


Victory Hall, Dalston Annual General Meeting
Thursday 16th April 2026 7pm

AGENDA

1. Chairman's Welcome
2. Minutes of AGM 2025
3. Chairman's report
4. Secretary's report
5. Treasurer's report
6. Fabric Report
7. Adoption of reports
8. Election of Trustees
9. AOB

Minutes of the Last AGM 3rd April 2025

| | |
|--|---|
| Chair | Carolyn Hodgson (CH) |
| Note taker | Jane Clark (JAC) |
| Attendees | Committee: Ann Byers (AB) Tony Finn (TF) Stewart Hudson (SH) Steve McLeod (SM) Mick Ryan (MR) Aileen West (AW) Members of the public: Kath Eubank Pauline Occlestone Annette Brough Trevor Wright Janet Wright |
| Apologies | John Atkinson Janet Strong Greg Denwood |
| 1 Chairman's Welcome | |
| CH welcomed everyone to the meeting. | |
| 2 Minutes of AGM 18th April 2024 | |
|  2025 papers.docx See attached document. The minutes were proposed as correct by SM, seconded by AW and agreed unanimously | |
| 3 Chairman's report | |
| Contained in above document. CH said that the report was short but was pleased that the hall continued to grow with many new user groups using the facilities. She felt this growth was the result of good team work by the committee and thanked everyone for their hard work | |
| 4 Secretary's Report | |
| Contained in above document. She highlighted that having only 4 formal meetings a year was working well. | |
| 5 Treasurer's report | |
| Contained in above document. The full accounts for 2024 were available for members of the public to see. MR said that 2024 income was slightly down on the previous year but bookings had already increased significantly on 2025. He noted that booking fees had not increased. There had been some small expenses on minor repairs and improvements. The contract cleaner and window cleaners were working well. Energy contracts had been renewed at reasonable prices. The bank balance was healthy and the investment portfolio was performing well. | |
| 5 Fabric Report | |
| Contained in above document. MR noted that all improvements had been completed and there would only be need for general maintenance in future. SH suggested that the floor may need replacing at some point and this should be given consideration. AGREED to look into this Kath Eubank noted that the acoustics in the rear rooms was a problem and asked if acoustic panels would help. AGREED to look into that | |
| 6 Adoption of reports | |
| It was proposed by AW, seconded by SM and agreed unanimously that the above reports be accepted | |
| 7 Election of trustees | |
| The existing trustees had all agreed to continue. It was proposed by AB, seconded by MR and AGREED unanimously that they be elected as Trustees for 2025-26 | |
| 8 AOB | |
| Pauline Occlestone asked if the hall could provide a wheelchair. CH confirmed that the committee had considered this in the past year but there were concerns about maintenance and who would bear responsibility for any accidents. AGREED to revisit this | |

Victory Hall, Dalston Annual General Meeting
Thursday 16th April 2026 7pm
Reports for 2025/26

Chairman's Report

The hall has again continued to grow with a number of additional regular users groups and one-off bookings and we look forward to maintaining this level of bookings to ensure the future of the hall.

The successful running of the hall is down to a great team of trustees ensuring the hall is well maintained and managed, on both an administrative and operational basis. I would like to take this opportunity to thank all the trustees for their continued support and commitment to the hall.

Carolyn Hodgson

Secretary's report

The committee met 4 times in 2025/26. Between meetings day to day decisions had been taken by the appointed officers. There were 11 trustees. Over the year attendance at meetings was 78% of the membership.

The committee had continued to work well together – all being determined to keep the hall's fabric, finances and management in good order. Much routine business has been handled efficiently eg policy reviews, reviewing new fire recommendations and updating signage. Some new ventures had also been secured – the Arts Out West production and the revamped Makers Market.

The committee was saddened to hear of the death of past trustees Chris Scales and Jim Callow.

Jane Clark

Treasurer's Report

Hall lettings income of £20,353.46 ex vat (£24,424.42 gross) is very healthy and an increase on last year reflecting the increased use of the hall. We have welcomed several new user groups over the year and are very grateful for the continued support from all hall users.

Donations of £1,990.50 from Friends of the Victory Hall (Makers market and Dalston Community Cinema) are a very much appreciated addition to the year's receipts.

Although the major building work is now completed there has still been capital expenditure of £11,042.92 incurred renewing the main hall floor, Health and Safety facilities and electrical upgrades. General Maintenance costs £1,598.65 includes electrical testing and repairing heating system leaks. Energy costs are an ongoing concern, the existing contracts for gas and electricity will be due for renewal at the end of 2026.

As the finances are in a healthy state it was decided not to increase letting fees this year, this will be reconsidered in the future.

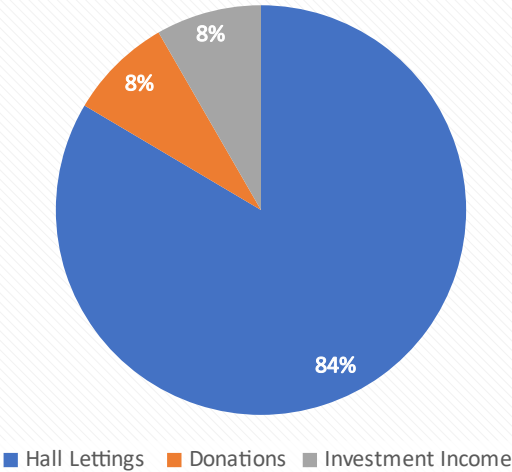
Current account balance is £15,575.40, as this balance increases monies will be transferred to the 30 Day Savings account.

Rathbones Income & Growth Investment fund has returned dividends of £2,027.43 and the fund value has increased by £5,727.52 over the year.

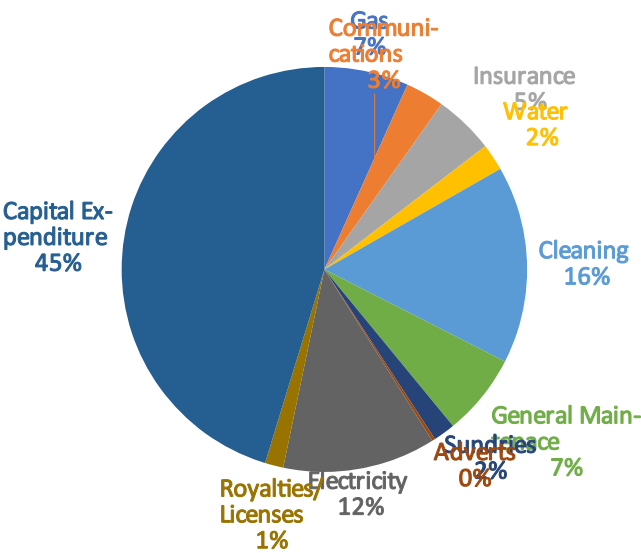
The 2025 accounts were audited and approved on 26/01/2026.

Michael Ryan

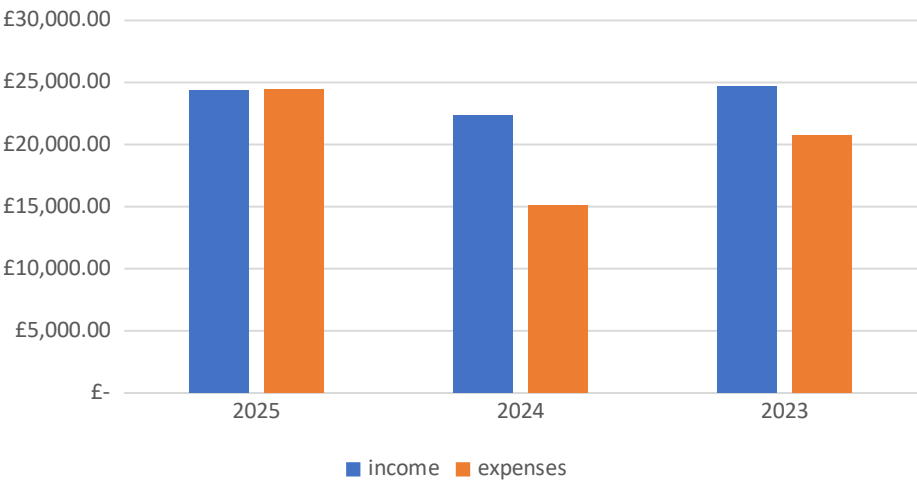
Income 2025 total £24317 ex VAT



Expenses 2025 - total £24393 ex vat



Income v Expenses



Fabric Report

The overall building fabric remains in good condition and the trustees are continually addressing any building issues as they arise to maintain a quality and fit for purpose village hall.

The major improvement in 2025 was renewing the main hall floor. The original pitch pine floor had served the hall well for just over 100 years but more recently was becoming worn out due to general wear and tear and the effects of previous surface sanding. The tongue and grooves had become perilously thin and splintering which created health and safety issues for hall users.

The replacement floor is an engineered oak laminate floor which closely matches the original in looks and style and will hopefully last for very many years. Replacing the floor uncovered a leak in the heating system which had remained undetected for some time, this has now been rectified and the system is working more efficiently.

Other minor improvements over the year have included replacing the stage lighting, providing some armchairs in the Social Room, new DVD player in the main hall and reorganising the Reading Room mini kitchen.

Michael Ryan

DALSTON VICTORY HALL

STATEMENT OF INCOME AND EXPENDITURE (after inspection)

FOR THE PERIOD 1ST JANUARY TO 31st DECEMBER 2025

| | 2025 | 2024 | 2023 |
|--|-----------------|-----------------|-----------------|
| INCOME | | | |
| Hall Lettings (ex vat) | 20353.46 | 17817.08 | 18461.19 |
| Hall Lettings vat | 4070.96 | 3563.42 | |
| Donations | 1990.5 | 2643.49 | 4549.07 |
| Grants | 0 | 0 | 800 |
| Credits | 1500 | 859.3 | 400 |
| Investment Income Received | 2027.43 | 1861.02 | 1693.26 |
| Vat Refunds | 1338.59 | | |
| Total Income | 31280.94 | 26744.31 | 25903.52 |
| Expenditure (ex vat) | | | |
| Gas - Brit Gas (5% vat) | 1639.594 | 1866.21 | 1961.6 |
| Communications (Website + BT + EE) | 753.7833 | 825.05 | 1891.697 |
| Insurance (no vat) | 1165.82 | 1119.7 | 1080.64 |
| Water (no vat) | 521.61 | 524.28 | 475 |
| Cleaning (Busy Bee 20% vat, Lakeland Ext windows no vat) | 3850 | 3767.5 | 3886.5 |
| General Maintenance | 1598.65 | 1960.49 | 2206.057 |
| Sundries | 427.59 | 552.43 | 1288.65 |
| Adverts | 60 | 60 | 100.18 |
| Electricity - Scot power (5% vat) | 2975.91 | 2929.2 | 588.55 |
| Royalties/Licenses (no vat) | 357.63 | 233.55 | 242.79 |
| Capital Expenditure | 11042.92 | 1216.7 | 6978.63 |
| HMRC payments (output vat) | 826.52 | 1752.84 | 7.79 |
| Vat paid on purchases | 3810.57 | 1786.9 | |
| Deposit refunds | 508 | | |
| TOTAL EXPENDITURE | 29538.6 | 18594.85 | 20708.08 |
| EXCESS OF INCOME OVER EXPENDITURE | 1742.343 | 8149.46 | 5195.438 |
| Investment Transfers | | | |
| Transfer to Rathbones Investment | 0 | 0 | -20000 |
| Transfer to 30 Day Deposit Ac. on 14/08/24 | 0 | -20000 | -30000 |
| Total transfers | 0 | -20000 | -20000 |
| INTEREST | | | |
| Interest - 30 Day Deposit Acc. | 1715.96 | 1151.08 | 154.26 |
| Total Interest | 1715.96 | 1151.08 | 154.26 |
| NET RECEIPTS/PAYMENTS | 3458.303 | -10699.5 | -14650.3 |
| TAXES | | | |
| VAT Refunds | 1338.59 | 0 | 837.5 |
| VAT Payments | -826.52 | -1752.84 | -2923.11 |
| | 512.07 | -1752.84 | -2085.61 |

Notes to the accounts :

Basis of accounting

The financial statements have been prepared in accordance with the Charities Act 2011 and the Charities SORP (Accounting & Reporting by Charities : Statement of Recommended Practice) using the Accruals basis and recognising known liabilities

Accounting routines

Accounts are prepared at the end of each month showing the year to date receipts and payments processed through the current account - the balance for each account under 'cash funds' is the statement or passbook balance at the date the accounts are prepared.
 Month end liabilities are listed each month end.
 Invoices for lettings are issued monthly and cheques/cash received is paid into bank each week.

Reminders are issued to hirers for invoices not paid within 30 days of invoice date.

Related party transactions

The only payments made to trustees relate to the re-imbursement of expenses wholly and necessarily incurred for the benefit of the charity.

There are no transactions with parties closely connected to the charity or its trustees.

Notes on this year's accounts

Hall lettings income of £20353.46 ex vat (£24424.42 gross) is very healthy and an increase on last year reflecting the increased use of the hall

we have welcomed several new user groups over the year.

Donations of £1990.50 from Friends of Victory Hall (makers market and Dalston community cinema) are a very much appreciated addition to the year's receipts.

Although the major building work is now completed there has still been capital expenditure of £11042.92 incurred renewing the main hall floor, Health and Safety facilities and electrical upgrades.

General Maintenance costs £1598.65 includes electrical testing and repairing heating system leaks

Energy costs are an ongoing concern, the existing contracts for gas and electricity will be due for renewal at the end of 2026

As the finances are in a healthy state it was decided not to increase letting fees this year, this will be reconsidered in the future.

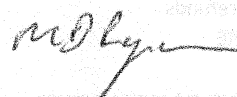
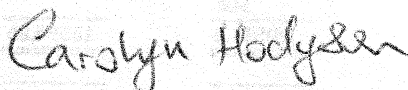
Current account balance is £15575.40, as this balance increases monies will be transferred to the 30 Day Savings account

Rathbones Income & Growth Investment fund has returned dividends of £2027.43 and the funds value has increased by £5727.52 over the year.

Approved by the Trustees on ^{29/1/2026}~~1/1/2026~~ and signed on their behalf by:

Carolyn Hodgson (Chairman)

Michael Ryan (Treasurer)



Independent examiner's report to the trustees of the Dalston Victory Hall

I report to the trustees on my examination of the accounts of the Dalston Victory Hall for the year ended 31st December 2025.

Responsibilities and basis of the report

As the trustees of the Dalston Victory Hall, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011.

I report in respect of my examination of the Dalston Victory Hall's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all 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 and can confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

- 1 Accounting records were not kept in respect of the Dalston Victory Hall as required by section 130 of the Act; or
- 2 The accounts do not accord with those records.

I have no concerns and have come across no other matters *in connection* with the examination of which attention should be drawn in this report to enable a proper understanding of the accounts to be reached.

W Gray

William Gray 5 Riverside, Dalston,
Carlisle, CA5 7QG

Date 26/1/26

DALSTON VICTORY HALL

STATEMENT OF LIQUIDITY 31st Dec 2025 Yr End (after inspection)

INVESTMENTS

| | | |
|---|--------|----------|
| Rathbones total number of units - 43788.84 | 158.13 | 69243.23 |
| Initial investment 28843.39units @ £138.68 - £40000 | | |
| Top up investment 14945.45units @ £133.82 - £20000 | | |
| Cumberland 30 day deposit account (int. added 31st March) | | 53526.83 |

CASH AT BANK 15575.40

SUNDRY DEBTORS 1324.95

TOTAL CASH RESOURCES 139670.41

LIABILITIES AS OF 31st Dec 2025

Unpresented cheque no. 369 £28 28.00

Vat due (Qtr 4 to be paid Feb 2026) 808.52

TOTAL LIABILITIES 836.52

Dalston Victory Hall

Balance Sheet as at 31st December 2025 (after inspection)

| Fixed Assets | 2025 | 2024 | 2023 |
|--|--------------------------|------------------------|------------------------|
| Victory Hall - buildings (Sum insured at policy renewal 25/3/2025) | 1208710 | 1018461 | 994591 |
| Victory Hall - contents (Sum insured at policy renewal 25/3/2025) | 73046 | 65219 | 65219 |
| Victory Hall - Eletronic and computer equipment | 8500 | 7827 | 7827 |
| Total Fixed Assets | <u>1290256</u> | <u>1091507</u> | <u>1067637</u> |
| Investments | | | |
| Rathbone Active Income& Growth Fund (43788.84 units @ 158.13p) | 69243.23 | 63515.71 | 60441.73 |
| Deposit Account (30 day account) | 53526.83 | 51810.87 | 30659.79 |
| Total Investments Funds | 122770.06 | 115326.6 | 91101.52 |
| Current Assets : | | | |
| Cash at Bank | | | |
| Unrestricted Funds | 15575.4 | 14283.88 | 26078.12 |
| Debtors | 1324.95 | 1735 | 1207.5 |
| Total Current Assets | <u>16900.35</u> | <u>16018.88</u> | <u>27285.62</u> |
| Current Liabilities | | | |
| Creditors (chq 369 16/08/25 £28 unrepresented) | 28 | 42 | 14 |
| Output VAT (Q4 vat payment to be paid Feb 2026) | 808.52 | 450.66 | 201.23 |
| Total Current Liabilities | <u>836.52</u> | <u>492.66</u> | <u>215.23</u> |
| Net Current Assets | <u>16063.83</u> | <u>15526.22</u> | <u>27070.39</u> |
| Total Assets | <u>1429089.89</u> | <u>1222360</u> | <u>1185809</u> |