



Trustees' Annual Report for the period

Period start date		Period end date		
From	01	04	2023	To 31 03 2024

Section A Reference and administration details

Charity name

Cheriton Village Hall (CIO)

Other names charity is known by

Registered charity number (if any) 1169372

Charity's principal address

Cheriton

Hampshire

Postcode SO240PZ

Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	William Beardmore-Gray	Chairman		
2	Rupert John Boissier			
3	Roslyn Phyllis Curwen-Bryant	Secretary		
4	Rachel Jane Annette	Bookings Secretary		
5	Janet Lesley Conway		Appointed 20/8/23	
6	Christopher Mark Andrew Lapsa		Appointed 20/8/23	
7	Antonia Eugenie Home May			
8	Stephen John Peters	Treasurer		
9	Andrew Collett	Parish Council Representative		
12	Rosemary Reay		Resigned 16/10/23	
13				
14				
15				
16				
17				
18				

Names of the trustees for the charity, if any, (for example, any custodian trustees)

Name	Dates acted if not for whole year

Names and addresses of advisers (Optional information)

Type of adviser	Name	Address

Name of chief executive or names of senior staff members (Optional information)

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Section B Structure, governance and management

Description of the charity's trusts

Type of governing document (eg. trust deed, constitution)	Constitution
How the charity is constituted (eg. trust, association, company)	Charitable Incorporated Organisation
Trustee selection methods (eg. appointed by, elected by)	Foundation Model Constitution

Additional governance issues (Optional information)

You **may choose** to include additional information, where relevant, about:

- policies and procedures adopted for the induction and training of trustees;
- the charity's organisational structure and any wider network with which the charity works;
- relationship with any related parties;
- trustees' consideration of major risks and the system and procedures to manage them.

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Section C Objectives and activities

Summary of the objects of the charity set out in its governing document

Running of a village hall

Summary of the main activities undertaken for the public benefit in relation to these objects (include within this section the statutory declaration that trustees have had regard to the guidance issued by the Charity Commission on public benefit)

Village Hall run for the benefit of all people within the locality

Additional details of objectives and activities (Optional information)

The Charity is essentially Volunteer run with no employees and specific services and works contracted for as considered appropriate

You **may choose** to include further statements, where relevant, about:

- policy on grantmaking;
- policy programme related investment;
- contribution made by volunteers.

Summary of the main achievements of the charity during the year

The Trustees have operated the hall for the whole Year having reopened the hall in March 2022 after a months shutdown due to the major rat infestation reported in the previous Year.

We are grateful to our Core Regular Users and especially to our Amateur Dramatics Group and weekly Café whom together generated 55% of our Annual income. We have lost hall usage from several children's groups but are thankful for increased support from 2 local small businesses and a Local Wildlife Trust.

Akin to many charities rising costs have led us to a rent increase from May 2023 of 12%-15%, from Rental charges not changed for the past 5 years

However we have encountered another year with high costs across a wide range of areas. These include a number of non recurring costs such as, £800 on an electrical survey and related work, £1400 on hall redecoration, £1800 on Future Building fundraising consultancy and £1200 on a Professional Risk Assessment majoring on Fire Safety but covering a variety of Village hall Risk areas.

The net effect of this was a Deficit of some £6700 in the Year to 31/3/24, which has led to a substantial reduction in our General fund reserves to £12000 - plans to bolster the General Fund Reserves have been discussed by the committee.

There has been limited progress regarding our Future Building /Refurbishment Plans:

- a Working Group in late 2023 provided a revised proposed Building Scheme, which led to a Village wide mailshot to all residents for feedback on this proposed scheme with projected costs of c.£350,000+.
- The response to our mailshot was moderate with 29% (92 households) responding, but of those who did 73% (68 households) supported the scheme
- Notwithstanding this moderate response level there is firm agreement between the Trustees, our core Users, and the local community that as a minimum refurbishment works to breath life back into the hall for the medium term are essential. These works will need to be scoped and costed and mitigate the pattern of high maintenance and repair costs affecting flat roof, heating and electrics, and recognising both toilets/sanitation and kitchen are not at all suitable for ongoing use.
- Both the moderate response from the Mailshot and concern over likely costs have led the majority of Trustees to be uncertain as to both the effort/resources & time scales required for the 'large' scheme likely to cost £350,000+ as well as to its added value, when compared to the clear necessity and value of a refurbishment which will very likely cost at least £200,000.

This issue is recognised as needing serious ongoing focus as the current hall must be improved significantly whilst recognising that only some £35000 of Building Fund exists and hence concerted fundraising work is needed to be started. There is also a real need for other local villagers to become involved in what will be a major project to assist both fundraising and the planning /execution of the building works

The offer of a grant of land to facilitate some form of future rear extension still stands from the adjoining landowner but this needs to be formalised.

It is likely that both the future level of success in fundraising commitments from our local community, and a more detailed look at likely costings for key elements of our plans will assist the Trustees in determining whether a significant extension is possible alongside the necessary refurbishments.

As at 31/3/24 after retaining Minimum Required Reserves of £10000 the Charity holds funds of some £41600 available towards Phase 2 Development work of which £39000 is Restricted Funds for the Regeneration Project

Section E Financial review

Brief statement of the charity's policy on reserves

Maintain at least £10,000 in the Unrestricted Reserves.

Details of any funds materially in deficit

NIL

Further financial review details (Optional information)

You **may choose** to include additional information, where relevant about:

- the charity's principal sources of funds (including any fundraising);
- how expenditure has supported the key objectives of the charity;
- investment policy and objectives including any ethical investment policy adopted.

Section F Other optional information

Section G Declaration

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

Signature(s)		
Full name(s)	William Beardmore-Gray	Stephen Peters
Position (eg Secretary, Chair, etc)	Chairman	Treasurer
Date	19/01/25	



CHARITY COMMISSION
FOR ENGLAND AND WALES

Charity Name Cheriton Village Hall	No (if any) 1169372
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Receipts and payments accounts

For the period from	01/04/2023	To	31/03/2024
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Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
A1 Receipts					
Rent & Hire	6,449	-	-	6,449	5,975
Donations, Legacies and Grants	30	210	-	240	315
Fundraising	-	650	-	650	525
Gift Aid	-	-	-	-	-
Other Income	64	358	-	422	69
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
Sub total (Gross income for AR)	6,543	1,218	-	7,761	6,884
A2 Asset and investment sales, (see table).					
	-	-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	-	-

Total receipts	6,543	1,218	-	7,761	6,884
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A3 Payments

Building & Maintenance	5,902	-	-	5,902	4,172
Utilities	3,491	-	-	3,491	4,487
Insurance & PRS/PPI	769	-	-	769	732
Fundraising Expenses	1,800	-	-	1,800	-
Legal costs	-	-	-	-	-
Building Project Costs	-	-	-	-	-
Other expenses	1,289	-	-	1,289	23
	-	-	-	-	-
	-	-	-	-	-
Sub total	13,251	-	-	13,251	9,414

A4 Asset and investment purchases, (see table)

Freehold Purchase	-		-	-	-
	-	-	-	-	
Sub total	-	-	-	-	-

Total payments	13,251	-	-	13,251	9,414
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Net of receipts/(payments)	- 6,708	1,218	-	- 5,490	- 2,530
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A5 Transfers between funds

A6 Cash funds last year end

Cash funds this year end

	18,900	38,234	-	57,134	59,664
Cash funds this year end	12,192	39,452	-	51,644	57,134

Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B1 Cash funds	Cash in hand and at Bank	12,192	9,452	-
	1 Year Building Society Fixed Interest Bond	-	30,000	-
		-	-	-
	Total cash funds	12,192	39,452	-
	(agree balances with receipts and payments account(s))	OK	OK	OK
	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B2 Other monetary assets		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
B3 Investment assets	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
			-	-
			-	-
			-	-
			-	-

B4 Assets retained for the charity’s own use

		-	-
Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
Cheriton Village Hall: Freehold	Unrestricted	80,000	-
		-	-
		-	-
		-	-
		-	-
		-	-
		-	-
		-	-
		-	-
		-	-

B5 Liabilities

Details	Fund to which liability relates	Amount due (optional)	When due (optional)
		-	
		-	
		-	
		-	
		-	

Signed by one or two trustees on behalf of all the trustees

Signature	Print Name	Date of approval
	William Beardmore-Gray	19/01/2025
	Stephen Peters	19/01/2025