

BLINDCRAKE VILLAGE HALL

England & Wales · Charity number 1171226

Details

Status Registered

Legal form CIO

Registered 2017-01-20

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

Contact

Address Holm Farm
Blindcrake
Cockermouth
CA13 0QP

Phone 01900828384

Email bvhbookings@blindcrakevillagehall.org.uk

Website <https://www.blindcrakevillagehall.org.uk/>

Activities

Objects: THE OBJECTS OF THE CIO ARE TO ESTABLISH AND RUN A VILLAGE HALL AND TO PROMOTE FOR THE BENEFIT OF THE INHABITANTS OF THE CIVIL PARISH OF BLINDCRAKE ("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.

Activities: To run and maintain Blindcrake Village Hall for use by the local community

Classification

- **How:** Provides Buildings/facilities/open Space, Provides Services
- **What:** General Charitable Purposes, Disability, Arts/culture/heritage/science, Amateur Sport, Economic/community Development/employment, Recreation
- **Who:** Children/young People, Elderly/old People, People With Disabilities, Other Charities Or Voluntary Bodies, The General Public/mankind

Geography

- Cumbria

Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£79,908	£7,207	-	-
2024-03-31	£8,331	£8,529	-	-
2023-03-31	£8,072	£16,362	-	-
2022-03-31	£17,141	£34,476	-	-
2021-03-31	£164,750	£134,114	-	-

Trustees

Name	Role	Appointed
NEIL ROBERT PILLING	Chair	2015-05-05
Catherine Keough		2017-05-22
Dr Craig Oliver		2023-05-09
Graeme Forrester		2014-09-30
ROSALIND JUNE BERRY		2008-05-06

BLINDCRAKE VILLAGE HALL

England & Wales - Charity number 1171226

Accounts

Blindcrake Village Hall CIO
Registered Charity no 1171226
Trustees' Annual Report for the period 1 April 2024 – 31 March 2025

Treasurer: Rosalind Berry
Holm Farm, Blindcrake, Cockermouth, Cumbria CA13 0QP

1 Introduction: Chairman's report

It would be appropriate to start this report by acknowledging the work over the years on the Committee of Rachel McConkey, who sadly died in November 2024 after a long, bravely borne illness. It is of comfort to know that the Committee were able to organise a thank-you card, signed by many of Blindcrake's villagers, which Rachel was able to read before her passing.

The Village Hall continues to be used on a regular basis, for the traditional events such as the Evening Inn and the Garden Safari, as well as being booked by residents and others for one-off parties, exhibitions and events. Pilates classes and Bible Groups are still held regularly in the Hall.

This year will hopefully see the conclusion of the project to install a new heating system in the Hall, and much credit is due to Craig Oliver for his work in drawing up project plans and securing the finance for the work.

The Committee would also like to thank Hellen Aitken who has worked closely with the Committee to ensure that we run the Village Hall in accordance with modern regulations and practices.

The Village Hall is run on a sound financial footing and there is no reason to suggest that this situation will not continue.

Finally, I would like to thank all Committee members for their work during the last twelve months.

Neil Pilling, Chairman

2 Trustees

Our CIO constitution requires at least three charity trustees (committee members), of whom up to six may be elected at an AGM; up to nine appointed following nomination by a user body; and up to three co-opted at any meeting of the charity trustees. During 2023-24 our Trustees were:

Neil Pilling	Appointed	Chairman
Ros Berry	Appointed	Treasurer
Rachel Hecht (McConkey)	Elected	Resigned 24 July 2024
Cathy Keough	Elected	Secretary up until 14 May 2024
Graeme Forrester	Appointed	
Marisa Soppitt	Elected	Resigned 4 May 2024
Craig Oliver	Appointed	

Following Cathy Keough stepping down as secretary, Neil Pilling has undertaken this role as well as that of chair.

3 Meetings

The Management Committee usually meets four to six times a year. We met on five occasions during 2024-25, with our AGM on 14 May.

4 Sources of advice and support

Banking: Cumberland Building Society, Station Road Cockermouth
Charity: Action with Communities in Cumbria (ACT); Cumbria CVS

5 Objectives of the CIO

The objects of the CIO are to establish and run a village hall and to promote for the benefit of the inhabitants of the civil Parish of Blindcrake (“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.

The Trustees consider these objectives to be consistent with Charity Commission guidance on providing for the public benefit, and these objectives have been pursued in the activities of the charity this year.

6 Structure, governance and lease

The Hall was converted from a row of three cottages and given by the Rev Sharpe, Vicar of Isel, to the Church of England Carlisle Diocesan Trust and Finance Association (now Board of Finance) by deed of indenture dated 5 July 1897.

Blindcrake Village Hall was established as a charity by a Trust Deed and Lease on 1 December 1988. It was registered as an unincorporated charity with the Charity Commission on 20 September 1993. The Lease of 1 December 1988 expired on 30 November 2016, and a new 50 year lease was signed on 12 June 2018. Land Registration was also completed.

The charity was converted to a Charitable Incorporated Organisation (CIO) with a new Governing Document and registration with the Charity Commission on 20 January 2017 and a formal merger of the two charities at our 2017 AGM. This is the eighth annual report of the CIO.

The building was professionally valued in 2016 as a community building by R J Smeaton MRICS at £10,000. The lease is a full repairing lease which means that, although only a peppercorn rent of £1.00 per annum is payable on demand, the Management Committee is responsible for keeping the building in a good state of repair. It has been confirmed by the Diocese that we do not need to carry out a quinquennial inspection.

7 Principal activities

The hall is normally in use most weeks for a variety of activities, including Pilates classes, meetings of the Parish Council, and local groups such as Isel Cricket Club, Wigton Motor Club and First Responders. It is used for coffee mornings, concerts, theatre performances, fundraising social events such as Burns' supper, Garden Safari, Christmas carol concert and prize draw, and the Evening Inn quiz, and private hires such as children's parties and funeral teas.

Usage and hires have continued at an even higher rate than previous years, at £2,669, helped by two polling station hires and the Cumbria Bible Study Group which holds Saturday meetings.

8 Funding strategy

Whilst our objectives are to provide a village hall for the purpose of recreation of our inhabitants, the revenue budget needs to be managed on a self-financing basis. The hire fees and other contributions made by users of the hall, in addition to fundraising by the Management Committee, are set to achieve this.

The lease allows the Church of England and the Binsey Team ministry to use the Hall free of charge for up to 21 days per annum. There has also been a long standing practice of not charging certain groups with a charitable purpose such as the First Responders for use of the hall.

Management costs are kept to a minimum by use of Trustees and volunteers to take bookings, ensure heating is set etc. However we do use the services of a self-employed cleaner, window cleaner and local tradespeople for repairs and maintenance.

The Hall incurs a number of ongoing costs such as insurance, heating fuel, regardless of the level of income. We keep a reserve to cover annual running costs in case of emergencies.

9 Policies

During 2024-25 we updated a number of policies and procedures including our Hiring Agreement, which is sent to the hirer by the Chairman when booking. The hiring agreement identifies the responsibilities of each party when booking the hall.

We also reviewed and revised the following policies:

- Safeguarding
- Health and Safety
- Financial policy and procedures

We agreed a new policy on data protection.

10 Licences

The Hall has a Premises Licence for designated entertainments, including the sale of alcohol. The Hall is also licensed by the Performing Rights Society for live and recorded

music. We continue to renew our lottery licence annually although we have not made use of it every year.

11 Insurance

The Hall is insured by Allied Westminster, underwritten by Aviva. We agreed a five year term policy in July 2020; our annual premium in 2024-25 was £999, up from £874 in 2022-23 and £972 in 2023-24.

12 Reserves and restricted funds policy

Trustees have agreed to increase our unrestricted reserves to £8,000, to reflect the increase in actual average annual expenditure excluding the cost of events. This cash is available for running costs in the event of being unable to raise income from our normal activities, and for unforeseen expenditure eg in relation to building maintenance or urgent furniture or equipment replacement. We also identify as restricted funds any sums granted for specific projects. In addition we have agreed to designate an element of our own funds for agreed projects.

13 Investments

The M&G Charifund has yielded useful dividends including £693 in 2024-25. This is a small increase on last year's dividend of £658.

During the Covid-19 pandemic, the value of our stocks reduced significantly, from £12,700 to £9,200. The valuation during 2021-22 recovered considerably to £12,094 but has since reduced, partly affected by the impact of the war in Ukraine, with the latest (December 2024) valuation standing at £11,273.

14 Bank accounts

As advised by ACT, in 2017 we opened a new building society deposit account for the CIO. This is now our only account; signatories are Ros Berry, Neil Pilling, Craig Oliver and Graeme Forrester.

An increasing number of payees request electronic payments, but the Cumberland Building Society only offer internet banking on business or personal accounts. It is possible to request the CBS branch to make electronic payments from our account. We are investigating options for opening an account with a bank which would offer us the facility to make internet payments with two signatories.

15 2024-25 activities

The closing balance of our current account was £91,356.66 compared with £18,655.45 the previous year. The increase is mainly due to three grants towards our planned upgrade of the heating system, with solar PV and associated works; see detail below.

a) Building improvements

In 2023-24, we commissioned Alistair Muir to carry out an energy audit and after considering his recommendations we agreed to try to raise funds to replace the LPG

heating system with an air source heat pump, along with solar PV and a battery. This will necessitate improving insulation to external walls, replacing the remaining doors and windows, and will ideally include underfloor heating in the main hall. Craig Oliver has taken the lead in this project and currently we have raised a total of £70,675 from grant giving bodies. We also have designated discretionary funds of £10,000 for this project. However it seems unlikely that this will cover the full cost of the scheme.

b) Hiring and fundraising

Our income excluding one-off grants and refundable deposits totalled £9,153. Receipts from hires accounts for £2,589 (28%) of this total.

Almost half of non-grant income came from fundraising events. We held a successful Garden Safari at the end of June, which netted a wonderful £3,197 not including a generous donation of £150 from Breedon quarries and £60 from Iggesund towards our expenses. Many thanks are due to numerous volunteers who helped in the planning and on the day.

The successful wine tasting quiz brought in £100; the Christmas market jointly organised with COAT (Cumbria Overseas Aid Trust) raised £200 for the village hall; the Bassenthwaite Rotary club quiz raised £120 on the bar in addition to the standard hire charge. We held three Evening Inn village pub night events which raised £500 in total. Our annual Christmas prize draw was successful in bringing parishioners together and made £172 on the raffle. The Burns supper was unfortunately cancelled at very short notice due to a power cut that weekend; although this deprived us of some of our potential fundraising, a number of parishioners generously donated their entry monies and paid for haggis, which totalled £242.50. In addition we received £165 in compensation from ENWL.

We also received a number of donations, notably from parishioners Rod and Joan Moore who organised a model train exhibition; they generously donated the £740 income to the village hall. Other donations not already mentioned amounted to £203.80.

c) Payments

We prepare our accounts as receipt and payment accounts, rather than accruals.

Our routine expenditure, excluding one-off fees, totalled £5,583, of which £333 related to the cost of special events, leaving £5,250 in running costs.

Routine outgoings include insurance, electricity and heating fuel, broadband and gardening and maintenance. Our biggest routine expenses included our annual insurance premium, which rose by over 10% to £966. We incurred £839 in LPG fuel costs and overheads.

Our 3 year contract for electricity expired in December 2024. We had been fortunate to secure a good contract price in 2021, before widespread price rises. Our previous electricity charges were 16.39p per KWH and 52.3p per day standing charge. Our new charge is considerably higher at 28.27 per KWH and 61.8 per day.

The £750 payment for 2023-24 annual maintenance did not clear until the beginning of the new financial year; we have now incurred £605 in this past year but unfortunately our cheque again did not clear before the financial year end. We have also now contracted with PWS for twice-yearly fire alarm checks. We were able to again secure discretionary rate relief from Cumberland Council.

Sundry costs include housekeeping items eg paper hand towels and replacement keys; music and premises licences; planning fees of £578 relating to our planning application for the heat pump project. We agreed a one-off purchase of four half-sized tables to increase flexibility for hall users, at a cost of £432.

In terms of one-off costs, we also incurred professional fees of £540 for heat loss calculations and £389 for a bat survey. Permission has now been granted.

16 Conclusion

Even accounting for one-off project-related outgoings, and excluding grant receipts, we have a healthy surplus of almost £1,900. We are in a sound financial position with a current balance of £20,634 excluding restricted funds. The investment we have made in broadband and audio-visual equipment seems to be encouraging more hirers to use the hall, as well as meeting the expectations of local users.

Ros Berry, Treasurer

14 May 2025

Declaration

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

Signed on behalf of the charity's Trustees

Signature



Full name

NEIL ROBERT PELLING

Position on Management Committee

Chairman

Date

20.5.25

Receipts and Payments Account Year Ending 31st March 2025

	2024-25	2023-24
	£	£
<u>Receipts</u>		
Donations	1561.30	360.00
Hall Hire	2669.00	2079.00
Interest received Charifund	692.86	658.42
Garden Safari	3197.00	2433.10
Special events	1113.30	2300.00
Grant funding	70675.00	500.00
Total Receipts	79908.46	8330.52
<u>Payments</u>		
Gas/heating	839.31	867.31
Electricity	483.24	321.91
Insurance	999.37	971.72
Repairs & maintenance	990.22	331.42
Sundries	1429.60	377.46
Cleaning	527.80	454.69
Special events expenses	332.79	555.27
Deposits returned	0.00	80.00
Professional expenses	1093.60	765.00
Contractor payments	0.00	3206.31
Broadband	511.32	597.66
Total Payments	7207.25	8528.75
Total Receipts less Payments	72701.21	-198.23
<u>Movement of Reserves</u>		
Balance brought forward	18655.45	18853.68
Total Receipts less payments for year ending 31/03/25	72701.21	-198.23
Transfer from/to reserves	-	-
	91356.66	18655.45
<u>Statement as at year ending 31st March 2025</u>		
Balance at Cumberland Building Society / Bank	91356.66	18655.45
M&G Investment Account brought forward	10986.33	11250.69
Transfers to current Account	692.86	658.42
Closing Value of Investment 31/12/24*	11272.74	10986.33
Accumulated Fund	102629.4	29641.78

Ms R J Berry Treasurer
 Holm Farm, Blindcrake
 Cockermouth, CA13 0QP

Signed: *Rosehol Berry*
 Date: 20.05.2025

Examined and found correct:

Signed: *A.J. Purvis*

Auditor Date: 16-09-2025



Section A Independent Examiner's Report

Report to the trustees/
members of

Blindcrake Village Hall CIO

On accounts for the year
ended

31 March 2025

Charity no

1171226

Set out on pages

Page 8 of Trustees' Annual Report

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended **31/03/2024**.

Responsibilities and basis
of report

As the charity's trustees, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the Trust'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. I confirm that no material matters have come to my attention in connection with the examination (other than that disclosed below *) which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

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

** Please delete the words in the brackets if they do not apply.*

Signed:

A. J. Purvis

Date:

16-09-2025

Name:

ALAN YOUNG PURVIS

Relevant professional qualification(s) or body (if any):

Address:

BEECH FARM, SUNDERLAND
COCKERMOUTH.
CA13 9SS

Section B

Disclosure

Only complete if the examiner needs to highlight material matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

Give here brief details of any items that the examiner wishes to disclose.

BLINDCRAKE VILLAGE HALL

England & Wales - Charity number 1171226

Accounts

Blindcrake Village Hall CIO
Registered Charity no 1171226
Trustees' Annual Report for the period 1 April 2023 – 31 March 2024

Treasurer: Rosalind Berry
Holm Farm, Blindcrake, Cockermouth, Cumbria CA13 0QP

1 Introduction: Chairman's report

The Village Hall has continued to remain active over the last twelve months.

The successful renovation of the Hall has resulted in an increase in hirings. We have regular Pilates sessions, and the Bible Study Group continue to use the Hall on a regular basis. Private bookings for parties also seem to have increased.

All our usual events, such as the Garden Safari and the Evening Inns, are thriving, and it is hoped that in the coming year more one-off functions can be arranged for our local community. Perhaps we should be more proactive in promoting such events to try to achieve maximum interest.

Following the AGM we shall begin in earnest to formulate a document dealing with all aspects of running the Village Hall, which will be of great assistance as existing members retire and new members join.

Craig Oliver has joined the Committee during the last twelve months, and we hope that at least one further member can be elected or co-opted in the near future. The Committee needs as broad a range of ages and skills as possible.

I would like to thank all Committee members for all their hard work during the past year.

Neil Pilling, Chairman

2 Trustees

Our CIO constitution requires at least three charity trustees (committee members), of whom up to six may be elected at an AGM; up to nine appointed following nomination by a user body; and up to three co-opted at any meeting of the charity trustees. During 2023-24 our Trustees were:

Neil Pilling	Appointed	Chairman
Ros Berry	Appointed	Treasurer
Rachel Hecht (McConkey)	Elected	Bookings Secretary
Cathy Keough	Elected	Secretary
Graeme Forrester	Appointed	
Marisa Soppitt	Elected	
Craig Oliver	Elected	From 9 May 2023

3 Meetings

The Management Committee usually meets four to six times a year. We met on six occasions during 2023-24, with our AGM in May.

4 Sources of advice and support

Banking: Cumberland Building Society, Station Road Cockermouth

Architects: Day Cummins, Cockermouth

Charity: Action with Communities in Cumbria (ACT)

5 Objectives of the CIO

The objects of the CIO are to establish and run a village hall and to promote for the benefit of the inhabitants of the civil Parish of Blindcrake ("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.

The Trustees consider these objectives to be consistent with Charity Commission guidance on providing for the public benefit, and these objectives have been pursued in the activities of the charity this year.

6 Structure, governance and lease

The Hall was converted from a row of three cottages and given by the Rev Sharpe, Vicar of Isel, to the Church of England Carlisle Diocesan Trust and Finance Association (now Board of Finance) by deed of indenture dated 5 July 1897.

Blindcrake Village Hall was established as a charity by a Trust Deed and Lease on 1 December 1988. It was registered as an unincorporated charity with the Charity Commission on 20 September 1993. The Lease of 1 December 1988 expired on 30 November 2016, and a new 50 year lease was signed on 12 June 2018. Land Registration was also completed.

The charity was converted to a Charitable Incorporated Organisation (CIO) with a new Governing Document and registration with the Charity Commission on 20 January 2017 and a formal merger of the two charities at our 2017 AGM. This is the seventh annual report of the CIO.

The building was professionally valued in 2016 as a community building by R J Smeaton MRICS at £10,000. The lease is a full repairing lease which means that, although only a peppercorn rent of £1.00 per annum is payable on demand, the Management Committee is responsible for keeping the building in a good state of repair.

7 Principal activities

The hall is normally in use most weeks for a variety of activities, including Pilates classes, meetings of the Parish Council, and local groups such as Isel Cricket Club, Wigton Motor Club and First Responders. It is used for coffee mornings, concerts, theatre performances, fundraising social events such as Burns' supper, Garden Safari, Christmas carol concert and prize draw, and the Evening Inn quiz, and private hires such as children's parties and funeral teas.

Usage and hires have continued at a much higher rate than pre-pandemic, helped by the Cumbria Bible Study Group which holds Saturday meetings.

8 Funding strategy

Whilst our objectives are to provide a village hall for the purpose of recreation of our inhabitants, the revenue budget needs to be managed on a self-financing basis. The hire fees and other contributions made by users of the hall, in addition to fundraising by the Management Committee, are set to achieve this.

The lease allows the Church of England and the Binsey Team ministry to use the Hall free of charge for up to 21 days per annum. There has also been a long standing practice of not charging certain groups with a charitable purpose such as the First Responders for use of the hall.

Management costs are kept to a minimum by use of Trustees and volunteers to take bookings, ensure heating is set etc. However we do use the services of a self-employed cleaner, window cleaner and local tradespeople for repairs and maintenance.

The Hall incurs a number of ongoing costs such as insurance, heating fuel, regardless of the level of income. We keep a reserve of £5,000 to cover annual running costs in case of emergencies.

9 Policies

The Village Hall has adopted a hiring policy. It has updated its Hiring Agreement, which is sent to the hirer by the Chairman when booking. The hiring agreement identifies the responsibilities of each party when booking the hall.

During 2019-20 we also adopted an Environmental Policy, an Equal Opportunities Statement of Intent and a Safeguarding Policy for Children and Vulnerable Adults. The Safeguarding Policy has been reviewed and updated.

10 Licences

The Hall has a Premises Licence for designated entertainments, including the sale of alcohol. The Hall is also licensed by the Performing Rights Society for live and recorded music. We continue to renew our lottery licence annually although we have not made use of it every year.

11 Insurance

The Hall is insured by Allied Westminster, underwritten by Aviva. We agreed a five year term policy in July 2020; our annual premium in 2023-24 was £972, up from £874 in 2022-23.

12 Reserves policy

Trustees have agreed to hold £5,000 in the bank as unrestricted reserves, this being equivalent to 100% average annual expenditure excluding cost of events. This cash is available for running costs in the event of being unable to raise income from our normal activities, and for unforeseen expenditure eg in relation to building maintenance or urgent furniture or equipment replacement.

13 Investments

The M&G Charifund has yielded useful dividends including £658 in 2023-24. This is a small increase on last year's dividend of £639.

During the Covid-19 pandemic, the value of our stocks reduced significantly, from £12,700 to £9,200. The valuation during 2021-22 recovered considerably to £12,094 but has since reduced, partly affected by the impact of the war in Ukraine, with the latest (December 2023) valuation standing at £10,986.

14 Bank accounts

As advised by ACT, in 2017 we opened a new building society deposit account for the CIO. This is now our only account; signatories are Ros Berry, Neil Pilling, Marisa Soppitt and Graeme Forrester. There had been some confusion over bank account signatories and it transpired that recent changes had not been enacted, despite forms and required evidence being submitted. This has now been rectified.

An increasing number of payees request electronic payments, but the Cumberland Building Society only offer internet banking on business or personal accounts. It is possible to request the CBS branch to make electronic payments from our account. We are investigating options for opening an account with a bank which would offer us the facility to make internet payments with two signatories.

15 2023-24 activities

The closing balance of our current account was £18,655.45, a fall of £198 from the previous year. However as we have now cleared the final retention payment to our main building contractor, this actually represents a good achievement in terms of excess of income over payments.

a) Building improvements

We paid the 2.5% retention on the main contract of £3,206, which now completes all outstanding commitments relating to the building project.

We continue to experience intermittent issues with our LPG-powered central heating system. We commissioned A Muir to carry out an energy audit during last year and are considering his recommendations.

b) Hiring and fundraising

Our income excluding one-off grants totalled £7,580. Receipts from hires has reached its highest ever level at £2,079, making a quarter of total income. We increased our hire fees slightly from October 2022 to reflect increased fuel costs and the extra amenities we now offer; we will keep rates under review.

Around two-thirds of income came from fundraising events. We held a successful Garden Safari at the end of June, which netted a wonderful £2,144, not including a generous donation of £250 from Breedon quarries towards our expenses. Many thanks are due to numerous volunteers who helped in the planning and on the day.

One of our parishioners organised a Christmas market at the end of November, and £100 income from stallholders was generously donated to us over and above the hall hire. Although we were not currently able to host a local children's carol concert, our annual Christmas prize draw was successful in bringing parishioners together and made £225 on the raffle. The Burns supper was re-started this January and was a tremendous success, due in no small part to the culinary expertise of resident chef Alistair Coe; net income was £780.

We held four winter Evening Inn pub quiz nights, which raised £700. We collaborated with local charity Cumbria Overseas Aid Trust to hold a fundraising quiz, and the bar made £170 for Hall funds.

c) Payments

Our routine expenditure excluding the final contractor's bill and the energy audit totalled £4,722. We prepare our accounts as receipt and payment accounts, rather than accruals. Our biggest expense was the final instalment of our main contractor's bill at £3,206. Other expenses now reflect routine outgoings – insurance, electricity, heating. Our insurance annual premium rose by over 10% to £966. We have incurred £750 in gardening and maintenance costs but unfortunately our cheque did not clear before the financial year end.

Our 3 year contract for electricity expires in December 2024. Our current electricity charges are 16.39p per KWH and 52.3p per day standing charge. Our new charge will be considerably higher than the rate we have been paying. As the smart meter stopped working in late 2022 and was only replaced in the summer of 2023, our bills for 2023-24 were lower than expected.

Due to the settlement of our dispute with BT over our broadband installation and associated charges, we did not start to incur costs until the early part of the financial year. The actual cost has been just under £600; we have now agreed a new contract which will be somewhat better value.

We were able to again secure discretionary rate relief from Cumberland Council.

We agreed to increase our self-employed cleaner's hourly rate to £15 from January.

16 Conclusion

Without the one-off items of income and payments, but accounting for the bill for annual gardening and maintenance, we would have had a healthy surplus of over £2,000. We are in a sound financial position with a current balance of £18,655. The investment we have made in broadband and audio-visual equipment seems to be encouraging more hirers to use the hall, as well as meeting the expectations of local users.

Looking forward, we will be considering the options for updating our heating system and the funding implications. We have started to undertake a wide review of Village Hall functions, and document management committee roles and tasks, with the aim of developing an annual plan to support a more proactive approach to our work.

Ros Berry, Treasurer

9 April 2024

Declaration

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

Signed on behalf of the charity's Trustees

Signature 

Full name NEIL ROBERT PILLING

Position on Management Committee CHAIRMAN

Date 10.4.24

Blindcrake Village Hall
 Blindcrake, Near Cockermouth
 Cumbria CA13 0QP
 Charity Commission Registered Number 1171226

Receipts and Payments Account Year Ending 31st March 2024

	2023-24	2022-23
	£	£
<u>Receipts</u>		
Donations	360.00	145.00
Room Hire	2079.00	2000.50
Interest received Charifund	658.42	639.28
Garden Safari	2433.10	1089.00
Burns Supper	970.50	0.00
Evening Inn	700.00	982.00
Special events	629.50	1216.50
Grant funding	500.00	2000.00
Sundry	0.00	0.00
Total Receipts	8330.52 ✓	8072.28
<u>Payments</u>		
Gas/heating	867.31	873.77
Electricity	321.91	294.96
Insurance	971.72	873.51
Repairs & maintenance	331.42	1441.65
Sundries	377.46	5958.86
Cleaning	454.69	746.75
Special events expenses	555.27	451.11
Deposits returned	80.00	0.00
Professional expenses	765.00	165.00
Contractor payments	3206.31	5556.00
Broadband	597.66	0.00
Total Payments	8528.75 ✓	16361.61
Total Receipts less Payments	-198.23	-8289.33
<u>Movement of Reserves</u>		
Balance brought forward	18853.68	27143.01
Total Receipts less payments for year ending 31/03/23	-198.23	-8289.33
Transfer from/to reserves	-	-
	18655.45	18853.68
<u>Statement as at year ending 31st March 2024</u>		
Balance at Cumberland Building Society / Bank	18655.45	18853.68
M&G Investment Account brought forward	11250.69	12094.31
Transfers to current Account	658.42	639.28
Closing Value of Investment 31/12/23*	10986.33	11250.69
Accumulated Fund	29641.78	30104.37

Ms R J Berry Treasurer
 Holm Farm, Blindcrake
 Cockermouth, CA13 0QP

Signed: *Rosalind Berry*
 Date: 10.04.2024

Examined and found correct:

A.Y. PURVIS
BEECH FARM
SUNDELLAND
CA13 9SS

Auditor

Signed: *A.Y. Purvis*
 Date: 23/9/2024

BLINDCRAKE VILLAGE HALL

England & Wales - Charity number 1171226

Accounts

Blindcrake Village Hall CIO
Registered Charity no 1171226

Trustees' Annual Report for the period 1 April 2022 – 31 March 2023

Treasurer: Rosalind Berry
Holm Farm, Blindcrake, Cockermouth, Cumbria CA13 0QP

1 Introduction: Chairman's report

The Village Hall has continued to remain more and more active following the total removal of Covid restrictions.

The renovation works are ongoing, but we are continuing to receive complimentary reviews about how much better and more user-friendly the Hall is now.

We have regular events such as the Evening Inn (during the winter months), the seniors' tea and the Harvest supper, together with frequent meetings for Pilates and Yoga. A religious group have recently become regular hirers.

We would still like the Hall to be used even more often for parties or special events, and the Committee is always on the lookout for new ideas and new ways to advertise what the Hall has to offer.

Marisa Soppitt has joined the Committee during the last twelve months, and I would like to thank her, and indeed all members of the Committee, for all the hard work and valuable input over the last year.

Neil Pilling, Chairman

2 Trustees

Our CIO constitution requires at least three charity trustees (committee members), of whom up to six may be elected at an AGM; up to nine appointed following nomination by a user body; and up to three co-opted at any meeting of the charity trustees. During 2021-22 our Trustees were:

Neil Pilling	Appointed	Chairman
Ros Berry	Appointed	Treasurer
Rachel Hecht (McConkey)	Elected	Bookings Secretary
Cathy Keough	Elected	Secretary
Helen Marrs	Elected	
Graeme Forrester	Appointed	
Marisa Soppitt	Co-opted	From 9 August 2022

3 Meetings

The Management Committee usually meets four to six times a year. We met on seven occasions during 2022-23, including the May AGM.

4 Sources of advice and support

Banking: Cumberland Building Society, Station Road Cockermouth

Architects: Day Cummins, Cockermouth

Charity: Action with Communities in Cumbria (ACT)

5 Objectives of the CIO

The objects of the CIO are to establish and run a village hall and to promote for the benefit of the inhabitants of the civil Parish of Blindcrake ("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.

The Trustees consider these objectives to be consistent with Charity Commission guidance on providing for the public benefit, and these objectives have been pursued in the activities of the charity this year.

6 Structure, governance and lease

The Hall was converted from a row of three cottages and given by the Rev Sharpe, Vicar of Isel, to the Church of England Carlisle Diocesan Trust and Finance Association (now Board of Finance) by deed of indenture dated 5 July 1897.

Blindcrake Village Hall was established as a charity by a Trust Deed and Lease on 1 December 1988. It was registered as an unincorporated charity with the Charity Commission on 20 September 1993. The Lease of 1 December 1988 expired on 30 November 2016, and a new 50 year lease was signed on 12 June 2018. Land Registration was also completed.

The charity was converted to a Charitable Incorporated Organisation (CIO) with a new Governing Document and registration with the Charity Commission on 20 January 2017 and a formal merger of the two charities at our 2017 AGM. This is the fourth annual report of the CIO.

The building was professionally valued in 2016 as a community building by R J Smeaton MRICS at £10,000. The lease is a full repairing lease which means that, although only a peppercorn rent of £1.00 per annum is payable on demand, the Management Committee is responsible for keeping the building in a good state of repair.

7 Principal activities

The hall is normally in use most weeks for a variety of activities, including Pilates and yoga classes, meetings of the Parish Council, and local groups such as Isel Cricket Club, Wigton Motor Club and First Responders. It is used for coffee mornings, concerts, theatre performances, fundraising social events such as Burns' supper, Garden Safari,

Christmas carol concert and prize draw, and the Evening Inn quiz, and private hires such as children's parties and funeral teas.

After an expected dip in activity in the immediate post-Covid period, usage and hires have noticeably increased, helped by the building improvements.

8 Funding strategy

Whilst our objectives are to provide a village hall for the purpose of recreation of our inhabitants, the revenue budget needs to be managed on a self-financing basis. The hire fees and other contributions made by users of the hall, in addition to fundraising by the Management Committee, are set to achieve this.

The new lease allows the Church of England and the Binsey Team ministry to use the Hall free of charge for up to 21 days per annum. There has also been a long standing practice of not charging certain groups with a charitable purpose such as the First Responders for use of the hall.

Management costs are kept to a minimum by use of Trustees and volunteers to take bookings, ensure heating is set etc. However we do use the services of a self-employed cleaner, window cleaner and local tradespeople for repairs and maintenance.

The Hall incurs a number of ongoing costs such as insurance, heating, regardless of the level of income. We keep a reserve of £5,000 to cover annual running costs in case of emergencies.

9 Policies

The Village Hall has adopted a hiring policy. It has updated its Hiring Agreement, which is sent to the hirer by the Chairman when booking. The hiring agreement identifies the responsibilities of each party when booking the hall.

During 2019-20 we also adopted an Environmental Policy, an Equal Opportunities Statement of Intent and a Safeguarding Policy for Children and Vulnerable Adults. The Safeguarding Policy has been reviewed and updated.

10 Licences

The Hall has a Premises Licence for designated entertainments, including the sale of alcohol. The Hall is also licensed by the Performing Rights Society for live and recorded music. We continue to renew our lottery licence annually although we have not made use of it every year.

11 Insurance

The Hall is insured by Allied Westminster, underwritten by Aviva. We agreed a five year term policy in July 2020, our annual premium in 2022-23 was £874, up from £793 in 2021-22.

12 Reserves policy

Trustees have agreed to hold £5,000 in the bank as unrestricted reserves, this being equivalent to 100% average annual expenditure excluding cost of events. This cash is available for running costs in the event of being unable to raise income from our normal activities, and for unforeseen expenditure eg in relation to building maintenance or urgent furniture or equipment replacement.

13 Investments

The M&G Charifund has yielded useful dividends including £639 in 2022-23. This is an increase on last year's dividend of £574.

During the Covid-19 pandemic, the value of our stocks reduced significantly, from £12,700 to £9,200. The valuation during 2021-22 recovered considerably to £12,094 but has since reduced, partly affected by the impact of the war in Ukraine, with the latest (December 2022) valuation standing at £11,251.

14 Bank accounts

As advised by ACT, in 2017 we opened a new building society deposit account for the CIO. This is now our only account; signatories are Ros Berry, Neil Pilling, Helen Marrs and Graeme Forrester.

An increasing number of payees request electronic payments, but the Cumberland Building Society only offer internet banking on business or personal accounts. It is possible to request the CBS branch to make electronic payments from our account. We are investigating options for opening an account with a bank which would offer us the facility to make internet payments with two signatories.

15 2022-23 activities

a) Building improvements

Although our Village Hall refurbishment was substantially complete by January 2021, a number of further improvements were carried out during 2022-23, notably the installation of new double glazed windows to the front façade; installation of broadband and an integrated audiovisual system; the latter benefited from a £2,000 grant contribution from Cumbria Community Foundation.

We still have a 2.5% retention on the main contract of £3,200 which will become payable when all works are completed.

Our BT broadband was finally installed in April 2022. Although the Communications Ombudsman did not formally uphold our complaint for technical reasons, they encouraged BT to agree a compensation package with us.

We continue to experience issues with our LPG-powered central heating system, and have commissioned A Muir to carry out an energy audit at the beginning of May.

b) Hiring and fundraising

Our regular income excluding grants and the costs of special events totalled £5,476, while our routine expenditure totalled £4,835, a small surplus of £641.

Our income from hires has reached its highest ever level at £2,000; over 2.5 times our historic level. We increased our hire fees slightly from October 2022 to reflect increased fuel costs and the extra amenities we now offer; we will keep rates under review.

We benefited from a generous £75 donation from Sue and Paul Eastman who held a sale of books.

We recommenced some of our previous fundraising activities: we held a Garden Safari at the end of June, which netted £1,065 despite very poor weather.

We combined our annual Christmas prize draw with a Christmas fair. As we didn't sell pre-printed raffle tickets our income was lower than usual at £233. Stallholders generously donated £50 over and above the standard hall hire.

There was no Burns supper this year but the six winter Evening Inn pub quiz nights raised £982. We have also experimented with hosting Arts Out West shows; these have paid for themselves and allowed the local community to see performers who we would not normally be able to afford.

c) Payments

We prepare our accounts as receipt and payment accounts, rather than accruals. We expect a final building contractor's bill of £3,200. Our main expenses have related to projects which were funded mainly from income carried over from the previous financial year: over £11,000 on the double glazing and the audio visual system.

We also refilled the LPG tank at a cost of £668; we continue to experience problems with the radiator pipework and despite work by a plumber to balance the system the problems have persisted. We await the outcome of the energy audit before deciding what course of action to take.

Our 22-23 accounts include two annual bills from Alan Mossop for routine gardening and maintenance, £800 for 2021-22 and £350 in 2022-23. Cleaning and window cleaning costs paid in 22-23 amounted to £760, including a payment of £225 relating to 21-22.

Fortunately we agreed a new 3 year contract for electricity from December 2021. Our new electricity charges are now 16.39p per KWH and 52.3p per day standing charge. Based on previous usage, the annual cost will increase to about £390 per year, however the smart meter stopped working around the beginning of December 2022 and we are at present only being charged the standing charge. The smart meter provider is unable to visit to inspect and replace the faulty meter until mid May.

16 Future plans

Thanks to the support of our funders, Covid relief grants, and volunteer help, we are in a healthy financial position with a current balance of £18,853. We are delighted with the increase in hall hires and hope to build on this.


Ros Berry, Treasurer

9 May 2023

Declaration

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

Signed on behalf of the charity's Trustees

Signature 

Full name NEIL ROBERT PICINGS

Position on Management Committee Chairman

Date 9.5.23

Blindcrake Village Hall
 Blindcrake, Near Cockermouth
 Cumbria CA13 0QP
 Charity Commission Registered Number 1171226

Receipts and Payments Account Year Ending 31st March 2023

	2022-23	2021-22
	£	£
Receipts		
Donations	145.00	105.00
Room Hire	2000.50	818.00
Interest received Charifund	639.28	574.20
Garden Safari inc float	1089.00	0.00
Burns Supper	0.00	0.00
Evening Inn	982.00	250.00
Special events	1216.50	506.50
Grant funding	2000.00	4220.00
Sundry	0.00	10667.00
Total Receipts	8072.28 ✓	17140.70
Payments		
Gas/heating	873.77 ✓	988.50
Electricity	294.96	384.75
Insurance	873.51 ✓	793.42
Repairs & maintenance	1441.65	0.00
Sundries	5958.86	7817.87
Cleaning	746.75	212.50
Special events expenses	451.11	269.15
Deposits returned	0.00	80.00
Professional expenses	165.00 ✓	2987.64
Contractor payments	5556.00	20941.76
Total Payments	16361.61 ✓	34475.59
Total Receipts less Payments	-8289.33 ✓	-17334.89
Movement of Reserves		
Balance brought forward	27143.01	44477.90
Total Receipts less payments for year ending 31/03/23	-8289.33	-17334.89
Transfer from/to reserves	-	-
	18853.68	27143.01
Statement as at year ending 31st March 2023		
Balance at Cumberland Building Society / Bank	18853.68 ✓	27143.01
M&G Investment Account brought forward	12094.31	11272.82
Transfers to current Account	639.28	574.20
Closing Value of Investment 31/12/22	11250.69 ✓	12094.31
Accumulated Fund	30104.37	39237.32

Ms R J Berry Treasurer
 Holm Farm, Blindcrake
 Cockermouth, CA13 0QP

Signed: *Reahd Berry*
 Date: *9 May 2023*

Examined and found correct:

Signed: *A J Purvis*

Auditor Date: *18 Sep 2023*



Section A Independent Examiner's Report

**Report to the trustees/
members of**

Blindcrake Village Hall CIO

**On accounts for the year
ended**

31 March 2023

Charity no

1171226

Set out on pages

Page 8 of Trustees' Annual Report

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended **31/03/2023**.

**Responsibilities and basis
of report**

As the charity's trustees, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the Trust'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. I confirm that no material matters have come to my attention in connection with the examination (other than that disclosed below *) which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

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

** Please delete the words in the brackets if they do not apply.*

Signed:

A.Y. Purvis

Date:

18-SEP-2023

Name:

ALAN YOUNG PURVIS

Relevant professional qualification(s) or body (if any):

Address:

BEECH FARM
SUNDERLAND
CA13 9SS

Section B

Disclosure

Only complete if the examiner needs to highlight material matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

Give here brief details of any items that the examiner wishes to disclose.

BLINDCRAKE VILLAGE HALL

England & Wales - Charity number 1171226

Accounts

Blindcrake Village Hall CIO
Registered Charity no 1171226

Trustees' Annual Report for the period 1 April 2021 – 31 March 2022

Treasurer: Rosalind Berry
Holm Farm, Blindcrake, Cockermouth, Cumbria CA13 0QP

1 Introduction

Our Village Hall refurbishment was substantially complete by January 2021 including unforeseen work to address dry rot, wet rot and damp proofing. Parish volunteers carried out decorating of the main hall and meeting room once the damp proofing work and replastering was dry; this was completed in April. A number of items consequent on the building work have continued through the year. Further improvements are still to be scheduled.

The normal operation of the Village Hall did not resume until May 2021 due to the continuing Covid pandemic. Even after this point normal activities have been slow to resume partly due to parishioners' cautiousness. Our income (excluding refurbishment grants and Covid grants) was therefore less than normal, at just over £2,000 compared with an expected £5-6,000 in a normal year. Fortunately we qualified for Omicron grant funds of £2,667, which has further helped our financial position.

Grant monies received but unspent in 2020-21 have been carried forward into 2021-22, therefore our total spend of £34,476 exceeds our in-year income of £17,141 by £17,335.

2 Trustees

Our CIO constitution requires at least three charity trustees (committee members), of whom up to six may be elected at an AGM; up to nine appointed following nomination by a user body; and up to three co-opted at any meeting of the charity trustees. During 2021-22 our Trustees were:

Neil Pilling	Elected	Chairman
Ros Berry	Appointed	Treasurer
Rachel Hecht (McConkey)	Elected	Bookings Secretary
Cathy Keough	Elected	Secretary
Helen Marrs	Appointed	
Graeme Forrester	Appointed	

3 Meetings

The Management Committee usually meets four to six times a year. We met on six occasions during 2021-22, including the May AGM.

4 Sources of advice and support

Banking: Cumberland Building Society, Station Road Cockermouth

Surveyors: R Hayward Associates, Cockermouth
Valuers: R Smeaton, Cockermouth
Architects: Day Cummins, Cockermouth
Charity: Action with Communities in Cumbria (ACT)

5 Objectives of the CIO

The objects of the CIO are to establish and run a village hall and to promote for the benefit of the inhabitants of the civil Parish of Blindcrake (“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.

The Trustees consider these objectives to be consistent with Charity Commission guidance on providing for the public benefit, and these objectives have been pursued in the activities of the charity this year.

6 Structure, governance and lease

The Hall was converted from a row of three cottages and given by the Rev Sharpe, Vicar of Isel, to the Church of England Carlisle Diocesan Trust and Finance Association (now Board of Finance) by deed of indenture dated 5 July 1897.

Blindcrake Village Hall was established as a charity by a Trust Deed and Lease on 1 December 1988. It was registered as an unincorporated charity with the Charity Commission on 20 September 1993. The Lease of 1 December 1988 expired on 30 November 2016, and a new 50 year lease was signed on 12 June 2018. Land Registration was also completed.

The charity was converted to a Charitable Incorporated Organisation (CIO) with a new Governing Document and registration with the Charity Commission on 20 January 2017 and a formal merger of the two charities at our 2017 AGM. This is the fourth annual report of the CIO.

The building was professionally valued in 2016 as a community building by R J Smeaton MRICS at £10,000. The lease is a full repairing lease which means that, although only a peppercorn rent of £1.00 per annum is payable on demand, the Management Committee is responsible for keeping the building in a good state of repair.

7 Principal activities

The hall is normally in use most weeks for a variety of activities, including Pilates and yoga classes, meetings of the Parish Council, and local groups such as Isel Cricket Club, Wigton Motor Club and First Responders. It is used for coffee mornings, concerts, theatre performances, fundraising social events such as Burns’ supper, Garden Safari, Christmas carol concert and prize draw, and the Evening Inn quiz, and private hires such as children’s parties and funeral teas.

Naturally fewer events have taken place during the last financial year; due to Covid-19 restrictions; in particular we did not hold our annual Garden Safari in June, or the Burns' Supper in January.

8 Funding strategy

Whilst our objectives are to provide a village hall for the purpose of recreation of our inhabitants, the revenue budget needs to be managed on a self-financing basis. The hire fees and other contributions made by users of the hall, in addition to fundraising by the Management Committee, are set to achieve this.

The new lease allows the Church of England and the Binsey Team ministry to use the Hall free of charge for up to 21 days per annum. There has also been a long standing practice of not charging certain groups with a charitable purpose such as the First Responders for use of the hall.

Management costs are kept to a minimum by use of Trustees and volunteers to take bookings, ensure heating is set etc. However we do use the services of a paid cleaner, window cleaner and local tradespeople for repairs and maintenance.

The Hall incurs a number of ongoing costs such as insurance, heating, regardless of the level of income. We keep a reserve of £5,000 to cover annual running costs in case of emergencies.

9 Policies

The Village Hall has adopted a hiring policy. It has updated its Hiring Agreement, which is sent to the hirer by the Bookings Secretary when booking. The hiring agreement identifies the responsibilities of each party when booking the hall.

During 2019-20 we also adopted an Environmental Policy, an Equal Opportunities Statement of Intent and a Protection Policy for Children and Vulnerable Adults. The Protection Policy has been reviewed and updated.

10 Licences

The Hall has a Premises Licence for designated entertainments, including the sale of alcohol. The Hall is also licensed by the Performing Rights Society for live and recorded music. We continue to renew our lottery licence annually and December 2019 was the first time for four years we held a raffle requiring this licence. We held a Christmas prize draw with pre-bought tickets in December 2021.

11 Insurance

The Hall is insured by Allied Westminster, underwritten by Aviva. We agreed a five year term policy in July 2020, our annual premium in 2021-22 was £793.

12 Reserves policy

Trustees have agreed to hold £5,000 in the bank as unrestricted reserves, this being equivalent to 100% average annual expenditure excluding cost of events. This cash is available for running costs in the event of being unable to raise income from our normal activities, and for unforeseen expenditure eg in relation to building maintenance or urgent furniture or equipment replacement.

13 Investments

The M&G Charifund has yielded useful dividends including £574 in 2021-22. This is somewhat less than £639 received in 2020-21. During the Covid-19 pandemic, the value of our stocks reduced significantly, from £12,700 to £9,200, and the annual income was reduced to £494. The latest valuation from March 2022 has recovered considerably at £12,094.

14 Bank accounts

As advised by ACT, in 2017 we opened a new building society deposit account for the CIO. We kept the old account open for the receipt of grant funding and payment of items relating to the refurbishment project; this account was only used once in 2021-22, for the initial direct debit for our new electricity contract from British Gas. It has now been closed and the remaining balance of £8,039.73 transferred to the main account.

Account signatories are Ros Berry, Neil Pilling, Helen Marrs and Graeme Forrester.

An increasing number of payees request electronic payments, but the Cumberland Building Society only offer internet banking on business or personal accounts. It is possible to request the CBS branch to make electronic payments from our account. We are investigating options for opening an account with a bank which would offer us the facility to make internet payments with two signatories.

15 2021-22 activities

a) Refurbishment Project

We received a grant of £1,770 from the Parish Council in April, plus our final Lottery payment of £2,450 in July. As last year's accounts and annual report were prepared we anticipated that the balance of architect's fees due would be in the order of £8,000; in the event this was just under £3,000.

The refurbishment project was largely completed during 2020-21, however we have a 2.5% retention on the main contract of £3,200 which will become payable when an inspection is carried out early in the new financial year. Remedial items remained to be carried out in 2021-22: redecoration of the main hall and meeting room by volunteers; joinery to skirtings and door frames; replacement carpet in the meeting room; completion of the redecoration by a professional decorator. We also installed roller blinds in the main hall and extractor fans in the toilets; we replaced our old second-hand upholstered chairs.

blinds in the main hall and extractor fans in the toilets; we replaced our old second-hand upholstered chairs.

A number of items are planned but remain to be carried out: we agreed to replace the timber single glazed windows in the front elevation, however planning permission was not received until February 2022. It is also intended to replace the current loft ladder and build storage cupboards in the loft space.

b) Other improvements

We were fortunate to qualify for Covid relief grants of £8,000 and £2,667 during 2021-22 which has allowed us to undertake further improvements and increase the sustainability of the Village Hall.

We agreed a contract for broadband with BT Business in September 2021, but due to various issues with the supplier we are still waiting for the installation to be completed. This has been the subject of complaints and raised with the Communications Ombudsman.

In March 2022 we received notification of a grant of £2,000 from the Tallentire Windfarm Fund towards the installation of an integrated audio visual system, which we hope will be installed in the early part of the new financial year.

We have worked with a website developer to set up our own independent website, <https://www.blindcrakevillagehall.org.uk/>.

c) Hiring and fundraising

Due to the ongoing Covid pandemic the year got off to a slow start. As part of our grant from DEFRA we had received £1,000 to be used for a launch event or other activities to raise awareness of the village hall and its facilities. Part of this was used for an open day, to which parish volunteers were invited, as well as potential hall users. As a result of this we have made contact with Kirkgate Arts and are putting on a couple of events in partnership with them.

Our fundraising has been limited compared with normal years: we held the first of our 'Evening Inn' bar and quiz nights in September, which was exceptionally well attended. As a thank you to the Parish the Management Committee agreed to donate a free drink to each attendee. Naturally this meant that we made a negligible profit, and the following event in November was poorly attended, partly we believe due to Covid fears, and only broke even. Fortunately the March event made a good profit of £240.

We also held our annual Christmas prize draw; again this was scaled down due to Covid, but sale of raffle tickets plus donations raised £506.50, a net income of £471.55 after the cost of refreshments is deducted.

The number of hires is now increasing with bookings worth £990 (of which £738 has been received) having been made during the year; this compares very well with previous years. Once the broadband has been installed it is intended to review our hire charges to ensure we are in line with halls offering similar facilities.

d) Payments

As noted earlier, our main expenses have related to final payments relating to the building project; ongoing improvements up after the building project: including new carpet tiles, remedial joinery work, plumbing, professional redecorating, installation of roller blinds, extractor fans.

We also refilled the LPG tank at a cost of £904.50; the fuel cost has risen from 69.45p per litre to 86.75, an increase of 25%.

The bill from Alan Mossop for routine gardening and maintenance, as well as a number of items consequent on the building work, such as adjusting doors, fitting hooks and door handles, replastering etc amounted to £800; the cheque was signed and delivered but not taken from our account as at 31 March.

Cleaning costs incurred up to February have been £437: a total of £212 has been paid in, plus a cheque for £225 sent in February which has been received by Joanne Bell but not taken from our account by 31 March.

Our 3 year electricity contract with Opus Energy terminated on 17 December 2021. Our charges were 15.410p per KWH, and 35.219p per day standing charge. We agreed to switch to a British Gas Lite 3 year contract back on 30 March; our new charges are 16.39p per KWH and 51.75p per day standing charge. Based on current usage, the annual cost will increase to about £370 per year, compared with about £300 over the previous three years. Although the cost has increased, this means we are shielded from the current large rises in energy costs.

16 Future plans

Thanks to the support of our funders, Covid relief grants, and volunteer help, we are in a healthy financial position with a current balance of £27,143.

We prepare our accounts as receipt and payment accounts, rather than accruals. However as noted elsewhere, we have issued unredeemed cheques totalling £1025. We expect a final building contractor's bill of £3,200. We have also made commitments to install double glazing, cost to be confirmed but expected to be in the region of £5-6000. We have recently committed to installing an audio-visual system at a cost of £4,770. Set against this we have an outstanding payment for hiring of £252, and promised grant income of £2,000. When these items are factored in, our forward balance will be in the region of 14,400.

We have made steps to increase our visibility and the usage of the hall; due to the ongoing Covid pandemic this has had a partial success so far. However we have successfully hosted a number of children's parties and are trying out theatre/music events with Arts Out West. We will redouble our publicity once we have broadband installed.

Ros Berry, Treasurer
4 May 2022

Declaration

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

Signed on behalf of the charity's Trustees

Signature



Full name

NEIL ROBERT PILLING

Position on Management Committee

Chairman

Date

5.5.22

Receipts and Payments Account Year Ending 31st March 2022

	2021-22	2020-21
	£	£
<u>Receipts</u>		
Donations	105.00 ✓	82
Room Hire	818.00 ✓	0
Interest received* ex CBS	574.20 ✓	513.28
Garden Safari inc float	0.00 ✓	0
Burns Supper	0.00 ✓	0
Evening Inn	250.00 ✓	0
Special events	506.50 ✓	0
Grant funding	4220.00 ✓	151380
Sundry	10667.00 ✓	12775.17
Total Receipts	17140.70	164750.45
<u>Payments</u>		
Gas	988.50 ✓	783.36
Electricity	384.75 ✓	377.17
Insurance	793.42 ✓	1538.93
Repairs & maintenance	0.00	1600.00
Sundries	7817.87 ✓	1121.89
Cleaning	212.50 ✓	32.50
Special events expenses	269.15	0.00
Deposits returned	80.00 ✓	30.00
Professional expenses	2987.64 ✓	540.00
Contractor payments	20941.76 ✓	128090.00
Total Payments	34475.59	134113.85
Total Receipts less Payments	-17334.89	30636.60
<u>Movement of Reserves</u>		
Balance brought forward	44477.90	13841.30
Total Receipts less payments for year ending 31/03/21	-17334.89	30636.60
Transfer from/to reserves	-	-
	27143.01	44477.90
<u>Statement as at year ending 31st March 2022</u>		
Balance at Cumberland Building Society / Bank	27143.01 ✓	44477.90
M&G Investment Account brought forward	11272.82 ✓	9152.55
Transfers to current Account	574.20 ✓	493.80
Closing Value of Investment 31/03/22	12094.31 ✓	11272.82
Accumulated Fund	39237.32 ✓	55750.72

Ms R J Berry Treasurer

Holm Farm, Blindcrake
 Cockermouth, CA13 0QP

Signed:

Date:

Rosalind Berry
 4 May 2022

Examined and found correct:

Auditor

Signed:

Date:

A.J. Purvis
 25/7/2022



Section A Independent Examiner's Report

**Report to the trustees/
members of**

Blindcrake Village Hall CIO

**On accounts for the year
ended**

31 March 2022

Charity no

1171226

Set out on pages

Page 8 of Trustees' Annual Report

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended **31/03/2022**.

**Responsibilities and basis
of report**

As the charity's trustees, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the Trust'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. I confirm that no material matters have come to my attention in connection with the examination (other than that disclosed below *) which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

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

** Please delete the words in the brackets if they do not apply.*

Signed:

A. J. Purvis

Date:

25/7/2022

Name:

ALAN YOUNG PURVIS

Relevant professional qualification(s) or body (if any):

Address:

BEECH FARM , SUNDERLAND

COCKERMOUTH

CA13 9SS

Section B

Disclosure

Only complete if the examiner needs to highlight material matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

Give here brief details of any items that the examiner wishes to disclose.

BLINDCRAKE VILLAGE HALL

England & Wales - Charity number 1171226

Accounts

Blindcrake Village Hall CIO
Registered Charity no 1171226

Trustees' Annual Report for the period 1 April 2020 – 31 March 2021

Treasurer: Rosalind Berry
Holm Farm, Blindcrake, Cockermouth, Cumbria CA13 0QP

1 Introduction

The operation of the Village Hall during 2020-21 was dominated by the national Covid-19 restrictions and our major refurbishment work, which took place from 1 June to December 2020. The project has been substantially completed, with redecorating now being undertaken by volunteers.

On average over the previous five years, our total income including grants and donations has been just over £8,000 and our payments just under £6,800. On average we normally make a surplus of about £1,700 each year, but unusually in 2019-20 we made a small loss of just over £300, as professional fees relating to the building project became due ahead of draw down of grant funding.

In 2020-21, due to receipt of grant funding, Covid support grants and spend on the refurbishment project, we have had receipts of nearly £165,000 and total spend of just over £134,000. As at 31 March 2021, the final completion certificate was awaited; final invoices for fees and from the main contractor will be covered by the remaining grant funding. The accounts are prepared as receipts and payments accounts but we have added a note in section 16 regarding sums committed but not yet invoiced by contractors.

As our gross income exceeded £25,000 but was less than £250,000 for the year ended 31 March 2021, we are not legally required to undertake a formal audit of the annual accounts, but they must be submitted for independent examination.

2 Trustees

Our CIO constitution requires at least three charity trustees (committee members), of whom up to six may be elected at an AGM; up to nine appointed following nomination by a user body; and up to three co-opted at any meeting of the charity trustees. During 2018-19 our Trustees were:

Neil Pilling	Elected	Chairman
Ros Berry	Appointed	Treasurer
Rachel Hecht (McConkey)	Elected	Bookings Secretary
Cathy Keough	Elected	Secretary
Helen Marrs	Appointed	
Graeme Forrester	Appointed	
Phil Allison	Elected	Until 03.09.2020

We were sorry that Phil Allison resigned his Trusteeship in September 2020; the Management Committee would like to thank him for his contribution to the Charity.

3 Meetings

Although our constitution requires an AGM to be held annually, within 15 months of the previous AGM, we did not hold one in 2020 due to coronavirus restrictions. We therefore did not hold new elections. The 2019-20 annual accounts and annual report were agreed in the normal timescale by a simple majority of charity trustees signifying their agreement to the resolution to accept.

The Management Committee usually meets four to six times a year. Our last in-person pre-pandemic meeting was in March 2020. In accordance with section 11 of our constitution, decisions that would normally have been agreed in a face to face meeting were agreed by email correspondence. We resumed meetings in November 2020 using a remote meeting platform, and have held subsequent meetings in January and March.

4 Sources of advice and support

Banking: Cumberland Building Society, Station Road Cockermouth

Surveyors: R Hayward Associates, Cockermouth

Valuers: R Smeaton, Cockermouth

Architects: Day Cummins, Cockermouth

Charity: Action with Communities in Cumbria (ACT)

5 Objectives of the CIO

The objects of the CIO are to establish and run a village hall and to promote for the benefit of the inhabitants of the civil Parish of Blindcrake ("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.

The Trustees consider these objectives to be consistent with Charity Commission guidance on providing for the public benefit, and these objectives have been pursued in the activities of the charity this year.

6 Structure, governance and lease

The Hall was converted from a row of three cottages and given by the Rev Sharpe, Vicar of Isel, to the Church of England Carlisle Diocesan Trust and Finance Association (now Board of Finance) by deed of indenture dated 5 July 1897.

Blindcrake Village Hall was established as a charity by a Trust Deed and Lease on 1 December 1988. It was registered as an unincorporated charity with the Charity Commission on 20 September 1993. The Lease of 1 December 1988 expired on 30 November 2016, and a new 50 year lease was signed on 12 June 2018. Land Registration was also completed.

The charity was converted to a Charitable Incorporated Organisation (CIO) with a new Governing Document and registration with the Charity Commission on 20 January 2017 and a formal merger of the two charities at our 2017 AGM. This is the fourth annual report of the CIO.

The building was professionally valued in 2016 as a community building by R J Smeaton MRICS at £10,000. The lease is a full repairing lease which means that, although only a peppercorn rent of £1.00 per annum is payable, the Management Committee is responsible for keeping the building in a good state of repair.

7 Principal activities

The hall is normally in use most weeks for a variety of activities, including Pilates classes, meetings of the Parish Council, and local groups such as Isel Cricket Club, Wigton Motor Club and First Responders. It is used for coffee mornings, concerts, fundraising social events such as Burns' supper, Garden Safari, Christmas carol concert and prize draw, and the Evening Inn quiz, and private hires such as children's parties and funeral teas.

Naturally none of these events has taken place during the last financial year; due to the refurbishment we had planned to hold the Garden Safari at the end of June using a marquee for refreshments, but this was cancelled completely due to Covid-19 restrictions.

8 Funding strategy

Whilst our objectives are to provide a village hall for the purpose of recreation of our inhabitants, the revenue budget needs to be managed on a self-financing basis. The hire fees and other contributions made by users of the hall, in addition to fundraising by the Management Committee, are set to achieve this.

The new lease allows the Church of England and the Binsey Team ministry to use the Hall free of charge for up to 21 days per annum. There has also been a long standing practice of not charging certain groups with a charitable purpose such as the First Responders for use of the hall.

Management costs are kept to a minimum by use of Trustees and volunteers to take bookings, ensure heating is set etc. However we do use the services of a paid cleaner, window cleaner and local tradespeople for repairs and maintenance.

The Hall incurs a number of ongoing costs such as insurance, heating, regardless of the level of income.

9 Policies

The Village Hall has adopted a hiring policy. It has updated its Hiring Agreement, which is sent to the hirer by the Bookings Secretary when booking. The hiring agreement identifies the responsibilities of each party when booking the hall.

During 2019-20 we also adopted an Environmental Policy, an Equal Opportunities Statement of Intent and a Protection Policy for Children and Vulnerable Adults. We are working towards the Hallmark 1 quality award for village halls.

10 Licences

The Hall has a Premises Licence for designated entertainments, including the sale of alcohol. The Hall is also licensed by the Performing Rights Society for live and recorded music. We continue to renew our lottery licence annually and December 2019 was the first time for four years we held a raffle requiring this licence. We did not hold a raffle during 2020-21 but expect to do so as part of our re-opening events in 2021.

11 Insurance

The Hall is insured by Allied Westminster, underwritten by Aviva. We agreed a five year term policy in July 2020. We took out additional insurance cover for the period during which the site was handed over to our main contractors Michael Thompson Ltd, which has totalled £767 over and above our annual premium of £772.

12 Reserves policy

Trustees have agreed to hold £5,000 in the bank as unrestricted reserves, this being equivalent to 100% average annual expenditure excluding cost of events. This cash is available for running costs in the event of being unable to raise income from our normal activities, and for unforeseen expenditure eg in relation to building maintenance or urgent furniture or equipment replacement.

13 Investments

The M&G Charifund has yielded useful dividends including £639 in 2019-20. However we are aware that due to the Covid-19 pandemic, the value of our stocks reduced considerably, from £12,700 to £9,200 due to the impact of Covid, and the annual income was reduced to £494. The latest valuation from March 2021 has recovered somewhat at £11,272.82.

14 Bank accounts

As advised by ACT, we opened a new building society deposit account for the CIO. All routine payments and receipts should now be made through the new account. We kept the old account open for the receipt of grant funding and payment of items relating to the refurbishment project. We intend to close this account when the final project bills are paid.

Account signatories at the start of the year were Ros Berry, Neil Pilling, and Helen Marrs. Graeme Forrester replaced Rachel Mossop as an account signatory.

An increasing number of payees request electronic payments, but the Cumberland Building Society only offer internet banking on business or personal accounts. It is possible to request the CBS branch to make electronic payments from our account. We

are investigating options for opening an account with a bank which would offer us the facility to make internet payments with two signatories.

15 Refurbishment Project

A number of shortcomings in the current building have been identified over the past few years, and during 2017-18 we obtained planning permission for improvements to the building. We appointed architects Day Cummins to prepare detailed costed plans. As we were unable to secure enough funding to cover all the elements, we agreed to adopt a phased approach, with the first phase covering replacement of roof and roof timbers, insulation, profiled ceiling, acoustic panels, LED lighting in the main hall, and refitting the kitchen with the creation of a serving hatch.

During 2019-20 we were successful in obtaining a number of grants including £17,500 from the Village Hall Improvement Fund, £49,000 funding from the National Lottery Community Fund, £29,530 from Tallentire Windfarm fund, £32,500 from United Utilities West Cumbria pipeline legacy fund, £6,522 from Robin Rigg Windfarm fund, £1,770 from the Parish Council and £400 from the Parish Quarry charity. We are indebted to Hellen Aitken of ACT for her help and guidance in these grant application processes.

Added to our own funds, we started with a budget of £139,000, enough funding to proceed with the roof and ceiling, and to refurbish the kitchen. Our preferred contractors Michael Thompson Ltd (MTL) were expected to start on site in early May 2020, but Covid-19 restrictions meant that the start date was delayed to 1 June.

During the course of the main contract a number of issues arose, including the need to replace more roof timbers than expected, the need to completely rewire the building, and to replace the fire alarm system. The early issues were covered by the contingency provision in our budget. Dry rot was also discovered in some of the original walls; part of this was treated whilst MTL were on site, with the remainder carried out in late December and early January 2021. The hall was also treated for wet rot, and a damp proof layer applied before replastering the main hall, meeting room and part of the corridor. Costs were also incurred in taking off and replacing radiators, and remedial joinery. Our electricity usage increased considerably during the building project between June and August, and drying out of plaster in January and February 2021.

We were fortunate to obtain additional funding of £4,000 from the Tallentire Windfarm Fund to substantially contribute to the cost of the new fire alarm system. Cumbria Community Foundation also transferred some outstanding grants that we had not yet claimed from the Robin Rigg Windfarm fund, totalling £8,478. We were grateful to receive £1,000 from the Parish Charity and a further £4,900 from the National Lottery to help with the cost of rot treatment.

The number of issues and the difficulty of obtaining materials during Covid lockdowns resulted in the contract period continuing until the first week of December instead of mid September as expected.

During the third lockdown we were fortunate to receive a further tranche of Covid funding, totalling £10,637, which has greatly eased our financial situation.

16 Notes on the 2020-21 accounts

a) Invoices

The majority of transactions relate to the refurbishment project and grant funding. We received no income from hall hire; one invoice was issued relating to two weeks' hire in the first half of March, which remains outstanding and will no doubt be paid once activities resume in May. We made a refund in respect of a booking by Friends of Bridekirk Dovenby School cancelled due to Covid.

We had one invoice (number 143) left unpaid from 2019, for £27 which relates to a Christmas market. However the same hirer also paid invoice 146 for £28 for a children's Halloween party, and the Committee agree that the fee for this community event should have been waived. It is therefore proposed to set the payment for the Halloween party against the hire for the Christmas market and cancel the outstanding invoice.

b) Business Rates and Covid support

During the first lockdown we applied for a Covid business support grant and became aware that we had never been registered for non-domestic rates; this appears to be the case in a number of village halls. We duly registered for rates, and our rateable value was given as £1,375. We subsequently applied for and received a £2,000 discretionary grant.

We received a bill of £405.91 for business rates backdated over the past 4 years. As a charity we qualify for 80% mandatory tax relief, but have to apply for 20% discretionary relief. However we only received the discretionary relief for the most recent two years, and therefore have paid a net £267.31.

During March 2021 we received further Covid support grants totalling £10,637.

c) Financial position

We prepare our accounts as receipt and payment accounts, rather than accruals. However given the impact of the refurbishment project, it is relevant to note the expected outturn once all commitments have been paid for.

As at 31 March, we have remaining committed costs of around £28,900 relating to the original building project and fees:

Main contractor including 2.5% retention	13568
Architect fees balance	8000
Remedial joinery	3348
Carpet fitting (approx.)	2300
Building control fees	688
Plumbing (est)	500
Paint and materials (est)	500

In addition to £44,478 held in our Building Society accounts at 31.03.21 we expect a further £4,220 in agreed refurbishment grants still to be claimed. This will leave an expected balance of around £19,800, against which we must keep a reserve of £5,000 for running costs and contingencies. £1,000 is restricted by the ACRE/DEFRA Village Hall Improvement Fund. This leaves us in a healthy financial position, with almost

£15,000 against which to consider other improvements such as double glazing and new furniture, and with the possibility of additional Covid Restart funding in the new financial year.

17 Future plans

Once the redecorating is complete, we plan to raise our profile within the local community and via social media, and increase the number of events and bookings. We have made a start on creating a webpage as part of the Blindcrake Parish web site, which will help raise our profile and assist with making documents available.

We hope to attract some new Trustees at our May AGM as a result of interest in the refurbishment project within the parish. We intend to hold a launch event once easing of lockdown restrictions allows the reopening of village halls and other recreational spaces; this is to be funded by £1,000 of the VHIF grant given for this purpose.

We will complete the work required to apply for the Hallmark award and have commenced review of our health and safety policy and procedures.

Ros Berry, Treasurer

6 May 2021

Declaration

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

Signed on behalf of the charity's Trustees

Signature



Full name

NEIL ROBERT PILLING

Position on Management Committee

CHAIRMAN

Date

15.5.21

Receipts and Payments Account Year Ending 31st March 2021

<u>Receipts</u>	2020-21 £	2019-20 £
Donations	82	50.00
Room Hire	0	1394.00
Interest received	513.28	652.82
Garden Safari inc float	0	1760.05
Burns Supper	0	606.50
Evening Inn	0	590.00
Special events	0	1102.00
Grant funding	151380	0.00
Sundry	12775.17	0.50
Total Receipts	164750.45	6155.87
 <u>Payments</u>		
Gas	783.36	1469.99
Electricity	377.17	322.73
Insurance	1538.93	783.34
Repairs & maintenance	1600.00	342.00
Sundries	1121.89	242.01
Cleaning	32.50	270.84
Special events expenses	0.00	407.81
Deposits returned	30.00	80.00
Professional expenses	540.00	2556.00
Contractor payments	128090.00	
Total Payments	134113.85	6474.72
Total Receipts less Payments	30636.60	-318.85
 <u>Movement of Reserves</u>		
Balance brought forward	13841.30	14160.15
Total Receipts less payments for year ending 31/03/21	30636.60	-318.85
Transfer from/to reserves	-	-
	44477.90	13841.30
 <u>Statement as at year ending 31st March 2021</u>		
Balance at Cumberland Building Society / Bank	44477.90	13841.30
M&G Investment Account brought forward	9152.55	11782.63
Transfers to current Account	493.80	639.27
Closing Value of Investment 31/03/21	11272.82	9152.55
Accumulated Fund	55750.72	22993.85

Ms R J Berry Treasurer
 Holm Farm, Blindcrake
 Cockermouth, CA13 0QP

Signed: *Rosalind Berry*
 Date: 15.05.21

Examined and found correct:

Signed: *A.J. Purvis*

Independent Examiner

Date: 7-10-21



Section A

Independent Examiner's Report

Report to the trustees/
members of

Blindcrake Village Hall CIO

On accounts for the year
ended

31 March 2021

Charity no

1171226

Set out on pages

Page 8 of Trustees' Annual Report

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended **31/03/2021**.

Responsibilities and basis
of report

As the charity's trustees, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the Trust'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. I confirm that no material matters have come to my attention in connection with the examination (other than that disclosed below *) which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

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

* Please delete the words in the brackets if they do not apply.

Signed:

A. J. Purvis

Date:

7-10-21

Name:

ALAN YOUNG PURVIS

Relevant professional qualification(s) or body (if any):

Address:

BEECH FARM, SUNDERLAND
COCKERMOUTH
CA13 9SS

Section B

Disclosure

Only complete if the examiner needs to highlight material matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

Give here brief details of any items that the examiner wishes to disclose.