

*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!

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

Approved by the Trustees on

Sally Wilks
Chair

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

	Endowment	2025 General	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	1,406,379	20,000	1,426,379

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	70,266	5,000	75,266

Net Book Value

At 31 March 2025	£1,336,113	£15,000	£1,351,113
At 31 March 2024	£1,350,177	£16,000	£1,366,177

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
	£1,467,636	£25,387	£(38,946)	-	-	1,454,077

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.