

BRIGSTOCK VILLAGE HALL

England & Wales · Charity number 1172094

Details

Status Registered

Legal form CIO

Registered 2017-03-16

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

Contact

Address 33 Mauntley Avenue
Brigstock
Kettering
Northamptonshire
NN14 3HF

Phone 01536373428

Activities

Objects: THE PROVISION AND MAINTENANCE OF A VILLAGE HALL FOR THE USE OF THE INHABITANTS OF THE PARISH OF BRIGSTOCK WITHOUT DISTINCTION OF POLITICAL, RELIGIOUS OR OTHER OPINIONS, INCLUDING USE FOR MEETINGS, LECTURES AND CLASSES, AND FOR OTHER FORMS OF RECREATION AND LEISURE-TIME OCCUPATION, WITH THE OBJECT OF IMPROVING THE CONDITIONS OF LIFE OF THE SAID INHABITANTS

Activities: Provision of a village hall for the use of the residents of Brigstock and the surrounding area.

Classification

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

Geography

- Northamptonshire

Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£25,387	£38,946	-	-
2024-03-31	£22,962	£22,534	-	-
2023-03-31	£32,820	£45,046	-	-
2022-03-31	£54,433	£73,505	-	-
2021-03-31	£55,467	£31,461	-	-

Trustees

Name	Role	Appointed
SALLY WILKS	Chair	2017-03-16
Andrew Carl Homan		2025-07-22
CHRISTOPHER ALLEN		2017-03-16
David John Oldham		2019-06-06
PETER COLIN BURDETT		2017-03-16
Richard Gayton		2019-06-06
STEPHANIE BECKETT		2017-03-16

BRIGSTOCK VILLAGE HALL

England & Wales - Charity number 1172094

Accounts

*Brigstock
Village
Hall CIO*

31 March

2025

*Registered Charity
number 1172094*

Annual Accounts

Brigstock Village Hall CIO

Report of the Trustees Year ended 31 March 2025

1. OBJECTIVES AND ACTIVITIES

The object of the CIO is:

The provision and maintenance of a village hall for the use of the inhabitants of the Parish of Brigstock and the surrounding area without distinction of political, religious or other opinions, including use for meetings, lectures and classes, and for other forms of recreation and leisure time occupation, with the object of improving the conditions of life of the said inhabitants.

We aim to provide a great facility for all residents of the village and the surrounding area to enable them to get the best use from the hall and rooms for their various meetings or events.

2. ACHIEVEMENTS AND PERFORMANCE

Up to November the year was looking like another successful one in terms of regular bookings, events and weddings. Unfortunately the hall was flooded again in November. Although the flood defences worked quite well, the water got in somehow and there was about 3cms depth throughout. This resulted in a full refit of the hall once again, including replacement of the wooden floor. Events had to be cancelled, including weddings, although one couple postponed their ceremony until later in the year when they hoped the village hall would be up and running again!

Unlike last time it took a great deal of time and effort to get the insurers to agree the work and find a contractor to do the job. Huge thanks to Chris Allen for taking on the mammoth task of managing the insurance company and particularly the loss adjusters. It has been a very dispiriting experience, but we have managed to get through it all and can once again open for business. Thanks to Colson and Loaring the contractors, the refurbishment has been completed ahead of schedule.

While the floor was up and the screed removed it was agreed to get work done underneath so that pumps can be installed to help protect the hall from future inundation. We have applied for a grant to pay for the cost of this. Unfortunately, these extreme weather events appear to be on the increase. Thanks to all of the Board who helped with the decision-making and support.

We have continued to produce the Brigstock Newsletter which is much appreciated by so many in the village. Again, many thanks to Chris for taking on the task every three months.

Fortunately, the village hall finances are in good shape and able to withstand what has been a difficult year. A grant was received from the village Consolidated Charity which has helped to offset some of the losses. Thanks again to Richard Gayton for managing the books, to David Oldham for being our CC contact, to Chris Allen for his work as secretary, to Steph and Terry Beckett for managing the utilities account and spending hours on the phone, and to all the trustees who form part of what I think is a very successful and effective team.

Thanks should also go to Robert Leacroft, who, whilst not being a trustee, has continued to support the village hall, particularly with the flood monitoring and CCTV. Also to Sarah Marsh who, along with Steph, has organized coffee mornings at the Three Cocks on Post Office Monday mornings and brought in over £500 for the funds.

**Brigstock Village Hall CIO
Report of the Trustees (continued)
Year ended 31 March 2025**

I think I can safely say that the village hall being closed was a great sadness for villagers. Someone said they felt that the heart had gone out of the village. Many people have realized what an important hub it is for village activities. We look forward to the hall reopening and welcoming people in once again and perhaps some new committee members!

3. PUBLIC BENEFIT

We aim for the Hall to be used for as wide a range of activities as possible, so that all residents can make use of the Hall. This currently includes regular bookings for activities such as dance classes, New Age Kurling, the Historical Society and cinema nights; and one-off events such as weddings and private parties, and the Beer Festival.

Brigstock Village Hall CIO
Report of the Trustees (continued)
Year ended 31 March 2025

4. FINANCIAL REVIEW

Overview -

The year has been dominated by the flood event on the night of 25/11/24. From this point hire income ceased. This means that the income figures for 2024-2025 cover only 8 months therefore, a direct comparison with the 2023-2024 will be invalid and misleading.

	2025		2024	
	£	£	£	£
Income				
Hall Hire	9,796		13,326	
Events	6,641		5,539	
Film Night	639		987	
Donation	3,487		1,390	
Newsletter Income	550		1,125	
Utilities Credit	2,451		24	
Grants	1,764		0	
Interest	0		562	
Other Income	59		9	
Total income		25,387		22,962
Expenditure				
Admin / Cleaning	(5,223)		(4,834)	
Utilities	(5,001)		(7,218)	
Event Expenses	(2,194)		(2,750)	
Film Night Expenses	(503)		(747)	
Insurance	(2,497)		(2,442)	
Licenses	(763)		(657)	
Routine Maintenance / Servicing	(1,451)		(1,608)	
Newsletter Costs	(1,445)		(1,416)	
Equipment / Furnishings	(1,949)		(374)	
Flood Damage Cost	(2,562)		0	
Miscellaneous Costs	(194)		(487)	
Total expenditure		(23,882)		(22,534)
Surplus on activities		1,505		428
Depreciation (funded from endowment)		(15,064)		(15,064)
Accounting deficit for the year		(13,559)		(14,636)

Brigstock Village Hall CIO

Report of the Trustees (continued)

Year ended 31 March 2025

Hall Hire and Event income

Hall hire was significantly down on last year in absolute terms. The flood reduced the period of hire to 8 months. The monthly average achieved up to the point of the flood was in fact higher than the 2024 level (£1,225 as opposed to £1,111).

Whilst the flood curtailed the events programme the total raised in absolute terms in 2024-2025 was higher than 2023-2024. The VH extended their Event programme to include supporting other village organisations and their events. These included running the bar for Church events and charity fund raisers, the raffle for the Beer Festival and the hot dog stall for the Bonfire Night.

One event continued throughout the year. The coffee mornings organised by Stef Beckett raised £559 making a substantial contribution to the VH Income for the year.

The Film Night programme was particularly hard hit by the flood. It was stopped in its early stages. This denied the Film Night team the opportunity to build on their good work and new initiatives such as the children's day film presentation.

The treasurer would like to thank Rosy Briggs for her continued efforts in maintaining the hall and for providing the key link to the hirers.

Donations

We received several generous donations in the year. £300 from the Beer Festival, £1000 from the Laing Foundation, £590 from the Parish Council Firework Fund, £50 from the Bingo group and £1,497 from the Brigstock Charity.

Utilities Credits

The 2025 figure is far greater than the 2024 figure. This is due to a timing issue with feed in tariffs recorded this year. In addition sums were received in from EON as credits against over-payments. This was as a direct result of Steph Beckett's efforts.

Grants

A grant has been received for proposed works to the Village Hall lighting. These works will be undertaken in 2025 -2026 and the associated costs will be incurred in the next accounts.

Expenditure

Equipment & Furnishings

The Committee continued to dedicate monies to maintaining and improving the Village Hall. The kitchen flooring was replaced, a new water boiler was purchased and Robert Leacroft continued to offer his support to the Hall using his technical skills to improve the external cameras.

Brigstock Village Hall CIO
Report of the Trustees (continued)
Year ended 31 March 2025

Balance Sheet

Cash at Bank

Overall, the cash held has remained stable during the year.

Account	2025	2024	Movement
	£	£	£
Current Account - Barclays	22,685	101,181	(78,496)
COIF Deposit Account	278	278	0
CAF growth fund	39,470	0	39,470
Cambridge and Counties Bank	40,000	0	40,000
Total current assets	102,433	101,459	1,074
Movement in Year - Increase	1,074		

CAF Income and Growth Fund

During the year the Board invested £40,000 in the CAF Income and Growth Fund. This represents an endowment to be invested with the income being used to help meet the costs of running the Hall.

Cambridge and Counties Bank term Deposit

The Board also invested £40,000 in a one year term deposit with Cambridge and Counties Bank. This deposit is due to mature in September 2025.

Current Account

The Board retained sufficient funds in the current account to cover one year's running costs..

COIF Account

There has been a small movement in this account which has a minimal sum held in it.

**Brigstock Village Hall CIO
Report of the Trustees (continued)
Year ended 31 March 2025**

5. STRUCTURE, GOVERNANCE AND MANAGEMENT

The Trust was formed as a Charitable Incorporated Organisation No 1172094 on 16 March 2017. The trustees meet monthly to decide strategy and monitor performance.

Trustees who served on the Board during the year were as follows.

Sally Wilks (Chair)
Chris Allen
Steph Beckett
Terry Beckett
Pete Burdett
Richard Gayton
Caroline Motion (Resigned 22/7/2025)
David Oldham
Andy Homan (Appointed 22/7/2025)

Signed on behalf of all Trustees by

Sally Wilks
Chair

Brigstock Village Hall CIO

Report of the Independent Examiner

Year ended 31 March 2025

I report to the charity trustees on my examination of the accounts of the Company for the year ended 31 March 2025.

Responsibilities and basis of report

As the charity's trustees of the Company (and also its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

Having satisfied myself that the accounts of the Company are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of your charity's accounts as carried out under section 145 of the Charities Act 2011 ('the 2011 Act'). In carrying out my examination I have followed the Directions given by the Charity Commission under section 145(5) (b) of the 2011 Act.

Independent examiner's statement

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe:

1. accounting records were not kept in respect of the Company as required by section 386 of the 2006 Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the accounting requirements of section 396 of the 2006 Act 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; or
4. the accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities

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.

Nigel Searle

Brigstock Village Hall CIO

Registered Charity number 1172094

Balance Sheet

31 March 2025

	2025	2024
	£000	£000
Fixed assets (Note 1)	1,351,114	1,366,177
Current assets		
Bank	102,963	101,459
Total current Assets	<u>102,963</u>	<u>101,459</u>
Total assets less current liabilities	<u><u>1,454,077</u></u>	<u><u>1,467,636</u></u>
Reserves		
Endowment Fund	1,391,114	1,406,177
General fund	62,963	61,459
Total Reserves	<u><u>1,454,077</u></u>	<u><u>1,467,636</u></u>

Approved by the Trustees on

Sally Wilks
Chair

Brigstock Village Hall CIO
Statement of Financial Activities
Year ended 31 March 2025

	Endowment	2025 Genera l	Total	2024 Total
	£	£	£	£
Income				
Income from charitable activities	-	20,136	20,136	21,010
Income from grants	-	1,764	1,764	-
Income from donations	-	3,487	3,487	1,390
Income from investments	-	-	-	562
Total income	-	25,387	25,387	22,962
Expenditure				
Expenditure on charitable activities	-	(23,882)	(23,882)	(22,534)
Depreciation on endowment assets	(15,064)	-	(15,064)	(15,064)
Total expenditure	15,064	23,882	(38,946)	(37,598)
Net surplus / (deficit) on charitable activities	(15,064)	1,505	(13,559)	(14,636)
Surplus / (deficit) on investments	-	-	-	(1,311)
Surplus / (deficit) for the year	(15,064)	1,505	(13,559)	(15,947)
Reserves at the start of the year	1,406,177	61,459	1,467,636	1,483,583
Transfers	-	-	-	-
Reserves at the end of the year	1,391,113	62,964	1,454,077	1,467,636

Brigstock Village Hall CIO
Notes to the accounts
Year ended 31 March 2025

1. Fixed assets

Cost	Buildings	Furnishings and fittings	Total
	£	£	£
At 1 April 2024	1,406,379	20,000	1,426,379
Additions during year	-	-	-
Disposals	-	-	-
At 31 March 2025	<u>1,406,379</u>	<u>20,000</u>	<u>1,426,379</u>
Depreciation			
	£	£	£
At 1 April 2024	56,202	4,000	60,202
Charge for the year	14,064	1,000	15,064
Disposals	-	-	-
At 31 March 2025	<u>70,266</u>	<u>5,000</u>	<u>75,266</u>
Net Book Value			
At 31 March 2025	<u>£1,336,113</u>	<u>£15,000</u>	<u>£1,351,113</u>
At 31 March 2024	<u>£1,350,177</u>	<u>£16,000</u>	<u>£1,366,177</u>

Brigstock Village Hall CIO
Notes to the accounts
Year ended 31 March 2025

2. Reserves

	At 1.4.24	Income	Expenditure	Gains on	Transfers	At 31.3.25
	£	£	£	Investments	£	£
				£		
Endowment Fund	1,406,177	-	(15,064)	-	-	1,391,113
General Fund	61,459	25,387	(23,882)	-	-	62,964
	<u>£1,467,636</u>	<u>£25,387</u>	<u>£(38,946)</u>	-	-	<u>1,454,077</u>

The Endowment Fund reflects the book value of the hall and its furnishings and fittings, which cannot be applied for any other use, together with £40,000 which is invested for the benefit of the village hall.

The General Fund represents retained earnings. The Trustees are aware that, over the life of the building, there will be a need to generate funds to pay for major works to the building, such as component replacement and any works needed to reduce the generation of greenhouse gases.

BRIGSTOCK VILLAGE HALL

England & Wales - Charity number 1172094

Accounts

*Brigstock
Village
Hall CIO*

31 March

2024

*Registered Charity
number 1172094*

Annual Accounts

Brigstock Village Hall CIO

Report of the Trustees Year ended 31 March 2024

1. OBJECTIVES AND ACTIVITIES

The object of the CIO is:

The provision and maintenance of a village hall for the use of the inhabitants of the Parish of Brigstock and the surrounding area without distinction of political, religious or other opinions, including use for meetings, lectures and classes, and for other forms of recreation and leisure time occupation, with the object of improving the conditions of life of the said inhabitants.

We aim to provide a great facility for all residents of the village and the surrounding area to enable them to get the best use from the hall and rooms for their various meetings or events.

2. ACHIEVEMENTS AND PERFORMANCE

The Village Hall Committee set itself the target of raising at least £2000 towards the running costs of the hall this year and we have well exceeded our target thanks to the support of villagers and the dedicated work of the committee members. We have organised some very popular events including quizzes, a musical evening, and a curry night as well as providing food for the village firework display.

We have continued to provide the annex free of charge to accommodate the Post Office out of Thrapston on most Monday mornings 10 - 12 and offer charities the opportunity to have a stall at the same time as well as running the occasional coffee morning. This year we were able to provide the primary school with additional space while it was undergoing refurbishment.

Chris Allen has continued to do an excellent job editing and producing the Brigstock Newsletter which is much appreciated by residents and efficiently distributed by Steph and Terry Beckett and their band of volunteers. The cost is subsidised by the parish council, which means that there is no cost to the village hall.

Film nights have proved to be very well-attended and profitable. Thanks to the team for their continuing efforts and willingness to provide us with another varied and entertaining programme.

Once again the flower bed has been beautifully planted by Steph and Glenda and the patio and hedge cleared and cut by members of the committee.

We are still hoping to obtain a grant to cover the cost of replacing the hall lighting with LEDs and other energy saving improvements.

Energy costs have stabilised this year and thanks to Steph Beckett for sorting out the energy supplier and meter readings and making sure that we know what our energy costs are going to be for the near future.

A new fence has been installed by our neighbours which has improved the look of the car park from the hall side.

The flood barriers have yet to be fully tested but an additional flood warning system has been installed thanks to Robert Leacroft and funded by the parish council. This is linked to a telephone warning system for properties at risk including the hall. A successful practice installation of the barriers was completed.

Brigstock Village Hall CIO Report of the Trustees (continued) Year ended 31 March 2024

Thanks to Richard Gayton for managing the finances. His clear analysis of our running costs has ensured that we are in a good financial position for the next 12 months. Possible future expenditure has been discussed and contingency funds are in place. Thanks also to David Oldham for being our Charity Commission contact and adviser, to Chris Allen for his work as secretary and grant finder, to Rosy Briggs for managing the bookings so efficiently and for cleaning the hall, to Caroline Motion for organising the bar and to all you trustees who continue to invest your time and effort for the benefit of the village. The village hall is a wonderful asset and greatly appreciated by all the users of all ages.

3. PUBLIC BENEFIT

We aim for the Hall to be used for as wide a range of activities as possible, so that all residents can make use of the Hall. This currently includes regular bookings for activities such as dance classes, New Age Kurling, the Historical Society and cinema nights; and one-off events such as weddings and private parties, and the Beer Festival.

Brigstock Village Hall CIO
Report of the Trustees (continued)
Year ended 31 March 2024

4. FINANCIAL REVIEW

This report reviews the Brigstock Village Hall Accounts for the financial year 1st April 2023 to 31st March 2024. The report is intended to be a narrative and to read in conjunction with the Statement of Accounts 2023-2024. A summary of the financial activity for the year is shown below.

	2024		2023	
	£	£	£	£
Income				
Hall Hire	13,326		14,158	
Events	5,539		4,346	
Film Night	987		1,933	
Donation	1,390		415	
Newsletter Income	1,125		1,525	
Utilities Credit	24		1,100	
Grants	0		8,971	
Interest	562		0	
Other Income	9		373	
Total income		22,962		32,820
Expenditure				
Admin / Cleaning	(4,834)		(4,427)	
Utilities	(7,218)		(4,725)	
Event Expenses	(2,750)		(1,677)	
Film Night Expenses	(747)		(909)	
Insurance	(2,442)		(2,122)	
Licenses	(657)		(553)	
Routine Maintenance / Servicing	(1,608)		(473)	
Newsletter Costs	(1,416)		(1,230)	
Equipment / Furnishings	(374)		(4,372)	
Flood Damage Cost	0		(2,729)	
Grant Works	0		(6,075)	
Miscellaneous Costs	(487)		(689)	
Total expenditure		(22,534)		(29,982)
Surplus on activities		428		2,838
Depreciation (funded from endowment)		(15,064)		(15,064)
Accounting deficit for the year		(14,636)		(12,226)

Brigstock Village Hall CIO

Report of the Trustees (continued)

Year ended 31 March 2024

Hall Hire and Event income

Hall hire was slightly down on last year. We continue to seek to provide facilities for a wide range of residents of the village. The committee has put a lot of effort into a programme of events that were enjoyed by a wide range of residents and made a contribution to our costs. The surplus from our events came to £2,789 compared to £2,756 last year. Cinema nights were not as well attended as last year but still made a contribution and provided a social occasion for residents of the village. The treasurer would like to thank Rosy Briggs for her continued efforts in maintaining the hall and for providing the key link to the hirers.

The main reason for the lower contribution was the increase in utilities costs. This was partly due to the increases in costs of supply of electricity and gas and partly due to shortfalls in payments in previous years. The committee has been able to secure a better rate for electricity supply in 2024 and we therefore expect costs to decrease. We are grateful to Steph Beckett for her tireless work dealing with our utilities suppliers.

Insurances

Despite our best efforts to keep costs down and manage our risks, our insurance premiums have increased by 15%.

Newsletter

The Newsletter continued to provide four issues in the year. We have found it increasingly difficult to sell advertising space and are grateful to the Parish Council for being the principal funder for the newsletter.

The newsletter continues to provide a useful social benefit to the village community recognised by many. Our thanks go to Chris Allen without whom the newsletter would not happen and to Terry Beckett for organising the distribution of the Newsletter

Grants

The Village Hall received no grants during the year but continues to seek grant funding to maintain and enhance our Hall.

**Brigstock Village Hall CIO
Report of the Trustees (continued)
Year ended 31 March 2024**

Balance Sheet

Cash at Bank

Overall, the cash held has remained stable during the year.

Account	2024	2023	Movement
	£	£	£
Current Account - Barclays	101,181	65,230	35,951
COIF Deposit Account	278	278	0
CAF growth fund	0	36,834	(36,834)
Total current assets	101,459	102,341	(883)
Movement in Year - Decrease	(883)		

CAF Fund

The CAF Fund was closed by its managers during the year. The fund had been invested in the open market and a slight loss was realised on closure as the investments were worth slightly less on closure than they had been at the start of the year. The account represents an endowment which is invested to provide an income that will help to fund the costs of running the hall. The Committee are currently assessing the options and will set up a new account in the next financial year.

Current Account

The current account balance has increased during the year following the realisation of the CAF Fund. Funds will be transferred into the new account once opened and the balance in the current account will return to its previous levels.

COIF Account

There has been a small movement in this account which has a minimal sum held in it.

**Brigstock Village Hall CIO
Report of the Trustees (continued)
Year ended 31 March 2024**

5. STRUCTURE, GOVERNANCE AND MANAGEMENT

The Trust was formed as a Charitable Incorporated Organisation No 1172094 on 16 March 2017. The trustees meet monthly to decide strategy and monitor performance.

Trustees who served on the Board during the year were as follows.

Sally Wilks (Chair)
Chris Allen
Steph Beckett
Terry Beckett
Pete Burdett
Richard Gayton
Caroline Motion
David Oldham

All were members throughout the year.

Signed on behalf of all Trustees by

Sally Wilks
Chair

Brigstock Village Hall CIO

Report of the Independent Examiner

Year ended 31 March 2024

I report to the charity trustees on my examination of the accounts of the Company for the year ended 31 March 2024.

Responsibilities and basis of report

As the charity's trustees of the Company (and also its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

Having satisfied myself that the accounts of the Company are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of your charity's accounts as carried out under section 145 of the Charities Act 2011 ('the 2011 Act'). In carrying out my examination I have followed the Directions given by the Charity Commission under section 145(5) (b) of the 2011 Act.

Independent examiner's statement

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe:

1. accounting records were not kept in respect of the Company as required by section 386 of the 2006 Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the accounting requirements of section 396 of the 2006 Act 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; or
4. the accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities

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.

Nigel Searle

11 December 2024

Brigstock Village Hall CIO

Registered Charity number 1172094

Balance Sheet

31 March 2024

	2024	2023
	£000	£000
Fixed assets (Note 1)	1,366,177	1,381,241
Current assets		
Bank	101,459	102,342
Total current Assets	<u>101,459</u>	<u>102,342</u>
Total assets less current liabilities	<u>1,467,636</u>	<u>1,483,583</u>
Reserves		
Endowment Fund	1,406,177	1,436,305
General fund	61,459	47,278
Total Reserves	<u>1,467,636</u>	<u>1,483,583</u>

Approved by the Trustees on

Sally Wilks
Chair

Brigstock Village Hall CIO
Statement of Financial Activities
Year ended 31 March 2024

	Endowment £	2024 General £	Total £	2023 Total £
Income				
Income from charitable activities	-	21,010	21,010	23,434
Income from grants	-	-	-	8,971
Income from donations	-	1,390	1,390	415
Income from investments	-	562	562	-
Total income	-	22,962	22,962	32,820
Expenditure				
Expenditure on charitable activities	-	(22,534)	(22,534)	(29,982)
Depreciation on endowment assets	(15,064)	-	(15,064)	(15,064)
Total expenditure	(15,064)	(22,534)	(37,598)	(45,046)
Net surplus / (deficit) on charitable activities	(15,064)	428	(14,636)	(12,226)
Surplus / (deficit) on investments	-	(1,311)	(1,311)	1,922
Surplus / (deficit) for the year	(15,064)	(883)	(15,947)	(10,304)
Reserves at the start of the year	1,436,305	47,278	1,483,583	1,493,887
Transfers	(15,064)	15,064	-	-
Reserves at the end of the year	1,406,177	61,459	1,467,636	1,483,583

Brigstock Village Hall CIO
Notes to the accounts
Year ended 31 March 2024

1. Fixed assets

Cost	Buildings	Furnishings and fittings	Total
	£	£	£
At 1 April 2023	1,406,379	20,000	1,426,379
Additions during year	-	-	-
Disposals	-	-	-
At 31 March 2024	<u>1,406,379</u>	<u>20,000</u>	<u>1,426,379</u>

Depreciation

	£	£	£
At 1 April 2023	42,138	3,000	45,138
Charge for the year	14,064	1,000	15,064
Disposals	-	-	-
At 31 March 2023	<u>56,202</u>	<u>4,000</u>	<u>60,202</u>

Net Book Value

At 31 March 2024	<u>£1,350,177</u>	<u>£16,000</u>	<u>£1,366,177</u>
At 31 March 2023	<u>£1,364,241</u>	<u>£17,000</u>	<u>£1,381,241</u>

Brigstock Village Hall CIO
Notes to the accounts
Year ended 31 March 2024

2. Reserves

	At 1.4.23	Income	Expenditure	Gains on Investments	Transfers	At 31.3.24
	£	£	£	£	£	£
Endowment Fund	1,436,305	-	(15,064)	-	(15,064)	1,406,177
General Fund	47,278	22,962	(22,534)	(1,311)	15,064	61,459
	<u>1,483,583</u>	<u>22,962</u>	<u>(37,598)</u>	<u>(1,311)</u>	<u>-</u>	<u>1,467,636</u>

The Endowment Fund reflects the book value of the hall and its furnishings and fittings, which cannot be applied for any other use, together with £40,000 which is invested for the benefit of the village hall.

The General Fund represents retained earnings. The Trustees are aware that, over the life of the building, there will be a need to generate funds to pay for major works to the building, such as component replacement and any works needed to reduce the generation of greenhouse gases.

BRIGSTOCK VILLAGE HALL

England & Wales - Charity number 1172094

Accounts

*Brigstock
Village
Hall CIO*

31 March

2023

*Registered Charity
number 1172094*

Annual Accounts

Brigstock Village Hall CIO

Report of the Trustees Year ended 31 March 2023

1. OBJECTIVES AND ACTIVITIES

The object of the CIO is:

The provision and maintenance of a village hall for the use of the inhabitants of the Parish of Brigstock and the surrounding area without distinction of political, religious or other opinions, including use for meetings, lectures and classes, and for other forms of recreation and leisure time occupation, with the object of improving the conditions of life of the said inhabitants.

We aim to provide a great facility for all residents of the village and the surrounding area to enable them to get the best use from the hall and rooms for their various meetings or events.

2. ACHIEVEMENTS AND PERFORMANCE

The war in Ukraine and the subsequent knock-on effects on the cost of energy have had an impact on our profit margins this year. Whilst trying to keep the costs down for users we have had to review our hire charges in line with other local village halls. We will carry on offering lower charges to Brigstock residents and organisations and will keep the pricing structure as clear as possible.

We have continued to provide the annex free of charge to accommodate the post office out of Thrapston on most Monday mornings 10 - 12 and offer charities the opportunity to have a stall at the same time. Our once-a-month coffee mornings have paid for themselves through donations and offered people the opportunity to use a "warm space" and have a get-together.

The hall was used for the King's Coronation weekend by giving residents the opportunity to see the coronation on the big screen. Whilst this was not very well attended it was appreciated by those who came along.

We are continuing to think of new ways to generate funds for the village hall. This year we have raised money from two well-attended quiz nights. Other fund-raising and community events planned include a well-being day, a concert, a feast night, a board games afternoon, a murder mystery, a twenties night and a ceilidh. The parish council is now paying to use the small meeting room as a base for the new parish clerk.

Chris Allen has continued to do an excellent job editing and producing the Brigstock Newsletter although costs have increased. The Parish Council has once again agreed to cover the shortfall for this year. Most people agree that the newsletter is a valued method of disseminating important and interesting local information.

Film nights have proved to be very well attended and profitable under the new management committee. Thanks to them for their continuing efforts and willingness to provide us with an entertaining and varied programme. We are looking forward to the new season.

Once again, we have lovely hanging baskets and flowerbed thanks to Steph Beckett and Glenda Stephen. The fencing along the car park has been improved. We have been able to purchase new tables and install batteries for the solar panels with the help of a grant. We are hoping to replace the fluorescent tubes in the main hall with LEDs to reduce costs. All in all, I think we can be proud of the fact that the hall is well-equipped, energy-efficient, well-maintained, and looked after, and a great asset for the village.

Brigstock Village Hall CIO Report of the Trustees (continued) Year ended 31 March 2023

There have been some issues over use of the car park by members of the public not using the village hall which has meant that those hiring the hall have not had room to park. We have tried to address this by making it clear that the car park is for village hall and surgery users only. Of course, this is difficult to police and relies on goodwill, but we continue to monitor the situation.

Thanks again to Richard Gayton for managing the books and providing us with a clear analysis of our running costs, to David Oldham for being our CC contact and adviser, to Chris Allen for his work as secretary and grant finder, to Rosy Briggs for managing the bookings so efficiently and for cleaning the hall, to Steph Beckett for sorting out the energy supplier and meter readings, and to all the trustees who continue to invest their time and effort for the benefit of the village. We still have the ongoing problem of finding new trustees but we are compiling a list of "willing helpers".

3. PUBLIC BENEFIT

We aim for the Hall to be used for as wide a range of activities as possible, so that all residents can make use of the Hall. This currently includes regular bookings for activities such as dance and Pilates classes, New Age Kurling, the Historical Society and cinema nights; and one-off events such as Theatre Group shows, weddings and private parties, and the Beer Festival.

4. FINANCIAL REVIEW

Income and expenditure in the years 2022 - 2023 and 2021- 2022 is shown below. This provides both details of this year's income and expenditure and allows comparison of this year's figures with last year's performance. Care should be taken in drawing conclusions with any comparison to the previous year. 2021-2022 was a year still in recovery from Covid as well as the income and expenditure having considerable sums included in respect of grants and improvement works.

The use of the hall has now returned to pre covid levels with several local groups meeting regularly in the hall.

Income and Expenditure

Overall Position

	2022-2023	2021-2022	Change
	£	£	£
Income	32,820	54,433	(21,613)
Expenditure	45,046	73,505	28,459
Gain (Loss)	(12,226)	(19,072)	6,846

Brigstock Village Hall CIO

Report of the Trustees (continued)

Year ended 31 March 2023

Hall Hire and Event income

2022-23 represents what can be considered as the first full year of returning to 'normal' trading following the Covid epidemic. The revenues from Hall Hire, £14,158 represent a successful 12 months. These can be used as a guide to future revenues. We now have a core of valued regular users, many of which are local groups.

The treasurer would like to thank Rosy Briggs for her continued efforts in maintaining the hall and for providing the key link to the hirers.

The fund-raising events and the film nights both had exceptionally successful years and raised considerable sums. The Committee held two quizzes that were sell-outs and with the School PFA jointly organised a Curry Night that was also a sell-out. It must be noted that payment of 50% of the Curry Night profit will be made to the PFA in the 2023-24 financial year (£692) This will reduce the actual margin made on these events.

Steve and Lynette Todd have produced a great season of interesting films that were well attended. They plan to expand the number of nights next year. The committee's thanks go to Steve and Lynette and their team.

The Treasurer would also like to thank all those who gave their time to make the events happen in particular Sally Wilks, Steph Beckett, Caroline Motion and Chris Allen.

Income from hall hire, events and film nights totalled £20,436 in the year.

Total Base Hall Income

	2023	2022
	£	£
Hire	14,158	7,239
Events	4,346	819
Cinema	1,933	932
Utilities - Feed In Credit	1,100	2,038
Total Income	21,557	11,028

Brigstock Village Hall CIO
Report of the Trustees (continued)
Year ended 31 March 2023

Hall Running Costs

	2023	2022
	£	£
Admin/Cleaning	4,427	4,094
Utilities	4,725	6,213
Repairs	-	333
Events Expenses	1,677	150
Cinema Expenses	909	659
Licenses	553	553
Routine Maintenance	473	52
Equipment & furnishing	1,304	4,140
Miscellaneous	689	769
Total Expenditure	14,758	16,963

The overall hall hire v running cost was therefore

	2023	2022
	£	£
Income	21,557	11,028
Expenditure	14,758	16,963
Surplus / (Loss)	6,799	(5,935)

The performance in 2022-23 has been very good. It represents a considerable turnaround from 2021-22. The true performance in the year, however, will be lower. There are costs that will be taken in the next financial year. These include the payment to the PFA noted above, £692 and the purchase of kurling equipment with the monies received from the sale of the carpet bowls, £223. In addition there is an underpayment on the utilities resulting from the increased cost exceeding the standing order.

Utilities

	2023	2022
	£	£
Income	1,100	2,038
Expenditure	4,725	6,213
Net Cost	(3,625)	(4,175)

**Brigstock Village Hall CIO
Report of the Trustees (continued)
Year ended 31 March 2023**

The reduction in income is as a result of only three entries recorded this year. The fourth entry will be carried over into next year.

The cost of utilities has increased significantly in the year. This has in part been mitigated by the fixed price periods negotiated by Steph Beckett. These have now expired. The new rates agreed represent a very significant increase and will lead to higher costs in future.

Future costs will hopefully be mitigated in part by the investment this year in the installation of storage batteries. The cost figures have been distorted by both credits carried over into this financial year and underpayments in the year on the gas carried over into the financial year 2023-24.

Insurances

	2023	2022
	£	£
Expenditure	2,122	2,230

The premium for 2023 showed a small drop from 2022. It is believed that this is in part due to the additional flood protection measures taken following the flood of 2020.

Newsletter

	2023	2022
	£	£
Income	1,525	1,053
Expenditure	1,230	1,080
Net Gain/ (loss)	295	-28

The Newsletter continued to provide four issues in the year. Advertising revenues increased in the year but continue to be hard to secure. The principal funder remains the Parish Council to whom we are grateful. Their support this year extended not only to the regular quarterly payment but also an additional payment of £300 to cover previous losses.

The final profit made was achieved due to advertising monies received in the year applicable to adverts placed in other years. The newsletter continues to provide a useful social benefit to the village community recognised by many.

Our thanks go to Chris Allen without whom the newsletter would not happen and to Terry Beckett for organising the distribution.

Grants

The Hall received 1 major grant in the year totalling £8,971. This grant funded the purchase of PV storage batteries as well as new tables. The committee offer their thanks for the tireless work of Chris Allen who sourced and secured this grant and managed the works.

**Brigstock Village Hall CIO
Report of the Trustees (continued)
Year ended 31 March 2023**

Balance Sheet

Cash at Bank

The value of the three accounts held in respect of the Village Hall have increased in the year by £4,334 to £102,341 as at 31st March 2023. This should be regarded as a hard-won healthy position. This is in no small parts due to the efforts of Chris Allen in raising grants and donations and the team who organise the fund-raising events noted elsewhere.

The CAF fund has recovered previous losses in a difficult trading market and returned to a position where it covers the 40-year obligation.

Account	2023	2022	Movement
	£	£	£
Current Account - Barclays	65,230	62,393	2,837
COIF Deposit Account	278	273	5
CAF growth fund	36,834	34,915	1,919
Total current assets	102,342	97,581	4,761

Current Account

The sum held in this account has increased in the period. This reflects the success with events held in the year and the film season.

COIF Account

There has been a small movement in this account which has a minimal sum held in it

CAF Fund

The fund currently stands at £36,834 an increase in the period.

This is an investment fund and its performance has been good in a difficult market. The level covers the 40-year obligation. The fund has a cautious profile in investments which suits our charitable status and purpose. The performance of the fund has been discussed by the committee during the year and we will continue to monitor the performance and the alternatives available.

**Brigstock Village Hall CIO
Report of the Trustees (continued)
Year ended 31 March 2023**

5. STRUCTURE, GOVERNANCE AND MANAGEMENT

The Trust was formed as a Charitable Incorporated Organisation No 1172094 on 16 March 2017. The trustees meet monthly to decide strategy and monitor performance.

Trustees who served on the Board during the year were as follows.

Sally Wilks (Chair)
Chris Allen
Steph Beckett
Terry Beckett
Pete Burdett
Richard Gayton
Caroline Motion
David Oldham

All were members throughout the year.

Signed on behalf of all Trustees by

Sally Wilks
Chair

Brigstock Village Hall CIO

Registered Charity number 1172094
Balance Sheet
31 March 2023

	2023	2022
	£000	£000
Fixed assets (Note 1)	1,381,241	1,396,305
Debtors	-	-
Bank	102,342	97,581
Total current Assets	<u>102,342</u>	<u>97,581</u>
Total assets less current liabilities	<u>1,483,583</u>	<u>1,493,886</u>
Reserves		
Endowment Fund	1,436,305	1,436,305
General fund	47,278	57,581
Total Reserves	<u>1,483,583</u>	<u>1,493,886</u>

Approved by the Trustees on

Sally Wilks
Chair

Statement of Financial Activities
Year ended 31 March 2023

	2023	2022
	£	£
Income from charitable activities	23,434	14,579
Income from grants	8,971	38,635
Income from donations	415	1,219
Income from investments	-	-
Total income	<u>32,820</u>	<u>54,433</u>
Expenditure on charitable activities	<u>45,046</u>	<u>73,505</u>
Net surplus	<u>(12,226)</u>	<u>(19,072)</u>
Unrealised surplus / (deficit) on investments	1,922	2,117
Surplus / (deficit) for the year	<u>(10,304)</u>	<u>(16,955)</u>
Reserves at the beginning of the year	57,582	99,473
Transfer to Endowment	-	(24,936)
Reserves at the end of the year	<u><u>47,278</u></u>	<u><u>57,582</u></u>

Brigstock Village Hall CIO
Notes to the accounts
Year ended 31 March 2023

1. Fixed assets

Cost	Buildings	Furnishings and fittings	Total
	£	£	£
At 1 April 2022	1,406,379	20,000	1,426,379
Additions during year	-	-	-
Disposals	-	-	-
 At 31 March 2023	<hr/> 1,406,379	<hr/> 20,000	<hr/> 1,426,379
 Depreciation			
	£	£	£
At 1 April 2022	28,074	2,000	30,074
Charge for the year	14,064	1,000	15,064
Disposals	-	-	-
 At 31 March 2023	<hr/> 42,138	<hr/> 3,000	<hr/> 45,138
 Net Book Value			
 At 31 March 2023	<hr/>		
At 31 March 2022	<hr/> £1,378,305	<hr/> £18,000	<hr/> £1,396,305

Brigstock Village Hall CIO
Notes to the accounts
Year ended 31 March 2023

2. Reserves

	At 1.4.22	Income	Expenditure	Gains on Investments	At 31.3.23
	£	£	£	£	£
Endowment Fund	1,436,305	-	-	-	1,436,305
General Fund	57,582	32,820	(45,046)	1,922	47,278
	<u>1,493,887</u>	<u>32,820</u>	<u>(45,046)</u>	<u>1,922</u>	<u>1,483,583</u>

The Endowment Fund reflects the book value of the hall and its furnishings and fittings, which cannot be applied for any other use, together with £40,000 which is invested for the benefit of the village hall.

The General Fund represents retained earnings. The Trustees are aware that, over the life of the building, there will be a need to generate funds to pay for major works to the building, such as component replacement and any works needed to reduce the generation of greenhouse gases.

BRIGSTOCK VILLAGE HALL

England & Wales - Charity number 1172094

Accounts

*Brigsto
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Village
Hall CIO*

31 March

2022

*Registered Charity
number 1172094*

Annual Accounts

Brigstock Village Hall CIO

Report of the Trustees Year ended 31 March 2022

1. OBJECTIVES AND ACTIVITIES

The object of the CIO is;

The provision and maintenance of a village hall for the use of the inhabitants of the Parish of Brigstock and the surrounding area without distinction of political, religious or other opinions, including use for meetings, lectures and classes, and for other forms of recreation and leisure time occupation, with the object of improving the conditions of life of the said inhabitants.

We aim to provide a great facility for all residents of the village and the surrounding area to enable them to get the best use from the hall and rooms for their various meetings or events.

2. ACHIEVEMENTS AND PERFORMANCE

Life has gradually returned to pre-Covid normality with restrictions now fully abandoned.

The newly refurbished hall has been much admired and bookings are healthy for the foreseeable future. We have been able to compensate for the loss of income from playgroup with more bookings in the morning. We provide the annex free of charge to accommodate the post office out of Thrapston on most Monday mornings 10 - 12 and offer charities the opportunity to have a stall at the same time. From September we are going to trial a coffee morning once a month to encourage more people to use the post office and have a get together.

The hall is now has a regular variety of different users: Kurling, Movement to Music, ballet, film nights, historical society, parish council, knit and natter, dancing, pilates, music makers, beer festival. Most age groups are catered for during any week. Our wedding package has proved popular and the refurbished rear outside area has been a great addition.

The Queen's Platinum Jubilee was well celebrated in the village over the Jubilee weekend and we were pleased to be able to offer the hall for various activities including a film night, dance lessons, fifties dance and indoor picnic venue, partly subsidised by the Parish Council.

We will send a letter of thanks to all our regular users and give them the opportunity to tell us if there is anything we should be doing better. In these difficult times when the cost of living is increasing substantially we will try to keep our rates affordable and the hall open to all. Our costs are increasing, particularly our energy costs, but we will endeavour to subsidise hire costs with fundraising events such as our annual quiz, Brigstock's Got Talent and other activities.

We have continued to produce the Brigstock Newsletter although we have difficulty covering the cost as advertising is hard to find and costs have increased. The Parish Council agreed to cover the shortfall for this year and review on an annual basis. As it was agreed that the newsletter is a valued method of disseminating important and interesting local information

Following Alison and William Millen's decision to relocate we are fortunate that others have stepped in to run the film nights and we look forward to an interesting and profitable programme for the coming season.

Brigstock Village Hall CIO Report of the Trustees (continued) Year ended 31 March 2022

Once again we have lovely hanging baskets and flowerbed tended by Steph Becket and Glenda Stephen. Owing to the refurbishments our list of maintenance tasks is very low. We plan to improve the fencing along the carpark in the coming year.

Thanks again to Richard Gayton for managing the books, to David Oldham for being our CC contact, to Chris Allen for his work as secretary, to Rosy for managing the bookings so efficiently and for cleaning the hall, and to all you trustees who continue to invest your time and effort for the benefit of the village. We continue to actively look for further recruits to the Village Hall Committee.

3. PUBLIC BENEFIT

We aim for the Hall to be used for as wide a range of activities as possible, so that all residents can make use of the Hall. This currently includes regular bookings for activities such as dance and Pilates classes, New Age Kurling, the Historical Society and cinema nights; and one-off events such as Theatre Group shows, weddings and private parties, and the Beer Festival.

4. FINANCIAL REVIEW

The Village Hall trading has emerged from the exceptional issues of 2020-2021, Covid and flooding. The use of the hall restarted and as the year progressed moved towards a more normal level.

Income and Expenditure

Overall Position

	2021-2022	2020-2021	Change
	£	£	£
Income	54,433	55,467	-1,034
Expenditure	73,080	31,461	-41,619
Gain (Loss)	-18,647	24,006	-42,657

The Hall has reopened for hire in the period following the closure due to Covid for nearly all of 2020-2021. The levels of use were initially lower than the usual level that could be expected. Levels picked up to nearer normal post-Christmas 2021. The trustees would like to thank Rosy Briggs for her continued efforts in maintaining the hall and for providing the key link to the hirers.

Brigstock Village Hall CIO Report of the Trustees (continued) Year ended 31 March 2022

The fund raising events and the film nights both had particularly successful years and raised considerable sums. The trustees would like to thank all those who gave their time to make these events happen, in particular Sally Wilks, Steph Beckett, Caroline Motion, Chris Allen and Alison Millen.

Total Base Hall Income

	2022	2021
	£	£
Hire	7,239	1,646
Events	819	0
Cinema	932	21
Utilities - Credit	2,038	1,979
Total Income	11,028	3,646

Hall Running Costs

	2022	2021
	£	£
Admin/Cleaning	4,094	3,926
Utilities	6,213	2,105
Repairs	333	1,471
Events Expenses	150	0
Cinema Expenses	659	0
Licenses	553	553
Routine Maintenance	52	909
Equipment & furnishing	4,140	562
Miscellaneous	769	1,634
Total Expenditure	16,963	11,160

The overall hall hire v running cost was therefore

	2022	2021
	£	£
Income	11,028	3,646
Expenditure	16,963	11,160
Loss	-5,935	-7,514

Brigstock Village Hall CIO Report of the Trustees (continued) Year ended 31 March 2022

The loss shown in these figures for 2021/2022 are offset by grants received in respect of Covid as they were in the 2020/2021 figures. £10,667 was received in the year in respect of Covid Grants making good the loss in income.

It should also be noted that the expenditure head Equipment and furnishing includes the cost of a kitchen replacement following the flood. This cost £4,140 and was covered by a payment from the insurance company.

Utilities

		2022	2021
		£	£
Income		2,039	1,979
Expenditure		6,213	2,105
Net Cost		-4,174	-126

The costs of the utilities in the year increased reflecting the greater hire period. It should be noted that the increase was also due to the significant increase unit cost the utilities. The effect of this increase in unit rate was minimized as a result of the efforts of Steph Beckett securing the best tariffs as well as considerable credits. The overall effect of these efforts was to maintain the net cost in the period to £4,174.

Insurances

	2022	2021
	£	£
Expenditure	2,230	1,421

As forecast in last years accounts the premium increased significantly. This follows the claim in respect of flooding rebuild works. The premium for 2022-2023 is expected to be in line with 2021-2022.

Brigstock Village Hall CIO

Report of the Trustees (continued)

Year ended 31 March 2022

Newsletter

	2022	2021
	£	£
Income	813	450
Expenditure	1,080	701
Net Loss	-267	-251

The Newsletter returned to the normal four issues in the year. Advertising revenues increased in the year but are becoming harder to secure. The principal funder remains the Parish Council to whom we are grateful. The newsletter continues to provide a useful social benefit to the village community recognised by many. Our thanks go to Chris Allen without whom the newsletter would not happen.

Donations

The Hall received some donations in the year to the total value of £1,219. Our thanks go to the generous bodies who made these donations.

Grants

In addition to the grants received of £10,667 in respect of Covid, the Hall received 3 major grants in the year totalling £27,968. These grants funded the building works that were undertaken in the year.

Two projects were carried out. The external areas were refurbished, paving replaced or cleaned, a gazebo installed, and new seating procured. These works have improved the Village Hall offering to hirers. The second project was the installation of flood prevention barriers. These can be installed at times of danger of flooding. These will reduce the chances of flooding in the future. Our thanks go to the organisations who made these generous gifts.

The committee offer their thanks for the tireless work of Chris Allen who sourced and secured these donations and grants.

**Brigstock Village Hall CIO
Report of the Trustees (continued)
Year ended 31 March 2022**

5. STRUCTURE, GOVERNANCE AND MANAGEMENT

The Trust was formed as a Charitable Incorporated Organisation No 1172094 on 16 March 2017. The trustees meet monthly to decide strategy and monitor performance.

Trustees who served on the Board during the year were as follows.

Sally Wilks (Chair)
Chris Allen
Steph Beckett
Terry Beckett
Pete Burdett
Richard Gayton
Caroline Motion
David Oldham

All were members throughout the year.

Signed on behalf of all Trustees by

Sally Wilks
Chair
27 July 2022

Brigstock Village Hall CIO

Registered Charity number 1172094

Balance Sheet

31 March 2022

	2022	2021
	£000	£000
Fixed assets (Note 1)	1,396,305	1,411,369
Debtors	-	1,000
Bank	97,581	98,473
Total current Assets	<u>97,581</u>	<u>99,473</u>
Total assets less current liabilities	<u>1,493,886</u>	<u>1,510,842</u>
Reserves		
Restricted Fund	-	19,837
Endowment Fund	1,436,305	1,411,369
General fund	57,581	79,636
Total Reserves	<u>1,493,886</u>	<u>1,510,842</u>

Approved by the Trustees on 27 July 2022

Sally Wilks
Chair

Brigstock Village Hall CIO

Statement of Financial Activities Year ended 31 March 2022

	Restrict ed Funds	Unrestrict ed Funds	2022	2021
	£	£	£	£
Income from charitable activities	-	14,579	14,579	18,660
Income from grants	-	38,635	38,635	34,617
Income from donations	-	1,219	1,219	1,550
Income from investments	-	-	-	640
Total income	-	54,433	54,433	55,467
Expenditure on charitable activities	25,216	48,289	73,505	31,461
Net surplus	(25,216)	6,144	(19,072)	24,006
Unrealised surplus / (deficit) on investments	-	2,117	2,117	8,114
Surplus / (deficit) for the year	(25,216)	8,261	(16,955)	32,120
Reserves at the beginning of the year	25,216	1,485,626	1,510,842	1,478,722
Reserves at the end of the year	-	1,493,887	1,493,887	1,510,842

Brigstock Village Hall CIO
Notes to the accounts
Year ended 31 March 2022

1. Fixed assets

Cost	Buildings	Furnishings and fittings	Total
	£	£	£
At 1 April 2021	1,406,379	20,000	1,426,379
Additions during year	-	-	-
Disposals	-	-	-
At 31 March 2022	<u>1,406,379</u>	<u>20,000</u>	<u>1,426,379</u>
Depreciation			
	£	£	£
At 1 April 2021	14,010	1,000	15,010
Charge for the year	14,064	1,000	15,064
Disposals	-	-	-
At 31 March 2021	<u>28,074</u>	<u>2,000</u>	<u>30,074</u>
Net Book Value			
At 31 March 2022	<u>£1,378,305</u>	<u>£18,000</u>	<u>£1,396,305</u>
At 31 March 2021	<u>£1,392,369</u>	<u>£19,000</u>	<u>£1,411,369</u>

Brigstock Village Hall CIO

Notes to the accounts

Year ended 31 March 2022

2. Reserves

	At 1.4.21	Income	Expenditu re	Gains on Investme nts	Transfe rs	At 31.3.22
	£	£	£	£	£	£
Restricted fund	25,216	-	(25,216)	-	-	-
Endowment Fund	1,411,369	-	-	-	24,936	1,436,305
General Fund	74,257	54,433	(48,289)	2,117	(24,936)	57,582
	1,510,842	54,433	(73,505)	2,117	-	1,493,887

The Restricted Fund comprises insurance payments received to fund costs of repairs needed after the Hall was flooded, and grants received to fund flood defence works. The Trustees expect used all the remaining funds during the year.

The Endowment Fund reflects the book value of the hall and its furnishings and fittings, which cannot be applied for any other use, together with £40,000 which is invested for the benefit of the village hall.

The General Fund represents retained earnings. The Trustees are aware that, over the life of the building, there will be a need to generate funds to pay for major works to the building, such as component replacement and any works needed to reduce the generation of greenhouse gases.

BRIGSTOCK VILLAGE HALL

England & Wales - Charity number 1172094

Accounts

*Brigstock
Village
Hall CIO*

31 March

202

1

*Registered
number 1172094*

Charity

Annual Accounts

Brigstock Village Hall CIO

Report of the Trustees Year ended 31 March 2021

1. OBJECTIVES AND ACTIVITIES

The object of the CIO is;

The provision and maintenance of a village hall for the use of the inhabitants of the Parish of Brigstock and the surrounding area without distinction of political, religious or other opinions, including use for meetings, lectures and classes, and for other forms of recreation and leisure time occupation, with the object of improving the conditions of life of the said inhabitants.

We aim to provide a great facility for all residents of the village and the surrounding area to enable them to get the best use from the hall and rooms for their various meetings or events.

2. ACHIEVEMENTS AND PERFORMANCE

Further lockdowns and restrictions have meant that we have had a very limited income this year. Thankfully our finances are sound following help from the government and local authority and we have been able to retain the services of our village hall manager Rosy Briggs throughout.

In December, after all the Covid upheaval, the hall was flooded. The water came up to 1998 levels and we were powerless to prevent it inundating the ground floor, which was devastating. Thanks to all those who tried to keep the water out and cleared up afterwards. We thought about opening the hall as a skateboard park as the wooden floor had buckled so much!

Fortunately, because of the pandemic, we did not have to cancel any events. The insurers responded very quickly and agreed the work to be done. We were lucky that Chris Allen volunteered to project manage the whole refurbishment with the result that the work was completed in May in time for the first meeting of the new parish council. Many, many thanks to Chris for overseeing all the works, getting extra money from grant applications for flood defences and improvements to the back of the hall which now has a lovely new patio area and will have a wooden gazebo to give a lovely, sheltered space. We were able to include upgrading of the lights to LEDs and updating the toilet facilities, particularly the disabled toilet so that it now meets current standards. Disabled access to the terrace and through the side doors should be installed by September. The flood defenses will include removable boards to protect all the outside doors, removable airbrick covers and covers for the gas vents. We have done all we can to protect the building from future flooding, but we hope it won't be tested in the near future! All in all, although it has been a traumatic experience, we now have a village hall refurbished and ready for business for many years to come. We are very grateful to the following Charities who have helped us: FCC Communities Foundation, The National Lottery Community Fund, The Countryside Fund, Market Harborough Building Society, Maud Elkington Charitable Trust, David Laing Foundation. Without these generous donations, we would not have been able to carry out all the improvements to the building. And I must not

forget to mention the lovely hanging baskets which now adorn the front wall and are being tended by Steph Beckett and Glenda Stephen.

Brigstock Village Hall CIO Report of the Trustees (continued) Year ended 31 March 2021

We have continued to produce the Brigstock Newsletter although there are only a few activities taking place in the village at present. We were lucky to be offered a free print run which meant we were able to produce an extra edition which was well received by residents. Thanks to Caroline Nall of Typestart for offering this service.

Our opportunities to fundraise over the next twelve months are not certain. Groups are starting to use the hall again under the present Covid restrictions, and we hope that these will be lifted in July. We are going to have to live with the virus and the upset it can cause for some time.

Following the announcement from Alison and William Millen that they are looking to move away from the village I would like to take this opportunity to thank them for all their support for the village hall, particularly for helping organise the very popular film nights which we hope can resume in the autumn.

Thanks again to Richard Gayton for managing the books, to David Oldham for being our CC contact, to Chris Allen for his work as secretary, and to all the trustees who continue to invest their time and effort for the benefit of the village.

3. PUBLIC BENEFIT

We aim for the Hall to be used for as wide a range of activities as possible, so that all residents can make use of the Hall. This currently includes regular bookings for activities such as dance and Pilates classes, New Age Kurling, the Historical Society and cinema nights; and one-off events such as Theatre Group shows, weddings and private parties, and the Beer Festival.

4. FINANCIAL REVIEW

This report reviews the Brigstock Village Hall Accounts for the financial year 1st April 2020 to 31st March 2021.

The report is intended to be a narrative and to read in conjunction with the Statement of Accounts 2020-2021.

Considerable sums have been received in the form of grants for planned works to the externals and monies paid by the insurance company in respect of the flood damage. The costs for both of these items are yet to be incurred. These will be reported in the statement for 2021 - 2022.

The exceptional nature of the years trading has been recognised and the figures are presented with these costs identified separately from the underlying Village Hall income and expenditure.

Summary

The trading in the period has been subject to exceptional circumstances. The hall has been closed for the majority of the year. This is as a result of the covid pandemic and the flooding. The receipt of the government grants in respect of the covid restrictions has allowed the hall to trade at a profit in the period. The repairs required as a result of the flood damage have been covered by the insurance policy.

Brigstock Village Hall CIO Report of the Trustees (continued) Year ended 31 March 2021

Income and Expenditure

Overall Position

	Total	Flood Damage and Building Works	Underlying
	£	£	£
Income	55,467	29,496	25,971
Expenditure	16,451	4,280	12,171
Depreciation	15,010	-	15,010
Loss	24,006	25,216	-1,210

The overall trading position in the year has been subject to significant income and expenditure in relation to -

- 1- The effects of the Covid restrictions
- 2- Flood Damage
- 3- Building Works

This analysis will consider the flood damage & building works and the underlying trading position separately.

The monies received in respect of covid grants will be included in the underlying position.

Flood Damage and Building Works

	Total	Grants - Works	Flood Payments	Extensio n works
Income				
ENDC Grant	5,450	5,450	-	-
Main Grants	9,500	9,500	-	-
Ansvar Flood Credit	9,283	-	9,283	-
Ansvar Flood Credit	5,263	-	5,263	-
	29,496			
	6	14,950	14,546	-

Expenditure

Catering				
Equipment	4,140	-	4,140	-
Skip for Flood	140	-	140	-
Final Payment Extension works	5,150	-	-	5,150
Sundries	229	-	-	229
	9,659	-	4,280	5,379

Brigstock Village Hall CIO

Report of the Trustees (continued)

Year ended 31 March 2021

Building works - Externals

The Committee are planning to undertake building works to improve the village hall facilities. These will focus on the external areas to improve the offering to potential hirers.

Grants have been secured to fund these works. These are included in this year's accounts, total £14,950.

The works will commence in the next financial year and the costs will follow these. These costs will be included in the accounts for next year.

Building works - Extension

The extension works were undertaken last year. All the income and the bulk of the costs were considered in the last accounts, 2019-2020. The final payment to the builders and some sundry costs have been received this year. These are shown as an addition to fixed assets, total £5,379.

Flood Damage

The Village Hall was flooded in December 2020 causing considerable damage.

The costs of this damage have been recovered under our insurance policy with the exception of a small excess.

The works have been paid by a combination of the insurance company paying direct and the village hall paying for some works and recovering the monies from the insurance company.

At the time of preparing the accounts this process was still in progress. The current imbalance in costs incurred and monies received will be rectified in the next financial year. These figures will then balance.

Flood Damage - Current Position

Income	14,545
Expenditure	4,280
Works outstanding	10,265

Underlying Trading Position

	Underlying Trading Position 2020-2021	Underlying Trading Position 2019-2020
	£	£
Income	25,971	18,083
Expenditure	12,171	20,160
Surplus / Loss	13,800	-2,077

Brigstock Village Hall CIO

Report of the Trustees (continued)

Year ended 31 March 2021

Overview -

The effects of the government restrictions on respect of covid and the flood damage has meant that the village hall has been closed for the majority of the year.

The income has been dominated by the government grants in respect of Covid.

	Income	Costs
Underlying	6,304	12,171
Covid Grants	19,667	-
Total	25,971	12,171

Income and Expenditure - Significant Items

Hall Hire and Event income

The hall has been closed for the majority of the period April 2020 to March 2021.

There has been only a small hire income generated and no event income.

The treasurer would like to thank Rosy Briggs for her efforts under difficult circumstances.

Income from hall hire and events totaled £1,676 in the year.

	£
Hire	1,655
Cinema	-
Events	21
Total Income	1,676

Further income was generated from the Utilities feed in tariff.

The sum of £1,979 was received in the year

Total Base Hall Income

	2021	2020
	£	£
Hire	1,646	11,320
Cinema	-	946
Events	21	1,499
Utility Feed In Credit	1,979	941
Other	9	9
Total Income	3,655	14,716

**Brigstock Village Hall CIO
Report of the Trustees (continued)
Year ended 31 March 2021**

Hall Running Costs

Whilst the hall remained closed running costs were still incurred. The caretaker visited daily to ensure the hall remained in first class condition and to provide security checks. The utility bodies also continued to levy charges.

	2021	2020
	£	£
Cleaning & Admin	4,223	4,108
Events including film nights	-	216
Utilities	2,168	2,580
Repairs & Routine Maintenance	1,471	676
Insurances	1,421	1,340
Licenses	553	529
Equipment & furnishing inc Long Term Replacement	-	8,171
Miscellaneous	1,634	1,053
Total Expenditure	11,470	18,673

The overall hall hire v running cost was therefore

	2021	2020
	£	£
Income	3,655	14,716
Expenditure	11,470	18,673
Loss	-7,815	-3,957

This loss will be offset by the grants received and not included in the above. These grants have the effect of moving the hall running costs into a positive. However, the hall continues to remain closed into 2021 - 2022 financial year and these grants must cover that period.

Revised Position	2021	2020
	£	£
Total Grants Received	19,667	
Deficit on Hall Hire	-7,815	-3,957
Overall Position	11,852	-3,957

**Brigstock Village Hall CIO
Report of the Trustees (continued)
Year ended 31 March 2021
Utilities**

	2021
	£
Income	1,979
Expenditure	2,168
Net Cost	-189

The costs of the utilities in the year reduced considerably. Whilst the hall was closed utility costs were still incurred. However as a result of the efforts of Steph Beckett better tariffs were secured as well as considerable credits.

The overall effect of these efforts were a net loss in the period of £189.

Repairs, Maintenance, Equipment and Furnishing Including Long Term Replacement

	2021	2020	Change
	£	£	£
Repairs & Maintenance including Routine Costs	1,471	676	795
Equipment & furnishing Including Long Term Replacement	-	8,171	-8,171
Total	1,471	8,847	-7,376

Repairs and Maintenance -

The ash tree adjacent to the hall required felling for safety reasons. This was the significant spend in the year (£830)

Routine Costs -

£562 was spent on annual servicing and testing of the gas boilers, electrical systems and fire.

The balance of monies was spent on sundry items

Insurances

	2021	2020
	£	£
Expenditure	1,421	1,340

The insurance premium increased slightly in the year. This reflected the general trends in the market place.

Following the professional revaluation of the hall by the broker there were no issues with the flood insurance claim and the potential for being under insured.

It should be noted that the premium in 2021-2022 will increase following the flood and the loss of the no claims bonus.

Brigstock Village Hall CIO Report of the Trustees (continued) Year ended 31 March 2021

Newsletter

	2021	2020
	£	£
Income	450	815

Expenditure	701	1,415
Net Loss	-251	-600

Only three issues of the newsletter were produced in the year rather than the usual four. This was as a direct result of the unusual circumstances. Our thanks go to the printers who kindly waived the costs of printing the third issue. It continues to be difficult to secure advertising revenue. This is likely to continue into 2021/2022. Our thanks go to the Parish council for their donations in supporting the newsletter. The newsletter continues to provide a useful social benefit to the village community recognised by many. Our thanks go to Chris Allen without whom the newsletter would not happen.

Other Income

Donations were received in the year. The major ones being from the Maud Elkington Trust (£500) and £1,000 from the Laing foundation. Our thanks go to both these organisations.

The committee also offer their thanks to the tireless work of Chris Allen who sourced and secured these donations together with the grants received and recorded elsewhere

Balance Sheet Review

Cash Flow

The value of the three accounts held in respect of the Village Hall have increased in the year by £41,342 to £98,473 as at 31st March 2021.

This increase was in the main due to the following :-

Current Account

Monies received in respect of flood works and grants for planned future building works to the externals. Costs of these items are yet to be received.

CAF Fund

The fund has increased in line with the markets from the low point recorded at the end of the last financial year.

Brigstock Village Hall CIO Report of the Trustees (continued) Year ended 31 March 2021

Account	2021	2020	Movement
	£	£	£
Current Account - Barclays	64,976	31,748	33,228
COIF Deposit Account	273	272	1

CAF growth fund	33,224	25,110	8,114
Total current assets	98,473	57,130	41,343

Current Account

The sum held in this account has increased in the period. This reflects the effects of the monies received

- 1- In respect of the covid grants
- 2- Grants received for the planed works to the external works. The works are yet to commence. Costs in respect of these grants will follow in 2021 - 2022.
- 3- Insurance monies received in respect of flood repair works. The costs for these items will follow in 2021-22.

COIF Account

There has been a small movement in this account which has a minimal sum held in it.

CAF Fund

The fund currently stands at £33,224, an increase in the period.

This is an investment fund and its performance reflects the general performance of the markets in the period. The fund has followed the recovery in the markets.

The fund has a cautious profile in investments which suits our charitable status and purpose. The performance of the fund has been discussed by the committee during the year and we will continue to monitor the performance and the alternatives available.

**Brigstock Village Hall CIO
Report of the Trustees (continued)
Year ended 31 March 2021**

5. STRUCTURE, GOVERNANCE AND MANAGEMENT

The Trust was formed as a Charitable Incorporated Organisation No 1172094 on 16 March 2017. The trustees meet monthly to decide strategy and monitor performance.

Trustees who served on the Board during the year were as follows.

Sally Wilks (Chair)
Chris Allen
Steph Beckett
Terry Beckett
Pete Burdett
Richard Gayton
Caroline Motion
David Oldham

All were members throughout the year.

Signed on behalf of all Trustees by

Sally Wilks
Chair

2020

Brigstock Village Hall CIO

Registered Charity number 1172094

Balance Sheet

31 March 2021

	2021	2020
	£000	£000
Fixed assets (Note 1)	1,411,369	1,421,000
Debtors	1,000	592
Bank	98,473	57,130
Total current Assets	<u>99,473</u>	<u>57,722</u>
Total assets less current liabilities	<u>1,510,842</u>	<u>£1,478,722</u>
Reserves		
Restricted Fund	19,837	-
Designated Fund	1,411,369	1,421,000
General fund	79,636	57,722
Total Reserves	<u>1,510,842</u>	<u>£1,478,722</u>

Approved by the Trustees on

2020

Sally Wilks
Chair

Brigstock Village Hall CIO

Statement of Financial Activities Year ended 31 March 2021

			2021	2020
	Restrict ed Funds	Unrestrict ed Funds		
	£	£	£	£
Transfer assets from Village Hall Charity	-	-	-	1,357,29 2
Income from charitable activities	14,546	4,114	18,660	15,531
Income from grants	14,950	19,667	34,617	53,484
Income from donations	-	1,550	1,550	1,850
Income from investments	-	640	640	909
	<hr/> 29,496	<hr/> 25,971	<hr/> 55,467	<hr/> 1,429,06 6
Total income				
				<hr/>
Expenditure on charitable activities	4,280	27,181	31,461	11,917
				<hr/>
Net surplus	25,216	-1,210	24,006	1,417,14 9
Unrealised surplus / (deficit) on investments	-	8,114	8,114	(7,029)
	<hr/> 25,216	<hr/> 6,904	<hr/> 32,120	<hr/> 1,410,12 0
Surplus / (deficit) for the year				
Reserves at the beginning of the year	-	1,478,722	1,478,7 22	68,602
	<hr/> 25,216	<hr/> 1,485,626	<hr/> 1,510,8 42	<hr/> 1,478,72 2
Reserves at the end of the year				

Brigstock Village Hall CIO
Notes to the accounts
Year ended 31 March 2021

1. Fixed assets

Cost	Buildings	Furnishings and fittings	Total
	£	£	£
At 1 April 2020	1,401,000	20,000	1,421,000
Additions during year	5,379	-	5,379
Disposals	-	-	-
At 31 March 2021	<u>£ 1,406,379</u>	<u>£ 20,000</u>	<u>£ 1,426,379</u>
Depreciation			
	£	£	£
At 1 April 2020	-	-	-
Charge for the year	14,010	1,000	15,010
Disposals	-	-	-
At 31 March 2021	<u>£14,010</u>	<u>£ 1,000</u>	<u>£15,010</u>
Net Book Value			
At 31 March 2021	<u>£1,392,369</u>	<u>£19,000</u>	<u>£1,411,369</u>
At 31 March 2020	<u>£1,401,000</u>	<u>£20,000</u>	<u>£1,421,000</u>

Brigstock Village Hall CIO
Notes to the accounts
Year ended 31 March 2021

2. Reserves

	At 1.4.20	Income	Expenditu re	Gains on Investme nts	Transfe rs	At 31.3.21
	£	£	£	£	£	£
Restricted fund	-	29,496	(4,280)	-	-	25,216
Buildings Fund	1,421,000	-	-	-	(9,631)	1,411,369
General Fund	57,722	25,971	(27,181)	8,114	9,631	74,257
	1,478,722					1,509,842
	2	55,467	31,461	8,114	-	

The Restricted Fund comprises insurance payments received to fund costs of repairs needed after the Hall was flooded, and grants received to fund flood defence works. The Trustees expect to use the fund in the next financial year.

The Designated Fund reflects the book value of the hall and its furnishings and fittings, which cannot be applied for any other use.

The General Fund represents retained earnings. The Trustees are aware that, over the life of the building, there will be a need to generate funds to pay for major works to the building, such as component replacement and any works needed to reduce the generation of greenhouse gases.