There are no additional special items.

Review

Use of the hall, and receipts from hire fees have returned to pre-covid levels and exceeds routine expense so that an excess of about £8,000 was generated in the financial year ending 31st March 2023. Utility costs increased by £5,000 (~10% of total hire fees received) due mainly to a nearly doubling of electricity costs. Gas costs are constrained by a long term contract and will remain at the same level for another year.

Payments include a deposit payment of £11,354 for supply of solar panels and an associated battery system. This payment came out of reserves, but it, and the full cost of the solar system, will be covered by the anticipated receipt of S106 money

Trustees have established a designated fund for dilapidations and improvements so as to forecast each year the costs for specific projects over and above the routine management of the hall premises. This year money was spent on a replacement projector and new speakers in Cherry Hall, as well as the cleaning of all curtains.

Restricted Funds and transfers between funds

Main receipt of restricted funds is £2,718 for a third party event – an April 2023 Safari Supper to be held at the hall. Other Payments is the return of the April 2022 Safari Supper funds.

Transfer between funds of £442 covers the hire of the hall for the Safaris Supper, and the release, with permission from the donor, of a small grant which can now be spent without constraint, but which will be allocated to the solar project.

Looking ahead

Annual budgeting now includes a five year forecast. Receipts should continue to exceed payments to enable trustees to retain a contingency fund and allocate money to the designated fund for dilapidations and improvements.

During the next year, trustees anticipate receiving further S106 monies which will be allocated to the solar panel project.

Fuel costs have been a major concern, but new three year contracts have been secured for both electricity and gas so that, although much higher than in the past, trustees have some certainty about future utility costs and provided that hire fees hold up, the immediate financial threat to the viability of the hall has been removed.

Contingency

On 31 March 2023, trustees had total reserves of £63,987 and a mortgage loan amount outstanding of £48,004

The Charity Bank recommend that a balance of approximately six months income is retained as a general contingency fund.

Assets and liabilities

The Charity Bank loan is secured against the value of the hall and the underlying land.

The hall was valued in July 2016 by Lambert Smith Hampton as follows:

Market Value	£700,000
Gross Development Value	£950,000

The hall buildings are insured for £1,591,350 and the contents for £106,090.

For the purpose of this financial report, the value of the assets retained for Village Hall use are:

Fixed assets (building) **£700,000**

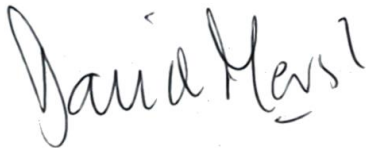
The value of the outstanding loan from the Charity Bank,
as of 31 March 2023, was **£48,004**

CIO conformance

No guarantees have been provided by the Village Hall trustees

Outstanding debt, the Charity Bank loan, is secured against a charge on the Village Hall assets, which are valued at £700,000.

David Marsh
Treasurer



Approved by all the trustees, and signed on their behalf

Duncan Chappell
Chair



Date 23rd May 2023

Independent Examiner's Report

To the Trustees of Harwell Village Hall
On Accounts for Year Ended 31st March 2023

Responsibilities and basis of Report

As the charity's trustees you are responsible for the preparation of the accounts in accordance with the Charities Act 2011.

I report in respect of my examination of the charity's accounts carried out under section 145 of the 2011 Charities 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 which gives me reasonable cause to believe that in, any material respect:

- accounting records were not kept in accordance with section 130 of the Charities 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.



(Independent Examiner)
Mr Nicholas Clarke CPFA

Date: 2nd June 2023

1 Lockton Barns
Church Lane
Harwell
OX11 0EZ

Harwell Village Hall. Charity no. 1157858
Accounts - 1st April 2022 to 31 March 2023

GBPE	Unrestricted Funds	Restricted Funds	Total 2022/23	total 2021/22
Receipts				
Grants	1,550	200	1,750	12,763
Donations (Safari Supper)	0	2,718	2,718	1,059
Hire Fees	51,987	600	52,587	44,719
Bank interest	95	0	95	6
Total Receipts	53,632	3,518	57,150	58,547
Payments				
Utilities	12,372		12,372	6,991
Maintenance and repairs	2,470		2,470	2,433
Service contracts	6,517		6,517	4,235
Cleaning	7,997		7,997	3,362
Administration	5,580		5,580	4,734
Insurance	2,344		2,344	2,232
Licences	717		717	246
Purchases	14,378	1,595	15,973	0
other payments	0	2,324	2,324	0
Loan Costs	4,375		4,375	6,064
Total Payments	56,750	3,919	60,669	30,297
Excess of Receipts over Payments	-3,118	-401	-3,519	28,250
Transfers between Funds	442	-442	0	
Opening balances	55,524	11,981	67,505	
Closing balances	52,848	11,138	63,987	

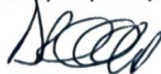
Statement of Assets and Liabilities

GBPE	Unrestricted Funds	Restricted Funds	Total 2022/23	total 2021/22
Cash Funds				
Cash			0	0
Current Account	13,848	0	13,848	17,462
Deposit Account	39,000	11,138	50,138	50,043
Total Cash Funds	52,848	11,138	63,986	67,505
Debtors				
Liabilities				
Loan	48,004		48,004	49,405

Accounts prepared by
David Marsh (Treasurer)

Accounts approved on behalf of the Trustees
Duncan Chappell (Chair)





HARWELL VILLAGE HALL

England & Wales - Charity number 1157858

Accounts

Harwell Village Hall 2021 – 2022

Charity Number 1157858

Chair's report

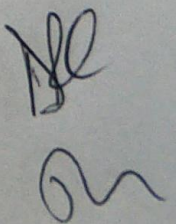
April 2021 to 2022 has been another challenging year for the Hall due to the Covid 19 Pandemic and associated loss of earnings with much of the year still spent with some sort of restrictions in place. However, once again thanks to further grants and funding made available from central funds, the financial impact has been kept to a manageable level.

The Trustees numbers were diminished with the loss of Janice Markey who left for personal reasons, but we did manage to recruit one Trustee, Giles Barwell, whose connections with the Sustainable Harwell organisation and associated knowledge will be of great benefit to the hall in trying to drive the carbon net zero agenda. The remaining trustees still need to make a determined effort to recruit so as to remain quorate and to be able to spread the load.

We still have the heat management issue within the new hall and several trustees continue to work on cost effective solutions to the issue. During very warm weather, Orchard Hall and the foyer can become uncomfortably hot, especially because of the issues with noise and the need to keep the patio doors closed. Trustees have decided to fit skylights that can be opened in the Foyer and Ladies toilet so as to improve ventilation.

During the late summer of 2021 the signs designed and crafted by local artist Julie Grose were put up at each end of the hall grounds, the culmination of some 5 years effort to get this completed.

The year finished with most Covid 19 restrictions being lifted, which means that the Hall usage is returning to pre Covid levels. However, customers are still requested to be mindful of Covid and that some social distancing may be required and precautions such as hand sanitisation and the wearing of face coverings be encouraged on a voluntary basis.

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Treasurer's Report

The halls were able to reopen in mid April 2021, and by the September term bookings had almost returned to normal, with several new regular users replacing those unable to resume. Weekend party bookings were slower to resume, but were close to their pre-covid levels for the second half of the financial year. Trustees have been able to repay a significant part of the remaining Charity Bank loan

Basis of accounting and special items

The accounts are maintained and prepared on a Receipts and Payments basis.

Unrestricted funds

These can be regarded as the "operational account", covering all transactions appropriate to the hire and running of the village hall. £30,673 was transferred to restricted funds to assist with a partial repayment of the Charity Bank loan

Restricted funds

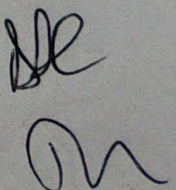
Deposits for the hire of the hall are classed as restricted funds, as are monies held by the trustees on behalf of the organisers of a Safari Supper.

At the start of the year £2,600 represented credits owing to our regular users for bookings cancelled in 2020 due to covid-19. These credits have all been applied, and none are carried forward into 2022/23.

We held S106 money specifically for the signage, which is now in place at each entrance to the halls. Only a small retention remains at the end of the year.

We received additional S106 money specifically to complete the rebuild project by repaying part of the loan. Using funds from the unrestricted account, some £60,000 was repaid.

There are no additional special items.

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Looking ahead

Receipts should exceed payments to enable trustees to retain a contingency fund and build up a reserve for dilapidations and improvements.

Fuel costs are now a major concern. Electricity rises by 250% from May 2022, adding nearly £5,000 to our utility costs. This represents some 10% of our annual receipts. Fortunately, we are locked into a favourable rate for gas, so are protected from steep rises in the next financial year, but when the contract finishes in March 2024 trustees must be ready for a severe cost increase.

During the next year, trustees anticipate receiving further S106 monies which will enable the Charity Bank loan to be repaid in full.

Contingency

On 31 March 2022, trustees had total reserves of £67,505, and a mortgage loan amount outstanding of £49,505.

The Charity Bank recommend that a balance of approximately six months income is retained as a general contingency fund.

Assets and liabilities

The Charity Bank loan is secured against the value of the hall and the underlying land.

The hall was valued in July 2016 by Lambert Smith Hampton as follows:

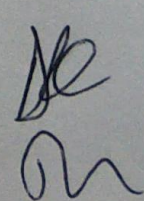
Market Value	£700,000
Gross Development Value	£950,000

The hall buildings are insured for £1,591,350 and the contents for £106,090.

For the purpose of this financial report, the value of the assets retained for Village Hall use are:

Fixed assets (building)	£700,000
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The value of the outstanding loan from the Charity Bank, as of 31 March 2022, was **£49,505**

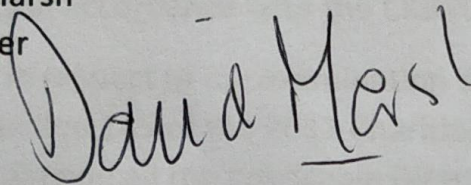


CIO conformance

No guarantees have been provided by the Village Hall trustees

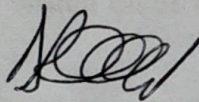
Outstanding debt, the Charity Bank loan, is secured against a charge on the Village Hall assets, which are valued at £700,000.

David Marsh
Treasurer

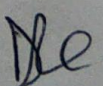


Approved by all the trustees, and signed on their behalf

Duncan Chappell
Chair



Date 27th May 2022



Independent Examiner's Report

To the Trustees of Harwell Village Hall
On Accounts for Year Ended 31st March 2022

Responsibilities and basis of Report

As the charity's trustees you are responsible for the preparation of the accounts in accordance with the Charities Act 2011.

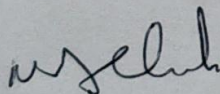
I report in respect of my examination of the charity's accounts carried out under section 145 of the 2011 Charities Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent Examiner's Statement

I have completed my examination. I confirm that no material matters have come to my attention which gives me reasonable cause to believe that in, any material respect:

- accounting records were not kept in accordance with section 130 of the Charities 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.



(Independent Examiner)
Mr Nicholas Clarke CPFA

Date: 6/6/2022

1 Lockton Barns
Church Lane
Harwell
OX11 0EZ

Harwell Village Hall. Charity no. 1157858
Accounts - 1st April 2021 to 31 March 2022

GBP£	Unrestricted Funds	Restricted Funds	Total 2021/22	Total 2020/21	Total 2019/20
Receipts					
Grants	12,763	34,131	46,894	31,045	3,635
Donations (Safari Supper)	1,058	3,344	4,402	305	1,745
Hire Fees	44,719	29	44,748	7,852	47,649
Bank interest	6		6	14	15
Total Receipts	58,546	37,504	96,050	39,216	53,044
Payments					
Utilities	6,991		6,991	6,655	10,157
Maintenance and repairs	2,433		2,433	864	2,639
Service contracts	4,235		4,235	3,125	4,191
Cleaning	3,362		3,362	2,417	2,629
Administration	4,734		4,734	1,043	800
Insurance	2,232		2,232	2,496	2,433
Licences	246		246	580	786
Purchases	0	3,314	3,314	8,970	2,338
Donations (Safari Supper)		1,933	1,933	588	3,746
Loan Costs	6,064	60,000	66,064	8,044	8,537
Total Payments	30,297	65,247	95,544	34,783	38,254
Excess of Receipts over Payment	28,249	-27,743	506	4,433	14,790
Transfers between Funds	-30,673	30,673	0	0	0
Opening balances	58,767	8,232	66,999	62,566	47,776
Closing balances	56,343	11,162	67,505	66,999	62,566

Statement of Assets and Liabilities

GBP£	Unrestricted Funds	Restricted Funds	Total 2021/22	Total 2020/21	Total 2019/20
Cash Funds					
Cash			0	0	23
Current Account	17,462	0	17,462	6,962	12,520
Deposit Account	38,881	11,162	50,043	60,038	50,024
Total Cash Funds	56,343	11,162	67,505	66,999	62,566
Debtors					
Liabilities					
Loan	49,405		49,405	111,674	115,330

Accounts prepared by
David Marsh (Treasurer)

Accounts approved on behalf of the Trustees
Duncan Chappell (Chair)

David Marsh

Duncan Chappell

HARWELL VILLAGE HALL

England & Wales - Charity number 1157858

Accounts

Harwell Village Hall 2020 – 2021

Charity Number 1157858

Chair's report

Duncan Chappell took over as Chair in January 2021 as Mike Fox-Davies, the acting Chair, is standing down from being a Trustee in July 2021. Thanks to Mike for being the acting chair for nearly 3 years!

April 2020 to 2021 was not a good year for the Hall due to the Covid 19 Pandemic and associated loss of earnings. With most of the year spent in lockdown, when there was an easing of restrictions, some socially distanced events and some children's activities went ahead. However, thanks to the grants and funding made available from central funds, the financial impact has been kept to a manageable level.

The Trustees numbers were diminished with the loss of David Marsh at the end of his term and Wah Cheng Lee and Martin Rickets who left for personal reasons. The remaining trustees need to make a determined effort to recruit so as to remain quorate and to be able to spread the load. To this end a booking administrator was employed so as to take on some of the work previously undertaken by one of the trustees.

Heat management continues to be the main issue within the new hall and several trustees continue to work on cost effective solutions to the issue. During very warm weather, Orchard Hall and the foyer can become uncomfortably hot, especially because of the issues with noise and the need to keep the patio doors closed. Trustees have investigated the possibility of fitting skylights that can be opened in the Foyer and Ladies toilet so as to improve ventilation.

The year finished with the lockdown still in progress, which meant that the Hall was closed to all users. Our challenge for the coming year will be opening up in a responsible fashion keeping an eye on all the relevant guidelines regarding Covid 19 restrictions and be mindful that some social distancing may be required well into next year. On the plus side though, it is encouraging that vaccination uptake has been high so we would expect the hall to quickly return to the level of occupation preceding the lockdown.

Treasurer's Report

This financial year has been dominated by covid-19, with the halls only able to open for a few weeks in September and October, so revenue from the hire of the hall collapsed from a forecast of £48,000 to just £5,400.

Costs have been reduced as much as possible from a budgeted £37,000 to £25,500, which seems to be the minimum amount needed just to keep the hall running.

Approximately one third of the costs are loan repayment, another third include items like insurance and licencing and servicing, and the final third is utilities. Despite the hall being in hibernation, a large element of the electricity bill is a fixed cost and the water and telephone bills are not adjusted for lower usage. A surprising amount of gas is consumed to provide frost protection. A new gas contract has been agreed which will halve the cost per unit for the next four years. Some adjustments to cost (e.g. water and PPL licence) may be reflected in reduced bills next year, rather than this.

The trustees are extremely grateful to the government for the covid-19 support grants totalling some £19,000 in this year (and more to come in 2021-22). Without these grants the trustees would have had to use significant amounts of reserve.

Instead, we ended the year with reserves still intact.

Contingency

On 31 March 2021, trustees had total reserves of £62,566, and a mortgage loan amount outstanding of £115,330.

The Charity Bank recommend that a balance of approximately six months income is retained as a general contingency fund. Experience this year shows that without government grants this would not have been enough.

The trustees hired a bookings administrator from September 2020. Although a sum has been budgeted for 2021-22 to cover the administration costs, until we have a full year of normal bookings we will not have an accurate picture of administration costs, and may need to call on reserves to cover any shortfall.

Over and above these contingency funds, approx. £50,000 of S106 developer's monies will be available in the next 12-24 months. When the S106 money is received trustee plan to repay a further portion of the mortgage, so reducing the monthly loan costs. Depending on how quickly bookings return to normal,

and any further pandemic risks, trustees may also use a small amount of reserves to add to the repayment amount.

Looking ahead

A budget for 2021-22 (approved by the trustees) has been prepared on a month by month basis, with a conservative view of how quickly bookings would return once covid-19 restrictions are lifted.

To encourage users to return, hire fees have remained unchanged since October 2019. Trustees are aware that a new, large, community centre is due to open in Great Western Park, also in Harwell Parish, which could take away business from the hall, although the hope is that with all the new houses that have been built there will be enough demand for both halls to flourish.

A five year outlook has also been prepared indicating that the impact of covid-19 will be felt for another three years before the hall returns to its pre-covid financial operating position.

Basis of accounting and special items

The accounts are maintained and prepared on a Receipts and Payments basis.

Deposits for the hire of the hall are classed separately as restricted funds, as are monies held by the trustees on behalf of the organisers of a Safari Supper. In 2020-21 some £2,600 represents credits owing to our regular users for bookings cancelled in 2020 due to covid-19. As soon as these credits have been applied, the funds will be moved back into unrestricted funds.

There were no special items during the year.

Assets and liabilities

The Charity Bank loan is secured against the value of the hall and the underlying land.

The hall was valued in July 2016 by Lambert Smith Hampton as follows:

Market Value	£700,000
Gross Development Value	£950,000

The hall buildings are insured for £1,591,350 and the contents for £106,090.

For the purpose of this financial report, the value of the assets retained for Village Hall use are:

Fixed assets (building)	£700,000
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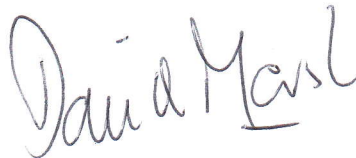
The value of the outstanding loan from the Charity Bank,
as of 31 March 2021, was **£111,954**

CIO conformance

No guarantees have been provided by the Village Hall trustees

Outstanding debt, as noted above is £111,954, secured against a charge on the Village Hall assets, which are valued at £700,000.

David Marsh
Treasurer



Approved by all the trustees, and signed on their behalf

Duncan Chappell
Chair



Independent Examiner's Report

To the Trustees of Harwell Village Hall
On Accounts for Year Ended 31st March 2021

Responsibilities and basis of Report

As the charity's trustees you are responsible for the preparation of the accounts in accordance with the Charities Act 2011.

I report in respect of my examination of the charity's accounts carried out under section 145 of the 2011 Charities 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 which gives me reasonable cause to believe that in, any material respect:

- accounting records were not kept in accordance with section 130 of the Charities 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.



(Independent Examiner)
Mr Nicholas Clarke CPFA

Date: 19th June 2021

1 Lockton Barns
Church Lane
Harwell
OX11 0EZ

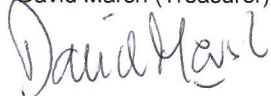
Harwell Village Hall. Charity no. 1157858
Accounts - 1st April 2020 to 31 March 2021

GBP£	Unrestricted Funds	Restricted Funds	Total 2020/21	Total 2019/20
Receipts				
Grants	18,136	12,909	31,045	3,635
Donations	305		305	1,745
Hire Fees	5,209	2,643	7,852	47,649
Bank interest	14		14	15
Total Receipts	23,664	15,552	39,216	53,044
Payments				
Utilities	6,277	379	6,655	10,157
Maintenance and repairs	864		864	2,639
Service contracts	3,125		3,125	4,191
Cleaning	2,417		2,417	2,629
Administration	1,043		1,043	800
Insurance	2,496		2,496	2,433
Licences	580		580	786
Purchases	325	8,645	8,970	2,338
Donations		588	588	3,746
Loan Costs	8,044		8,044	8,537
Total Payments	25,171	9,612	34,783	38,254
Excess of Receipts over Payments	-1,507	5,940	4,433	14,790
Transfers between Funds	377	-377	0	0
Opening balances	59,898	2,669	62,566	47,776
Closing balances	58,768	8,232	66,999	62,566

Statement of Assets and Liabilities

GBP£	Unrestricted Funds	Restricted Funds	Total 2020/21	Total 2019/20
Cash Funds				
Cash			0	23
Current Account	6,962		6,962	12,520
Deposit Account	51,806	8,232	60,038	50,024
Total Cash Funds	58,768	8,232	66,999	62,566
Debtors				
Liabilities				
Loan	111,954		111,954	115,330

Accounts prepared by
David Marsh (Treasurer)



Accounts approved on behalf of the Trustees
Duncan Chappell (Chair)

