

East Boldre Village Hall

CIO Registration No. 1164549

Annual Report and Financial Statements Year Ended 31 March 2024

Contents

	Page
Annual Report	2
Trustees, Officers and Volunteers	2
Background, Structure, Governance and Risk Management	2
<i>Structure</i>	2
<i>Purposes and Public Benefit</i>	3
<i>History and Property</i>	3
<i>Governance and Risks</i>	3
<i>Remuneration</i>	3
Activities, Performance and Achievements	3
<i>Hall Redevelopment Project</i>	4
<i>Events and Fundraising</i>	4
<i>Communications</i>	4
Financial Review	5
Trustee Approval	5
Independent Examiner's Report	6
Receipts and Payments Accounts	7
Statement of Funds	7
Statement of Assets and Liabilities	7
Notes to the Receipts and Payments Accounts	8

East Boldre Village Hall

CIO Registration No. 1164549

Annual Report Year ended 31 March 2024

The East Boldre Village Hall stands within the New Forest National Park on Crown grazing land in Bagshot Moor near Beaulieu, on Main Road, East Boldre, Hampshire SO42 7WD.

Committee Members

The Committee Members during the year ended 31 March 2024 were:

Michael Husband, Trustee, Chair

Sven Olen, Volunteer Secretary, (from October 2023)

Gina Antczak, Trustee, Treasurer, Bookings Manager

Stephen Antczak, Volunteer, Heritage, Communications

Richard Ashmead, Trustee, Legal

Tim Clogg, Volunteer, Film Club (from November 2023)

Jervis Devonshire, Trustee, General

Marc Heighway, Volunteer, Heritage

Tony Johnson, Trustee, Heritage

Gerard Pocock, Trustee, Hall Development Principal Designer (appointed 8 March 2024)

Michael Upton, Trustee, Maintenance

During the year, the Charity had seven trustees, five active volunteers, one part-time employee/caretaker, a partnership with the New Forest & Hampshire Wartime Association (NFHWA) and 12 other volunteers helping with events and distribution of newsletters.

Patron: Lord Montagu of Beaulieu

Hall Redevelopment Sub-Committee

Committee members involved in the redevelopment sub-committee during the year were:

Gerard Pocock, Project Manager and Principal Designer

Stephen Antczak

Gina Antczak

Michael Upton

Richard Ashmead

Heritage Sub-Committee

Committee members on the heritage sub-committee during the year were:

Stephen Antczak

Marc Heighway

Tony Johnson

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 and hall users can apply for representation on the Management Committee, those members being appointed by resolution at a duly constituted meeting.

East Boldre Village Hall

CIO Registration No. 1164549

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 is by providing facilities for leisure and recreational use, promoting the local heritage of East Boldre, and furthering the cultural and social welfare of the community.

In shaping objectives and planning activities, the Trustees have considered the Charity Commission's guidance with due regard to guidance on public benefit and fee charging. The Charity charges minimal or free entry to its exhibitions and provides discounts to local hirers and regular users and also with a view to promoting inclusivity.

History and Property

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. It was thought to be used as an Officers' Mess and came 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 initially granted to the Parochial Church Council and passed to volunteer trustees in 1965. It is the only such military building remaining on the Beaulieu Airfields.

The building is situated on Crown land so there can be neither a freehold nor a leasehold of the property. The village of East Boldre owns the charity building (via the hall trustees) and 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 and is effectively as secure as a leasehold. The Premises Licence which allows for entertainment activities at the hall 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, public events, governance, and to review risks in this regard. The Trustees have drawn up policies on risks relating to conflicts of interest, internal financial controls, trustee expenses, risk management, fire, health and safety, safeguarding, environment, data protection, equal opportunities, serious incident reporting and complaints. Policies are reviewed on an annual basis and as required.

Remuneration

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

Activities, Performance and Achievements

The Hall provides a meeting venue and facilities for local residents and community organisations. Since Covid, the number of hires and people using the hall has increased and has continued to increase in the year ended 31 March 2024.

Coffee mornings have been popular in bringing villagers together to tackle isolation post Covid. The hall is used for Parish Council business and as a centre for the village emergency plan. It's used for five regular fitness classes and occasional workshops for fitness and dance, by craft, horticultural and young farmers groups, for occupational and arts therapy, first-aid training, baby and toddler sensory classes, meditation, music bands, theatre workshops and numerous events, functions and parties.

The hall is used as a centre by the NFHWA who hold talks and events at the hall. The first highly successful pilot movie night was held in March 2024 and another is being organised for June 2024. A three-day exhibition on 500 years of Romani heritage in the New Forest is to be held on 25-27 May 2024. (See Hall Events and Fundraising below.)

East Boldre Village Hall

CIO Registration No. 1164549

Hall Redevelopment Project

Planning consent for the revised hall redevelopment was received on 2 March 2023. A new hall trustee, a chartered surveyor, was appointed March 2024 as the principal designer and project manager for the hall development. The estimated timescale from the project is for building works to commence in Spring 2025 and to be completed by the end of the summer. A grant of £2,500 was received from the Parish Council in March 2024 and the main funding applications will be submitted from June 2024 when tenders from three builders are expected to be received.

A gradual decline in the number of lettings for over a decade since 2008 resulted in lettings income becoming insufficient to cover core running costs. New hires had begun to reverse this decline pre-Covid and this trend has continued in the post Covid period. Nevertheless, the poor appearance, and internal layout and facilities of the hall detracts new users and the redevelopment will secure the future of the hall as an asset to the community.

The redevelopment project will improve the street scene, making the building more attractive and sympathetic to the natural beauty of its surroundings while restoring part of the original 1918 structure. Pitching the roofs will arrest and reverse the severe weather deterioration caused the location on Bagshot Moor. Changes internally will increase the size of useable space by 50% without increasing the hall's footprint, improving flexibility, circulation, ventilation, natural light and the internal ambience. The flooring will be made more suitable for dance and exercise classes, the number of toilets will be increased to meet peak demand and comply with modern requirements. The hall's new facilities will improve the general comfort levels of the hall.

Extensive research and in-depth studies for the 2024 business plan show an initial increase of 30% in hall usage and a 50% increase in letting income. Income from talks, exhibitions, theatre and films is expected to more than double.

Events and Fundraising

The New Forest & Hampshire Wartime Association continue to hold talks at the hall. They are extremely popular with tickets selling out within an hour of going online. The improved internal layout of the hall will help to meet demand. All profits go to the hall towards the redevelopment project and in the year to 31 March 2024, the talks generated net income of £3,583.

The annual pub charity quiz was held in November 2023, generating a net amount of £443. Airfield books continue to sell well with 78 copies sold of 'From Forest Field to Western Front' and 75 copies sold of 'Twelve Airfields' by the late Alan Brown. Printing rights to Alan's book were donated to the hall and three more of his books which have been out of print for over a quarter of a century have been remastered by a hall volunteer and will be sold to help raise further funds for the redevelopment project.

The hall heritage committee are producing a major exhibition of 500 years of Romani heritage in the New Forest. This will be on display at the hall on 25-27 May 2024. The exhibition will then go onto Thorney Hill Community Centre for a week and on to the New Forest Museum in Lyndhurst for the summer. Romanies lived in compounds in East Boldre and Thorney Hill as well as in other parts of the New Forest and the exhibition has generated a large amount of interest both locally and from further afield.

Communications

Hall communications continue to be provided via newsletters, surveys, updates to the Hall website and via social media. The hall and Parish website continues to be maintained, updated and improved by a hall volunteer. The website contains considerable information about the hall, the plans for its redevelopment and an informative and photographic record of its history and events.

East Boldre Village Hall

CIO Registration No. 1164549

Financial Review

The attached Receipts and Payments Accounts have been prepared for the year ended 31 March 2024 having regard to Charity Commission guidance.

Receipts

Hire income exceeded core running costs by £409 (last year £242). Hire income increased by 22% from £8,263 in the year ended 31 March 2023 to £10,112 in the year to 31 March 2024. The Trustees are confident that the redevelopment project will ensure that hire income will exceed running costs in the future by a good margin.

Receipts from talks generated £3,093 towards the hall redevelopment, boosted by a further £490 from donations at talks and gift aid from donations at the RAF Beaulieu exhibition in June 2022. Further income of £1,656 was raised from the sale of airfield books, £443 from the Quiz Night held at the Turfcutters Pub and £224 from the first pilot movie night held in March 2023.

Grants were received in the year of £2,500 from the East Boldre Parish Council towards the hall redevelopment project and £401 from Hampshire County Council towards the May 2024 Romani exhibition.

Payments

There have been several exceptional costs during the year. Electricity costs have been particularly high as the hall has been subject to a fixed-rate contract which comes to an end on 31 July 2024. Accordingly, the payments in the year to 31 March 2024 were double the amount in the previous year. Other exceptional costs in the year included the five-yearly electrical check (£600) and an unexpected new panel for the fire alarm (£720). Capital additions in the year included a cooker (£589) and a floor cleaner (£1,605).

Reserves

Total reserves have increased by £4,613 (£2,740 in the previous year) to £50,360 (£45,747 in the previous year). At 31 March 2024, the reserves were represented by £689 on the current account, £4,217 on deposit, £45,287 on a higher-interest, notice account and £188 in petty cash.

On 31 March 2024, the restricted reserves for the hall development project were £7,531 (£3,925 in the previous year). Designated reserves of £5,000 are held to cover unplanned emergency repairs and other expenditure of an exceptional nature. Further designated funds of £32,500 have been set aside for the redevelopment project. The reserves policy is to maintain sufficient non-designated and unrestricted reserves to cover at least six months running costs and unrestricted reserves of £5,330 on 31 March 2024 are expected to be more than sufficient for that purpose.

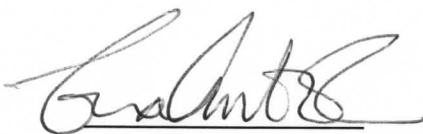
The Hall continues to be financially sound and the redevelopment project will ensure its future sustainability as an asset to the community.

Trustee Approval

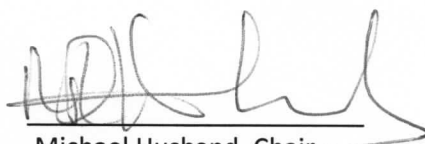
The trustees declare that they have approved the trustees' report above for the year ended 31 March 2024.

Signed on behalf of the trustees on

3 May 2024



Gina Antczak, Treasurer



Michael Husband, Chair

East Boldre Village Hall

CIO Registration No. 1164549

Independent Examiner's Report to the trustees/members of the East Boldre Village Hall on the accounts for the year ended 31 March 2024

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 2024.

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:

6th May 2024

East Boldre Village Hall

CIO Registration No. 1164549

Receipts and Payments Accounts Year Ended 31 March 2024

	Notes	Year Ended	
		31 March 2024	31 March 2023
		£	£
RECEIPTS			
Income, fundraising and interest			
Lettings Receipts	1	10,112.00	8,263.00
Fundraising Receipts - General	4	3,052.84	2,120.74
Fundraising Receipts - Refurbishment	5	3,839.20	3,921.91
Bank Interest		762.71	328.02
		<u>17,766.75</u>	<u>14,633.67</u>
Grants and donations			
Hall Refurbishment Grants & Donations	5	2,675.74	1,785.93
Other Grants & Donations	4	803.95	190.47
Gift Aid	4&5	314.09	0.00
		<u>3,793.78</u>	<u>1,976.40</u>
Total Receipts		<u>21,560.53</u>	<u>16,610.07</u>
PAYMENTS			
Electricity & Water		2,647.37	1,330.27
IT & Communications		557.24	531.01
Maintenance & Caretaking	2	5,341.31	4,954.16
Administration, Licences & Misc		169.01	236.00
Insurance		988.57	966.44
Total Running Costs		<u>9,703.50</u>	<u>8,017.88</u>
Other Capital Items and Exceptional Costs	3	3,290.98	1,056.40
General Fundraising Costs	4	729.32	568.79
Refurbishment Fundaising Costs	5	745.73	831.00
Hall Development Costs	5	2,478.00	3,395.62
Total Payments		<u>16,947.53</u>	<u>13,869.69</u>
Lettings Income less Running Costs		408.50	245.12
Net Capital and Exceptional Items	3	(3,290.98)	(1,056.40)
Net Fundraising, Grants and Donations - General	4	3,127.47	1,742.42
Net Refurbishment Fundraising, Grants & Donations	5	3,605.30	1,481.22
Net Finance Receipts		762.71	328.02
NET RECEIPTS		<u>4,613.00</u>	<u>2,740.38</u>

Statement of Funds

Reserves at 31 March 2023	£	Cash funds at	31 March 2024	31 March 2023
Restricted Funds Note 5	3,925.36	Represented by:	£	£
Designated Reserves Note 6	34,000.00			
Unrestricted Reserves	7,822.06			
Total reserves at 31 March 2023	45,747.42			
Net Receipts for 2023/24	4,613.00	Current Account	668.74	1,143.53
Reserves at 31 March 2024	<u>50,360.42</u>	Deposit Account	4,216.57	7,344.18
Restricted Reserves Note 5	7,530.66	Notice Account	45,286.63	37,101.27
Designated Reserves Note 6	37,500.00	Petty Cash	188.48	158.44
Unrestricted Reserves	5,329.76			
Reserves at 31 March 2024	<u>50,360.42</u>		<u>50,360.42</u>	<u>45,747.42</u>

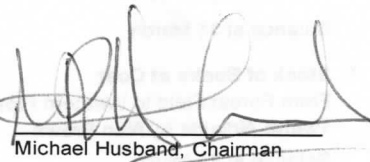
Statement of Assets and Liabilities

	31 March 2024 £	31 March 2023 £
Cash funds	50,360	45,747
Licensed Building (insurance value) (licensed to 31 March 2076)	713,347	634,086
Stock of Books for Sale (at cost) Note 7	1,212	1,654
Other non-monetary assets held for functional use (insurance value)	31,655	28,138
Returnable Lettings Deposits Held	(100)	(200)

Approved on

3/5/2024 
Gina Antezak, Treasurer

and


Michael Husband, Chairman

East Boldre Village Hall

CIO Registration No. 1164549

Notes to the Receipts and Payments Accounts

Year Ended 31 March 2024

	Year Ended 31 March 2024	Year Ended 31 March 2023
	£	£
1 Analysis of Letting Income		
Dance, Yoga and fitness classes (regular)	2,270.00	2,580.00
Band practice	782.00	823.00
Regular Groups and Coffee Mornings	1,025.00	680.00
Training / Workshops	4,405.00	3,005.00
Stage hire and drama workshops	170.00	140.00
Events and meetings	870.00	550.00
Parties/Receptions/ad-hoc other	485.00	310.00
Other occasional groups/Furniture Hire	105.00	175.00
	<u>10,112.00</u>	<u>8,263.00</u>
2 Maintenance		
Cleaning and caretaking	3,904.34	3,845.90
Security systems	595.06	357.60
Electrical checks	670.00	105.60
Repairs & replacements	152.94	614.36
Other	18.97	30.70
	<u>5,341.31</u>	<u>4,954.16</u>
3 Capital and Exceptional Items		
Fire alarm new main panel	719.74	0.00
Projector	45.00	0.00
New Cooker	589.00	0.00
New Floor cleaner	1,605.26	0.00
Drain inspection	150.00	0.00
New heating control system	181.98	0.00
Exhibition Panels	0.00	1,346.40
Insurance Claim/Roof/Window/Storm repairs	0.00	(290.00)
	<u>3,290.98</u>	<u>1,056.40</u>
4 Fundraising, Grants and Donations		
Net Book sales (receipts - costs)		
From Forest Field to Western Front	1,017.90	1,024.89
Twelve Airfields by Alan Brown	638.30	151.06
Total receipts £1,749.54 less costs £93.34 (LY £725.53 - £36.82)	1,656.20	1,175.95
Quiz Night	443.00	376.00
Movie Night	224.32	0.00
HCC Grant for Romani Exhibition	401.00	0.00
Donations - general	402.95	190.47
	<u>3,127.47</u>	<u>1,742.42</u>
5 Hall Development Project - Restricted Funds		
Balance at 1 April	3,925.36	2,444.14
EBPC / Hampshire County Council Grants	2,500.00	131.75
NFHWA Exhibition receipts	0	1,945.01
NFHWA Talks receipts - payments	3,093.47	1,145.90
Donations at NFHWA Talks & Exhibitions plus Gift Aid	489.83	1,654.18
Meetings, Communications and Team Building	0.00	(137.60)
Architect, Buildings and Structural Design Fees	(2,478.00)	(2,928.00)
Planning costs	0.00	(330.02)
Total Net Receipts in period	<u>3,605.30</u>	<u>1,481.22</u>
Balance at 31 March	<u>7,530.66</u>	<u>3,925.36</u>
6 Designated Funds		
Exceptional repairs and maintenance	5,000.00	5,000.00
Hall Development	32,500.00	29,000.00
Balance at 31 March	<u>37,500.00</u>	<u>34,000.00</u>
7 Stock of Books at Cost		
From Forest Field to Western Front (193) (PY271)	937.98	1,317.06
Twelve Airfields by Alan Brown (97) (PY 193)	273.54	461.76
Balance at 31 March	<u>1,211.52</u>	<u>1,778.82</u>