



St Nicholas at Wade with Sarre Village Hall

Registered Charity Number 1167333

Annual Return 2023-24

Aim and Purposes

St Nicholas at Wade with Sarre Village Hall is a Charitable Incorporated Organisation (CIO) and our purpose is to provide, maintain and manage village hall facilities for the benefit of the residents of the parish of St Nicholas at Wade and Sarre, and surrounding areas.

We aim to maintain the village hall to a high standard whilst keeping the hire charges as low as possible.

Objectives and Activities

Our objectives are to establish and run a village hall and to promote for the benefit of the inhabitants of the Parish of St Nicholas at Wade and Sarre ("area of benefit") 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.

We provide a village hall and recreational facilities at competitive hire rates for the residents of the Parish of St Nicholas at Wade and Sarre, and the surrounding area. We provide amenities for the community, recreational, social, cultural, and other events by third parties which include the following: pre-school child care, coffee mornings, exercise classes, dance groups, art groups, and training events. The hall is also used as an electoral polling station and for community emergency planning.



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Achievements and Performance

Chair's Report

St Nicholas at Wade with Sarre Village Hall AGM

Chairman's Report

I am writing this report as a 'stand in' for Chris Cole our chairman, who is stepping down now.

The village hall continues to be an integral part of the village and village life. Over the last year the hall has been well used with plenty of bookings for a whole range of activities from regular groups, such as, dance, toddlers and keep fit to more one-off events. We have also had the annual Christmas Fair and Hoodening and of course this year the General Election.

Income from bookings has been good as evidenced in the Treasurer's report and the Christmas Fair was again a great success. All these have led to our being able to continue the never-ending task of maintaining/improving the hall and this year we have been able to replace the kitchen floor and install a shed to the rear of the building. We hope to continue our maintenance work next year by completing the re-pointing and other incidental external repairs as well as some landscaping improvements. Internally, we hope to upgrade some of the electrical system as well as continue with internal redecoration, specifically the cupboard doors in the main hall.

I would like to thank Sue for continuing to carry out the job of Bookings Secretary, John as Treasurer and Annette as Secretary and of course the whole committee for their hard work. It really is a team effort.

Finally, a huge thank-you to our outgoing Chair, Chris Cole and our former Treasurer, Roy Fairbrass for their many years of service.

Acting Chair

Douglas Beake

Secretary's Report

St Nicholas at Wade with Sarre Village Hall AGM

Secretary's Report 2023-24

This has been my first year as Secretary, a role that I took on with some trepidation. The task has not been as onerous as first perceived and this is, in the main, due to the continued support that I have received from the outgoing Secretary, Mr John Brockman. I would like to thank him for his support and encouragement, which has been much appreciated. The division of administrative responsibilities between the Secretary, Treasurer and our Booking Clerk, Mrs Sue Greenstreet (who works effectively and without complaint), makes life a little easier and, dare I say it, I think we run like a well-oiled machine! I have also found the Committee as a whole to be very supportive and tolerant as I adjust to the role.



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The composition of the Committee has remained fairly static throughout the last year although, sadly, our Chair has not been able to attend any meetings and the position has been filled temporarily and ably by Mr Douglas Beake who has kept us all in order and enabled our meetings to run smoothly and efficiently. Continued good management and effective husbandry has meant that we have been able to carry out a number of repairs and improvements to the Hall over the year, including the provision of a new kitchen floor, the long-awaited shed and some redecoration. There are now not many items outstanding in terms of ongoing maintenance and the next big project is the completion of the repointing which has been instructed and will be completed in Spring 2025. The introduction of a volunteer helping day with 'all hands-on deck' was successful and fruitful.

In terms of events the Christmas Fair and Hoodening evening were some of the best yet and certainly these events are worth holding as it provides an opportunity for the community to come together.

The Hall continues to be well used with a good number of regular Hirers providing a steady income.

I am saddened that we will be losing two very long-standing members who have worked hard and tirelessly over many decades to keep the Hall functioning. Mr Christopher Cole and Mr Roy Fairbrass will be much missed and I would like to echo the words of the Acting Chair and thank them for their contribution over the years. Pre-empting the departure of Roy, we have changed the Lottery Licence into my name as the annual raffle is almost upon us. I am aware that the Treasurer has matters in hand relating to the Premises Licence, which will also require amendment. In terms of compliance, we have made efforts this year to put into place an effective regime to ensure that annual checks are carried out in a timely manner. Accordingly, the annual PAT testing has taken place today and all other statutory and advisory items have been attended to over the summer (including, inter alia, electrical testing, heating checks, fire extinguishers etc).

I think the Committee should be proud of all that we have achieved this year in making our Village Hall a Hall to be proud of and, arguably, one of the best in Thanet!

Annette Paul (Secretary)

Financial Review

Annual General Meeting 17th October 2024 Treasurer's Report

Financial period ending 31st July 2024

Income for the financial year was £19,001.80 against £14,025 the previous.

This came from 3 sources hall lets, the Christmas fair and donations.

Hall lets increased from £12,974 to £17,939.80. This is mainly attributed to the increase in fees in April 2023 but we have also seen some hirers increased their hours, together with a number of new hirers.

Christmas fair income increased from £898 to £1,042. This figure is now gross and costs are now shown as a separate line item under expenditure.



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Donations reduced from £153 to £20 and this is mainly due to Amazon stopping their donations to small charities.

Expenditure for the financial year was £12,850.64 against £23,898 the previous.

Main areas of expenditure were energy supply, caretaker's wages and building repairs & maintenance.

Gas and electricity reduced from £4,617 to £4,380.97.

Costs should have shown a greater reduction but a late electric bill resulted in the current year covering five quarters.

Some of the gas costs in the previous financial year were attributed to electricity. A correct split should have been gas £2,601 and electricity £2,016.

We have seen a gradual decrease in energy costs from the peak at the end of 2022 but they are starting to slightly increase again.

Caretaker's wages increased to £3,120 from £2,800

Expenditure on building repairs and maintenance reduced from £12,193 to £1,997.25. The previous year's figure was enhanced by the costs for replacement of the flat roof. The current periods figure is lower than expected as the planned hall repointing works are yet to be completed.

The cost for cleaning and toilet supplies were previously included under sundries and totalled £600.

Rates were again reduced by government subsidy but are expected to return to normal levels next year.

Excess of income over expenditure for this period is £6,151.16 against a deficit of £9,869 for the previous period.

The accounts are based on credits and debits from the bank account during the financial period.

Building repairs includes the costs for the roof replacement, wall repointing and floor repairs.

Electricity costs appear high and gas costs low in comparison. It was thought that some bills may have been incorrectly allocated as the same supplier now supplies both.

Business Rates were down due to council relief. Normally this would be over £300.

Cleaning supplies should not be zero, it appears that these have been incorrectly allocated to sundries.

The entry for Performing Rights is low compared to last year as the previous covers two years expenditure and this year's bill has only just been received.

John Brockman

Treasurer



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St Nicholas at Wade with Sarre Village Hall
Charitable Incorporated Organisation
Financial Statement for 12 months to 31st July 2024

	2023/24	2022/23
Opening Cash Assets		
Lloyds Bank	£20,537.71	£30,406
Receipts		
Hall Lets	£17,939.80	£12,974
Christmas Fair	£1,042.00	£898
Donations	£20.00	£153
Grants	£0.00	£0
Total Receipts	£19,001.80	£14,025
Opening Cash plus Receipts	£39,539.51	£44,431
Expenditure		
Caretakers Wages	£3,120.00	£2,800
Cleaning & Toilet Supplies	£491.30	£0
New Equipment	£605.00	£240
Building Repairs & Maintenance	£1,997.25	£12,193
Maintenance Contracts & Inspections	£900.08	£2,253
Gas	£1,828.83	£896
Electricity	£2,552.14	£3,721
Water	£377.62	£355
Rates	£81.09	£81
Memberships & Licences	£40.00	
Insurance	£430.47	£406
Performing Rights	£135.40	£14
Christmas Fair Costs	£157.09	
Sundaries	£59.37	£860
Auditors Fee	£75.00	£75
Total Expenditure	£12,850.64	£23,894
Cash & Receipts less Expenditure	£26,688.87	£20,537
Closing Cash Assets		
Lloyds Bank	£26,688.87	£20,537
Profit / Loss for period	£6,151.16	-£9,869

Date examined and confirmed:
Honorary Treasurer:


30/8/24

Honorary Auditor:


11-9-24



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Structure, Governance and Management

The Charity Trustees (Village Hall Management Committee) meet at least four times a year and our AGM is held in October. The Management Committee is responsible for all aspects of the village hall, including financial decisions.

We were members of Action with Communities in Rural Kent (www.ruralkent.org.uk) until their closure. Our Governing Document (Constitution) was written using the Charity Commission approved model (template) document produced by Action with Communities in Rural England (<http://www.acre.org.uk>).

St Nicholas at Wade with Sarre Parish Council is Custodian Trustee for the CIO.

Administrative Information

St Nicholas at Wade with Sarre Village Hall is situated within the conservation area of the village of St Nicholas at Wade. The postal address is: The Village Hall, The Street, St Nicholas at Wade, Birchington, Kent, CT7 0NP.

The Village Hall was built in 1930 and first became a charity in 1992. On 31st July 2016 the charity converted to a Charitable Incorporated Organisation (CIO) with the charity number 1167333.

Contact Information:

General: info@villagehall.snaw.org.uk

Bookings: snawbookings@gmail.com

Web Site: www.villagehall.snaw.org.uk

Facebook: <https://www.facebook.com/StNicholasVillageHall>

Instagram: <https://www.instagram.com/st.nicholas.village.hall/>



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From October 2022 to October 2023 the Charity Trustees (Village Hall Management Committee) were as follows:

Elected Trustees:

Douglas Beake	Chair
John Brockman	Treasurer
Annette Paul	Secretary
Sue Greenstreet	Booking Secretary
Neil Buchanan	
Simon Greenstreet	
Chris Higenbottam	
Sharon Higenbottam	
Val McManus	
Peter Radclyffe	
Tina Walker	

Parish Council Representative Trustee:

David Divers