

# WOODMANSTERNE VILLAGE HALL

England & Wales · Charity number 1159855

## Details

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**Status** Registered

**Legal form** CIO

**Registered** 2015-01-08

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

## Contact

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**Address** 135 Chipstead Way  
Banstead  
SM7 3JL

**Phone** 07355 984228

**Email** [woodmansternevhsecretary@gmail.com](mailto:woodmansternevhsecretary@gmail.com)

## Activities

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**Objects:** THE OBJECTS OF THE CIO ARE TO ESTABLISH AND RUN A VILLAGE HALL AND TO PROMOTE FOR THE BENEFIT OF THE INHABITANTS OF WOODMANSTERNE AND SURROUNDING AREAS WITHOUT DISTINCTION OF SEX, SEXUAL ORIENTATION, AGE, DISABILITY, NATIONALITY, RACE OR POLITICAL, RELIGIOUS OR OTHER OPINIONS THE PROVISION OF FACILITIES FOR RECREATION OR OTHER LEISURE TIME OCCUPATION OF INDIVIDUALS WHO HAVE NEED OF SUCH FACILITIES BY REASON OF THEIR YOUTH, AGE, INFIRMITY OR DISABLEMENT, FINANCIAL HARDSHIP OR SOCIAL AND ECONOMIC CIRCUMSTANCES OR FOR THE PUBLIC AT LARGE IN THE INTERESTS OF SOCIAL WELFARE AND WITH THE OBJECT OF IMPROVING THE CONDITIONS OF LIFE OF THE SAID INHABITANTS.

**Activities:** Provides facilities for social activities for the local population as well as the playing of some indoor sports such as badminton, short mat bowls. It is also used for a children's play group.

## Classification

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

## Geography

- Surrey

## Finances

Period end	Income	Expenditure	Assets	Employees
2025-12-31	£30,206	£19,162	-	-
2024-12-31	£28,726	£23,530	-	-
2023-12-31	£27,245	£23,575	-	-
2022-12-31	£22,829	£23,538	-	-
2021-12-31	£24,221	£14,093	-	-
2020-12-31	£19,768	£16,538	-	-

## Trustees

Name	Role	Appointed
<b>Mrs Gill Gillespie</b>	Chair	2025-04-24
Craig Gillespie		2019-05-16
DEBBIE MARTIN		2019-05-16
Dominique Vaughan		2024-02-29
Emma Rose		2025-02-27
Lisa Queenan		2024-07-24

**WOODMANSTERNE VILLAGE HALL**

England & Wales - Charity number 1159855

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# Accounts

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## **Trustees Annual Report**

**Charity Name** - Woodmansterne Village Hall      **Charity Number** – 1159855.

### **Address/ Correspondence address**

Woodmansterne Village Hall

Carshalton Road

Woodmansterne

Surrey SM7 3HR

### **Trustees (from date Charity Commission Updated following our AGM on 16 April 2025)**

- Mrs Gillian Gillespie (chair)
- Mrs Debbie Martin
- Mrs Lisa Queenan
- Mr Craig Gillespie (treasurer)
- Mrs Dominique Vaughan
- Mrs Emma Rose

**Governing Document** – Constitution dated 11th September 2014 agreed on 6th November 2014. This constitution was an update of the constitution of 15th November 1965 to enable registration as a CIO. The Woodmansterne Village Hall was registered as a CIO with the above charity number on 8th January 2015. It was previously registered as a charity with reference 230625.

### **Financial Period** - 1st January 2025 -31st December 2025

The present hall was opened on 2nd September 1978. The charity's purpose is to run the Village Hall for the benefit of the inhabitants of Woodmansterne and surrounding areas without distinction of sex, sexual orientation, age, disability, nationality, race or political, religious, or other opinions. It provides a meeting place for a wide variety of local social and sports clubs and classes and was also available for hire for parties. The trustees usually meet as a management committee every 6 weeks to make decisions affecting the Hall. The trustees use a messaging app and email for regular communication and decisions between meetings.

Bookings are delegated to Mrs Martin, in her capacity as Booking Secretary, who reports regularly to the committee. Maintenance and refurbishment projects are discussed in committee and approved by them with a budget allocation. An AGM is held annually to which Local Residents and Members of Organisations which use the Hall are invited. New Trustees can be proposed by user-groups or local individuals and can be co-opted by the trustees. All Trustees are subject to re-election each year. At the April 2025 AGM, the above committee members were re-elected. Hazel Cluff, the previous chair, stood down from the committee and Gill Gillespie was elected to the post of chair. There were no other changes to posts.

Finances remained strong this year with a good level of hall bookings throughout the year and not too many unexpected expenditures. The loss of Kiwi's Nursery had a big impact but we had one new regular booker and continue to look for others.

Regular expenditure has been up as costs such as electricity, gas, insurance, rates etc have all increased.

We had limited big expenditure this year and concentrated instead on general maintenance including resolving various plumbing issues, which plagued us throughout the year, and making general repairs in the main hall such as the kitchen shutters and the patio door locks. We also have our regular gas, heating and electrics checks and remediations.

As reported last year we are continuing to build up our reserves for more major anticipated expenditures in the future, primarily the roof and hall floor. We expect to start some refreshing of the Lowther room shortly and we've been looking into the possibility of a grant for solar panels.

Reigate & Banstead council have been going through an asset transferral program so we applied for the car park to be fully transferred to the hall (it's currently on a rolling 5-year lease). We understand that they are likely to grant us a 30-year lease, which isn't quite as good as the freehold that we had hoped for but at least ensures we have the use of the carpark at a reduced cost (a nominal £1 a year) for the foreseeable future.

We discovered that the hall ownership has not been registered with land registry. This was not required when the hall grounds were originally transferred but it is something that should now be put in place. This is in the process of being resolved.

After the few hall hire increases last year for the Lowther room and weekend hall hire, we have managed to keep rates stable and don't currently have any further plans to change them. With rising costs this could change but we will continue to try to keep rates as low as possible.

## Woodmansterne Village Hall Management Committee

### Income and Expenditure account for the year 1/1/2025 to 31/12/2025

<u>INCOME:</u>	<u>2025</u>		<u>2024</u>	
Hall Hire	32653		31128	
LESS booking officer's fee	2730		2650	
Total Income for hire of the hall	29923	29923	28478	28478
Interest and dividends received		283		249
Barn Dance Income less Expenses		0		0
<b>Total Income</b>		<b>30206</b>		<b>28726</b>
<b>Annual operating expenses:</b>				
Account examiner's fee: bal. of previous year	0		24	
Account examiner's fee: this year: estimated	432		432	
Hall Secretary fee	0		1200	
Cleaning.....	5679		6142	
Electricity	1912		1447	
Gas	2052		1919	
Insurance .....	3006		2899	
Land, lease of	250		250	
Maintenance: general, usual	2359		1775	
Miscellaneous.....	435		250	
Music licence	248		548	
Rates: Reigate and Banstead Council	581		274	
Refuse.....	961		929	
Telephone	0		254	
Water	466		275	
<b>Total annual operating expenses:</b>	<b>18381</b>		<b>18618</b>	
<b>Non annual expenses</b>				
Tree Pruning	0		4080	
Plumbing	781		832	
<b>total expenses</b>	<b>19162</b>	<b>19162</b>	<b>23530</b>	<b>23530</b>
<b>Excess of income over operating expenses:</b>		<b>11043</b>		<b>5196</b>
<b>Excess of operating expenses over income:</b>				
<b>Less Depreciation: see note.</b>		3596		4231
<b>INCREASE OF VALUE OF ASSETS (EXC BUILDINGS)</b>		<b>7447</b>		<b>965</b>
<b>DECREASE OF VALUE OF ASSETS (EXC BUILDINGS)</b>				

## WOODMANSTERNE VILLAGE HALL MANAGEMENT COMMITTEE

### Balance sheet as at 31/12/25

<b>Fixed assets:</b>					
Buildings, equipment and land owned		1034298			<u>1004554</u>
<b>Liquid assets:</b>					
Balances at bank + cash in hand	34109			20216	
Plus debtors	3110			3866	
	<u>37219</u>			<u>24082</u>	
Less creditors	3912			1819	
<b>Nett liquid assets</b>	<b>33307</b>	<b>33307</b>		<u>22263</u>	<u>22263</u>
<b>TOTAL ASSETS AS AT 31/12/25</b>		<b>1067605</b>			<u>1026817</u>
<b>Represented by:</b>					
Total assets at 31/12/24		1026817			<u>1001001</u>
PLUS increase in the value of the assets per I + E account		<u>7447</u>			965
Plus increase in the value of the building (note 2)		<u>33340</u>			<u>24851</u>
		<u>1067605</u>			<u>1026817</u>
*****					
<u>Calculation of items in the balance sheet.</u>					
<b>Fixed assets:</b>					
Buildings and land owned at 31/12/24	980579			955728	
Inflationary increase as advised by insurers	33340			24851	
<b>Buildings and land owned at 31/12/25</b>	<b>1013919</b>	<b>1013919</b>		980579	980579
Equipment and contents at 31/12/24	23975			28206	
Less depreciation at 15% (note 3)	3596			4231	
	<u>20379</u>			<u>23975</u>	
plus sundry purchases	-			-	
<b>Equipment and contents at 31/12/25</b>	<b>20379</b>	<b>20379</b>		<u>23975</u>	<u>23975</u>
<b>Fixed assets as at 31/12/25</b>		<b>1034298</b>			<u>1004554</u>
<b>Debtors:</b>					
Hall hire payments recd in arrears	0			860	
Insurance premium for 2026	3110			3006	
<b>Total debtors</b>	<b>3110</b>			<u>3866</u>	
<b>Creditors:</b>					
Security deposits refundable after hire	1600			800	
Hall hire payments recd in advance	1880			587	
Late Invoice (fire safety inspection)	-			-	
Account examiner's fee (estimated)	432			432	
<b>Total creditors</b>	<b>3912</b>			<u>1819</u>	

## **Independent examiner's report to the trustees of the Woodmansterne Village Hall.**

We report on the accounts of the Woodmansterne Village Hall management committee for the year ending **31<sup>st</sup> December 2025**, which are set out in the attached 2 pages.

### **Respective responsibilities of the trustees & examiner.**

As the charity's trustees you are responsible for the preparation of accounts; you consider that audit requirement of section 43 (2) of the charities act 1993 does not apply. It is our responsibility to state, on the procedures specified in the general directions given by the charity commissioners under section 43(b) of the act whether particular matters have come to our attention.

### **Basis of the independent examiner's report.**

Our examination was carried out in accordance with the general directions given by the Charity Commissioners. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented by those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you, the trustees, concerning such matters. The procedures undertaken do not provide all of the evidence that would be required by an audit, and consequently we do not express an audit opinion on the view given by the accounts.

### **Independent examiner's statement**

In connection with our examination, no matter has come to our attention:-

- 1) Which gives us reasonable cause to believe that in any material respect the requirements.
  - To keep records in accordance with section 14 of the act; and
  - To prepare accounting records which accord with the accounting record & comply with the accounting records of the act.

Have not been met; or

- 2) To which, in our opinion, attention should be drawn in order to enable proper understanding of the accounts to be reached.

**Signed by Ian White**



**For and on behalf of**

**South East Advisory Ltd t/a Bells Accountants**  
310, Stafford Road  
Croydon, CR0 4NH

*AW*  
28/5/25

<u>Woodmansterne Village Hall Management Committee</u>				
<u>Income and Expenditure account for the year 1/1/2025 to 31/12/2025</u>				
<u>INCOME:</u>	<u>2025</u>		<u>2024</u>	
Hall Hire	32653		31128	
LESS booking officer's fee	2730	/	2650	
<b>Total Income for hire of the hall</b>	<b>29923</b>	29923	28478	28478
Interest and dividends received		283		249
Barn Dance Income less Expenses		0		0
<b>Total Income</b>		<b>30206</b>		<b>28726</b>
<b>Annual operating expenses:</b>				
Account examiner's fee: bal. of previous year	0		24	
Account examiner's fee: this year: estimated	/ 432		432	
Hall Secretary fee	0		1200	
Cleaning.....	/ 5679		6142	
Electricity	1912		1447	
Gas	/ 2052		1919	
Insurance .....	3006	/	2899	
Land, lease of	- 250		250	
Maintenance: general, usual	- 2359		1775	
Miscellaneous.....	- 435		250	
Music licence	- 248		548	
Rates: Reigate and Banstead Council	- 581		274	
Refuse.....	- 961		929	
Telephone	0		254	
Water	- 466		275	
<b>Total annual operating expenses:</b>	<b>18381</b>		<b>18618</b>	
<b>Non annual expenses</b>				
Tree Pruning	0		4080	
Plumbing	- 781		832	
<b>total expenses</b>	<b>19162</b>	<b>19162</b>	<b>23530</b>	<b>23530</b>
<b>Excess of income over operating expenses:</b>		<b>11043</b>		<b>5196</b>
<b>Excess of operating expenses over income:</b>				
<b>Less Depreciation: see note.</b>		3596		4231
<b>INCREASE OF VALUE OF ASSETS (EXC BUILDINGS)</b>		<b>7447</b>		<b>965</b>
<b>DECREASE OF VALUE OF ASSETS (EXC BUILDINGS)</b>				

\* A TOTAL INCOME 34,808  
 ADJUSTED WOMB 32,653  
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 2153

BIF ACCRUED INCOME < 860 >  
 BIF DEFERRED INCOME 599  
 CIF ACCRUED INCOME < 1860 >  
 CIF DEFERRED INCOME  
 -----  
 < 2153 >  
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*AW*  
23/12/25

## WOODMANSTERNE VILLAGE HALL MANAGEMENT COMMITTEE

### Balance sheet as at 31/12/25

<b>Fixed assets:</b>				
Buildings, equipment and land owned		1034298		<u>1004554</u>
<b>Liquid assets:</b>				
Balances at bank + cash in hand	34109		20216	
Plus debtors	3110		3866	
	37219		24082	
Less creditors	3912		1819	
<b>Nett liquid assets</b>	<b>33307</b>	<b>33307</b>	<b>22263</b>	<b>22263</b>
<b>TOTAL ASSETS AS AT 31/12/25</b>		<b>1067605</b>		<b>1026817</b>
<b>Represented by:</b>				
Total assets at 31/12/24		1026817		<u>1001001</u>
PLUS increase in the value of the assets per I + E account		7447		965
Plus increase in the value of the building (note 2)		33340		<u>24851</u>
		1067605		<u>1026817</u>
<small>***** Calculation of items in the balance sheet.</small>				
<b>Fixed assets:</b>				
Buildings and land owned at 31/12/24	980579		955728	
Inflationary increase as advised by insurers	33340		24851	
<b>Buildings and land owned at 31/12/25</b>	<b>1013919</b>	<b>1013919</b>	980579	980579
Equipment and contents at 31/12/24	23975		28206	
Less depreciation at 15% (note 3)	3596		4231	
	20379		23975	
plus sundry purchases	-		-	
<b>Equipment and contents at 31/12/25</b>	<b>20379</b>	<b>20379</b>	<b>23975</b>	<b>23975</b>
<b>Fixed assets as at 31/12/25</b>		<b>1034298</b>		<u>1004554</u>
<b>Debtors:</b>				
Hall hire payments recd in arrears	0		860	
Insurance premium for 2026	3110		3006	
<b>Total debtors</b>	<b>3110</b>		<b>3866</b>	
<b>Creditors:</b>				
Security deposits refundable after hire	1600		800	
Hall hire payments recd in advance	1880		587	
Late Invoice (fire safety inspection)	-		-	
Account examiner's fee (estimated)	432		432	
<b>Total creditors</b>	<b>3912</b>		<b>1819</b>	

\*⑤ NBV 2024 1,004,554  
 less Depn (<3 596)  
 plus sundry 33,340  
1,034,298

**WOODMANSTERNE VILLAGE HALL**

England & Wales - Charity number 1159855

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# Accounts

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## **Trustees Annual Report**

**Charity Name** - Woodmansterne Village Hall **Charity Number** – 1159855.

**Address**

Woodmansterne Village Hall  
Carshalton Road  
Woodmansterne  
Surrey SM7 3HR

**Correspondence address**

c/o Mrs  
Woodmansterne Village Hall

**Trustees (from date Charity Commission Updated following our AGM on 24<sup>th</sup> April)**

Mrs Gillian Gillespie (chairman)

Mr Craig Gillespie (treasurer)

Mrs Debbie Martin

Mrs Dominique Vaughan

Mrs Lisa Queenan

Mrs Emma Rose

**Governing Document** – Constitution dated 11<sup>th</sup> September 2014 agreed on 6<sup>th</sup> November 2014. This constitution was an update of the constitution of 15<sup>th</sup> November 1965 to enable registration as a CIO. The Woodmansterne Village Hall was registered as a CIO with the above charity number on 8<sup>th</sup> January 2015. It was previously registered as a charity with reference 230625.

**Financial Period** - 1<sup>st</sup> January 2024 -31<sup>st</sup> December 2024

The present hall was opened on 2<sup>nd</sup> September 1978. The charity's purpose is to run the Village Hall for the benefit of the inhabitants of Woodmansterne and surrounding areas without distinction of sex, sexual orientation, age, disability, nationality, race or political, religious, or other opinions. It provides a meeting place for a wide variety of local social and sports clubs and classes and was also available for hire for parties.

The trustees usually meet as a management committee once a month to make decisions affecting the Hall. Urgent matters arising between meetings are occasionally dealt with by e-mail between all trustees. Bookings are delegated to Mrs Martin, in her capacity as Booking Secretary, who reports regularly to the committee. Maintenance and refurbishment projects are discussed in committee and approved by them with a budget allocation. Mrs Dominique Vaughan has taken on the Secretarial work for the committee following the resignation of our paid Secretary.

An AGM is held annually to which Local Residents and Members of Organisations which use the Hall are invited. New Trustees can be proposed by user-groups or local individuals and can be co-opted by the trustees. All Trustees are subject to re-election each year. We have been joined this year by Mrs Lisa Queenan and Mrs Emma Rose.

The Village Hall was opened in 1978. The maintenance and running of the Hall and surrounding land is the committee's responsibility on behalf of the local community. The age of the building and the trees will inevitably mean up-keep will cost more as time goes on. We are pleased to be able to report that we are slowly rebuilding our reserves for future maintenance of the Hall and its facilities

We have been joined this year by two new trustees this year Lisa Queenan and Emma Rose along with Dominique who joined us last year. It is great to have such able and younger members to ensure the future of the Hall.

Hazel Cluff is standing down as Chairman and trustee but will continue as a volunteer. Catherine Childs is also standing down and her husband David will also cease to be doing the many maintenance tasks he has so ably done over many years. We are pleased to say Debbie is continuing as our Booking Secretary and Craig as Treasurer and Gill is taking on the Chairmanship.

## Woodmansterne Village Hall Management Committee

### Income and Expenditure account for the year 1/1/2024 to 31/12/2024

	<u>2024</u>			<u>2023</u>	
<b>INCOME:</b>					
Hall Hire	31128			29666	
LESS booking officer's fee	2650			2700	
Total Income for hire of the hall	28478	28478		26966	26966
Interest and dividends received		249			102
Barn Dance Income less Expenses		0			177
<b>Total Income</b>		<b>28726</b>			<b>27245</b>
<b>Annual operating expenses:</b>					
Account examiner's fee: bal. of previous year	24			24	
Account examiner's fee: this year: estimated	432			408	
Hall Secretary fee	1200			1200	
Cleaning.....	6142			7031	
Electricity	1447			3328	
Gas	1919			1748	
Insurance .....	2899			2875	
Land, lease of	250			252	
Maintenance: general, usual	1775			1919	
Miscellaneous.....	250			869	
Music licence	548			103	
Rates: Reigate and Banstead Council	274			182	
Refuse.....	929			893	
Telephone	254			544	
Water	275			577	
<b>Total annual operating expenses:</b>	<b>18618</b>			<b>21953</b>	
<b>Non annual expenses</b>					
Tree Pruning	4080				
Plumbing	832			1621	
<b>total expenses</b>	<b>23530</b>	<b>23530</b>		<b>23575</b>	<b>23575</b>
<b>Excess of income over operating expenses:</b>		<b>5196</b>			<b>3670</b>
<b>Excess of operating expenses over income:</b>					
<b>Less Depreciation: see note.</b>		4231			4977
<b>INCREASE OF VALUE OF ASSETS (EXC BUILDINGS)</b>		<b>965</b>			<b>-1307</b>
<b>DECREASE OF VALUE OF ASSETS (EXC BUILDINGS)</b>					



## WOODMANSTERNE VILLAGE HALL MANAGEMENT COMMITTEE

### Balance sheet as at 31/12/24

<b>Fixed assets:</b>				
Buildings, equipment and land owned		979703		<u>983934</u>
<b>Liquid assets:</b>				
Balances at bank + cash in hand	20216		15587	
Plus debtors	3866		3584	
	24082		19171	
Less creditors	1819		2104	
<b>Nett liquid assets</b>	<b>22263</b>	<b>22263</b>	<b>17067</b>	<b>17067</b>
<b>TOTAL ASSETS AS AT 31/12/21</b>		<b>1001966</b>		<b>1001001</b>
<b>Represented by:</b>				
Total assets at 31/12/21		1001001		<u>974471</u>
PLUS increase in the value of the assets per I + E account		965		-1307
Plus increase in the value of the building (note 2)		0		<u>27837</u>
		1001966		<u>1001001</u>
*****				
<u>Calculation of items in the balance sheet.</u>				
<b>Fixed assets:</b>				
Buildings and land owned at 31/12/24	955728		927891	
Inflationary increase as advised by insurers	0		27837	
<b>Buildings and land owned at 31/12/23</b>	<b>955728</b>	<b>955728</b>	955728	955728
Equipment and contents at 31/12/24	28206		33183	
Less depreciation at 15% (note 3)	4231		4977	
	23975		28206	
plus sundry purchases	-		-	
<b>Equipment and contents at 31/12/24</b>	<b>23975</b>	<b>23975</b>	<b>28206</b>	<b>28206</b>
<b>Fixed assets as at 31/12/24</b>		<b>979703</b>		<b>983934</b>
<b>Debtors:</b>				
Hall hire payments recd in arrears	860		685	
Insurance premium for 2025	3006		2899	
<b>Total debtors</b>	<b>3866</b>		<b>3584</b>	
<b>Creditors:</b>				
Security deposits refundable after hire	800		600	
Hall hire payments recd in advance	587		825	
Late Invoice (fire safety inspection)	-		271	
Account examiner's fee (estimated)	432		408	
<b>Total creditors</b>	<b>1819</b>		<b>2104</b>	

## **Independent examiner's report to the trustees of the Woodmansterne Village Hall.**

We report on the accounts of the Woodmansterne Village Hall management committee for the year ending **31<sup>st</sup> December 2024**, which are set out in the attached 2 pages.

### **Respective responsibilities of the trustees & examiner.**

As the charity's trustees you are responsible for the preparation of accounts; you consider that audit requirement of section 43 (2) of the charities act 1993 does not apply. It is our responsibility to state, on the procedures specified in the general directions given by the charity commissioners under section 43(b) of the act whether particular matters have come to our attention.

### **Basis of the independent examiner's report.**

Our examination was carried out in accordance with the general directions given by the Charity Commissioners. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented by those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you, the trustees, concerning such matters. The procedures undertaken do not provide all of the evidence that would be required by an audit, and consequently we do not express an audit opinion on the view given by the accounts.

### **Independent examiner's statement**

In connection with our examination, no matter has come to our attention:-

- 1) Which gives us reasonable cause to believe that in any material respect the requirements.
  - To keep records in accordance with section 14 of the act; and
  - To prepare accounting records which accord with the accounting record & comply with the accounting records of the act.

Have not been met; or

- 2) To which, in our opinion, attention should be drawn in order to enable proper understanding of the accounts to be reached.

**Signed by Ian White**



.....

**For and on behalf of**

**Omer and Company Accountants Ltd**  
310, Stafford Road  
Croydon, CR0 4NH

10/7/25

## Woodmansterne Village Hall Management Committee

### Income and Expenditure account for the year 1/1/2024 to 31/12/2024

<u>INCOME:</u>	<u>2024</u>		<u>2023</u>	
Hall Hire	31128		29666	
LESS booking officer's fee	2650		2700	
Total Income for hire of the hall	28478	28478	26966	26966
Interest and dividends received		249		102
Barn Dance Income less Expenses		0		177
<b>Total Income</b>	<b>28726</b>		<b>27245</b>	
<b>Annual operating expenses:</b>				
Account examiner's fee: bal. of previous year	24		24	
Account examiner's fee: this year: estimated	432		408	
Hall Secretary fee	1200		1200	
Cleaning.....	6142		7031	
Electricity	1447		3328	
Gas	1919		1748	
Insurance .....	2899		2875	
Land, lease of	250		252	
Maintenance: general, usual	1775		1919	
Miscellaneous.....	250		869	
Music licence	548		103	
Rates: Reigate and Banstead Council	274		182	
Refuse.....	929		893	
Telephone	254		544	
Water	275		577	
<b>Total annual operating expenses:</b>	<b>18618</b>		<b>21953</b>	
<b>Non annual expenses</b>				
Tree Pruning	4080			
Plumbing	832		1621	
<b>total expenses</b>	<b>23530</b>	<b>23530</b>	<b>23575</b>	<b>23575</b>
<b>Excess of income over operating expenses:</b>		<b>5196</b>		<b>3670</b>
<b>Excess of operating expenses over income:</b>				
<b>Less Depreciation: see note.</b>		4231		4977
<b>INCREASE OF VALUE OF ASSETS (EXC BUILDINGS)</b>		<b>965</b>		<b>-1307</b>
<b>DECREASE OF VALUE OF ASSETS (EXC BUILDINGS)</b>				

✓  
PER 2023

ⓐ

TOTAL INCOME	30715
BLP ACCRUED INCOME	(685)
BLP DEFERRED INCOME	825
CLF ACCRUED INCOME	860
CLF DEFERRED INCOME	(587)
ADJUSTED INCOME	3128
	413
	(413)
	Ø

*W. W. W. W. W.*

**WOODMANSTERNE VILLAGE HALL MANAGEMENT COMMITTEE**

**Balance sheet as at 31/12/24**

<b>Fixed assets:</b>				
Buildings, equipment and land owned		✓ 1004554		983934
<b>Liquid assets:</b>				
Balances at bank + cash in hand	20216			15587
Plus debtors	3866			3584
	24082			19171
Less creditors	1819			2104
<b>Nett liquid assets</b>	<b>22263</b>	<b>22263</b>	<b>17067</b>	<b>17067</b>
<b>TOTAL ASSETS AS AT 31/12/24</b>		<b>1026817</b>		<b>1001001</b>
<b>Represented by:</b>				
Total assets at 31/12/23		1001001		974471
PLUS increase in the value of the assets per I + E account		965		-1307
Plus increase in the value of the building (note 2)		24851		27837
		1026817		1001001
*****				
<u>Calculation of items in the balance sheet.</u>				
<b>Fixed assets:</b>				
Buildings and land owned at 31/12/23	✓ 955728			927891
Inflationary increase as advised by insurers	24851			27837
<b>Buildings and land owned at 31/12/24</b>	<b>980579</b>	<b>980579</b>	<b>955728</b>	<b>955728</b>
Equipment and contents at 31/12/23	✓ 28206			33183
Less depreciation at 15% (note 3)	4231			4977
	23975			28206
plus sundry purchases	-			-
<b>Equipment and contents at 31/12/24</b>	<b>23975</b>	<b>23975</b>	<b>28206</b>	<b>28206</b>
<b>Fixed assets as at 31/12/24</b>		✓ <b>1004554</b>		✓ <b>983934</b>
<b>Debtors:</b>				
Hall hire payments recd in arrears	860			685
Insurance premium for 2025	3006			2899
<b>Total debtors</b>	<b>3866</b>			<b>3584</b>
<b>Creditors:</b>				
Security deposits refundable after hire	800			600
Hall hire payments recd in advance	587			825
Late Invoice (fire safety inspection)	-			271
Account examiner's fee (estimated)	432			408
<b>Total creditors</b>	<b>1819</b>			<b>2104</b>

*2023*

*2023*

*2023*

(B) NBV 2013 983,934  
 LESS DEPR < 4231 >  
 PLUS REVALUE 24,851  
 1,004,554

**WOODMANSTERNE VILLAGE HALL**

England & Wales - Charity number 1159855

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# Accounts

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## **Trustees Annual Report**

**Charity Name** - Woodmansterne Village Hall **Charity Number** – 1159855.

### **Address**

Woodmansterne Village Hall  
Carshalton Road  
Woodmansterne  
Surrey SM7 3HR

### **Correspondence address**

c/o Mrs Hazel Cluff  
Woodmansterne Village Hall  
135 Chipstead Way  
Woodmansterne  
Surrey SM7 3JL

### **Trustees**

Mrs Hazel Cluff (chairman)  
Mrs Catherine Childs  
Mrs Debbie Martin

Mr Craig Gillespie (treasurer)  
Mrs Gillian Gillespie  
Mrs Dominique Vaughan

**Governing Document** – Constitution dated 11<sup>th</sup> September 2014 agreed on 6<sup>th</sup> November 2014. This constitution was an update of the constitution of 15<sup>th</sup> November 1965 to enable registration as a CIO. The Woodmansterne Village Hall was registered as a CIO with the above charity number on 8<sup>th</sup> January 2015. It was previously registered as a charity with reference 230625.

**Financial Period** - 1<sup>st</sup> January 2023 -31<sup>st</sup> December 2023

The present hall was opened on 2<sup>nd</sup> September 1978. The charity's purpose is to run the Village Hall for the benefit of the inhabitants of Woodmansterne and surrounding areas without distinction of sex, sexual orientation, age, disability, nationality, race or political, religious, or other opinions. It provided a meeting place for a pre-school, which closed after the summer term, and provides facilities for a wide variety of local social and sports clubs and classes and was also available for hire for parties. The Committee ran a fundraising Barn Dance which was open to all.

The trustees usually meet as a management committee once a month to make decisions affecting the Hall. Urgent matters arising between meetings are occasionally dealt with by e-mail between all trustees. Bookings are delegated to Mrs Martin, in her capacity as Booking Secretary, who reports regularly to the committee. Maintenance and refurbishment projects are discussed in committee and approved by them with a budget allocation. Minor works are carried out by a handyman who is paid an hourly rate for the work done. We now pay for secretarial services as we were unable to recruit a trustee to do this work.

An AGM is held annually to which Local Residents and Members of Organisations which use the Hall are invited. New Trustees can be proposed by user-groups or local individuals and can be co-opted by the trustees. All Trustees are subject to re-election each year. We have been joined this year by Mrs Dominique Vaughan and are in the process of being joined by another new trustee. This year's AGM was the best attended for many years; this was encouraging as is new potential trustees coming forward.

This Village Hall was opened in 1978. The half-acre of land on which the Hall stands extends from the boundary with the public open space to the outer edge of the concrete strip in front of the Hall. The ownership of this land lies with the Hall. The car park and the grass and trees beyond is leased from Reigate and Banstead Council. The maintenance and running of the Hall and this land is the committee's responsibility on behalf of the local community. The age of the building and the trees will inevitably mean up-keep will cost more as time goes on.

The increase in fees from the middle of the year has put the finances in a much-improved position and combined with some new regular hirers, and the continued support of our existing hirers, the prospects for the coming year are good.

## Woodmansterne Village Hall Management Committee

### Income and Expenditure account for the year 1/1/2023 to 31/12/2023

	<u>2023</u>			<u>2022</u>	
<b>INCOME:</b>					
Hall Hire	29666			22829	
LESS booking officer's fee	2700			2700	
<b>Total Income for hire of the hall</b>	<b>26966</b>	26966		20129	20129
Interest and dividends received		102			24
Security deposits retained		0			50
Barn Dance Income less Expenses		177			
<b>Total Income</b>		<b>27245</b>			<b>20203</b>
<b>Annual operating expenses:</b>					
Account examiner's fee: bal. of previous year	24			0	
Account examiner's fee: this year: estimated	408			384	
Hall Secretary fee	1200			1251	
Cleaning.....	7031			7007	
Electricity	3328			685	
Gas	1748			2264	
Insurance .....	2875			3236	
Land, lease of	252			252	
Maintenance: general, usual	1919			4533	
Miscellaneous.....	869			213	
Music licence	103			1380	
Rates: Reigate and Banstead Council	182			343	
Refuse.....	893			1439	
Telephone	544			329	
Water	577			92	
<b>Total annual operating expenses:</b>	<b>21953</b>			<b>23409</b>	
<b>Non annual expenses</b>					
Plumbing	1621			130	
<b>total expenses</b>	<b>23575</b>	<b>23575</b>		<b>23538</b>	<b>23538</b>
<b>Excess of income over operating expenses:</b>		<b>3670</b>			<b>-3335</b>
<b>Excess of operating expenses over income:</b>					
<b>Less Depreciation: see note.</b>		4977			1019
<b>INCREASE OF VALUE OF ASSETS (EXC BUILDINGS)</b>		<b>-1307</b>			<b>-4355</b>
<b>DECREASE OF VALUE OF ASSETS (EXC BUILDINGS)</b>					

## WOODMANSTERNE VILLAGE HALL MANAGEMENT COMMITTEE

### Balance sheet as at 31/12/23

<b>Fixed assets:</b>				
Buildings, equipment and land owned		983934		961074
<b>Liquid assets:</b>				
Balances at bank + cash in hand	15587		10432	
Plus debtors	3584		4292	
	19171		14724	
Less creditors	2104		1327	
<b>Nett liquid assets</b>	<b>17067</b>	<b>17067</b>	<b>13397</b>	<b>13397</b>
<b>TOTAL ASSETS AS AT 31/12/21</b>		<b>1001001</b>		<b>974471</b>
<b>Represented by:</b>				
Total assets at 31/12/21		974471		865589
PLUS increase in the value of the assets per I + E account		-1307		-4355
Plus increase in the value of the building (note 2)		27837		113237
		1001001		974472
*****				
<u>Calculation of items in the balance sheet.</u>				
<b>Fixed assets:</b>				
Buildings and land owned at 31/12/21	927891		814654	
Inflationary increase as advised by insurers	27837		113237	
<b>Buildings and land owned at 31/12/22</b>	<b>955728</b>	<b>955728</b>	927891	927891
Equipment and contents at 31/12/21	33183		6795	
Less depreciation at 15% (note 3)	4977		1019	
	28206		5776	
plus sundry purchases	-		27407	
<b>Equipment and contents at 31/12/23</b>	<b>28206</b>	<b>28206</b>	<b>33183</b>	<b>33183</b>
<b>Fixed assets as at 31/12/23</b>		<b>983934</b>		<b>961074</b>
<b>Debtors:</b>				
Hall hire payments recd in arrears	685		1417	
Insurance premium for 2024	2899		2875	
<b>Total debtors</b>	<b>3584</b>		<b>4292</b>	
<b>Creditors:</b>				
Security deposits refundable after hire	600		200	
Hall hire payments recd in advance	825		743	
Late Invoice (fire safety inspection)	271			
Account examiner's fee (estimated)	408		384	
<b>Total creditors</b>	<b>2104</b>		<b>1327</b>	

**Independent examiner's report to the trustees of the Woodmansterne Village Hall.**

We report on the accounts of the Woodmansterne Village Hall management committee for the year ending 31<sup>st</sup> December 2023, which are set out in the attached 2 pages.

**Respective responsibilities of the trustees & examiner.**

As the charity's trustees you are responsible for the preparation of accounts; you consider that audit requirement of section 43 (2) of the charities act 1993 does not apply. It is our responsibility to state, on the procedures specified in the general directions given by the charity commissioners under section 43(b) of the act whether particular matters have come to our attention.

**Basis of the independent examiner's report.**

Our examination was carried out in accordance with the general directions given by the Charity Commissioners. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented by those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you, the trustees, concerning such matters. The procedures undertaken do not provide all of the evidence that would be required by an audit, and consequently we do not express an audit opinion on the view given by the accounts.

**Independent examiner's statement**

In connection with our examination, no matter has come to our attention:-

- 1) Which gives us reasonable cause to believe that in any material respect the requirements:
  - To keep records in accordance with section 14 of the act; and
  - To prepare accounting records which accord with the accounting record & comply with the accounting records of the act.

Have not been met; or

- 2) To which, in our opinion, attention should be drawn in order to enable proper understanding of the accounts to be reached.

Signed by Tom Brereton FCA



For and on behalf of

Omer and Company Accountants Ltd  
310, Stafford Road  
Croydon, CR0 4NH

**WOODMANSTERNE VILLAGE HALL**

England & Wales - Charity number 1159855

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# Accounts

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## **Trustees Annual Report**

**Charity Name** - Woodmansterne Village Hall

**Charity Number** – 1159855.

**Address**

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Carshalton Road  
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**Trustees**

Mrs Hazel Cluff (chairman)  
Mrs Catherine Childs  
Mrs Debbie Martin

Mr Craig Gillespie (treasurer)  
Mrs Gillian Gillespie

**Governing Document** – Constitution dated 11<sup>th</sup> September 2014 agreed on 6<sup>th</sup> November 2014. This constitution was an update of the constitution of 15<sup>th</sup> November 1965 to enable registration as a CIO. The Woodmansterne Village Hall was registered as a CIO with the above charity number on 8<sup>th</sup> January 2015. It was previously registered as a charity with reference 230625.

**Financial Period** - 1<sup>st</sup> January 2022 -31<sup>st</sup> December 2022

The present hall was opened on 2<sup>nd</sup> September 1978. The charity's purpose is to run the Village Hall for the benefit of the inhabitants of Woodmansterne and surrounding areas without distinction of sex, sexual orientation, age, disability, nationality, race or political, religious or other opinions. It provides a meeting place for a pre-school, a wide variety of local social and sports clubs and classes and is also available for hire for parties. The Committee run some social events open to all.

The trustees usually meet as a management committee once a month to make decisions affecting the Hall. Urgent matters arising between meetings are occasionally dealt with by e-mail between all trustees. Bookings are delegated to Mrs Martin, in her capacity as Booking Secretary, she reports regularly to the committee. Larger maintenance and refurbishment projects are discussed in committee and approved by them with a budget allocation. Smaller works are carried out by a handyman who is paid an hourly rate for the work done. We now pay for secretarial services as we were unable to recruit a trustee to do this work.

An AGM is held annually to which local residents and members of organisations which use the Hall are invited. New Trustees can be proposed by user-groups or local individuals and can be co-opted by the trustees. All Trustees are subject to re-election each year. Mr Howard has stood down as a trustee due to age and mobility issues. He was in at the fund-raising stage of the present Hall and his knowledge and experience will be missed. Our thanks go to him for so many years of service.

This has been a challenging year for the first time our income has not covered the running expenses of the Hall. For the previous 2 years the government grant scheme operated through local councils to assist businesses through the pandemic has enabled a reasonable financial situation to be maintained. Now that scheme has finished the accounts show that this year running costs have exceeded income by over three thousand pounds. We have had two major expenses in replacing the upper windows and their motors in the Main Hall which revealed that the wooden beams below the windows were suffering from damp this was remedied by the window fitters and the new window frames will prevent this happening again. Having had the work done it was noticed that the roof to the Lowther Room had blistered and Baker Roofing were asked to look at this and the other low level rooves. They reported that the rear roof over the garage and storage areas was in good condition but the others needed repair; this work being essential it was done and is now covered by a ten-year guarantee. We had sufficient reserve funds built up over several years to meet these expenses but these two projects meant a major part of our reserves had to be spent.

While we welcomed some new regular hirers; a major hirer of the Hall has been Kiwis Preschool but due to falling numbers they reduced their booking to only the Lowther Room and plan to close at this venue in July 2023.

Plans are in place to raise hire fees from July 23 to ensure costs are covered and reserves can be gradually increased.

## Woodmansterne Village Hall Management Committee

### Income and Expenditure account for the year 1/1/2022 to 31/12/2022

<u>INCOME:</u>	<u>2022</u>		<u>2021</u>	
Hall Hire	22829		17776	
LESS booking officer's fee	2700		2270	
Total Income for hire of the hall	20129	20129	15506	15506
Interest and dividends received		24		3
Security deposits retained		50		-
Grant from Reigate and Banstead Council		0		8712
<b>Total Income</b>		<b>20203</b>		<b>24221</b>
<b>Annual operating expenses:</b>				
Account examiner's fee: bal. of previous year	0		-12	
Account examiner's fee: this year: estimated	384		384	
Hall Secretary fee	1251		0	
Cleaning.....	7007		3987	
Electricity	685		717	
Gas	2264		1010	
Insurance .....	3236		3069	
Land, lease of	252		434	
Maintenance: general, usual	4533		2137	
Miscellaneous.....	213		593	
Music licence	1380		0	
Rates: Reigate and Banstead Council	343		175	
Refuse.....	1439		732	
Telephone	329		406	
Water	92		156	
<b>Total annual operating expenses:</b>	<b>23409</b>		<b>13789</b>	
<b>Non annual expenses</b>				
Plumbing	130		304	
<b>total expenses</b>	<b>23538</b>	<b>23538</b>	<b>14093</b>	<b>14093</b>
<b>Excess of income over operating expenses:</b>		<b>-3335</b>		<b>10128</b>
<b>Excess of operating expenses over income:</b>				
<b>Less Depreciation: see note.</b>		1019		1199
<b>INCREASE OF VALUE OF ASSETS (EXC BUILDINGS)</b>		<b>-4355</b>		<b>8929</b>
<b>DECREASE OF VALUE OF ASSETS (EXC BUILDINGS)</b>				

## WOODMANSTERNE VILLAGE HALL MANAGEMENT COMMITTEE

### Balance sheet as at 31/12/22

<b>Fixed assets:</b>				
Buildings, equipment and land owned		961074		<u>821449</u>
<b>Liquid assets:</b>				
Balances at bank + cash in hand	10432		41751	
Plus debtors	4292		3236	
	14724		44987	
Less creditors	1327		847	
<b>Nett liquid assets</b>	<b>13397</b>	<b>13397</b>	<u>44140</u>	<u>44140</u>
<b>TOTAL ASSETS AS AT 31/12/21</b>		<b>974471</b>		<u>865590</u>
<b>Represented by:</b>				
Total assets at 31/12/21		865589		<u>722820</u>
PLUS increase in the value of the assets per I + E account		-4355		8929
Plus increase in the value of the building (note 2)		113237		<u>133841</u>
		974472		<u>865589</u>

\*\*\*\*\*

#### Calculation of items in the balance sheet.

<b>Fixed assets:</b>				
Buildings and land owned at 31/12/21	814654		680813	
Inflationary increase as advised by insurers	113237		133841	
<b>Buildings and land owned at 31/12/22</b>	<b>927891</b>	<b>927891</b>	814654	814654
Equipment and contents at 31/12/21	6795		7995	
Less depreciation at 15% (note 3)	1019		1199	
	5776		6795	
plus sundry purchases (new flat roof and windows)	27407			
<b>Equipment and contents at 31/12/22</b>	<b>33183</b>	<b>33183</b>	6795	6795
<b>Fixed assets as at 31/12/22</b>		<b>961074</b>		<u>821449</u>
<b>Debtors:</b>				
Hall hire payments recd in arrears	1417			
Insurance premium for 2023	2875		3236	
<b>Total debtors</b>	<b>4292</b>		<u>3236</u>	
<b>Creditors:</b>				
Security deposits refundable after hire	200		400	
Hall hire payments recd in advance	743		63	
Account examiner's fee (estimated)	384		384	
<b>Total creditors</b>	<b>1327</b>		847	

**WOODMANSTERNE VILLAGE HALL**

England & Wales - Charity number 1159855

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# Accounts

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## **Trustees Annual Report**

**Charity Name** - Woodmansterne Village Hall

**Charity Number** – 1159855.

### **Address**

Woodmansterne Village Hall  
Carshalton Road  
Woodmansterne  
Surrey SM7 3HR

### **Correspondence address**

c/o Mrs Hazel Cluff  
Woodmansterne Village Hall  
135 Chipstead Way  
Woodmansterne  
Surrey SM7 3JL

### **Trustees**

Mrs Hazel Cluff (chairman)  
Mrs Catherine Childs  
Mr Basil Howard  
Mrs Debbie Martin

Mr Craig Gillespie (treasurer)  
Mrs Gillian Gillespie

**Governing Document** – Constitution dated 11<sup>th</sup> September 2014 agreed on 6<sup>th</sup> November 2014. This constitution was an update of the constitution of 15<sup>th</sup> November 1965 to enable registration as a CIO. The Woodmansterne Village Hall was registered as a CIO with the above charity number on 8<sup>th</sup> January 2015. It was previously registered as a charity with reference 230625.

**Financial Period** - 1<sup>st</sup> January 2021 -31<sup>st</sup> December 2021

The present hall was opened on 2<sup>nd</sup> September 1978. The charity's purpose is to run the Village Hall for the benefit of the inhabitants of Woodmansterne and surrounding areas without distinction of sex, sexual orientation, age, disability, nationality, race or political, religious or other opinions. It provides a meeting place for a pre-school, a wide variety of local social and sports clubs and classes and is also available for hire for parties. The Committee run some social events open to all.

The trustees usually meet as a management committee once a month to make decisions affecting the Hall. Urgent matters arising between meetings are occasionally dealt with by e-mail between all trustees. Bookings are delegated to Mrs Martin, in her capacity as Booking Secretary, she reports regularly to the committee. Larger maintenance and refurbishment projects are discussed in committee and approved by them with a budget allocation. Smaller works are carried out by a handyman who is paid an hourly rate for the work done. This year we are using the secretarial services provided by an individual as we were unable to recruit a trustee to do this work.

An AGM is held normally held annually which local residents and members of organisations which use the Hall are invited. New Trustees can be proposed by user-groups or local individuals and can be co-opted by the trustees. All Trustees are subject to re-election each year.

This year has been challenging due to the Coronavirus Pandemic. We have managed to keep the Hall 'Covid-Safe' and are particular grateful to advice from ACRE to enable us to understand and comply with the various changes in Government Regulations. Our users have been great at coming back when possible and keeping to the extra conditions of hire that have been required. We are very grateful for the Government grant received through Reigate and Banstead Council and the Council Rate Relief.

We are aware that works will be required to the lower flat rooves and the high level windows in the next few years which can be paid for out of current balances but care will need to be taken to rebuild finances for any future works.

# WOODMANSTERNE VILLAGE HALL MANAGEMENT COMMITTEE

## Balance sheet as at 31/12/21

### Fixed assets:

Buildings, equipment and land owned	<b>821449</b>	688808
-------------------------------------	---------------	--------

### Liquid assets:

Balances at bank + cash in hand	41751	31339
Plus debtors	3236	3069
	44987	34408
Less creditors	847	396
<b>Nett liquid assets</b>	<b>44140</b>	<b>34012</b>
<b>TOTAL ASSETS AS AT 31/12/21</b>	<b>865590</b>	<b>722820</b>

### Represented by:

Total assets at 31/12/20	<b>722820</b>	<b>696539</b>
PLUS increase in the value of the assets per I + E account	8929	1819
Plus increase in the value of the building (note 2)	133841	24462
	<b>865590</b>	<b>722820</b>

\*\*\*\*\*

### Calculation of items in the balance sheet.

### Fixed assets:

Buildings and land owned at 31/12/20	680813	656351
Inflationary increase as advised by insurers	133841	24462
<b>Buildings and land owned at 31/12/21</b>	<b>814654</b>	<b>680813</b>
Equipment and contents at 31/12/20	7995	9405
Less depreciation at 15% (note 3)	1199	1411
	6795	7994
plus sundry purchases		
<b>Equipment and contents at 31/12/21</b>	<b>6795</b>	<b>7994</b>
<b>Fixed assets as at 31/12/21</b>	<b>821449</b>	<b>688807</b>

### Debtors:

Performing Rights soc. (music licence) paid out in advance	0	0
R. B. B. C. rates paid out in advance	0	0
Insurance premium for 2022	3236	3069
<b>Total debtors</b>	<b>3236</b>	<b>3069</b>

### Creditors:

Security deposits refundable after hire	400	0
Hall hire payments rec'd in advance	63	0
Account examiner's fee (estimated)	384	396
	847	396

## Woodmansterne Village Hall Management Committee

### Income and Expenditure account for the year 1/1/21 to 31/12/21.

<u>INCOME:</u>	<u>2021</u>		<u>2020</u>	
Hall Hire	17776		10187	
LESS booking officer's fee	2270		1580	
Total Income for hire of the hall	<u>15506</u>	15506	<u>8607</u>	8607
Interest and dividends received		3		21
Security deposits retained		0		0
Income less expenditure Quiz evening		0		109
Insurance claim		0		651
Grant from Reigate and Banstead Council		8712		10000
Donation received from WI		0		200
Donation received from "A chance to dance"		0		180
<b>Total Income</b>		<u><b>24221</b></u>		<u>19768</u>
<b><u>Annual operating expenses:</u></b>				
Account examiner's fee: bal. of previous year	-12		12	
Account examiner's fee: this year: estimated	384		396	
Cleaning.....	3987		2857	
Electricity	717		711	
Gas	1010		1063	
Insurance .....	3069		3007	
Land, lease of	434		502	
Maintenance: general, usual	2137		912	
Miscellaneous.....	593		936	
Music licence	0		315	
Rates: Reigate and Banstead Council	175		257	
Refuse.....	732		505	
Telephone	406		374	
Water	156		940	
Bank Charges	0		0	
<b>Total annual operating expenses:</b>		<u><b>13789</b></u>		<u>12787</u>
<b><u>Non annual expenses</u></b>				
Fencing	0		1165	
Plumbing	304			
Flooring	0		2586	
		<u><b>14093</b></u>		<u>16538</u>
		<b>14093</b>		<u>16538</u>
<b>Excess of income over operating expenses:</b>		<u><b>10128</b></u>		<u>3230</u>
<b>Excess of operating expenses over income:</b>				<i>nil</i>
<b>Less Depreciation: see note.</b>		<u><b>1199</b></u>		<u>1411</u>
<b>INCREASE OF VALUE OF ASSETS (EXC BUILDINGS)</b>		<u><b>8929</b></u>		<u>1819</u>
<b>DECREASE OF VALUE OF ASSETS (EXC BUILDINGS)</b>				

**WOODMANSTERNE VILLAGE HALL**

England & Wales - Charity number 1159855

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# Accounts

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## **Trustees Annual Report**

**Charity Name** - Woodmansterne Village Hall

**Charity Number** – 1159855.

### **Address**

Woodmansterne Village Hall  
Carshalton Road  
Woodmansterne  
Surrey SM7 3HR

### **Correspondence address**

c/o Mrs Hazel Cluff  
Woodmansterne Village Hall  
135 Chipstead Way  
Woodmansterne  
Surrey SM7 3JL

### **Trustees**

Mrs Hazel Cluff (chairman)  
Mrs Catherine Childs  
Mr Basil Howard  
Mrs Debbie Martin

Mr Craig Gillespie (treasurer)  
Mrs Gillian Gillespie  
Mr David Leggatt

**Governing Document** – Constitution dated 11<sup>th</sup> September 2014 agreed on 6<sup>th</sup> November 2014. This constitution was an update of the constitution of 15<sup>th</sup> November 1965 to enable registration as a CIO. The Woodmansterne Village Hall was registered as a CIO with the above charity number on 8<sup>th</sup> January 2015. It was previously registered as a charity with reference 230625.

### **Financial Period** - 1<sup>st</sup> January 2020 -31<sup>st</sup> December 2020

The present hall was opened on 2<sup>nd</sup> September 1978. The charity's purpose is to run the Village Hall for the benefit of the inhabitants of Woodmansterne and surrounding areas without distinction of sex, sexual orientation, age, disability, nationality, race or political, religious or other opinions. It provides a meeting place for a pre-school, a wide variety of local social and sports clubs and classes and is also available for hire for parties. The Committee run some social events open to all.

The trustees usually meet as a management committee once a month to make decisions affecting the Hall. Urgent matters arising between meetings are occasionally dealt with by e-mail between all trustees. Bookings are delegated to Mrs Martin, in her capacity as Booking Secretary. Routine maintenance issues are delegated to Mr Leggatt and Mr Howard. These trustees report regularly to the committee. Larger maintenance and refurbishment projects are discussed in committee and approved by them with a budget allocation.

An AGM is held normally held annually which local residents and members of organisations which use the Hall are invited. New Trustees can be proposed by user-groups or local individuals and can be co-opted by the trustees. All Trustees are subject to re-election each year. Unfortunately we were unable to hold an AGM during 2020

This year has been challenging due to the Coronavirus Pandemic. We have managed to keep the Hall 'Covid-Safe' and are particular grateful to advice from ACRE to enable us to understand and comply with the various changes in Government Regulations. Our users have been great at coming back when possible and keeping to the extra conditions of hire that have been required. We are very grateful for the Government grants received through Reigate and Banstead Council and the Council Rate Relief. These and donations from a few of our regular hirers have kept our finances sound and we look forward to a busy year ahead.

## WOODMANSTERNE VILLAGE HALL MANAGEMENT COMMITTEE

### Balance sheet as at 31/12/20

<b>Fixed assets:</b>					
Buildings, equipment and land owned		688808			<u>665756</u>
<b>Liquid assets:</b>					
Balances at bank + cash in hand	31339			28553	
Plus debtors	3069			3511	
	<u>34408</u>			<u>32064</u>	
Less creditors	396			1282	
<b>Nett liquid assets</b>	<b>34012</b>	<b>34012</b>		<b>30782</b>	<b>30782</b>
<b>TOTAL ASSETS AS AT 31/12/20</b>		<b>722820</b>			<b>696539</b>
<b>Represented by:</b>					
Total assets at 31/12/19		696539			<u>698738</u>
PLUS increase in the value of the assets per I + E account		<u>1819</u>			-2199
Plus increase in the value of the building (note 2)		<u>24462</u>			<u>0</u>
		<u>722820</u>			<u>696539</u>
*****					
<u>Calculation of items in the balance sheet.</u>					
<b>Fixed assets:</b>					
Buildings and land owned at 31/12/19	656351			656351	
Inflationary increase as advised by insurers	24462			0	
<b>Buildings and land owned at 31/12/20</b>	<b>680813</b>	<b>680813</b>		<b>656351</b>	656351
<b>Equipment and contents:</b>					
Equipment and contents at 31/12/19	9405			11065	
Less depreciation at 15% (note 3)	1411			1660	
	<u>7995</u>			<u>9405</u>	
plus sundry purchases					
<b>Equipment and contents at 31/12/20</b>	<b>7995</b>	<b>7995</b>		<b>9405</b>	<b>9405</b>
<b>Fixed assets as at 31/12/20</b>		<b>688808</b>			<b>665756</b>
<b>Debtors:</b>					
Performing Rights soc. (music licence) paid out in advance	0			315	
R. B. B. C. rates paid out in advance	0			189	
Insurance premium for 2020	3069			3007	
<b>Total debtors</b>	<b>3069</b>			<b>3511</b>	
<b>Creditors:</b>					
Security deposits refundable after hire	0			200	
Hall hire payments recd in advance	0			710	
Account examiner's fee (estimated)	396			372	
<b>Total creditors</b>	<b>396</b>			<b>1282</b>	

## Woodmansterne Village Hall Management Committee

### Income and Expenditure account for the year 1/1/2020 to 31/12/2020

	<u>2020</u>			<u>2019</u>	
<b>INCOME:</b>					
Hall Hire	10187			23651	
LESS booking officer's fee	1580			2180	
<b>Total Income for hire of the hall</b>	<b>8607</b>	8607		<b>21471</b>	21471
Interest and dividends received		21			51
<i>B. H. F. London to Brighton Cycle ride:</i>					
<i>Income after expenditure</i>	-			1382	
<i>Less donation to Heart foundation</i>	-			550	
	-	-		<b>832</b>	832
<i>Security deposits retained</i>		-			20
Income less expenditure quiz night		109			226
Insurance claim		651			1065
Grant from Reigate and Banstead Council		10000			
Donation received (WI)		200			
Donation received (A chance to Dance)		180			170
<b>Total Income</b>		<b>19768</b>		<b>23835</b>	
<b>Annual operating expenses:</b>					
Account examiner's fee: bal. of previous year	12			-	
Account examiner's fee: this year: estimated	396			372	
Cleaning.....	2857			5947	
Electricity	711			1196	
Gas	1063			1040	
Insurance .....	3007			2734	
Land, lease of	502			252	
Maintenance: general, usual	912			3246	
Miscellaneous.....	936			213	
Music licence	315			559	
Rates: Reigate and Banstead Council	257			642	
Refuse.....	505			621	
Telephone	374			357	
Water	940			636	
Bank charges	0			0	
<b>Total annual operating expenses:</b>	<b>12787</b>			<b>17813</b>	
<b>Non annual expenses</b>					
Fencing	1165			2422	
<i>Chairs</i>	-			4139	
<i>Flooring</i>	2586			-	
<b>total expenses</b>	<b>16538</b>	<b>16538</b>	7879	<b>24374</b>	<b>24374</b> 7879
<b>Excess of income over operating expenses:</b>		<b>3230</b>			<b>-539</b>
<b>Excess of operating expenses over income:</b>					
<b>Less Depreciation: see note.</b>		1411			1660
<b>INCREASE OF VALUE OF ASSETS (EXC BUILDINGS)</b>		<b>1819</b>			<b>-2199</b>
<b>DECREASE OF VALUE OF ASSETS (EXC BUILDINGS)</b>					