

CHURCH STREET ROOMS

England & Wales · Charity number 1169922

Details

Status Registered

Legal form CIO

Registered 2016-10-27

Register [View on the Charity Commission register](#)

Contact

Address 4 Mussons Close
Corby Glen
Grantham
NG33 4NY

Phone 01476550014

Website <http://www.churchstreetrooms.co.uk/>

Activities

Objects: THE PROVISION AND MAINTENANCE OF A VILLAGE HALL, NAMELY THE CHURCH STREET ROOMS, FOR THE USE OF THE INHABITANTS OF CORBY GLEN AND THE SURROUNDING VILLAGES WITHOUT DISTINCTION OF POLITICAL, RELIGIOUS OR OTHER OPINIONS, INCLUDING USE FOR:1. MEETINGS, LECTURES AND CLASSES, AND2. OTHER FORMS OF RECREATION AND LEISURE-TIME OCCUPATION, WITH THE OBJECT OF IMPROVING THE CONDITION OF LIFE FOR THE INHABITANTS

Activities: The principal activity is to manage the community building known as The Church Street Rooms. We support fund-raising events and community-based celebrations held in the building, and ensure that this amenity is sustained and used for the benefit of all in the community of Corby Glen and surrounding villages.

Classification

- **How:** Provides Buildings/facilities/open Space
- **What:** General Charitable Purposes
- **Who:** The General Public/mankind

Geography

- Lincolnshire

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£6,976	£6,661	-	-
2023-12-31	£7,080	£4,063	-	-
2022-12-31	£3,554	£3,185	-	-
2021-12-31	£1,329	£2,599	-	-
2020-12-31	£3,107	£4,262	-	-

Trustees

Name	Role	Appointed
DR JON WAKERLEY BSC, PHD	Chair	2016-10-27
Angela Joan Saxton		2026-02-13
Anne Davies		2016-10-27
DAVID HINSLEY		2016-10-27
Paul Micheal Newbery		2024-02-07
Phillipa Ann Lane		2024-02-07
Rev Stephen Leslie Buckman		2019-03-13
Susan Mary Woodman		2024-02-07

CHURCH STREET ROOMS

England & Wales - Charity number 1169922

Accounts



The Church Street Rooms

Charity Number: 1169922

Financial Statements for the year ended 31 December 2024

Prepared by:

Anne Davies. MAAT, BSc

Honorary Treasurer

Trustees Report for the year ended 31 December 2024

The Trustees present their report and accounts for The Church Street Rooms, a charitable incorporated organisation, for the period ended 31 December 2024.

The Church Street Rooms was incorporated at the Charities Commission on 27th October 2016 (registration number 1169922) and took over the management of the village hall known as "the church street rooms" from the unincorporated organisation known as the Corby Glen Community Project.

Objectives & Aims

The sole objective of The Church Street Rooms is to provide and maintain a village hall for the use of the local & wider community.

The hall is used for meetings / lectures / classes and other forms of recreational activities by the local & wider inhabitants of Corby Glen and its surrounding villages. Reflecting the hall's association with the Lincoln Diocese, the building also functions as a church hall.

The trustees' have taken due regard of the guidance issued by the Charities Commission on public benefit. The trustees acknowledge the benefit The Church Street Rooms receives from the generous contributions made by volunteers, both in terms of time and monetary personal expense, and recognise that without this contribution the running of the hall would be disadvantaged.

Achievements

Our charity has had a good year and fulfilled its primary purpose, i.e. to maintain Church Street Rooms as a community venue for our village. We have provided space for a range of social activities, public meetings, and private gatherings. As usual, we were very busy during the 2024 sheep fair, supporting the event and generating useful income. Church Street Rooms has also been regularly used for meetings and events connected to St John's church. Our weekly coffee club is thriving, and provides an important weekly opportunity for retired residents to socialise. We have also contributed to our village in other ways, for example, by offering our local History Society storage space to keep their archive. In 2024 we appointed four new trustees for our charity, and there have been two resignations. We continue to look for ways of further strengthening our team, particularly by involving newcomers to our rapidly expanding village.

The activities that Church Street Rooms hosted during 2024 were as follows: Community Groups: Coffee club, Choir, Exercise class, History society, Indian dance group, Line dancing, Tai Kwando, Women's Institute. Church-related events: Benefice meetings, Deanery meetings, Lay minister training, Lent course, Messy church, Parochial church council meetings, Sunday school. Family events: Birthday parties, Receptions, Wakes. Local/national administration: General election polling, Local MP visit, Neighbourhood Plan meetings and referendum, Parish Council meetings, Willoughby Close management. Special events: Christmas party, Harvest supper, MacMillan coffee morning, Open-house meeting, Sheep fair refreshments.

Church Street Rooms is a relatively old (1910) building that was renovated approximately 20 years ago, and needs ongoing maintenance. This year we undertook minor work on the leaking flat roof of the conservatory, and we have repaired and painted some of the external woodwork. Fortunately, towards the end 2024 we were given an opportunity to apply for 'S106 money' arising from large scale housing developments in the village. This funding is expected to come onstream in 2025, and will enable us to employ professional contractors to replace the flat roof, and to undertake complete external repainting. We are extremely grateful to the Parish Council for supporting our applications for this S106 money. Other maintenance this year has included replacing a built-in oven, fitting new external security lights, reconfiguring lighting in the old post office area, and repairing more of the tables in the conservatory.

Trustees Report for the period ended 31 December 2024 (continued)

Financial Review

Our total income in 2024 (£6,976) was similar to that for 2023 (£7,080), with the major portions being from hall hire (£3,462), coffee club (£1,831) and special events (£1,157), particularly the sheep fair. Our total expenditure this year (£6,661) was notably higher than in 2023 (£4,063), mainly attributable to additional energy costs (£3213 versus £1179), but other costs have also risen. Consequently, our net surplus for 2024 was only £315, compared to £3017 for 2023. Our expenditure can be expected to continue to rise in 2025, so that if we are to avoid eroding our reserves, we will need to increase our income. We reluctantly increased our hire charges by approx. 10% in October 2024, and we may need a similar increase in 2025.

Structure, Governance and Management

The Church Street Rooms is governed by its constitution document as lodged with the Charities Commission.

Trustees are sought from the local and wider community in which the hall operates. Individuals are selected for their local knowledge, skills and experience. Before joining the trustee board, individuals are given the opportunity to attend meetings as a visitor to observe the board in operation.

The Church Street Rooms is a member of Community Links, a Lincolnshire based charity providing advice and resources to organisations & individuals who operate within the rural communities. They provide us with targeted project support; technical, governance and legal advice and training; and through the provision of consultancy services.

The hall referred to as the Church Street Rooms as a building is held under a Deed of Trust document by the Diocesan of Lincoln, with the sole trustee being the Parish Priest. The CIO called "The Church Street Rooms" is solely liable for the maintenance and daily operation of the said hall and as such the Parish Priest sits on our committee as an invested interested trustee.

Principal address

The Church Street Rooms principal address is:

Village Hall, 7 Church Street, Corby Glen, Grantham NG33 4NJ

Trustees

All trustees appointed are as listed below, two trustees resigned during the period.

Jon Wakerley	Chair
Anne Davies	Treasurer
David Hinsley	Trustee
Dean Miller - <i>resigned 8th August 2024</i>	Trustee
Reverend Stephen Buckman	Trustee
Paul Newbery	Trustee
Susan Woodman	Trustee
Phillipa Lane	Trustee
Kathryn Walker - <i>resigned 7th October 2024</i>	Trustee

The trustees declare that they have approved the trustees' report above on 17th October 2025.

Signed on behalf of the Charity's trustees

Jon Wakerley - Chair

The Church Street Rooms

Charity number: 1169922

Income and Expenditure Account for the period ended 31 December 2024*All figures relate to Unrestricted funds*

	Ye 31/12/24	Ye 31/12/23
	£	£
INCOME		
Coffee shop sales	1,831	1,406
Hall hire	3,462	3,626
Donations received	259	550
Event income	1,157	1,196
Bank interest received	268	303
Total Income	6,976	7,080
EXPENDITURE		
Cost of sales: Coffee shop	73	112
Event costs: Sheepfair		124
Christmas celebrations	46	-
Utilities: Heat and light	3,213	1,179
Water	180	191
Telephone	619	561
Rates	75	71
Licences: PRS/PPL for music	155	139
ICO	40	40
Insurance	737	641
Maintenance: Alarms & fire equipment	500	396
Fixtures & fittings (including replacing capital items)	926	446
IT / website costs / Adverts	97	162
Total Expenditure	6,661	4,063
Net Surplus / (Deficit) for the period	315	3,017
Cash funds brought forward at 1 January		
Bank Account - Lloyds Bank	4,135	1,229
Bank Account - Lincoln Diocese Account CCLA account	6,892	6,660
Cash in hand	-	121
	11,027	8,010
CASH FUNDS AT THE PERIOD END	11,342	11,027
REPRESENTED BY:		
Bank Account - Lloyds Bank	4,257	4,135
Bank Account - Lincoln Diocese Account CCLA account	7,085	6,892
Cash in hand	-	-
	11,342	11,027

The trustees declare that they have approved the income and expenditure account.

Signed on behalf of the Charity's trustees on 17th October 2025.

Jon Wakerley - Chair

CHURCH STREET ROOMS

England & Wales - Charity number 1169922

Accounts



The Church Street Rooms

Charity Number: 1169922

Financial Statements for the year ended 31 December 2023

Prepared by:

Anne Davies. MAAT, BSc

Honorary Treasurer

Trustees Report for the year ended 31 December 2023

The Trustees present their report and accounts for The Church Street Rooms, a charitable incorporated organisation, for the period ended 31 December 2023.

The Church Street Rooms was incorporated at the Charities Commission on 27th October 2016 (registration number 1169922) and took over the management of the village hall known as "the church street rooms" from the unincorporated organisation known as the Corby Glen Community Project.

Objectives & Aims

The sole objective of The Church Street Rooms is to provide and maintain a village hall for the use of the local & wider community.

The hall is used for meetings / lectures / classes and other forms of recreational activities by the local & wider inhabitants of Corby Glen and its surrounding villages. Reflecting the hall's association with the Lincoln Diocese, the building also functions as a church hall.

The trustees' have taken due regard of the guidance issued by the Charities Commission on public benefit. The trustees acknowledge the benefit The Church Street Rooms receives from the generous contributions made by volunteers, both in terms of time and monetary personal expense, and recognise that without this contribution the running of the hall would be disadvantaged.

Achievements

Our charity has had a very successful year running Church Street Rooms as an important central venue for group activities and community events in our village. Usage of the facilities has increased compared to 2022, and there has also been an improvement in our financial position.

During 2023, the volunteers who joined in 2022 have continued to bring fresh energy and ideas to the management of Church Street Rooms. For example, we have upgraded our website and introduced a new booking system, as well as improving the system for collecting hire charges and the day-to-day recording of income and expenditure. At a practical level we have de-cluttered our store rooms, freeing up space for essential items and making it easier to set up the hall for hirers. We have also undertaken some repair and painting of low-level areas on the outside of the building, and tidied up and replanted the adjoining flower bed. The time and effort that the new volunteers have devoted to the running of Church Street Rooms, in addition to their input to the weekly coffee club, is gratefully acknowledge. It is intended that these volunteers will become trustees in 2024.

During 2023 Church Street Rooms was used for the following activities: Coffee club: this has continued on a weekly basis, with increasing numbers of participants. Community groups: including Womens' Institute, Knitter-Natter, Extend exercise class, Choir, Asian dance, History society and Creative calm support group, Community events: including Village congress, Warm space sessions, Coronation event, Country music evening, Harvest supper, Tabletop sale, Sheep fair and Christmas party. Church-related meetings: including Parochial church council, Deanery meetings, Lent course and Messy church: Local administrative meetings: including Neighbourhood Plan group, Willoughby close management group and Parish Council. Private events: including Birthday parties and Wakes.

The above list emphasises the important contribution that Church Street Rooms makes to the life of our community. Church Street Rooms is the only hireable community space that is located in centre of our village and freely available during the working week. We are pleased that the facility is put to such diverse uses and we will continue to encourage new residents to become involved, especially those from the new housing developments.

Trustees Report for the period ended 31 December 2023 (continued)

Achievements (continued)

Over the year we have addressed a number of maintenance problems at Church Street Rooms, including a shattered skylight, dysfunctional heaters, leaking taps, broken tables, etc. We have also purchased new items including wall clocks for the conservatory and main hall, a kettle, tea urn, two large folding tables, two kitchen bins, etc. Our improving financial position has meant that we have been able to cope with these relatively minor day-to-day costs, although paying for more substantial maintenance projects would be more challenging.

In summary, 2023 has been a good year for our charity and Church Street Rooms is now on a much firmer footing than it was at the beginning of 2022 as we were emerging from the covid pandemic.

Financial Review

Our financial position has improved considerably since the post-lockdown period and we made a surplus of £3,017 over the year. Our total capital at the end of 2023 was £11,027, made up the Lincoln Diocese account (£6,892) and the Lloyds bank account (£4,135). The major income streams were hall hire (£3,626), the coffee shop (£1,406), and special events, most notably the sheep fair (£1,196). Major outgoings were hall utilities (£1,441), equipment & maintenance (£842), and insurance (£641).

Structure, Governance and Management

The Church Street Rooms is governed by its constitution document as lodged with the Charities Commission.

Trustees are sought from the local and wider community in which the hall operates. Individuals are selected for their local knowledge, skills and experience. Before joining the trustee board, individuals are given the opportunity to attend meetings as a visitor to observe the board in operation.

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The hall referred to as the Church Street Rooms as a building is held under a Deed of Trust document by the Diocesan of Lincoln, with the sole trustee being the Parish Priest. The CIO called "The Church Street Rooms" is solely liable for the maintenance and daily operation of the said hall and as such the Parish Priest sits on our committee as an invested interested trustee.

Principal address

The Church Street Rooms principal address is:

Village Hall, 7 Church Street, Corby Glen, Grantham NG33 4NJ

Trustees

All trustees were appointed on the incorporation date, none have resigned during the period.

Jon Wakerley	Chair
Anne Davies	Treasurer
David Hinsley	Trustee
Dean Miller	Trustee
Reverend Stephen Buckman	Trustee

The Church Street Rooms

Charity number: 1169922

Trustees Report for the period ended 31 December 2023 (continued)

Trustees (continued)

During the period and after, the trustees encouraged new community members to join them and recently (7th February 2024) appointed 4 new members to the board.

Kathryn Walker	Trustee
Paul Newbery	Trustee
Susan Woodman	Trustee
Phillipa Lane	Trustee

Following the period and before the approval date below 2 trustees resigned from the committee for personal reasons.

Dean Miller	8th August 2024
Kathryn Walker	7th October 2024

The trustees declare that they have approved the trustees' report above on 20th October 2024.

Signed on behalf of the Charity's trustees

Jon Wakerley - Chair

The Church Street Rooms

Charity number: 1169922

Income and Expenditure Account for the period ended 31 December 2023*All figures relate to Unrestricted funds*

	Ye 31/12/23	Ye 31/12/22
	£	£
INCOME		
Coffee shop sales	1,406	1,504
Hall hire	3,626	1,197
Donations received	550	125
Event income	1,196	642
Bank interest received	303	87
Total Income	7,080	3,554
EXPENDITURE		
Cost of sales: Coffee shop	112	-
Event costs: Sheepfair	124	-
Utilities: Heat and light	1,179	913
Water	191	147
Telephone	561	429
Rates	71	67
Licences: PRS/PPL for music	139	132
ICO	40	40
Insurance	641	772
Maintenance: Alarms & fire equipment	396	457
Fixtures & fittings (including replacing capital items)	446	180
IT / website costs / Adverts	162	48
Total Expenditure	4,063	3,185
Net Surplus / (Deficit) for the period	3,017	370
Cash funds brought forward at 1 January		
Bank Account - Lloyds Bank	1,229	879
Bank Account - Lincoln Diocese Account CCLA account	6,660	6,640
Cash in hand	121	121
	8,010	7,640
CASH FUNDS AT THE PERIOD END	11,027	8,010
REPRESENTED BY:		
Bank Account - Lloyds Bank	4,135	1,229
Bank Account - Lincoln Diocese Account CCLA account	6,892	6,660
Cash in hand	-	121
	11,027	8,010

The trustees declare that they have approved the income and expenditure account.

Signed on behalf of the Charity's trustees on 20th October 2024.

Jon Wakerley - Chair

CHURCH STREET ROOMS

England & Wales - Charity number 1169922

Accounts



The Church Street Rooms

Charity Number: 1169922

Financial Statements for the year ended 31 December 2022

Prepared by:

Anne Davies. MAAT, BSc

Honorary Treasurer

Trustees Report for the year ended 31 December 2022

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The trustees' have taken due regard of the guidance issued by the Charities Commission on public benefit.

The trustees acknowledge the benefit The Church Street Rooms receives from the generous contributions made by volunteers, both in terms of time and monetary personal expense, and recognise that without this contribution the running of the hall would be disadvantaged.

Achievements

The declining impact of the pandemic meant that 2022 was an easier year than 2021, although several community activities (e.g. line dancing, yoga) have still not returned following their disruption in 2020. However, we are pleased to report that Church Street Rooms has been used regularly for a range of church and wider community activities, such as the Womens' Institute, History Society, Exercise Class, and Messy Church. Other users included the Parochial Church Council and various Church committees, the Parish Council, the Neighbourhood Plan Group, and the Willoughby Close Management Group. Church Street Rooms has also hosted several private functions. Despite our increasing running costs, we decided not to increase our hire rates during 2022.

The Coffee Club has been very successful again this year, thanks to the small group of committed volunteers who provide the cakes and serve the coffees each week. Around 12-16 people, mostly retirees, attend each week, and have an enjoyable opportunity to socialize and to "catch up" with local news. The Coffee Club generates a weekly income of around £30.

In the spring of 2022 several of our volunteers began a new venture serving simple lunches, including home-made soup and rolls. This provided another helpful contribution to our income for a while but unfortunately it proved impossible to maintain sufficient customers to keep it going.

Church Street Rooms was again open during the annual Corby Glen Sheep Fair held at the start of October, and we are grateful to the organisers for the opportunity to contribute to this event. We received generous donations of cakes, as well as various food items from Apetito, and this support is gratefully acknowledged. This year we had the added attraction of a local choir who gave several performances in the hall during the afternoon. Our income from the day was over £600. Our Christmas celebrations for 2022 involved a party with mince pies and mulled wine, provided free of charge as a "thank you" for all who supported Church Street Rooms though the year. Thanks to the generous donation of prizes by those attending, we were able to hold a raffle which raised over £40.

Our charity has continued to maintain the building over the year. In addition to general cleaning, this work has included: the repair of a shattered window in the conservatory door, the resealing the conservatory roof and repainting of the ceiling, disposal of redundant equipment and items to provide more free space, and clearing vegetation to the rear of the building.

Trustees Report for the period ended 31 December 2022 (continued)

Achievements (continued)

In conclusion, our charity has had a successful year and it is encouraging that the impetus provided by the new volunteers who joined the team in 2021 has been sustained. A further cause for optimism is the imminent expansion of the village whereby we may expect a gradual increase in the usage of the hall over the coming years.

Financial Review

Owing to recovery from the pandemic, this year saw a substantial increase in total income, compared to 2021 (£3554 versus £1329). Income from coffee shop sales (this includes the transitory income from serving lunches) was up from £340 to £1540. Income from hall hire also substantially increased (from £440 to £1197), the result of more activities returning since the pandemic. We also benefited from several generous donations (amounting to £125) from village residents. The event income was derived from the sheep fair and, despite the inflation pressure on household budgets, increased to £642 compared to £545 in 2021. The interest earned from money in the Lincoln Diocese Account also increased (up from £4 to £87).

Total expenditure during 2022 increased to £3185 from £2599 in the previous year. No expenditure was set against the coffee club as the consumables were provided by volunteers. Every aspect of our recurrent costs (utilities, rates, etc) increased in 2022 compared to 2021, as did our insurance and the PRS/PPL licence. Maintenance of the alarm and fire equipment rose by 26%. The £180 entered under "Fixture and fittings" was for repair of the conservatory door. This year we discontinued payments for the website (a cheaper alternative has been found) resulting in a saving of £204.

In summary, we had a surplus of £370 in 2022, compared to a deficit of £1270 in 2021 indicative of a significant recovery following the very difficult pandemic period in 2020.

Structure, Governance and Management

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Village Hall, 7 Church Street, Corby Glen, Grantham NG33 4NJ

The Church Street Rooms

Charity number: 1169922

Trustees Report for the period ended 31 December 2022 (continued)

Trustees

All trustees were appointed on the incorporation date, none have resigned during the period.

Jon Wakerley	Chair
Anne Davies	Treasurer
David Hinsley	Trustee
Dean Miller	Trustee
Reverend Stephen Buckman	Trustee

**The trustees declare that they have approved the trustees' report above on 25th August 2023.
Signed on behalf of the Charity's trustees**

Jon Wakerley - Chair

The Church Street Rooms

Charity number: 1169922

Income and Expenditure Account for the period ended 31 December 2022*All figures relate to Unrestricted funds*

	Ye 31/12/22	Ye 31/12/21
	£	£
INCOME		
Coffee shop sales	1,504	340
Lunch club sales	-	-
Hall hire	1,197	440
Donations received	125	-
Event income	642	545
Bank interest received	87	4
COVID 19 local authority grant	-	-
Total Income	3,554	1,329
EXPENDITURE		
Cost of sales: Coffee shop	-	-
Lunch club	-	-
Utilities: Heat and light	913	588
Water	147	123
Telephone	429	427
Rates	67	(16)
Licences: PRS/PPL for music	132	110
ICO	40	40
Insurance	772	711
Maintenance: Alarms & fire equipment	457	364
Fixtures & fittings (including replacing capital items)	180	-
IT / website costs / Adverts	48	252
Total Expenditure	3,185	2,599
Net Surplus / (Deficit) for the period	370	(1,270)
Cash funds brought forward at 1 January 2022		
Bank Account - Lloyds Bank	879	1,488
Bank Account - Lincoln Diocese Account CCLA account	6,640	6,620
Cash in hand	121	802
	7,640	8,910
CASH FUNDS AT THE PERIOD END	8,010	7,640
REPRESENTED BY:		
Bank Account - Lloyds Bank	1,229	879
Bank Account - Lincoln Diocese Account CCLA account	6,660	6,640
Cash in hand	121	121
	8,010	7,640

The trustees declare that they have approved the income and expenditure account.

Signed on behalf of the Charity's trustees on 25th August 2023.

Jon Wakerley - Chair

CHURCH STREET ROOMS

England & Wales - Charity number 1169922

Accounts



The Church Street Rooms

Charity Number: 1169922

Financial Statements for the year ended 31 December 2021

Prepared by:

Anne Davies. MAAT, BSc

Honorary Treasurer

The Trustees present their report and accounts for The Church Street Rooms, a charitable incorporated organisation, for the period ended 31 December 2021.

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The trustees' have taken due regard of the guidance issued by the Charities Commission on public benefit. The trustees acknowledge the benefit The Church Street Rooms receives from the generous contributions made by volunteers, both in terms of time and monetary personal expense, and recognise that without this contribution the running of the hall would be disadvantaged.

Achievements

This has been another challenging year owing to the pandemic, which meant that the hall was more or less closed between January and May. Basic maintenance and cleaning were maintained over this period, and all but essential electrical items were switched off to reduce running costs. Regular usage of the hall restarted again in June and continued through the year, although bookings have remained low compared to before the pandemic, because a number of community groups have yet to re-start. However, the hall has continued to be regularly used by various Church committees, and has also been used by the Parish Council whilst their normal venue was being refurbished. The Neighbourhood Plan group held public consultation events in the hall during September, in addition to their other committee meetings. Monthly meetings of the Women's Institute restarted towards the end of the year.

The pandemic resulted in the disbanding of the original coffee and lunch club which had been a major income generator, its success being the result of the hard work and commitment of those who ran these activities, for which the Church Street Rooms committee is very grateful. Fortunately, the coffee club restarted again in the autumn of 2021, with the involvement of new volunteers, and this continues to provide a valuable social event (as well as income) on a weekly basis. The coffee club also ran a party for 25-30 residents in the run up to Christmas.

Happily, the annual Sheep Fair was able to run in October, and this provided a good opportunity for income generation. We used a somewhat differed format than in previous years (providing seating both in the hall and outside) and the day was very successful, both financially and as a way of contributing to the Sheep Fair. The donation of food items by Apetito is gratefully acknowledged

In summary, 2021 was a difficult year with the hall closed for the first 6 months, but we have kept the hall maintained and usage has gradually come back. However, we there is still a way to go before we get back to pre-pandemic levels of activity.

Financial Review

Owing to the pandemic, total income was substantially down compared to 2020 (£1329 versus £3107). The re-activation of the coffee club meant that income from coffee sales was up from last year (£340 compared to £275) but there was zero income from the lunch club, which had contributed £645 in 2020. Hire of the hall generated £440 which, again, was much less than in 2020 (£1206), reflecting the cessation of hall hire for activities such as Line Dancing, History Society, Messy Church, Rainbow and Yoga. This meant that the £545 income from the Sheep Fair (i.e. Event Income) was particularly important this year.

Total expenditure was £2599, so that we made a loss of £1270 over the year. This was slightly more than in 2020 (£1155). Owing to generous donations by volunteers there was no expenditure set against the coffee club, and we were also able to draw on stocks of consumables built up over previous years. Costs of heat and light, water, telephone and rates were all lower this year, but there were additional outgoings related to IT and website costs.

Insurance and alarm systems (£1075 in total), continue to be major and unavoidable items of expenditure. In summary, the continuing effects of the pandemic meant that our total reserves fell by £1270 during 2021. Whilst we still have £7640 remaining, it is obvious that for Church Street Rooms to become economically sustainable over the long term, we need to get our income back to pre-pandemic levels. This is all the more important given that there are significant maintenance issues that have been placed "on hold" over the last two years.

Structure, Governance and Management

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Trustees are sought from the local and wider community in which the hall operates. Individuals are selected for their local knowledge, skills and experience. Before joining the trustee board, individuals are given the opportunity to attend meetings as a visitor to observe the board in operation.

The Church Street Rooms is a member of Community Links, a Lincolnshire based charity providing advice and resources to organisations & individuals who operate within the rural communities. They provide us with targeted project support; technical, governance and legal advice and training; and through the provision of consultancy services.

The hall referred to as the Church Street Rooms as a building is held under a Deed of Trust document by the Diocesan of Lincoln, with the sole trustee being the Parish Priest. The CIO called "The Church Street Rooms" is solely liable for the maintenance and daily operation of the said hall and as such the Parish Priest sits on our committee as an invested interested trustee.

Principal address

The Church Street Rooms principal address is:

Village Hall, 7 Church Street, Corby Glen, Grantham NG33 4NJ

The Church Street Rooms

Charity number: 1169922

Trustees Report for the period ended 31 December 2021 (continued)

Trustees

All trustees were appointed on the incorporation date, none have resigned during the period.

Jon Wakerley

Chair

Anne Davies

Treasurer

David Hinsley

Trustee

Dean Miller

Trustee

Reverend Stephen Buckman

Trustee

The trustees declare that they have approved the trustees' report above on 15th October 2022.

Signed on behalf of the Charity's trustees

Jon Wakerley - Chair

The Church Street Rooms

Charity number: 1169922

Income and Expenditure Account for the period ended 31 December 2021*All figures relate to Unrestricted funds*

	Ye 31/12/21	Ye 31/12/20
	£	£
INCOME		
Coffee shop sales	340	275
Lunch club sales	-	645
Hall hire	440	1,206
Event income	545	-
Bank interest received	4	28
COVID 19 local authority grant	-	953
Total Income	1,329	3,107
EXPENDITURE		
Cost of sales: Coffee shop	-	113
Lunch club	-	237
Utilities: Heat and light	588	1,420
Water	123	180
Telephone	427	662
Rates	(16)	66
Licences: PRS/PPL for music	110	147
ICO	40	40
Insurance	711	680
Maintenance: Alarms & fire equipment	364	629
Fixtures & fittings (including replacing capital items)	-	40
IT / website costs / Adverts	252	48
Total Expenditure	2,599	4,262
Net (Deficit) /Surplus for the period	(1,270)	(1,155)
Cash funds brought forward at 1 January 2020		
Bank Account - Lloyds Bank	1,488	2,927
Bank Account - Lincoln Diocese Account CCLA account	6,620	6,658
Cash in hand	802	480
	8,910	10,065
CASH FUNDS AT THE PERIOD END	7,640	8,910
REPRESENTED BY:		
Bank Account - Lloyds Bank	879	1,488
Bank Account - Lincoln Diocese Account CCLA account	6,640	6,620
Cash in hand	121	802
	7,640	8,910

The trustees declare that they have approved the income and expenditure account.

Signed on behalf of the Charity's trustees on 15th October 2022

Jon Wakerley - Chair

CHURCH STREET ROOMS

England & Wales - Charity number 1169922

Accounts



The Church Street Rooms

Charity Number: 1169922

Financial Statements for the year ended 31 December 2020

Prepared by:

Anne Davies. MAAT, BSc

Honorary Treasurer

The Trustees present their report and accounts for The Church Street Rooms, a charitable incorporated organisation, for the period ended 31 December 2020.

The Church Street Rooms was incorporated at the Charities Commission on 27th October 2016 (registration number 1169922) and took over the management of the village hall known as "the church street rooms" from the unincorporated organisation known as the Corby Glen Community Project.

Objectives & Aims

The sole objective of The Church Street Rooms is to provide and maintain a village hall for the use of the local & wider community.

The hall is used for meetings / lectures / classes and other forms of recreational activities by the local & wider inhabitants of Corby Glen and its surrounding villages. Reflecting the hall's association with the Lincoln Diocese, the building also functions as a church hall.

The trustees' have taken due regard of the guidance issued by the Charities Commission on public benefit. The trustees acknowledge the benefit The Church Street Rooms receives from the generous contributions made by volunteers, both in terms of time and monetary personal expense, and recognise that without this contribution the running of the hall would be disadvantaged.

Achievements

This has been a difficult year because of the coronavirus pandemic. Up until the March lockdown our charity was functioning normally, providing a coffee shop three mornings a week, and a weekly lunch club. The coffee and lunch clubs were open to everyone in Corby Glen and surrounding villages, and provided a reliable income and an important opportunity for social interaction. After the first lockdown ended the Trustees considered re-opening with the required restrictions in place, but it was decided that this would not be possible. Most of those using the facilities were within the vulnerable age groups, and were anxious about the ongoing pandemic. Additionally, given our limited resources, it was unclear that we would be able to sustain all the necessary precautions.

Up until the March lockdown, we were able to offer Church Street Rooms as a venue for a range of activities including Line Dancing, History Society, Messy Church, Rainbows, Womens' Institute and Yoga groups. The availability of a local venue for these activities brings considerable benefit to the communal life of Corby Glen and adjacent villages. Unfortunately, since March, these activities have remained in suspension.

The Trustees have overseen cleaning and maintenance of Church St Rooms throughout the year. This has included work to seal the conservatory roof, repair of the emergency lighting system in the main hall, and small internal and external painting work. The Trustees endeavour to keep maintenance costs to a minimum so that the costs for users of the hall as low as possible, giving affordable level of access to all. During the enforced closure of the hall we took what steps we could to minimise the ongoing service costs, in order to avoid unnecessary use of our reserves.

Financial Review

Owing to the pandemic, the combined income from the lunch club, coffee club and hall hire fell to £2,126 compared to £6,696 for 2019. This loss of income was partly offset by a local authority grant of £953, for which the Trust is grateful.

Owing to the pandemic, the sheep fair was cancelled this year, meaning that we lost the usual takings of £500/£600 for that day.

Financial Review (continued)

Regarding expenditure, the outgoings on consumables for the coffee and lunch club were obviously reduced (£350 compared to £2,187 for 2019), owing to closure for nine months of the year. Much of the remaining expenditure was for maintenance of the hall and, although some savings were made, the total maintenance and service costs were still substantial (£3,846 compared to £4,682 for 2019).

Overall, the financial consequence of the pandemic was that the Trust's reserves fell by 11% from £10,065 to £8,948. At the time of this report, it is unclear when we will be able to resume our activities, but we hope for a gradual return to normal for the second half of 2021.

Structure, Governance and Management

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Principal address

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Village Hall, 7 Church Street, Corby Glen, Grantham NG33 4NJ

Trustees

All trustees were appointed on the incorporation date, none have resigned during the period.

Jon Wakerley	Chair
Anne Davles	Treasurer
David Hinsley	Trustee
Dean Miller	Trustee
Reverend Stephen Buckman	Trustee

The trustees declare that they have approved the trustees' report above on *MARCH 1st 2021*

Signed on behalf of the Charity's trustees

Jon Wakerley - Chair



The Church Street Rooms
Income and Expenditure Account for the period ended 31 December 2020

Charity number: 1169922

All figures relate to Unrestricted funds

	Ye 31/12/20	Ye 31/12/19
	£	£
INCOME		
Coffee shop sales	275	1,605
Lunch club sales	645	2,181
Hall hire	1,206	2,910
Donations	-	83
Event income	-	519
Bank interest received	28	50
Transfer of funds from sale of Post Office Room	-	4,263
COVID 19 local authority grant	953	-
Total Income	3,107	11,611
EXPENDITURE		
Cost of sales: Coffee shop	113	427
Lunch club	237	1,760
Utilities: Heat and light	1,420	1,809
Water	180	231
Telephone	662	754
Rates	66	66
Licences: PRS/PPL for music	147	156
ICO	40	-
Insurance	680	680
Maintenance: Alarms & fire equipment	629	284
Fixtures & fittings (including replacing capital items)	40	44
Cleaning materials	-	138
Administration costs	-	225
IT / website costs / Adverts	48	246
Event costs	-	49
Total Expenditure	4,262	6,869
Net (Deficit) / Surplus for the period	(1,155)	4,742
Cash funds brought forward at 1 January 2019		
Bank Account - Lloyds Bank	2,927	2,511
Bank Account - Lincoln Diocese Account CCLA account	6,658	2,410
Cash in hand	480	402
	10,065	5,323
CASH FUNDS AT THE PERIOD END	8,910	10,065
REPRESENTED BY:		
Bank Account - Lloyds Bank	1,488	2,927
Bank Account - Lincoln Diocese Account CCLA account	6,620	6,658
Cash in hand	802	480
	8,910	10,065

The trustees declare that they have approved the income and expenditure account.

Signed on behalf of the Charity's trustees on *MARCH 1ST 2021*

Jon Wakerley - Chair

