

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 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 2021 -31st December 2021

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 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	821449	688808
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Liquid assets:

Balances at bank + cash in hand	41751	31339
Plus debtors	3236	3069
	44987	34408
Less creditors	847	396

Nett liquid assets

	44140	34012
	44140	34012

TOTAL ASSETS AS AT 31/12/21

	865590	722820
	865590	722820

Represented by:

Total assets at 31/12/20	722820	696539
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
	865590	722820

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
<u>Buildings and land owned at 31/12/21</u>	814654	680813

Equipment and contents at 31/12/20	7995	9405
Less depreciation at 15% (note 3)	1199	1411
	6795	7994

plus sundry purchases

	6795	7994
	6795	7994

Fixed assets as at 31/12/21

	821449	688807
	821449	688807

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
<u>Total debtors</u>	3236	3069

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.

INCOME:

	<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>
Interest and dividends received		3	21
Sucurity deposits retained		0	0
Income less expediture 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
Total Income	<u>24221</u>		<u>19768</u>

Annual operating expenses:

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
Total annual operating expenses:	<u>13789</u>		<u>12787</u>

Non annual expenses

Fencing	0		1165
Plumbing	304		
Flooring	0		2586
	<u>14093</u>	<u>14093</u>	<u>16538</u>

Excess of income over operating expenses:

10128 **3230**

Excess of operating expenses over income:

nil

Less Depreciation: see note.

1199 **1411**

INCREASE OF VALUE OF ASSETS (EXC BUILDINGS)

8929 **1819**

DECREASE OF VALUE OF ASSETS (EXC BUILDINGS)