

East Boldre Village Hall

CIO Registration No. 1164549

Annual Report and Financial Statements Year Ended 31 March 2022

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East Boldre Village Hall

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Annual Report Year ended 31 March 2022

The East Boldre Village Hall is in the New Forest National Park on Forestry Commission land in Bagshot Moor near Beaulieu, its address being Main Road, East Boldre, Hampshire S042 7WD.

Trustees

The Charity Trustees (the 'Members') during the year ended 31 March 2022 were:

Michael Husband, Chairman
Stephen Antczak, Secretary
Gina Antczak, Treasurer
Tony Johnson
Jervis Devonshire
Michael Upton
Richard Ashmead

During the year, the Charity also had one part-time employee/caretaker and was assisted by three volunteers.

Patron: Lord Montagu of Beaulieu

Community Hub Sub-Committee

During the year ended 31 March 2021, the Trustees involved in the Hall Development were:

Michael Husband, Chairman
Stephen Antczak, Secretary
Gina Antczak, Treasurer
Michael Upton
Richard Ashmead

Background, Property, Structure, Governance and Risk Management

Structure

The East Boldre Village Hall ("the Charity") is a charitable incorporated organisation (CIO – foundation model) governed by its Constitution adopted on 20 November 2015, its operations beginning on 1 April 2016. Prior to its conversion to a CIO, the Charity was a charitable trust (Registration No. 301804) created on 16 June 1969 governed by its Trust Deed as of that date.

Member Trustees are elected or re-elected at the AGM. Local organisations can apply for representation on the Management Committee, those members being appointed by resolution at a duly constituted meeting.

During 2018, a sub-committee was formed to progress the development of the hall to enhance facilities and to provide additional space for a village shop and post office. Due to numerous constraints on space and obstacles in obtaining a commercial licence, the shop team withdrew from the sub-committee and made plans to site the shop elsewhere. Since 2021, the remaining sub-committee have concentrated solely on plans to improve and modernise hall facilities.

Purposes and Public Benefit

The objects of the Charity are to hold, maintain and manage the Hall for the benefit of the local community, for use by both the inhabitants of and the visitors to East Boldre. This may be by provision of recreational facilities, advancing the education of the community and the public with regard to the local heritage of East Boldre or furthering the cultural and social welfare of the community.

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In shaping the objectives and in planning activities, the Trustees have considered the Charity Commission's guidance on public benefit, having due regard to the guidance on public benefit and fee charging. In particular, the Charity charges minimal or no entry fees to its exhibitions and discounts to hire fees are given where appropriate. On reopening post-COVID, fees were waived or reduced to assist with the recovery process and facilities have been provided free of charge for a monthly social coffee morning to help tackle isolation among the villagers.

History and Property

Evidence indicates the East Boldre Village Hall was built as a concert hall by the YMCA in 1918 for use by the Royal Air Force Training Airfield on Bagshot Moor. Hearsay suggests it was also used as an Officers' Mess and it has come to be known as such. At the end of WW1, when all other military buildings on the Beaulieu Airfield were dismantled, permission was granted by the Department for Environment, Food and Rural Affairs (DEFRA), through Forestry England, for the building to be retained for the community, under a 60-year Licence. The Licence was granted to the then Vicar of East Boldre (the Rev TJ Draper) as a trustee of the parish hall. It is the only such military building remaining on the Beaulieu Airfields.

The building is situated on Crown land so cannot have a freehold nor a leasehold of the property, so although the village of East Boldre owns the charity building (via the hall trustees), access rights relating to the property and the grounds are granted by a 60-year Licence. The current Licence is due to expire on 31 March 2076. The Premises Licence to allow for entertainment activities was updated and renewed in March 2019.

Governance and Risks

The Trustees meet regularly, usually once a month, to review matters relating to the maintenance, finance, security, fundraising and other public events, the upkeep of the Hall and to review risks in this regard. The Trustees have drawn up policies on risks relating to fire, health and safety, safeguarding, caretaker employment and risks relating to reserves and COVID-19. They informally review other risks and security of systems as required.

The Trustees have identified the pitched hall roof as a risk. Although no material weaknesses have been detected it is about 30 years old so for this reason a designated reserve of £5,000 was set up in the prior financial period and this was increased to £8,000 in the current period to maintain funds for any necessary emergency repairs.

The Trustees previously identified a financial risk in that hire income has not covered day to day running costs for several years due to a decline in the number of organisations hiring the hall. New hires had begun to reverse this decline pre-Covid and this trend has continued in the post Covid period. Nevertheless, the Trustees have been exploring other ways to ensure the future of the hall and to maintain it as an asset to the community. The development of the facilities for theatre and cinema in addition to the improvement and modernisation of the hall has been identified as a positive means to this end.

The risks to future income posed by Covid were mitigated by the receipt of government grants from the New Forest District Council in both the previous and the current financial periods. A Covid reserve was set up in the prior financial period to cover the risks of possible future closures. Since that risk has now been reduced, the trustees have switched funds from that reserve into designated reserves for the improvements and modernisation of the hall and the planned cinema and theatre facilities.

Remuneration

None of the Charity's Trustees or volunteers receive remuneration or other benefit from their work with the Charity. The Charity employs one local resident as a caretaker who is paid on a part-time basis.

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Activities, Performance and Achievements

The Hall provides a meeting venue and facilities for local people and local community organisations. Covid-19 continued to limit the use of the hall during the first half of year and the weekly classes are still experiencing somewhat reduced numbers.

The number of hires has increased since the Covid restrictions were eased and the trustees are working to maintain this trend. WiFi was installed in November 2021 which has led to an increase in bookings, for example, by a local mental health therapy business. Coffee mornings have been initiated on a monthly basis to help reduce the isolation among the villagers caused by Covid and work is underway for a Jubilee exhibition in June 2022.

Hall Development and Shop

Planning consent for the Community Hub and Shop development was received in April 2021. In fulfilment of one of the planning permission conditions, the Secretary, Stephen Antczak, produced a 60-page, Level 3 Historic Study of the hall and this was accepted by the New Forest National Park Authority as fulfilling the condition in April 2022.

A Community Benefit Society (CBS) was set up in September 2020 to progress the development for the hall to house the Post Office and Stores. Due to a number of obstacles, costs and also difficulties encountered in being granted a commercial licence to operate the shop at the hall, these plans were abandoned during the period and the balance of funds raised for the shop were duly transferred to the CBS in June 2021.

Plans for modernising and improving the appearance and facilities of hall have been progressed, with significant changes to reflect the abandonment of housing the shop. These plans are still ongoing with a view to their being scaled down and achieved in a shorter time frame than the original plans, at a much reduced cost and with less disruption to the hirers.

Events and Fundraising

For a second year, no events were held due to Covid. The 'East Boldre Airfield Remembers WW1' heritage book, 'From Forest Field to Western Front', telling the story of the pioneering aviation at East Boldre Airfield from 1910 to 1920, continued to sell online, there being less than 340 books remaining at the year end. Thirty-seven books were sold in the year (previous year 23). The books by Alan Brown, for which he gave the printing rights to the hall, also continued to sell (26 sold of the 'Twelve Airfields' (4 in the previous year). A Jubilee exhibition on the WW2 Airfield (RAF Beaulieu), from 1942 to the present day, is planned over a four-day period, 2 – 5 June 2022. The exhibition is being curated by a local volunteer enthusiast who is also organising talks to assist with fundraising for the hall.

Communications

Communication with the village continues to be provided via newsletters, updates to the Hall website and via social media on Facebook and Twitter.

Trustee, Stephen Antczak, continues to maintain, update and improve the website for the Parish of East Boldre with information on the hall, the plans for its development and also an informative and photographic record of its history and events.

Financial Review

The attached Receipts and Payments Accounts have been prepared for the year ended 31 March 2022 having regard to Charity Commission guidance.

Running costs exceeded hire income by £1,633 (£5,192 in the year ended 31 March 2021). Hire income for the year came to £5,135 which was much higher than expected given the Covid restrictions during the first half of the year.

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Total reserves have increased by £1,628 (£20,859 in the previous year) to £43,007 (£41,379 in the previous year including Covid grants). At 31 March 2022, there was £539 on current account, £10,601 on a notice-free, interest-bearing deposit account and £31,816 on an interest-bearing, 30-day notice account. There was £50 in petty cash.

Receipts during the period were boosted by Retail, Leisure and Hospitality Grants received from the New Forest District Council during the year ending 31 March 2022 totalling £10,667 (£20,636 in the previous year). A grant of £700 was received during the year ending 31 March 2022 from Hampshire County Council towards the costs of architect's fees.

Other receipts arose from the sale of the airfield books (see 'Events and Fundraising' above). This produced net receipts during the year of £689 (£359 in the previous year).

A grant was received of £9,670 during the previous year from the Bright Ideas Fund towards the development of the shop and post office. The balance of those funds of £6,954 remaining at the end of the previous year, were duly transferred in June 2021 to the Community Benefit Society which was set up to operate the shop.

On 31 March 2022, the restricted reserves for the hall development were £2,444 (£2,862 on 31 March 2021) relating to the monies raised for the initial development costs through Crowdfunding. £1,118 was spent on the development during the year (£1,630 in the previous year).

The Members have a policy to raise enough income from hire fees to cover day to day running costs. The Charity's Reserves are held, and other funds are raised, to cover refurbishment, unplanned emergency repairs and other expenditure of an exceptional nature. In addition, apart from restricted and designated reserves, the reserves policy is to maintain a minimum of at least one year's running costs in general funds. From the year ending 31 March 2022 this is set at £7,500.

The Trustees are now confident that hire income will exceed running costs in the future. Designated funds of £8,000 have been set aside to cover any emergency repairs including for the pitched roof due to its age. Further designated funds of £10,000 have been set aside for each of the development of the hall and the cinema and theatre facilities.

The Hall continues to be financially sound and the Trustees aim to ensure its future sustainability as an asset to the community through the development and modernisation plans.

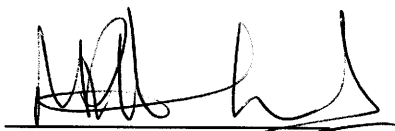
Trustee Approval

The trustees declare that they have approved the trustees' report above for the year ended 31 March 2022.

Signed on behalf of the trustees on 20 May 2022



Gina Antczak, Treasurer



Michael Husband, Chairman

East Boldre Village Hall

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Independent Examiner's Report to the trustees/members of the East Boldre Village Hall on the accounts for the year ended 31 March 2022

I report to the trustees/members on my examination of the accounts, which are set out on pages 7 and 8, of the above charitable incorporated organisation ('the Charity') for the year ended 31 March 2022.

Responsibilities and basis of report

As the trustees of the Charity, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act'). You have chosen to have an independent examination although an audit is not required for this year under section 144(2) of the Act.

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

Independent examiner's statement

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

- the accounting records were not kept in accordance with section 130 of the Act or
- the accounts do not accord with the accounting records

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Signed by:



Name: John Graves

Relevant professional qualification or body: Fellow of the Institute of Chartered Accountants in England and Wales

Address: Heatherlea House, Main Road, East End, Lymington, SO41 5ST

On Date:

23rd May 2022

East Boldre Village Hall

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Receipts and Payments Accounts

Year Ended 31 March 2022

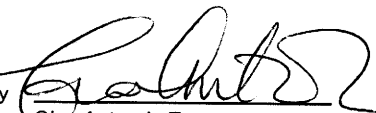
	Notes	31 March 2022 £	Year Ended 31 March 2021 £
RECEIPTS			
Income, fundraising and interest			
Letting and Hire Receipts	1	5,135.00	217.50
Fundraising Receipts	3	725.53	372.00
Bank Interest		296.23	212.15
		<u>6,156.76</u>	<u>801.65</u>
Grants and donations			
Hall Development Grants and Donations	4	700.00	553.75
Community Shop Grants	5	0.00	9,670.00
COVID-19 Grant / Local Council Grant	3	10,667.00	20,636.57
Other Donations and Gift Aid	3	123.78	30.25
		<u>11,490.78</u>	<u>30,890.57</u>
Total Receipts		<u>17,647.54</u>	<u>31,692.22</u>
PAYMENTS			
Electricity, Water & Communications		1,127.02	507.51
Maintenance & Caretaking		4,410.54	4,033.29
Administration & Licences		386.20	53.23
Insurance		844.76	815.76
Total running costs		6,768.52	5,409.79
Other Capital Items and Exceptional Costs	2	1,142.59	1,064.17
Fundraising Costs	3	36.82	12.81
Hall Development Costs	4	1,117.88	1,629.73
Community Shop Transfer/Costs	5	6,953.63	2,716.37
Total Payments		<u>16,019.44</u>	<u>10,832.87</u>
Net Running (Payments) / Receipts		(1,633.52)	(5,192.29)
Net other Capital and Exceptional Items	2	(1,142.59)	(1,064.17)
Net Hall Development Grants, Receipts/(Payments)	4	(417.88)	(1,075.98)
Community Shop Grant / Transfer	5	(6,953.63)	6,953.63
Net other Fundraising, Grants and Donations	3	11,479.49	21,026.01
Net Finance Receipts		296.23	212.15
NET RECEIPTS		<u>1,628.10</u>	<u>20,859.35</u>

Statement of Funds

Reserves at 31 March 2021	£	Cash funds at	31 March 2022	31 March 2021
Restricted Funds Note 6	9,815.65			
Designated Reserves Note 7	19,380.00			
Unrestricted Reserves	<u>12,183.29</u>			
Total reserves at 31 March 2021	41,378.94	Represented by:		
Net Receipts for 2021/22	<u>1,628.10</u>			
Reserves at 31 March 2022	<u>43,007.04</u>	Current Account	539.05	535.87
Restricted Reserves Note 6	2,444.14	Deposit Account	10,601.47	6,227.60
Designated Reserves Note 7	28,000.00	Notice Account	31,815.96	34,520.60
Unrestricted Reserves	<u>12,562.90</u>	Petty Cash	<u>50.56</u>	<u>94.87</u>
Reserves at 31 March 2022	<u>43,007.04</u>		<u>43,007.04</u>	<u>41,378.94</u>

Statement of Assets and Liabilities

	31 March 2022 £	31 March 2021 £
Cash funds	43,007	41,379
Licensed Building (insurance value) (licenced to 31 March 2076)	634,086	579,074
Stock of Books for Sale (at cost)	1,754	1,994
Other non-monetary assets held for functional use (insurance value)	28,138	27,318
Community Benefit Society Creditor	0	6,954

Approved on 20/5/22 by  and

Gina Antozak, Treasurer


Michael Husband, Chairman

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Notes to the Receipts and Payments Accounts

Year Ended 31 March 2022

	Year Ended 31 March 2022 £	Year Ended 31 March 2021 £
1 Analysis of Letting Income		
Dance, Yoga and fitness classes	1,095.00	95.00
Band and choir practice	810.00	110.00
Craft/Horticultural Groups	530.00	25.00
Events, training and talks	1,485.00	62.50
Stage hire and drama classes	80.00	0.00
Meetings	280.00	0.00
Parties/Receptions/Functions	755.00	(75.00)
Other occasional groups	100.00	0.00
	<u>5,135.00</u>	<u>217.50</u>
2 Capital and exceptional items		
Projector Screen	(99.99)	0.00
Vandalism / Car Park resurfacing	(502.60)	(208.40)
Roof/Window/Storm repairs	(540.00)	(468.00)
COVID-19 supplies	0.00	(387.77)
	<u>(1,142.59)</u>	<u>(1,064.17)</u>
3 Fundraising, Grants and Donations		
COVID-19 grants	10,667.00	20,636.57
Net Book sales (receipts - costs)		
From Forest Field to Western Front	542.71	318.02
Twelve Airfields by Alan Brown	146.00	41.17
Total receipts £725.53 less costs £36.82 (LY £372.00 - £12.81)	688.71	359.19
Other grants and donations	123.78	30.25
	<u>11,479.49</u>	<u>21,026.01</u>
4 Hall Development Project		
Balance at 1 April	2,862.02	3,938.00
Hampshire County Council Grants	700.00	500.00
Meetings, Communications and Team Building	(271.88)	(367.73)
Other Grants, Donations and Gift Aid	0.00	53.75
Planning costs	(846.00)	(1,262.00)
Total Net Costs in period	<u>(417.88)</u>	<u>(1,075.98)</u>
Balance at 31 March	<u>2,444.14</u>	<u>2,862.02</u>
5 Community Shop		
Balance at 1 April	6,953.63	0.00
Bright Ideas Grant		9,670.00
Transfer balance of funds to CBS	(6,953.63)	
Planning application and Community Benefit Society costs	0.00	(2,183.00)
Other legal and advisory	0.00	(442.37)
Advertising and communications	0.00	(91.00)
Total Net Costs in period	<u>(6,953.63)</u>	<u>(2,716.37)</u>
Balance at 31 March	<u>0.00</u>	<u>6,953.63</u>
6 Restricted Funds		
Hall Development Crowd Funding and Grants (Note 4)	2,444.14	2,862.02
Community Shop Bright Ideas Grant (Note 5)	0.00	6,953.63
Balance at 31 March	<u>2,444.14</u>	<u>9,815.65</u>
7 Designated Funds		
Exceptional repairs and maintenance	8,000.00	5,000.00
Covid Reserve	0.00	14,380.00
Hall Development	10,000.00	0.00
Cinema / Theatre Refurbishment	10,000.00	0.00
Balance at 31 March	<u>28,000.00</u>	<u>19,380.00</u>
8 Stock of Books		
From Forest Field to Western Front (339; PY 376)	1,647.00	1,827.00
Twelve Airfields by Alan Brown (46; PY 72)	107.00	167.00
Balance at 31 March	<u>1,754.00</u>	<u>1,994.00</u>