

Harwell Village Hall 2021 – 2022

Charity Number 1157858

Chair's report

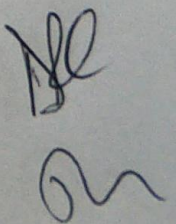
April 2021 to 2022 has been another challenging year for the Hall due to the Covid 19 Pandemic and associated loss of earnings with much of the year still spent with some sort of restrictions in place. However, once again thanks to further grants and funding made available from central funds, the financial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

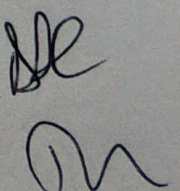
Deposits for the hire of the hall are classed as restricted funds, as are monies held by the trustees on behalf of the organisers of a Safari Supper.

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.



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:

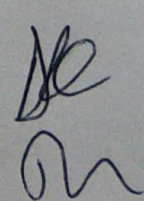
Market Value	£700,000
Gross Development Value	£950,000

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**

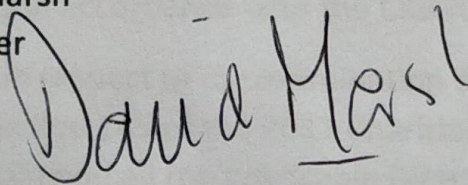


CIO conformance

No guarantees have been provided by the Village Hall trustees

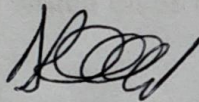
Outstanding debt, the Charity Bank loan, is secured against a charge on the Village Hall assets, which are valued at £700,000.

David Marsh
Treasurer

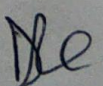


Approved by all the trustees, and signed on their behalf

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.

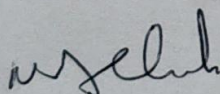
I report in respect of my examination of the charity's accounts carried out under section 145 of the 2011 Charities Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

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