

*Brigsto
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Village
Hall CIO*

31 March

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*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 £000	2021 £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

			2022	2021
	Restrict ed Funds	Unrestrict ed Funds		
	£	£	£	£
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	1,406,379	20,000	1,426,379
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	28,074	2,000	30,074
Net Book Value			
At 31 March 2022	£1,378,305	£18,000	£1,396,305
At 31 March 2021	£1,392,369	£19,000	£1,411,369

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.