

East Boldre Village Hall

CIO Registration No. 1164549

Annual Report and Financial Statements Year Ended 31 March 2025

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East Boldre Village Hall

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Annual Report Year ended 31 March 2025

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 Trustees on 31 March 2025 were:

Michael Husband, Chair

Gina Antczak Treasurer, Bookings Manager

Michael Upton, Maintenance, Governance

Jervis Devonshire, Maintenance, General

Richard Ashmead, Legal

Marc Heighway (appointed December 2024), Heritage

Gerard Pocock, Hall Development Principal Designer

Tim Clogg, Film Club, (appointed April 2025)

Other Committee members on 31 March 2025 were

Sven Olen, Secretary

Stephen Antczak, Heritage, Communications

Tony Johnson (resigned trusteeship on September 2024), Heritage

During the year, the Charity had one part-time employee/caretaker and was assisted by 18 other volunteers helping with events, distribution of newsletters and bookings.

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.

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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 and regular hirers. The fee model is designed to promote 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 grazing land and as such the use of the hall is governed by licence. Hall ownership care of the trustees is granted by a 60-year Licence, the current Licence being renewable on 31 March 2076. 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, hall hire, serious incident reporting and complaints. Policies are reviewed on an annual basis or 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.

Coffee mornings and film nights have been popular in bringing villagers together. The hall is used for Parish Council business and as a centre for the village emergency plan. It's used for 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 and several successful movie night events have been piloted since March 2024.

Hall Redevelopment Project

Having paused the redevelopment project to help prioritise focus on the village shop work on the project continued in earnest from 2024 with the strengthening of the hall team, production of the Schedule of Works, completion of the business plan and concentration on fundraising. A builder has been chosen from four blind tenders received in October. Funding for the anticipated costs of about £500,000 is expected to be secured in order for building works to begin by late summer and to be

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completed by November 2025. The reopening of the hall is to be marked by an exhibition on the twelve military airfields.

Funding received or secured during the year amounted to £162,500. This includes grants from the New Forest District Council, Hampshire County Council, the New Forest National Park Authority and a generous donation of £5,000 from an individual. Further local funding totalling £25,000 has been applied for after the year end, of which £10,000 has been secured and the outcome regarding the other two funds is expected in June 2025. Applications were submitted in April 2025 to the National Lottery Heritage and Community Funds for a further £261,500 and decisions are expected by the end of July 2025. Together with the hall's reserves, this funding is expected to cover the anticipated project costs but a crowdfunding appeal to both the local and heritage communities will be launched to cover any remaining shortfall.

The Community has been kept informed of the progress of the project through public meetings and newsletters. A community focus group has been formed to advise on internal fittings and decor.

Events and Fundraising

A three-day exhibition on 500 years of Romani heritage in the New Forest was held on 25-27 May 2024. It was highly successful, generating huge interest with 500 visitors on each day, 80% of whom were from the Romani Community. The exhibition was taken to the Thorney Hill Community Centre for a week in June, attracting another 1,000 visitors. Part of it was displayed at the New Forest Heritage Centre over the summer, the full exhibition being displayed for two weeks in October. The exhibition continues to generate a lot of interest both locally and from further afield, and the hall team has been approached for advice on school projects. The booklet published for the exhibition continued to sell long after the exhibition and copies have now sold out. A net total of over £3,000 was raised from the exhibition. A further exhibition on the centenary of the New Forest Romani Compounds is planned for 2026.

The New Forest & Hampshire Wartime Association hold monthly talks at the hall which continue to be 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 eight talks during the year generated net income of over £3,000.

Following the success of the first pilot film night and talk in March 2024, two further events were held during the year, a talk and film on the Vilcan Aircraft and a Greek themed dinner with the film, Mamma Mia. Consistently full houses at these events have confirmed demand and the viability of the hall purchasing its own cinematic and AV equipment which will make the events financially viable.

The pub charity quiz held after the year end in April 2025 raised funds of £500.

Printing rights to the books by the late Alan Brown were donated to the hall and the books continue to sell well with 142 copies sold of 'Twelve Airfields'. Two more airfield books by the late Alan Brown were remastered and published during the year, 'First To Go' and 'They Flew From The Forest' including 'Tales From The Crew Room', which has never been previously published. A total of 80 of those books were sold during the year. The hall team's publication, 'From Forest Field To Western Front', also continues to sell well with 52 copies sold during the year and net income from all the books came to over £2,000.

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.

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Financial Review

The attached Receipts and Payments Accounts have been prepared for the year ended 31 March 2025 having regard to Charity Commission guidance.

Receipts

Receipts of £9,780 in the year to March 2025 were slightly down on the previous year receipts of £10,112. Hires were down generally due the anticipation of building works and uncertainty over their start date. This has partly contributed to core costs exceeding lettings by £302. The Trustees are confident that the redevelopment project will increase hire income by at least 30% and ensure that hire income will exceed core costs by margins of between 8% and 20%.

Net receipts raised from historical talks, including donations came to £3,489 and those from the Romani exhibition, including donations and a grant of £600 from the East Boldre Educational Charity, amounted to £3,847. Income of £2,000 was raised from the sale of airfield books, and £958 from the movie night events.

Grants were received in the year towards the hall project of £500 from the Hampshire County Council Councillor's Fund, £5,000 from the Beaulieu Beaufort Foundation and £200 from the New Forest District Council Councillor's Fund. Further grants were secured in the year of £2,000 from the New Forest National Park Communities Fund, £24,500 from the HCC Community Fund, and £25,000 from the NFDC Communities Fund. A bid for £100,000 from the Community Infrastructure Levy was approved by the NFDC on 2 April 2025. A donation of £4,000 was received during the year, increased to £5,000 with the receipt of Gift-Aid shortly after the year end.

Payments

A high fixed electricity contract ended in August 2024, electricity costs being halved thereafter. This is the main reason for core costs being higher than letting income. Capital and exceptional costs include mainly a new tarmac apron to the carpark (£4,000), a new heating control system to reduce energy wastage (£456), and panels for the Romani exhibition (£994). Redevelopment costs in the year of £4,142 included an asbestos survey (£660), structural survey costs (£2,777), and energy audit for a Energy Performance Certificate (£342) and a planning application (£363).

Reserves

Total reserves have increased by £11,601 (£4,613 in the previous year) to £61,961 (£50,360 in the previous year). At 31 March 2025, the reserves were represented by £834 on the current account, £6,674 on deposit, £54,364 on a high-interest, notice account and £90 in petty cash.

On 31 March 2025, the restricted reserves for the hall development project were £16,586 and designated reserves were £39,500. The reserves policy is to maintain sufficient non-designated and unrestricted reserves to cover at least six months running costs and unrestricted reserves of £5,876 on 31 March 2025 are expected to be more than sufficient for that purpose.

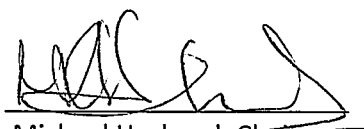
Trustee Approval

The trustees declare that they have approved the trustees' report above for the year ended 31 March 2025.

Signed on behalf of the trustees on 20 June 2025



Gina Antczak, Treasurer



Michael Husband, Chair

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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 2025

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 2025.

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: 28th June 2025

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Receipts and Payments Accounts Year Ended 31 March 2025

	Notes	Year Ended	
		31 March 2025	31 March 2024
		£	£
RECEIPTS			
Income, fundraising and interest			
Lettings Receipts	1	9,780.00	10,112.00
Fundraising Receipts - General		8,859.47	3,052.84
Fundraising Receipts - Redevelopment		3,842.28	3,839.20
Bank Interest		1,634.32	762.71
		<u>24,116.07</u>	<u>17,766.75</u>
Grants and donations			
Grants & Donations - General		1,412.83	803.95
Grants & Donations - Hall Redevelopment		9,931.62	2,675.74
Gift Aid			314.09
		<u>11,344.45</u>	<u>3,793.78</u>
Total Receipts		<u><u>35,460.52</u></u>	<u><u>21,560.53</u></u>
PAYMENTS			
Electricity & Water		3,636.95	2,647.37
IT & Communications		425.95	557.24
Maintenance & Caretaking	2	4,972.10	5,341.31
Administration, Licences & Misc		31.10	169.01
Insurance		1,016.40	988.57
Total Running Costs		<u>10,082.50</u>	<u>9,703.50</u>
Other Capital Items and Exceptional Costs	3	5,591.87	3,290.98
Fundraising Costs - General		3,466.31	729.32
Fundaising Costs - Redevelopment		488.95	745.73
Hall Redevelopment Costs		4,229.76	2,478.00
Total Payments		<u><u>23,859.39</u></u>	<u><u>16,947.53</u></u>
Lettings Income less Running Costs		(302.50)	408.50
Net Capital and Exceptional Items	3	(5,591.87)	(3,290.98)
Net Fundraising, Grants and Donations - General	4	6,805.99	3,127.47
Net Fundraising, Costs, Grants & Donations - Redevelopment	5	9,055.19	3,605.30
Net Finance Receipts		1,634.32	762.71
NET RECEIPTS		<u><u>11,601.13</u></u>	<u><u>4,613.00</u></u>

Statement of Funds

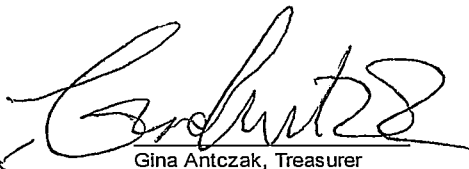
Reserves at 31 March 2024	£	Cash funds at	31 March 2025	31 March 2024
Restricted Funds Note 5	7,530.66	Represented by:	£	£
Designated Reserves Note 6	37,500.00			
Unrestricted Reserves	5,329.76			
Total reserves at 31 March 2024	50,360.42			
Net Receipts for 2024/25	11,601.13	Current Account	833.85	668.74
Reserves at 31 March 2025	<u>61,961.55</u>	Deposit Account	6,673.61	4,216.57
Restricted Reserves Note 5	16,585.85	Notice Account	54,363.91	45,286.63
Designated Reserves Note 6	39,500.00	Petty Cash	90.18	188.48
Unrestricted Reserves	5,875.70			
Reserves at 31 March 2025	<u>61,961.55</u>		<u>61,961.55</u>	<u>50,360.42</u>

Statement of Assets and Liabilities

	31 March 2025 £	31 March 2024 £
Cash funds	61,962	50,360
Licensed Building (insurance value) (licensed to 31 March 2076)	749,014	713,347
Stock of Books for Sale (at cost) Note 7	1,249	1,212
Other non-monetary assets held for functional use (insurance value)	33,238	31,655
Returnable Filmbank Deposit/Lettings Deposits	150	(100)
	<u>845,613</u>	<u>796,474</u>

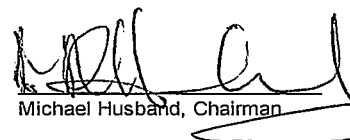
Approved on

24/6/2025



Gina Antczak, Treasurer

and



Michael Husband, Chairman

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Notes to the Receipts and Payments Accounts

Year Ended 31 March 2025

	Year Ended 31 March 2025	Year Ended 31 March 2024
	£	£
1 Analysis of Letting Income		
Dance, Yoga and fitness classes (regular)	2,345.00	2,270.00
Regular Groups and Coffee Mornings	765.00	1,025.00
Training / Workshops	4,783.00	4,405.00
Events and meetings	680.00	870.00
Stage hire and drama workshops	65.00	170.00
Band practice	527.00	782.00
Parties/Receptions/ad-hoc other	525.00	485.00
Other occasional groups/Furniture Hire	90.00	105.00
	<u>9,780.00</u>	<u>10,112.00</u>
2 Maintenance		
Cleaning and caretaking	4,120.00	3,720.00
Caretaking supplies	161.89	184.34
Security systems	595.02	595.06
Repairs & replacements	41.20	152.94
Electrical checks		670.00
Other	53.99	18.97
	<u>4,972.10</u>	<u>5,341.31</u>
3 Capital and Exceptional Items		
New tarmac Apron to Carpark	4,000.00	0.00
External hall painting	141.94	0.00
New heating control system	456.00	181.98
Exhibition Panels	993.93	0.00
Fire alarm main panel		719.74
Projector		45.00
Cooker		589.00
Floor cleaner		1,605.26
Drain inspection		150.00
	<u>5,591.87</u>	<u>3,290.98</u>
4 Fundraising, Grants and Donations		
Romany Exhibition grants	600.00	401.00
Donations from Romani exhibition/general	810.13	402.95
Romani Exhibition (net)	2,437.01	0.00
Net Book sales	2,000.66	1,656.20
Movie Night (net)	958.19	224.32
Quiz Night (net)	0.00	443.00
	<u>6,805.99</u>	<u>3,127.47</u>
5 Hall Development Project - Restricted Funds		
Balance at 1 April	<u>7,530.66</u>	<u>3,925.36</u>
Donations and Grants	9,796.00	2,500.00
NFHWTA Talks receipts - payments	3,353.33	3,093.47
Donations at NFHWTA Talks & Exhibitions plus Gift Aid	135.62	489.83
Meetings, Communications and Team Building	(87.72)	0.00
Planning applications, Professional Fees & Surveys	<u>(4,142.04)</u>	<u>(2,478.00)</u>
Total Net Receipts in period	<u>9,055.19</u>	<u>3,605.30</u>
Balance at 31 March	<u>16,585.85</u>	<u>7,530.66</u>
6 Designated Funds		
Exceptional repairs and maintenance	5,000.00	5,000.00
Hall Development	<u>34,500.00</u>	<u>32,500.00</u>
Balance at 31 March	<u>39,500.00</u>	<u>37,500.00</u>
7 Stock of Books at Cost		
From Forest Field to Western Front 141 (PY 193)	685.26	937.98
Alan Brown Collection 200 (PY 97)	<u>564.00</u>	<u>273.54</u>
Balance at 31 March	<u>1,249.26</u>	<u>1,211.52</u>