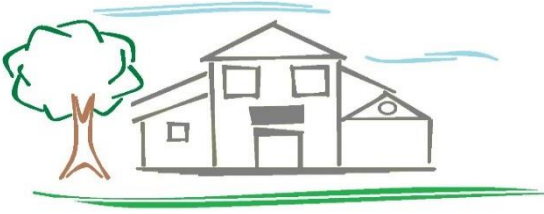


Wadhurst Institute, Hall & Field CIO

2022/23 AGM

Chairman's report

John Mitchell



Purpose

The principal objectives of the Charity are to:

- Operate, maintain and preserve the buildings and estate
- Promote the use of its facilities for recreation or other leisure time activities for the residents of Wadhurst Parish in the interests of their health and social well-being.



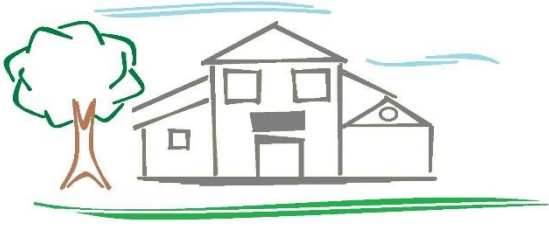
Reflection

- After 3 years of pretty well non-stop crises you may have thought the committee deserved a rest, hoping for a year of business as usual and happy customers
- Well, that got put to bed on August 17th 2022 when a biblical deluge hit Wadhurst and overloaded the local drains causing them to back up
- Many houses were flooded and for the Hall it meant that its lower level rooms suffered badly from water ingress
- The Library and History society were forced to vacate their premises and it wasn't until May and June 2023 that they respectively were able to return
- Major drainage improvements were implemented
- The Insurer and their loss adjuster were excellent, unfortunately the contractors they chose were not and had to be replaced. Upshot of this was the management time expended by the Charity was immense. Something all of us involved would hope not to have to do again.



And just when you thought....

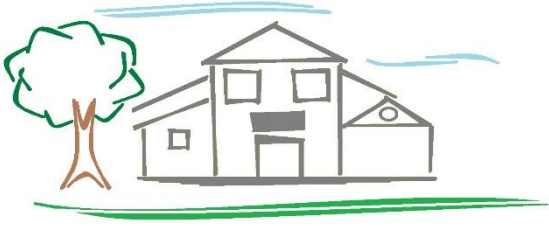
- Whilst the rooms were still drying out, another deluge happened
- Lower level rooms were again affected but not as badly due to the previous improvements
- The sheer volume of water was the cause
- Innovation was needed.



And then when you thought....

- All roof water was diverted from the Hall onto the outskirts of the field thereby removing the impact on local drainage of the significant volume from the hall roof
- Major result.

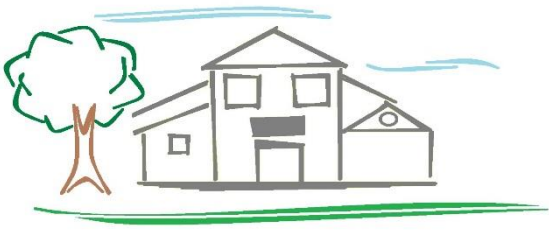
Thank you Roger Bishop



Outcome from the flooding

10 month project

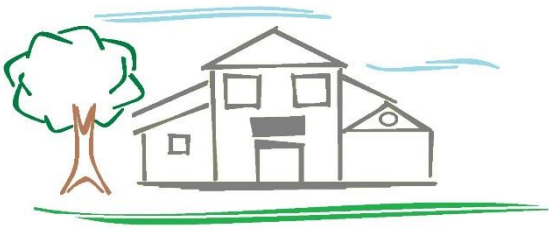
- Huge inconvenience for the Library, its staff and customers
- Huge inconvenience for the History society members and the public
- Immense management toll on a few Trustees & the Operations team
- A significant insurance claim
- Irrecoverable costs to the Charity of around £28,000
- The upside is that all the rooms are fully refurbished and are fit for purpose
- All possible steps have been taken to prevent further significant water ingress but you can never say never



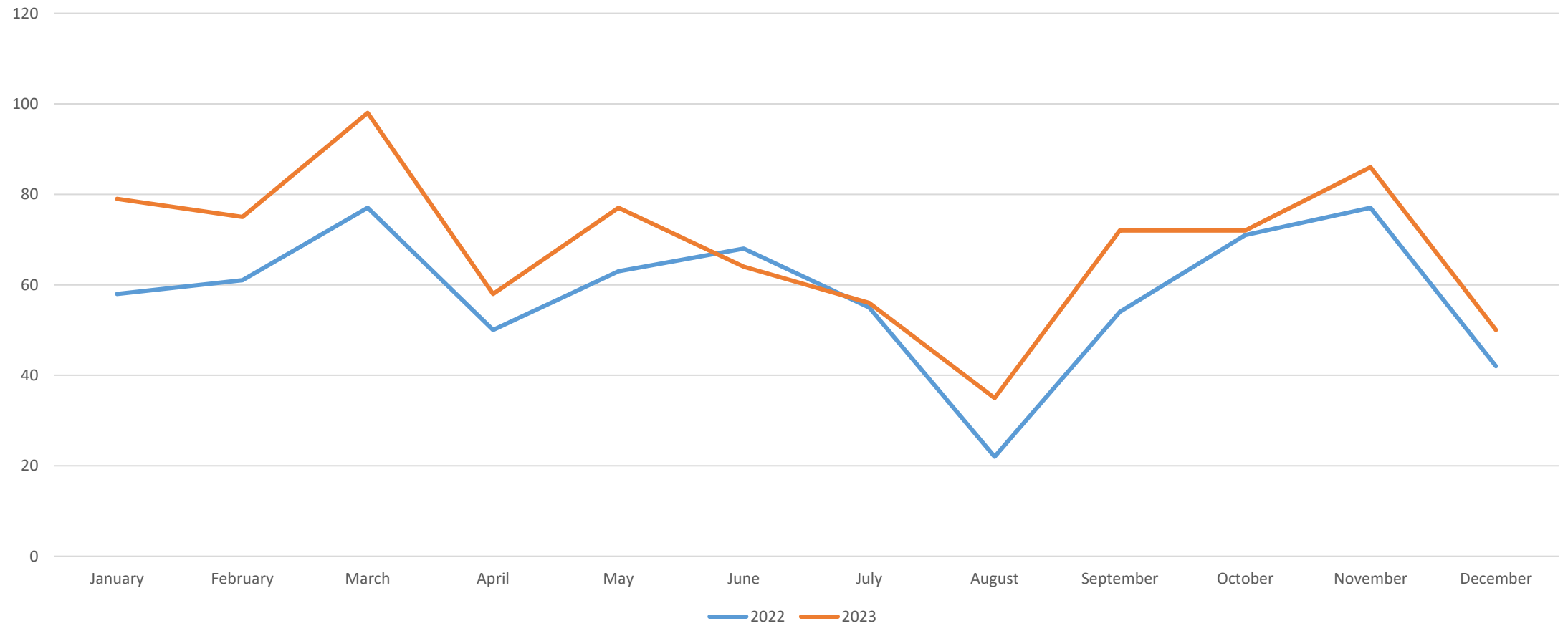
2022/23 Customers

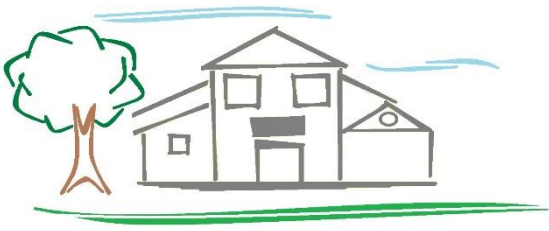
Customer base increasing year-on-year

- Film club, Dramatic club
- U3A
- History society, Wadhurst aloud community choir
- Cygnets to Swans ballet school, Brownies, Guides
- Badminton x 3, Tai chi
- Cameo Club, Dementia café (left in May), Afternoon fellowship
- Farmers market
- Rug sale, Teak sale, Antiques sale, Toy fair, Bingo

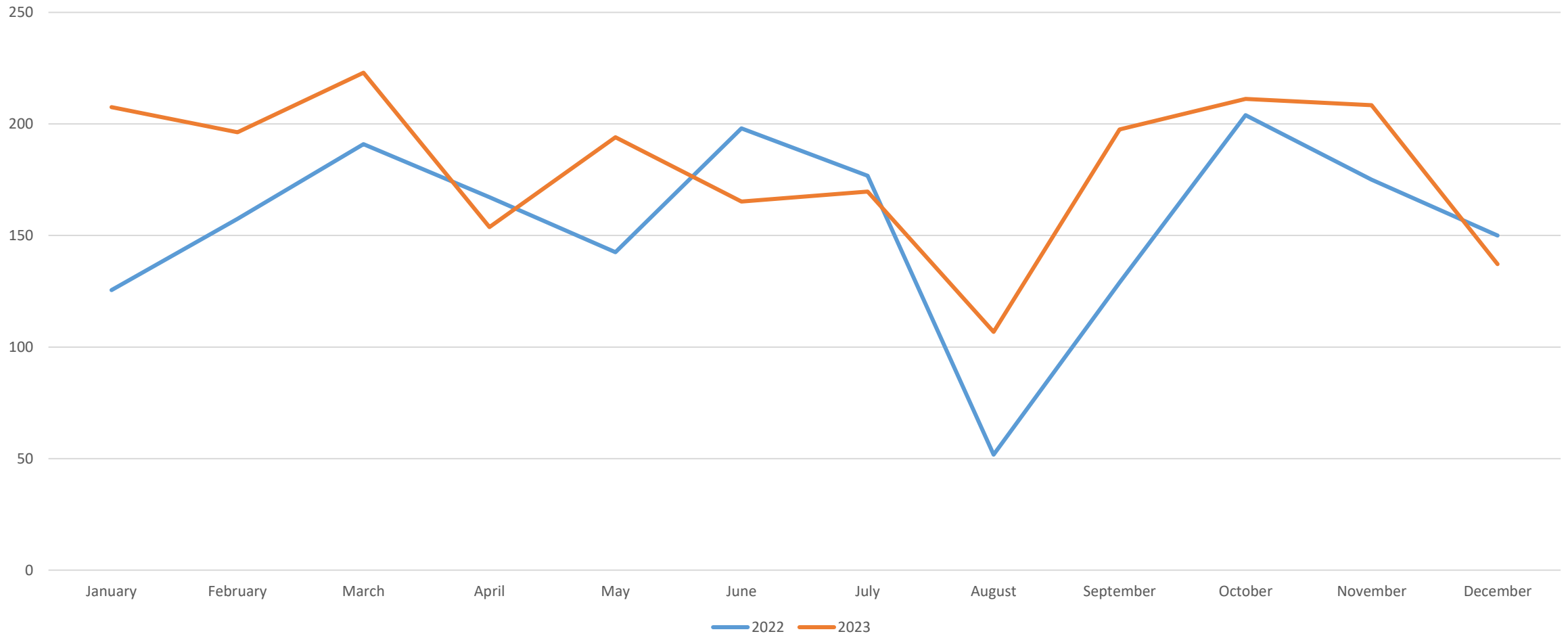


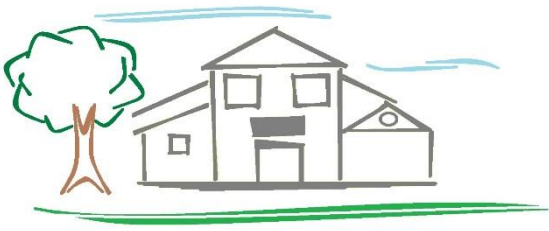
2022/23 Main Hall usage - Bookings





2022/23 Main Hall usage - hours





2022/23 Main Hall usage - utilisation

365 days @ 12 hours per day (9 to 9) = 4,380 hours available – 100%

2022 1,867 hours booked – 42.6%

2023 2,170 hours booked – 49.5%

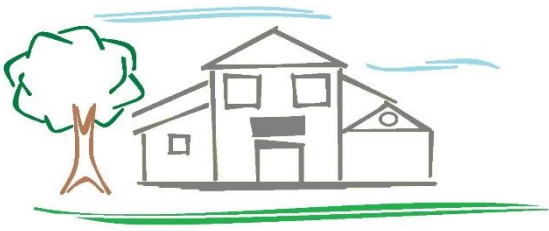


2022/23 Bookings - Pricing

The Charity's electricity costs have increased from £6,000pa to £23,000.

The committee felt that its customers were already struggling with the cost of living and that fully passing on the increase may cause some to fold.

It therefore decided to subsidise the increase from reserves for 2023 with a nominal rate increase of £1ph.



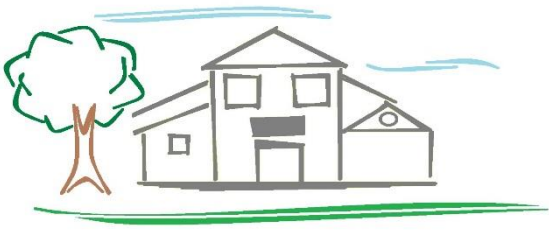
CIO Events

January	Stay & play
February	Hall re-commemoration
February	Stay & play
February	Stay & play
February	Assault course
March	Stay & play
March	Assault course
April	Kids disco
May	King's coronation*
May	Stay & play
June	Murder Mystery dinner
August	Magic entertainer
September	ABBA tribute band



Facilities issues

- The Committee room cannot be hired as it is full of storage as everywhere else is full of customer items
 - Storage remedy plan drafted
 - Budget approved for its refurbishment.
- The floor noise from Hall events restricts Orchard room usage
- The Hall floor is nearing end of life and will need replacing within 2 years
- The Hall chairs will need replacing soon
- The Institute is 300 years old; The Hall is 100 so there will always be significant maintenance issues that require funding.



Today

In 2019 a new committee was elected. Consisting of 15 people, it took 'Save the Hall' as its mandate

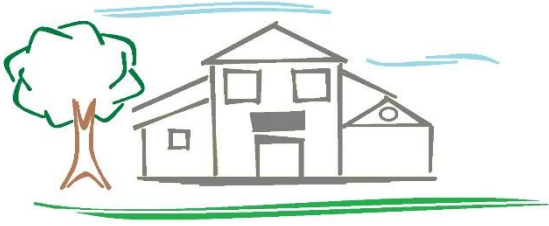
4 years on and despite the challenges presented by:

- Covid
- The increase in Energy costs
- The consequent cost of living explosion
- The flooding to the lower level rooms
- The emergency drainage works



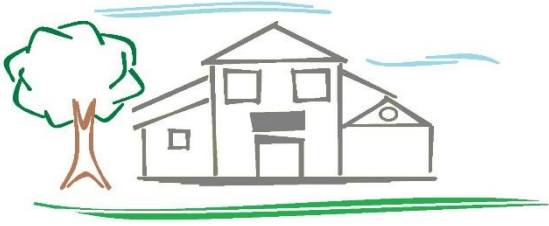
Today

- The Committee has delivered on all it set out to do
- Financial and operational processes have all been updated and modernised
- The Hall & Institute have been fully refurbished and revitalised
- The Hall is thriving, bookings are up on previous years with a satisfied loyal diverse customer base
- The technology to recover the tenants' energy costs has been delivered
- The field is being used more – new Croquet group, events
- The Institute is fully tenanted on new leases
- ESCC Library has taken a 10 year lease; WPC has a 7 year lease for the public toilets and a similar one for the playground
- And to celebrate the Centenary of the Hall and Field, the Charity has successfully run a programme of events



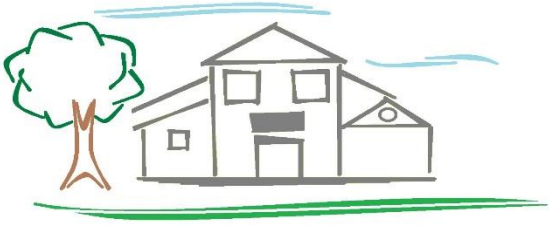
Summary

- The era of 'Saving the Hall' has run its course
- The Committee has achieved more than it thought possible, endured great stress and had to learn many new things but also it had some fun
- The Charity now needs to:
 - Continue to deliver what it has put in place
 - Be cognisant to any threats and risk
 - Develop plans for evolving its facilities to meet the needs of the forthcoming generation



Summary

- And to do that it needs skills, ideas and enthusiasm from new faces
- As such, it embarked on a recruitment campaign to find those people and I am delighted that six have put themselves forward for election tonight



Wadhurst Institute, Hall & Field CIO

2022/23 AGM

End of Chairman's report

WADHURST INSTITUTE HALL AND FIELD

Registered Charity No. 1169908

Report and Accounts for the Year Ended 31 December 2022

WADHURST INSTITUTE HALL AND FIELD

Registered Charity No. 1169908

Content of the Report and Accounts

for the Year ended 31 December 2022

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**INDEPENDENT EXAMINERS REPORT TO THE TRUSTEES OF THE
WADHURST INSTITUTE HALL AND FIELD (Registered Charity No. 1169908)**

For the year ended 31 December 2022

Report to the Trustees of Wadhurst Institute Hall and Field for the year ended 31 December 2022
Charity No 1169908 set out on the proceeding pages

Respective Responsibilities of Trustees and Examiner

The Charity's Trustees consider that an audit is not required for this year (under section 144 of the Charities Act 2011 (the Act) and that an independent examination is needed

It is my responsibility to:

Examine the accounts (under section 145 of the Act)

To follow procedures laid down in the General Directions given by the Charity Commission (under section 145(5) of the Act) and to state whether matters have come to my attention

Basis of independent examiner's statement

My examination was carried out in accordance with General Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the Charity and in comparison, of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts and seeking explanations from the Trustees concerning any such matters.

The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently, I do not express an audit opinion on the accounts.

Independent Examiners statement

In the course of my examination, no matter has come to my attention:

1. Which gives me reasonable cause to believe that in any material respect, the Trustees have not met the requirements to ensure that:

Proper accounting records are kept (in accordance with section 130 of the Act); and accounts are prepared which agree with the accounting records and comply within the accounting requirements of the Act; or

2. To which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached

Signed 

Dated: 10th May 2023

Mr G Khan ACMA
G3J Limited
32 Abinger Drive
Redhill
Surrey, RH1 6SY

WADHURST INSTITUTE HALL AND FIELD**Registered Charity No. 1169908****INCOME AND EXPENDITURE FOR THE YEAR ENDED 31 DECEMBER 2022**

	GENERAL FUND	2022 £	2021 £
INCOME			
	Rentals	41,989	38,031
	Managed Services	0	5,625
	Hirings	21,673	8,824
	Bank interest received	154	6
	Bank compensation received	0	0
	Grants and Donations	9,207	16,097
	Sundries	0	0
		<u>73,023</u>	<u>68,583</u>
EXPENDITURE			
	Employment costs	20,276	17,118
	Rates & Council Tax	3,588	2,742
	Light and heat	15,338	11,343
	Water	3,206	1,684
	Refuse collection	2,310	2,357
	Cleaning	1,063	578
	Telephone & broadband - cottage	488	339
	Hall wifi	450	479
	Insurances	2,780	2,638
	Website, marketing and advertising	758	346
	Licences and subscriptions	692	350
	Legal and professional fees	4,376	2,808
	Repairs, maintenance and Projects	12,137	17,994
	Remedial works flood damage	11,730	0
	Miscellaneous	399	12
	Paypal fees	51	49
	Depreciation	1,013	1,514
	Utility Recoveries	(6,649)	(5,870)
		<u>74,006</u>	<u>56,481</u>
	SURPLUS/(DEFICIT) for the year	<u>(983)</u>	<u>12,102</u>
	Balance at 1 January	81,476	69,374
	(Deficit)/Surplus for the year	(983)	12,102
	Transfer from New Hall Fund	0	0
	Balance as at 31 December	<u>80,493</u>	<u>81,476</u>

WADHURST INSTITUTE HALL AND FIELD**Registered Charity No. 1169908****BALANCE SHEET AS AT 31 DECEMBER 2022**

	Notes	£	2022 £	£	2021 £
Fixed Assets					
Freehold premises at Insured Value	1		3,123,712		3,123,712
Annexe refurbishment at cost	2	53,769		53,769	
Institute refurbishment at cost	3	6,892		6,892	
		60,661		60,661	
Less: Depreciation of refurbishments		(60,661)		(60,661)	
Equipment at cost	4	6,053		6,053	
Less: depreciation		(5,189)		(4,176)	
			864		1,877
Net book value of Fixed Assets			<u>3,124,576</u>		<u>3,125,589</u>
Current Assets					
Debtors and prepayments	5	0		6,393	
Cash at bank and in hand	6	79,629		82,261	
			79,629		88,654
Current Liabilities					
Creditors and accruals	7		0		9,055
Net current assets			<u>79,629</u>		<u>79,599</u>
Total Net Assets			<u>3,204,205</u>		<u>3,205,188</u>
REPRESENTED BY:					
Premises valuation reserve			3,123,712		3,123,712
General Fund			80,493		81,476
			<u>3,204,205</u>		<u>3,205,188</u>

Signed:**Dated:****ON BEHALF OF THE BOARD OF TRUSTEES**

WADHURST INSTITUTE HALL AND FIELD

Registered Charity No. 1169908

NOTES TO THE ACCOUNTS 31 DECEMBER 2022

TANGIBLE FIXED ASSETS

1	Property	Acquired	£	£
	Commemoration Hall	1923	1,958,900	
	Institute	1904	761,894	
	Cricket Pavilion		217,549	
	Bowls Pavilion		185,369	
	Playing Field	1921	<u>Not valued</u>	
				<u>3,123,712</u>

The cost of the above assets is not ascertainable and in the absence of a market valuation they are recorded at their current insured value. Any surplus arising has been credited to the Premises Valuation Reserve.

2	Refurbishment of Annexe		
	COST		
	At 1 January 2022		53,769
	DEPRECIATION		
	At 1 January 2022		53,769
	NET BOOK VALUE		
	At 31 December 2022		<u>NIL</u>
	At 31 December 2021		<u>NIL</u>
3	Refurbishment of Institute		
	COST		
	At 1 January 2022		6,892
	DEPRECIATION		
	At 1 January 2022		6,892
	NET BOOK VALUE		
	At 31 December 2022		<u>NIL</u>
	At 31 December 2021		<u>NIL</u>

WADHURST INSTITUTE HALL AND FIELD**Registered Charity No. 1169908****NOTES TO THE ACCOUNTS 31 DECEMBER 2022 continued**

4	Equipment	Sound System	Ceiling fans	Total
	COST			
	At 1 January 2022	3,416	2637	6,053
	Additions	0	0	0
	At 31 December 2022	<u>3,416</u>	<u>2,637</u>	<u>6,053</u>
	DEPRECIATION			
	At 1 January 2022	2,858	1318	4,176
	Charge for the year	354	659	1,013
	At 31 December 2022	<u>3,212</u>	<u>1,977</u>	<u>5,189</u>
	NET BOOK VALUE			
	At 31 December 2022	<u>204</u>	<u>660</u>	<u>864</u>
	At 31 December 2021	<u>558</u>	<u>1,319</u>	<u>1,877</u>
5	Debtors and Prepayments	2022		2021
		£		£
	Rents	0		4,872
	Managed Services	0		1,250
	Hirings	0		126
	Recoveries	0		145
		<u>0</u>		<u>6,393</u>
6	Cash at Bank and in Hand	2022		2021
		£		£
	Current account	8,792		11,578
	Reserve account	70,837		70,683
	Cash	0		0
		<u>79,629</u>		<u>82,261</u>
7	Creditors and accruals	2022		2021
		£		£
	Rent prepaid	0		6,795
	Recoveries prepaid	0		0
	Cost accruals	0		2,260
		<u>0</u>		<u>9,055</u>

NOTE **There re no Debtors or Creditors at 31.12.2022 as the 2022 accounts have been prepared on the cash basis.**

WADHURST INSTITUTE HALL AND FIELD

Registered Charity No. 1169908

Report and Accounts for the Year Ended 31 December 2022

WADHURST INSTITUTE HALL AND FIELD

Registered Charity No. 1169908

Content of the Report and Accounts

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	GENERAL FUND	2022	2021
		£	£
INCOME			
	Rentals	41,989	38,031
	Managed Services	0	5,625
	Hirings	21,673	8,824
	Bank interest received	154	6
	Bank compensation received	0	0
	Grants and Donations	9,207	16,097
	Sundries	0	0
		<u>73,023</u>	<u>68,583</u>
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	Employment costs	20,276	17,118
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WADHURST INSTITUTE HALL AND FIELD**Registered Charity No. 1169908****NOTES TO THE ACCOUNTS 31 DECEMBER 2022 continued**

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