

Westcott Village Hall Trust

England & Wales · Charity number 1172629

Details

Other names WESTCOTT READING ROOM TRUST

Status Registered

Legal form CIO

Registered 2017-04-19

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

Contact

Address Institute Road
Westcott
Surrey
RH4 3NP

Phone 07967286636

Email info@westcottvillagehall.com

Website www.westcottvillagehall.com

Activities

Objects: THE OBJECT OF THE CIO IS:TO PROVIDE AND MAINTAIN A VILLAGE HALL FOR THE USE OF THE INHABITANTS OF THE WESTCOTT, DORKING AND THE SURROUNDING AREA, WITHOUT DISTINCTION OF POLITICAL, RELIGIOUS OR OTHER OPINIONS, INCLUDING USE FOR MEETINGS, LECTURES AND CLASSES AND OTHER FORMS OF LEISURE-TIME OCCUPATION WITH THE OBJECT OF IMPROVING THE CONDITIONS OF LIFE OF THE SAID INHABITANTS.

Activities: The Westcott Reading Room provides facilities for a wide range of leisure and recreational activities and social events which are well promoted and easily accessible to all members of the local community through the ownership, maintenance, development and operation of our building to provide a community space which is available for hire to all.

Classification

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

Geography

- Surrey

Finances

Period end	Income	Expenditure	Assets	Employees
2025-12-31	£27,619	£21,816	-	-
2024-12-31	£35,627	£109,059	-	-
2023-12-31	£17,893	£113,959	-	-
2022-12-31	£22,059	£19,989	-	-
2021-12-31	£38,620	£20,152	-	-
2020-12-31	£20,373	£26,916	-	-

Trustees

Name	Role	Appointed
Andrew Gray		2023-08-01
Andrew Paul Taylor		2023-04-05
Deborah Lewis		2023-01-09
Dr Helen Elizabeth Everett		2022-05-09
James Brodrick		2024-05-01
John Frederick Stubbing		2026-05-01
SALLY HEWETSON		2022-05-09
Sheila Hedges		2026-05-01

Linked charities

- THE HUT WESTCOTT (1172629-1)

Westcott Village Hall Trust

England & Wales - Charity number 1172629

Accounts

WESTCOTT VILLAGE HALL TRUST CIO

TRUSTEES' REPORT AND ACCOUNTS

FOR THE YEAR ENDED 31 December 2025

Reporting charity:

Westcott Village Hall Trust CIO
Registered Charity Number of reporting charity: 1172629

Linked charity:

The Hut Westcott
Registered Charity Number of linked charity: 305136



WESTCOTT VILLAGE HALL TRUST CIO

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Legal and administrative information

Trustees	Sally Hewetson Andrew Gray Dr Helen Everett Deborah Lewis Andrew Paul Taylor Tony Winch Jim Broderick	Chairman Treasurer resigned - 05/05/2025
Registered Charity Numbers	Westcott Village Hall Trust The Hut Westcott	1172629 305136
Principal Address	Westcott Village Hall 1, Institute Road Westcott Village Hall Dorking RH4 3NP	
Websites	www.westcottvillagehall.com	
Examiner	Nicholas Boot F.C.A. Bullimores LLP, Chartered Accountants Old Printers Yard, 156 South Street Dorking Surrey RH4 2HF	
Bank Accounts	Westcott Village Hall Trust CIO Barclays Bank Current account number 23905934 Sort code 20-88-13	
Investment Manager	CCLA Fund Managers Ltd Registered in England No. 8735639 Senator House 85 Queen Victoria St London EC4V 4ET	

Trustees' Report

For the year ended 31 December 2025

The Trustees present their report and accounts for the year ended 31 December 2025. The accounts have been prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with the Trust's rules, applicable law, and the requirements of the Statement of Recommended Practice, "Accounting and Reporting by Charities (SORP 2005), applicable UK accounting standards and the Charities Act 2011".

Brief History of the Charities

The Westcott Reading Room Trust began in 1892 with the bequest of land in Institute Road, Westcott on which was built a Reading Room and a caretaker's house. In 2017, a Charitable Incorporated Organisation – CIO – was established as the operating entity. In May 2020 the name was changed to Westcott Village Hall Trust CIO. The Hut ceased operations in 2017 and the Trust was appointed the sole corporate trustee of the charity on 6 December 2021 by the Charity Commission. On 3 May 2022 the old charitable trusts which for decades have governed the operations of the Reading Room and of The Hut were replaced by a single, modern, framework consolidated into just one charity known as Westcott Village Hall, of which Westcott Village Hall Trust CIO is the only Trustee.

Objective of the Charity

The Westcott Reading Room Trust and The Hut Westcott were established to provide and maintain two village halls for the use of the inhabitants of Westcott, Dorking and the surrounding area, without distinction of political, religious or other opinions, including use for meetings, lectures and classes and other forms of leisure-time occupation with the object of improving conditions of life of the said inhabitants.

The Trust is governed by a Board of Trustees. The board of trustees meets regularly to discuss plans, finance and fundraising. Trustees are appointed by existing trustees in General Meetings.

The board is aware of the provisions of the Charities Act 2011 concerning public benefit, the guidance published by the Charity Commission on this subject and the obligation to report in ways which they believe the charity meets the public benefit which is reflected by our charitable objective.

Review of activities and performance

See Chairman's report (page 5)

Reserves Policy

It is the policy of the Trust that unrestricted funds which have not been designated for a specific use should be maintained at a level required to continue to meet the objectives of the Trust. The trustees consider that reserves at this level will ensure that, in the event of a significant drop in funding or increase in its costs, they will be able to continue to meet the Trust's objectives. Consideration is given to ways in which additional funds may be raised.

Risk Factors

The trustees consider risks as part of their ongoing planning and decision making and the trustees are satisfied that systems are in place to manage such risks.

Asset cover for funds

The assets are sufficient to meet the Trust's obligations.



Sally Hewetson, Chair of the Trustees, 13 March 2026

Chairman's Report

For the year ended 31 December 2025

It has been another busy year for the Westcott Village Hall Trust (WVHT). Westcott Village Hall is well managed, it is statutory compliant and remains a functioning village hall and the centre of community life in Westcott with group events, coffee mornings, classes, parties and village meetings take place. The age of the hall and its prefabricated structure continues to present a challenge and replacing the building in the short term is our main objective.

In the meantime, the building is maintained creatively on a small budget, usually relying on one or more of the trustees to carry out any necessary repairs, ensuring that it is safe, clean and usable whilst at the same time managing to keep the hire rates reasonable. We have for some time maintained a budget of £15,000 to carry out any necessary significant repairs. The decision was taken this year to reduce this to £5,000, reflecting the decision that, as we get closer to receiving planning consent, the less likely it is that significant repairs will be required. Rather, we will endeavour to take short term measures mirroring the limited life of the building.

Financially, the gross income from users has fallen in 2025 versus the prior year, largely due to a reduction in income from regular repeat bookings. This is to be expected as the building is very tired and difficult to heat particularly in winter months. Income from other sources (car parking, donations and fundraising) has partially offset this reduction, allowing all costs to be covered, plus enable an increase of £5.6k to our retained funds during 2025. The Trust established a deposit account with CCLA for surplus operational funds in May 2025, to generate interest income while awaiting the outcome of the planning process and subsequent development project costs.

In terms of operational costs, there were increases in the annual insurance premium and the cost of cleaning and administering the Hall. The admin costs included one-off charges for the change in the name of our registered personal license holder with MVDC, and an increased MVDC rates bill. Utility costs were overall stable while HSE and Maintenance costs fell significantly, assisted by self-help solutions noted above. The annual gas boiler maintenance cost fell into Jan 2026 on this occasion. Overall, stripping out fundraising income and related fundraising donation costs, operational income of £15.1k exceeded operational costs of £12k (2024; £18k income, £16.7k costs) which equates to an improved ratio of income over costs (20% vs 7% in 2024).

Fundraising events in 2025 included a quiz night, Westfest & Westfestivity, and a very successful open garden event in June. We are very grateful for the involvement and support provided by Westcott residents, clubs, groups and charities.

Development project costs fell substantially in 2025 as the Trust awaited MVDC's determination of the planning application. The costs paid involved viability review fees to MVDC, an energy conservation statement, a refreshed BNG assessment and fees incurred by our planning consultant in engaging with MVDC planning team.

The trustees are committed to redeveloping the hall and continue to raise funds to support the project. The Development Group (DG) has focussed on the planning process. In November we received the unanimous approval of the Mole Valley Planning Committee, subject to a signed S106 legal agreement. This is on track to be completed in Q1 2026, providing full consent to implement the project. The trustees aim to place the Furlong Road site on the market as soon as all necessary consents have been received; the proceeds of which will be used to contribute to the construction of the new Village Hall. The trustees would like to express their gratitude to the DG, consisting of James Leaver, Bernd Ratzke, Helen Everett and Andy Gray. Their hard work and commitment managing the planning application and the professional team has been vital to the development process. The trustees are comfortable with the development project's particular complexities, and we remain confident that we are compliant with the Charity Acts

I would like to thank all the trustees. These roles are time consuming, require focus and simple hard work. Our objective is ensuring that Westcott continues to have a usable village hall whilst the development project for a new flexible, modern, warmer building proceeds. The trustees continue to represent a broad-cross section of our village. Tony Winch resigned from the board of trustees post the April Open Meeting and we thank him for his contribution during his term as a Trustee. Annually we invite new trustees to join our ranks and place a notice in the Village Magazine asking people to put themselves forward. We want as many people as possible from across the community to get involved and be part of this exciting time for the Village Hall.

Sally Hewetson, Chair of the Trustees, 13 March 2026



Statement of Trustees' Responsibilities

For the year ended 31 December 2025

The charity trustees are responsible for preparing a trustees' annual report and financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England and Wales requires the charity trustees to prepare financial statements for each year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources, of the charity for that period. In preparing the financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the applicable Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

The trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and to enable them to ensure that the financial statements comply with the Charities Act 2011, the applicable Charities (Accounts and Reports) Regulations, and the provisions of the Trust deed. They are also responsible for safeguarding the assets of the charity and taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by the trustees and signed on their behalf by



Sally Hewetson, Chair of the Trustees, 13 March 2026

Independent examiner's report to the trustees

For the year ended 31 December 2025

I report on the accounts of the CIO for the year ended 31 December 2025, which are set out on pages 8 to 12.

Respective responsibilities of trustees and examiner

The trustees are responsible for the preparation of the accounts. The trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

It is my responsibility to:

- Examine the accounts (under section 145 of the 2011 Act),
- To follow the procedures laid down in the General Directions given by the Charity Commission (under section 145(5) of the 2011 Act),
- and to state whether particular matters have come to my attention.

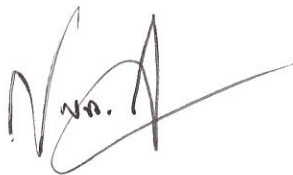
Basis of the independent examiner's statement

My examination was carried out in accordance with General Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts with those records. It also includes consideration of any unusual items or disclosures in the accounts and seeking explanation from the trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a "true and fair view" and the report is limited to those matters set out in the statement below.

Independent examiner's statement

In the course of my examination, no matter has come to my attention

1. which gives me reasonable cause to believe that in any material aspect the requirements:
 - a. to keep accounting records in accordance with section 130 of the 2011 Act;
 - b. to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Acthave not been met, or
2. to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.



Nicholas Boot F.C.A
Bullimores LLP
Chartered Accountants
Old Printers Yard
156 South Street
Dorking
Surrey
RH4 2HF
16 March 2026

Statement of financial activities

for the year ended 31 December 2025

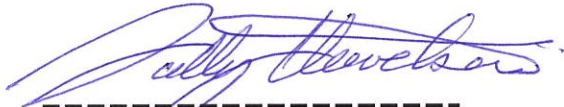
	2025		2024	
	£	£	£	£
INCOME				
Hire of Village Hall				
Regular	£	8,561	£	11,642
Casual	£	1,825	£	2,171
Total Hire Income	£	10,386	£	13,813
Car Parking	£	4,730	£	4,276
Donations	£	2,100	£	7,391
Xmas Fair & Other fundraising	£	9,983	£	7,041
MVDC Small business / CIL grant	£	-	£	2,600
Total Income	£	27,199	£	35,121
EXPENDITURE				
Westcott Village Hall - Operations				
Insurance Premium	-£	1,892	-£	1,655
Gas	-£	826	-£	598
Electricity	-£	899	-£	1,078
Water	-£	448	-£	758
Cleaning	-£	3,446	-£	2,751
Maintenance	-£	319	-£	1,165
Administration	-£	1,642	-£	764
Village Hall Website	-£	468	-£	522
Church donation	-£	988	£	-
Boiler / D/W replacement	£	-	£	-
Legal fees	£	-	-£	2,596
Independent examinations	-£	1,500	-£	1,500
Xmas Fair & other fundraising event costs	-£	1,079	-£	1,349
HSE & Fire alarm	-£	756	-£	3,008
Gas Boiler service	£	-	-£	258
The Hut, Westcott - Operations				
Insurance premium	-£	143	-£	140
Hut Bank account	£	-	£	-
Boarding Up	£	-	£	-
Operating Costs	-£	14,406	-£	18,140
WVHT Development Project				
Surveys				
Ecological	-£	420	-£	4,415
Highways	£	-	-£	6,164
Other	£	-	-£	1,500
Topographical	£	-	-£	4,084
Professional Fees				
Town Planning & planning application	-£	3,720	-£	37,661
Architect	£	-	-£	26,640
Viability Consultant	-£	3,270	-£	4,434
Legal	£	-	-£	6,021
Development Project Costs	-£	7,410	-£	90,919
Total Costs	-£	21,816	-£	109,059
Net income before gains/(losses) on investments	£	5,384	-£	73,938
Interest income on deposit a/c	£	415	£	-
Realised gains on disposals	£	-	£	493
Unrealised gains and (losses) on investment assets	-£	5	£	14
Net movement in funds	£	5,793	-£	73,431
RECONCILIATION OF FUNDS				
Total funds brought forward	£	27,985	£	101,416
Total funds carried forward	£	33,778	£	27,985

The notes on pages 10 to 12 form part of these financial statements

Balance sheet

for the year ended 31 December 2025

	Notes	2025 £	2024 £
Fixed Assets			
Land, Buildings & Fittings		£ -	£ -
Investments		£ 25,702	£ 294
Current Assets			
Prepayments		£ 1,768	£ 1,664
Cash at Bank		£ 6,613	£ 26,030
Cash in hand		£ 196	£ 243
Current Liabilities			
Creditors		£ 501	£ 246
Net Current Assets		£ 8,076	£ 27,691
Net Assets		<u>£ 33,778</u>	<u>£ 27,985</u>
The funds of the trust			
Unrestricted Funds		£ 33,778	£ 27,985
Total Trust Funds		<u>£ 33,778</u>	<u>£ 27,985</u>



Sally Hewetson (Chair person)

Trustee

13 March 2026

The notes on pages 10 to 12 form part of these financial statements

Notes to the accounts

For the year ended 31 December 2025

1 BASIS OF PREPARATION

1.1 Basis of accounting

The accounts (financial statements) have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant note(s) to these accounts. The financial statements have been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) issued on 16 July 2014 and the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) and the Charities Act 2011

2 ACCOUNTING POLICIES

2.1 Income

Recognition of incoming resources	These are included in the Statement of Financial Activities (SoFA) when: <ul style="list-style-type: none">- the Trust becomes entitled to the resources;- the trustees are virtually certain they will receive the resources; and <ul style="list-style-type: none">- the monetary value can be measured with sufficient reliability.
Volunteer help	The value of any voluntary help received is not included in the accounts but is described in the Chairman's report.
Investment income	This is included in the accounts when received.

2.2 Expenditure and liabilities

Liability recognition	Liabilities are recognised as soon as there is a legal or constructive obligation committing the Trust to pay out resources.
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2.3 Assets

Investments	Investments in COIF Charities Investment Fund - Accumulation Units are valued at market value at the year end.
Depreciation policy	Building costs since 1967: fully written off as of 31 December 2016 All other assets: 25% straight line

2.4 Linked charities

The trustees maintain separate accounting records for linked charities and ensure that the funds for each charity are applied only in accordance with each charity's separate trusts in accordance with section 130 of the Charities Act 2011. The linked charity's activities are aggregated into the Statement of Financial Activities of the Trust and shown on the balance sheet.

2.5 Taxation

The charity is exempt from taxation on its ordinary activities.

3 Trustees' Remuneration and benefits

There were no trustees' remuneration or other benefits for the year ended 31 December 2025 nor for the year ended 31 December 2024. Likewise, there were no trustee expenses incurred by the charity for these two years.

4 Volunteers

The charity has no employees. The charity is very grateful for the volunteers who have given up their time and expertise to administer the charity, and the renting and upkeep of the hall, and assist with the ongoing redevelopment project.

3	Fixed Assets	Land, fittings & buildings:
		£
	Net book value of land, buildings and fittings:	
	Westcott Reading Room Trust	£ -
	The Hut Westcott	£ -
	Net book value 31 December 2025	£ -

The land on which the Reading Room is built was acquired by three sisters – Maria Fuller, Julia Barclay and Emily Barclay - (Barclay Sisters) in 1874. In 1876/77 the Barclay Sisters built a Reading Room and caretaker's house (now Draycote) on the land acquired. The Reading Room was "for the recreation and benefit of the inhabitants of Westcott". On 11 March 1892 the Barclay Sisters endowed the buildings and land to a Trust called the Westcott Reading Room Trust (Registered Charity Number 311990). The present Reading Room was erected in 1967 on land that was the kitchen garden for the caretaker's house (Draycote). In 1980 Draycote was sold and the proceeds amounting to £18,675 were used to extend and improve the Reading Room facilities. Further renovations were carried out in 2004 and 2009.

In 2017 the trustees adopted the Charity Commission Charitable Incorporated Organisation (CIO) model as the operating entity for the land and buildings owned by the Westcott Reading Room Trust. This constitution was approved by the Charity Commission on 19 April 2017 and has been entered onto the Register of Charities with the Registered Charity Number of 1172629. As a result, all the assets and liabilities of the Westcott Reading Room Trust (Registered Charity Number 311990) were transferred to the CIO during 2017. However, the beneficial ownership of the Reading Room land which is permanent endowment created in 1892 remains with the Westcott Reading Room Trust (Registered Charity Number 311990). Under a Charity Commission Scheme dated 19 November 2020, the Trust was formally appointed as the sole corporate trustee of the Westcott Reading Room Trust (Registered Charity Number 311990) and the individual trustees retired as trustees.

The Hut Westcott charity is governed by a constitution dated 20 February 1959 following a bequest of land in Furlong Road, Westcott between Edsall Hunt and three others of the first part and Robert Edward Barclay and three others of the second part. The Hut ceased operations in 2017 and the Trust was appointed the sole corporate trustee of the charity on 6 December 2021 by the Charity Commission.

Notes to the accounts

for the year ended 31 December 2025

Note		Price/unit £	Unit	Value £
4	Investment Assets			
	Carrying (cost) value at 1 January 2025	£ 260.62	1.1256	£ 293.35
	sale of units			£ -
	sale of units			£ -
	sale of units			£ -
			0.00	
	Add: net gain/(loss) on revaluation	£ (5.08)	1.13	£ (5.72)
	Carrying (market) value at 31 December 2025			<u>£ 287.6</u>
	Analysis of Investments as at 31 Dec 2025			
		Market price at 31/12/25	Total units	Market value at 31/12/25
	COIF Charities InvFund - Accumulation Units	£		£
	A/C 515570001R/ CO3063201	£ 255.53	1.13	£ 288
	A/C 515570002R/ CO3063202	£ 255.53	0	£ -
			Total	<u>£ 287.6</u>
	Deposit A/C CO1009230-001			<u>£ 25,415</u>
5	Prepayments		2025	2024
			£	£
	2026 Insurance fee less 2x hall booking prepayment	£ 1,768	£	2,147
	Prepayments		<u>£ 1,768</u>	<u>£ 2,147</u>
6	Creditors and accruals		2025	2024
			£	£
	sum of december gas & electricity, 1 x maint, 1 x cleaning	-£ 501	£	3,010
	Accruals and deferred income		<u>-£ 501</u>	<u>£ 3,010</u>

Westcott Village Hall Trust

England & Wales - Charity number 1172629

Accounts

WESTCOTT VILLAGE HALL TRUST CIO

TRUSTEES' REPORT AND ACCOUNTS

FOR THE YEAR ENDED 31 December 2024

Reporting charity:

Westcott Village Hall Trust CIO
Registered Charity Number of reporting charity: 1172629

Linked charity:

The Hut Westcott
Registered Charity Number of linked charity: 305136



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Legal and administrative information

Trustees	Sally Hewetson Andrew Gray Dr Helen Everett Deborah Lewis Andrew Paul Taylor Tony Winch Jim Broderick	Chairman Treasurer
	appointed 01/05/24	
Registered Charity Numbers	Westcott Village Hall Trust The Hut Westcott	1172629 305136
Principal Address	Westcott Village Hall 1, Institute Road Westcott Village Hall Dorking RH4 3NP	
Websites	www.westcottvillagehall.com	
Examiner	Nicholas Boot F.C.A. Bullimores LLP, Chartered Accountants Old Printers Yard, 156 South Street Dorking Surrey RH4 2HF	
Bank Accounts	Westcott Village Hall Trust CIO Barclays Bank Current account number 23905934 Sort code 20-88-13	
Investment Manager	CCLA Fund Managers Ltd Registered in England No. 8735639 Senator House 85 Queen Victoria St London EC4V 4ET	

Trustees' Report

For the year ended 31 December 2024

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Objective of the Charity

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The Trust is governed by a Board of Trustees. The board of trustees meets regularly to discuss plans, finance and fundraising. Trustees are appointed by existing trustees in General Meetings.

The board is aware of the provisions of the Charities Act 2011 concerning public benefit, the guidance published by the Charity Commission on this subject and the obligation to report in ways which they believe the charity meets the public benefit which is reflected by our charitable objective.

Review of activities and performance

See Chairman's report (page 5)

Reserves Policy

It is the policy of the Trust that unrestricted funds which have not been designated for a specific use should be maintained at a level required to continue to meet the objectives of the Trust. The trustees consider that reserves at this level will ensure that, in the event of a significant drop in funding or increase in its costs, they will be able to continue to meet the Trust's objectives. Consideration is given to ways in which additional funds may be raised.

Risk Factors

The trustees consider risks as part of their ongoing planning and decision making and the trustees are satisfied that systems are in place to manage such risks.

Asset cover for funds

The assets are sufficient to meet the Trust's obligations.



Sally Hewetson, Chair of the Trustees, 25 Mar 2025

Chairman's Report

For the year ended 31 December 2024

It has been a busy year for the Westcott Village Hall Trust (WVHT). The trustees work well together and are managing the hall efficiently, meeting statutory compliance and the expectations of our users. In addition to raising much needed funds for the redevelopment process.

The building is maintained creatively on a small budget, usually involving one of the trustees to carry out any necessary repairs, ensuring that it is safe, clean and usable whilst at the same time managing to keep the hire rates reasonable. The income from users has dropped slightly, this is to be expected as the building is very tired and difficult to heat particularly in winter months.

The trustees are comfortable with the development project's particular complexities, and we remain confident that we are compliant with the Charity Acts. James Brodrick joined the trustees this year and we are grateful for his involvement. Annually we invite new trustees to join our ranks and place a notice in the Village Magazine asking people to put themselves forward. We want as many people as possible from across the community to get involved and be part of this exciting time for the Village Hall.

I would like to thank all the trustees. These roles are time consuming, require focus and simple hard work. Our objective remains ensuring that Westcott continues to have a usable village hall, whilst the development process for a new flexible, modern, warmer building remains on track. The trustees continue to represent a broad-cross section of our village.

A large focus of our work this past year has been to raise funds for the redevelopment program, ensuring that the process continues and that we have funds available to meet the every-day expenses of the village hall. These events have included a Tabletop Sale, Quiz Night, Barn Dance, Choir Night and Westfestivity. The village residents have also made several donations to the WVHT for which we are extremely grateful, not only for the money but also the moral support it has demonstrated. We wish to thank the committees of Westfest, Westcott Wives, the 100 Club and Westcott Residents Association all of whom have been extremely generous.

We have engaged with the neighbours of both sites during the year and organised a meeting updating them on the progress that had been made and of what to expect in the future. A presentation was given by our professional team with a question-and-answer session at the end. Broadly speaking, the presentation was well received, and we were able to address some outstanding concerns.

I also would like to thank James Leaver, Bernd Ratzke, Helen Everett, and Andy Gray, who form the Development Group (DG) subcommittee. This group continues to procure and manage the professional team that advise us on the redevelopment project. They bring to the trustees "gateway decisions" where we independently assess, discuss and approve our preferred actions relating to the redevelopment. Their advice and guidance have been invaluable in this process and the trustees are grateful for their time, professionalism, and commitment to this project.

The redevelopment project made significant progress during 2024, culminating in a planning application being submitted in September. Significant work went into this application process both by the professional team and the DG for which we are extremely grateful. We look forward to receiving planning permission to develop the Furlong Road site and redevelop the existing village hall. Ultimately, with the continued enthusiastic support from the village, on fund raising and sourcing grant funding we are in a good position to deliver a new village hall.



Sally Hewetson, Chair of the Trustees, 25 Mar 2025

Statement of Trustees' Responsibilities

For the year ended 31 December 2024

The charity trustees are responsible for preparing a trustees' annual report and financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England and Wales requires the charity trustees to prepare financial statements for each year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources, of the charity for that period. In preparing the financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the applicable Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

The trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and to enable them to ensure that the financial statements comply with the Charities Act 2011, the applicable Charities (Accounts and Reports) Regulations, and the provisions of the Trust deed. They are also responsible for safeguarding the assets of the charity and taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by the trustees and signed on their behalf by



Sally Hewetson, Chair of the Trustees, 25 Mar 2025

Independent examiner's report to the trustees

For the year ended 31 December 2024

I report on the accounts of the CIO for the year ended 31 December 2024, which are set out on pages 8 to 12.

Respective responsibilities of trustees and examiner

The trustees are responsible for the preparation of the accounts. The trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

It is my responsibility to:

- Examine the accounts (under section 145 of the 2011 Act),
- To follow the procedures laid down in the General Directions given by the Charity Commission (under section 145(5) of the 2011 Act),
- and to state whether particular matters have come to my attention.

Basis of the independent examiner's statement

My examination was carried out in accordance with General Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts with those records. It also includes consideration of any unusual items or disclosures in the accounts and seeking explanation from the trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a "true and fair view" and the report is limited to those matters set out in the statement below.

Independent examiner's statement

In the course of my examination, no matter has come to my attention

1. which gives me reasonable cause to believe that in any material aspect the requirements:
 - a. to keep accounting records in accordance with section 130 of the 2011 Act;
 - b. to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Acthave not been met, or
2. to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.



Nicholas Boot F.C.A
Bullimores LLP
Chartered Accountants
Old Printers Yard
156 South Street
Dorking
Surrey
RH4 2HF
26 Mar 2025

Statement of financial activities

for the year ended 31 December 2024

	2024 £	2023 £
INCOME		
Hire of Village Hall		
Regular	£ 11,642	£ 12,114
Casual	£ 2,171	£ 2,000
Total Hire Income	£ 13,813	£ 14,113
Car Parking	£ 4,276	£ 3,130
Donations	£ 7,391	£ -
Xmas Fair & Other fundraising	£ 7,040	£ 500
MVDC Small business / CIL grant	£ 2,600	£ -
Barclays ex-gratia payment	£ -	£ 150
Total Income	£ 35,121	£ 17,893
EXPENDITURE		
Westcott Village Hall - Operations		
Insurance Premium	-£ 1,655	-£ 1,631
Gas	-£ 598	-£ 1,580
Electricity	-£ 1,078	-£ 1,663
Water	-£ 758	-£ 662
Cleaning	-£ 2,751	-£ 3,131
Maintenance	-£ 1,165	-£ 2,859
Administration	-£ 764	-£ 595
Village Hall Website	-£ 522	-£ 815
Rebranding costs	£ -	-£ 25
Boiler / D/W replacement	£ -	-£ 2,366
Legal fees	-£ 2,596	£ -
Independent examination	-£ 1,500	£ -
Xmas Fair & other fundraising event costs	-£ 1,349	-£ 126
HSE & Fire alarm	-£ 3,008	-£ 4,050
Gas Boiler service	-£ 258	-£ 267
The Hut, Westcott - Operations		
Insurance premium	-£ 140	-£ 135
Hut Bank account	£ -	£ -
Boarding Up	£ -	-£ 110
Operating Costs	-£ 18,140	-£ 20,014
WVHT Development Project		
Surveys		
Ecological	-£ 4,415	-£ 4,406
Highways	-£ 6,164	£ -
Other	-£ 1,500	£ -
Topographical	-£ 4,084	-£ 4,740
Professional Fees		
Project Management	£ -	-£ 37,539
Town Planning & planning application	-£ 37,661	-£ 10,159
Architect	-£ 26,640	-£ 32,160
Viability Consultant	-£ 4,434	-£ 3,600
Legal	-£ 6,021	-£ 1,340
Development Project Costs	-£ 90,919	-£ 93,945
Total Costs	-£ 109,059	-£ 113,958
Net income before gains/(losses) on investments	-£ 73,938	-£ 96,066
Realised gains on disposals	£ 493	£ 4,364
Unrealised gains and (losses) on investment assets	£ 14	£ 8,044
Net movement in funds	-£ 73,431	-£ 83,658
RECONCILIATION OF FUNDS		
Total funds brought forward	£ 101,416	£ 185,074
Total funds carried forward	£ 27,985	£ 101,416

The notes on pages 10 to 12 form part of these financial statements

Balance sheet

for the year ended 31 December 2024

	Notes	2024 £	2023 £
Fixed Assets			
Land, Buildings & Fittings		£ -	£ -
Investments		£ 295	£ 72,242
Current Assets			
Prepayments		£ 1,664	£ 2,147
Cash at Bank		£ 26,030	£ 30,038
Cash in hand		£ 243	
Current Liabilities			
Creditors and accruals		£ 246	£ 3,010
	Net Current Assets	£ 27,691	£ 29,175
	Net Assets	<u>£ 27,985</u>	<u>£ 101,418</u>
The funds of the trust			
Unrestricted Funds		<u>£ 27,985</u>	<u>£ 101,418</u>
	Total Trust Funds	<u>£ 27,985</u>	<u>£ 101,418</u>



Sally Hewetson (Chair person)

Trustee

25 March 2025

The notes on pages 10 to 12 form part of these financial statements

Notes to the accounts

For the year ended 31 December 2024

1 BASIS OF PREPARATION

1.1 Basis of accounting

The accounts (financial statements) have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant note(s) to these accounts. The financial statements have been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) issued on 16 July 2014 and the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) and the Charities Act 2011

2 ACCOUNTING POLICIES

2.1 Income

Recognition of incoming resources	These are included in the Statement of Financial Activities (SoFA) when: <ul style="list-style-type: none">- the Trust becomes entitled to the resources;- the trustees are virtually certain they will receive the resources; and <ul style="list-style-type: none">- the monetary value can be measured with sufficient reliability.
Volunteer help	The value of any voluntary help received is not included in the accounts but is described in the Chairman's report.
Investment income	This is included in the accounts when received.

2.2 Expenditure and liabilities

Liability recognition	Liabilities are recognised as soon as there is a legal or constructive obligation committing the Trust to pay out resources.
-----------------------	--

2.3 Assets

Investments	Investments in COIF Charities Investment Fund - Accumulation Units are valued at market value at the year end.
Depreciation policy	Building costs since 1967: fully written off as of 31 December 2016 All other assets: 25% straight line

2.4 Linked charities

The trustees maintain separate accounting records for linked charities and ensure that the funds for each charity are applied only in accordance with each charity's separate trusts in accordance with section 130 of the Charities Act 2011. The linked charity's activities are aggregated into the Statement of Financial Activities of the Trust and shown on the balance sheet.

2.5 Taxation

The charity is exempt from taxation on its ordinary activities.

3 Trustees' Remuneration and benefits

There were no trustees' remuneration or other benefits for the year ended 31 December 2024 nor for the year ended 31 December 2023. Likewise, there were no trustee expenses incurred by the charity for these two years.

4 Volunteers

The charity has no employees. The charity is very grateful for the volunteers who have given up their time and expertise to administer the charity, and the renting and upkeep of the hall, and assist with the ongoing redevelopment applications.

3	Fixed Assets	Land, fittings & buildings:	
		£	
	Net book value of land, buildings and fittings:		
	Westcott Reading Room Trust	£	-
	The Hut Westcott	£	-
	Net book value 31 December 2024	£	-

The land on which the Reading Room is built was acquired by three sisters – Maria Fuller, Julia Barclay and Emily Barclay - (Barclay Sisters) in 1874. In 1876/77 the Barclay Sisters built a Reading Room and caretaker's house (now Draycote) on the land acquired. The Reading Room was "for the recreation and benefit of the inhabitants of Westcott". On 11 March 1892 the Barclay Sisters endowed the buildings and land to a Trust called the Westcott Reading Room Trust (Registered Charity Number 311990). The present Reading Room was erected in 1967 on land that was the kitchen garden for the caretaker's house (Draycote). In 1980 Draycote was sold and the proceeds amounting to £18,675 were used to extend and improve the Reading Room facilities. Further renovations were carried out in 2004 and 2009.

In 2017 the trustees adopted the Charity Commission Charitable Incorporated Organisation (CIO) model as the operating entity for the land and buildings owned by the Westcott Reading Room Trust. This constitution was approved by the Charity Commission on 19 April 2017 and has been entered onto the Register of Charities with the Registered Charity Number of 1172629. As a result, all the assets and liabilities of the Westcott Reading Room Trust (Registered Charity Number 311990) were transferred to the CIO during 2017. However, the beneficial ownership of the Reading Room land which is permanent endowment created in 1892 remains with the Westcott Reading Room Trust (Registered Charity Number 311990). Under a Charity Commission Scheme dated 19 November 2020, the Trust was formally appointed as the sole corporate trustee of the Westcott Reading Room Trust (Registered Charity Number 311990) and the individual trustees retired as trustees.

The Hut Westcott charity is governed by a constitution dated 20 February 1959 following a bequest of land in Furlong Road, Westcott between Edsall Hunt and three others of the first part and Robert Edward Barclay and three others of the second part. The Hut ceased operations in 2017 and the Trust was appointed the sole corporate trustee of the charity on 6 December 2021 by the Charity Commission.

Notes to the accounts

for the year ended 31 December 2024

Note		Price/unit £	Unit	Value £
4	Investment Assets			
	Carrying (cost) value at 1 January 2024	£ 248.00	291	£ 72,242
	12/01/2024 sale of units	£ 244.68	143	-£ 35,000
	15/03/2024 sale of units	£ 254.58	59	-£ 15,020
	15/03/2024 sale of units	£ 254.58	88	-£ 22,436
	Add: unrealised gain			£ 14
	Add: realised gain			£ 493
	Carrying (market) value at 31 December 2024	£ 260.62	1.13	<u>£ 295</u>
	Analysis of Investments as at 31 Dec 2024	Market price at 31/12/24	Total units	Market value at 31/12/24
	COIF Charities Inv Fund - Accumulation Units	£		£
	A/C 515570001R / CO3063201	£ 260.62	1.13	£ 295
			Total	<u>£ 295</u>
5	Prepayments		2024 £	2023 £
	Prepayments		£ 1,664	£ 2,147
	Prepayments		<u>£ 1,664</u>	<u>£ 2,147</u>
6	Creditors and accruals		2024 £	2023 £
	Accruals		£ 246	£ 3,010
	Creditors and accruals		<u>£ 246</u>	<u>£ 3,010</u>

Westcott Village Hall Trust

England & Wales - Charity number 1172629

Accounts

WESTCOTT VILLAGE HALL TRUST CIO

TRUSTEES' REPORT AND ACCOUNTS

FOR THE YEAR ENDED 31 December 2023

Reporting charity:

Westcott Village Hall Trust CIO
Registered Charity Number of reporting charity: 1172629

Linked charity:

The Hut Westcott
Registered Charity Number of linked charity: 305136



WESTCOTT VILLAGE HALL TRUST CIO

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Legal and administrative information

Trustees	Sally Hewetson Andrew Gray Dr Helen Everett Deborah Lewis Andrew Paul Taylor Tony Winch Freddie George Graham Clark Justin Lowe Alan Reif Hugh Parry Hugh Broom Janet Phillips Steve Brooks Andy Johnson	appointed 1st Aug 2023 appointed 5th Apr 2023 appointed 3rd May 2023 appointed 7th Mar 2023 appointed 30th Apr 2023 appointed 3rd May 2023	resigned 13th Sept 2023 resigned 13th Sept 2023 resigned 13th Sept 2023 resigned 30th Apr 2023 resigned 30th Apr 2023 resigned 30th Apr 2023 resigned 30th Apr 2023 resigned 30th Apr 2023 resigned 14th Jun 2023	Chairman Treasurer
Registered Charity Numbers	Westcott Village Hall Trust The Hut Westcott		1172629 305136	
Principal Address	Westcott Village Hall 1, Institute Road Westcott Village Hall Dorking RH4 3NP			
Websites	www.westcottvillagehall.com			
Examiner	Nicholas Boot F.C.A. Bullimores LLP, Chartered Accountants Old Printers Yard, 156 South Street Dorking Surrey RH4 2HF			
Bank Accounts	Westcott Village Hall Trust CIO Barclays Bank Current account number 23905934 Sort code 20-88-13 Westcott Reading Room Trust Barclays Bank Current account number 60942995 Sort code 20-23-97		opened 18/05/2023 closed 31/08/2023	
Investment Manager	CCLA Fund Managers Ltd Registered in England No. 8735639 Senator House 85 Queen Victoria St London EC4V 4ET			

Trustees' Report

For the year ended 31 December 2023

The Trustees present their report and accounts for the year ended 31 December 2023. The accounts have been prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with the Trust's rules, applicable law, and the requirements of the Statement of Recommended Practice, "Accounting and Reporting by Charities (SORP 2005), applicable UK accounting standards and the Charities Act 2011".

Brief History of the Charities

The Westcott Reading Room Trust began in 1892 with the bequest of land in Institute Road, Westcott on which was built a Reading Room and a caretaker's house. In 2017, a Charitable Incorporated Organisation – CIO – was established as the operating entity. In May 2020 the name was changed to Westcott Village Hall Trust CIO. The Hut ceased operations in 2017 and the Trust was appointed the sole corporate trustee of the charity on 6 December 2021 by the Charity Commission. On 3 May 2022 the old charitable trusts which for decades have governed the operations of the Reading Room and of The Hut were replaced by a single, modern, framework consolidated into just one charity known as Westcott Village Hall, of which Westcott Village Hall Trust CIO is the only Trustee.

Objective of the Charity

The Westcott Reading Room Trust and The Hut Westcott were established to provide and maintain two village halls for the use of the inhabitants of Westcott, Dorking and the surrounding area, without distinction of political, religious or other opinions, including use for meetings, lectures and classes and other forms of leisure-time occupation with the object of improving conditions of life of the said inhabitants.

The Trust is governed by a Board of Trustees. The board of trustees meets regularly to discuss plans, finance and fundraising. Trustees are appointed by existing trustees in General Meetings.

The board is aware of the provisions of the Charities Act 2011 concerning public benefit, the guidance published by the Charity Commission on this subject and the obligation to report in ways which they believe the charity meets the public benefit which is reflected by our charitable objective.

Review of activities and performance

See Chairman's report (page 5)

Reserves Policy

It is the policy of the Trust that unrestricted funds which have not been designated for a specific use should be maintained at a level required to continue to meet the objectives of the Trust. The trustees consider that reserves at this level will ensure that, in the event of a significant drop in funding or increase in its costs, they will be able to continue to meet the Trust's objectives. Consideration is given to ways in which additional funds may be raised.

Risk Factors

The trustees consider risks as part of their ongoing planning and decision making and the trustees are satisfied that systems are in place to manage such risks.

Asset cover for funds

The assets are sufficient to meet the Trust's obligations.

Sally Hewetson, Chair of the Trustees, 15 April 2024

Chairman's Report

For the year ended 31 December 2023

It has been a busy year for the Westcott Village Hall Trust. It started with the planned retirement of four long serving trustees, and one unexpected resignation. The ebb and flow of trustees continued, resulting in the addition of six new members by the summer, and losing four by September; however, the group is now a cohesive and supportive unit, with each of us working hard to deliver on our responsibilities.

I would like to thank all the trustees. These roles are time consuming and demanding, they are also sometimes stressful, and often educational too. And not to forget that we balance this with work and family demands. Importantly, there is an upside to this role, which is ensuring that Westcott continues to have a village hall that meets the modern demands of the residents. The trustees represent a broad-cross section of our village and collectively we believe we can continue to operate the current village hall and also make progress with the new village hall development.

I also would like to thank James Leaver, Bernd Ratzke, Helen Everett, and Andy Gray, who form the Development Group (DG) subcommittee. This group procures and manages the professional teams that advise us on the redevelopment project. They bring to the trustees "gateway decisions" where we independently assess, discuss and approve our preferred actions relating to the redevelopment. Their advice and guidance has been invaluable in this process and the trustees are grateful for their time, professionalism, and commitment to this project.

The redevelopment project has made significant progress over the last 12 months, including procuring, retaining and managing a core professional team comprising the following:

- Architects - Matthew Church Associates
- Planning consultant - Union4
- Valuation consultant - Trilogy

This professional team, along with the DG, have successfully tendered and managed several reports, including bat, topographical, highways, tree surveys, plus legal searches. The DG have also produced a risk register, development programme, and budget tracker. Their work culminated in us holding a public consultation on 1st November when over 170 villagers attended two presentations, viewed the development options, and had a question-and-answer session with the professional team. A drop-in session followed a week later at St John's Chapel, when an additional 20 people attended. We invited people to express their preferred options and tell us what they want from a new village hall. In total, over 256 questionnaires were received from residents and users of the hall, all of which have been considered to inform the location and design of the proposed development.

Following this public consultation, a planning pre-application was submitted to Mole Valley District Council planning department in December. This step was taken to de-risk the final planning application, ensuring that that the planners comment and advise on the broad outline of the development, therefore, increasing the likelihood of success of the final detailed application.

In the last year, we have also successfully registered for gift aid, successfully applied for CIL grant funding, established a document share drive for the team's use and we are starting to see an increase in the use of the hall and subsequent revenue. The building is maintained creatively on a small budget, ensuring that it is safe, clean and usable, as well as statutory compliant whilst at the same time we have experienced a sharp increase in utility costs. There has been various communications with the Charity Commission ensuring that both the trustees and the Commission are comfortable with the development project's particular complexities, and ensuring we remain compliant with the Charity Acts.

The trustees and DG remain focussed on delivering a new village hall. There will likely be a shortfall in our funding if the reserves are to be maintained at an appropriate level to ensure the continued operation of the existing village hall. We have held a Christmas Fair and over the next few months have planned a Table Top Sale, Quiz Night and Rock Choir Night, with more events to follow. Ultimately, with the continued enthusiastic support from the village on fund raising we are in a great position to deliver a new village hall.

Sally Hewetson, Chair of the Trustees, 15 April 2024

Statement of Trustees' Responsibilities

For the year ended 31 December 2023

The charity trustees are responsible for preparing a trustees' annual report and financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England and Wales requires the charity trustees to prepare financial statements for each year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources, of the charity for that period. In preparing the financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the applicable Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

The trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and to enable them to ensure that the financial statements comply with the Charities Act 2011, the applicable Charities (Accounts and Reports) Regulations, and the provisions of the Trust deed. They are also responsible for safeguarding the assets of the charity and taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by the trustees and signed on their behalf by

A handwritten signature in blue ink, appearing to read 'Sally Hewetson', with a long horizontal line extending to the right.

Sally Hewetson, Chair of the Trustees, 15 April 2024

Independent examiner's report to the trustees

For the year ended 31 December 2023

I report on the accounts of the CIO for the year ended 31 December 2023, which are set out on pages 8 to 12.

Respective responsibilities of trustees and examiner

The trustees are responsible for the preparation of the accounts. The trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

It is my responsibility to:

- Examine the accounts (under section 145 of the 2011 Act),
- To follow the procedures laid down in the General Directions given by the Charity Commission (under section 145(5) of the 2011 Act),
- and to state whether particular matters have come to my attention.

Basis of the independent examiner's statement

My examination was carried out in accordance with General Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts with those records. It also includes consideration of any unusual items or disclosures in the accounts and seeking explanation from the trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a "true and fair view" and the report is limited to those matters set out in the statement below.

Independent examiner's statement

In the course of my examination, no matter has come to my attention

1. which gives me reasonable cause to believe that in any material aspect the requirements:
 - a. to keep accounting records in accordance with section 130 of the 2011 Act;
 - b. to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Acthave not been met, or
2. to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.



Nicholas Boot F.C.A
Bullimores LLP
Chartered Accountants
Old Printers Yard
156 South Street
Dorking
Surrey
RH4 2HF
15 April 2024

Statement of financial activities

for the year ended 31 December 2023

	2023 £	2022 £
INCOME		
Hire of Village Hall		
Regular	£ 12,114	£ 12,327
Casual	£ 2,000	£ 1,095
Total Hire Income	£ 14,113	£ 13,422
Car Parking	£ 3,130	£ 2,439
Donation		£ 500
Xmas Fair	£ 500	£ 1,048
MVDC Small business grant		£ 4,667
Barclays ex-gratia payment	£ 150	£ -
Total Income	£ 17,893	£ 22,076
EXPENDITURE		
Westcott Village Hall - Operations		
Insurance Premium	-£ 1,631	-£ 1,344
Gas	-£ 1,580	-£ 665
Electricity	-£ 1,663	-£ 1,206
Water	-£ 662	-£ 288
Cleaning	-£ 3,131	-£ 3,346
Maintenance	-£ 2,859	-£ 2,110
Administration	-£ 595	-£ 1,232
Village Hall Website	-£ 815	-£ 762
Rebranding costs	-£ 25	-£ 3,489
Boiler / D/W replacement	-£ 2,366	-£ 2,424
Legal fees	£ -	-£ 900
Xmas Fair costs	-£ 126	-£ 167
HSE & Fire alarm	-£ 4,050	£ -
Gas Boiler service	-£ 267	£ -
The Hut, Westcott - Operations		
Insurance premium	-£ 135	-£ 180
Hut Bank account		£ 24
Boarding Up	-£ 110	-£ 1,884
Operating Costs	-£ 20,014	-£ 19,973
WVHT Development Project		
Surveys		
Ecological	-£ 4,406	£ -
Topographical	-£ 4,740	£ -
Professional Fees		
Project Management	-£ 37,539	£ -
Town Planning	-£ 10,159	£ -
Architect	-£ 32,160	£ -
Viability Consultant	-£ 3,600	£ -
Legal	-£ 1,340	£ -
Development Project Costs	-£ 93,945	£ -
Total Costs	-£ 113,959	-£ 19,973
Net income before gains/(losses) on investments	-£ 96,066	£ 2,103
Realised gains on disposals	£ 4,364	
Unrealised gains and (losses) on investment assets	£ 8,044	-£ 17,776
Net movement in funds	-£ 83,658	-£ 15,673
RECONCILIATION OF FUNDS		
Total funds brought forward	£ 185,074	£ 200,747
Total funds carried forward	£ 101,416	£ 185,074

The notes on pages 10 to 12 form part of these financial statements

Balance sheet

for the year ended 31 December 2023

	Notes	2023 £	2022 £
Fixed Assets			
Land, Buildings & Fittings		£ -	£ -
Investments		£ 72,242	£ 179,834
Current Assets			
Prepayments		£ 2,147	£ 445
Cash at Bank		£ 30,038	£ 6,251
Current Liabilities			
Creditors		£ 3,010	£ 1,456
Net Current Assets		£ 29,175	£ 5,240
Net Assets		<u>£ 101,418</u>	<u>£ 185,074</u>
The funds of the trust			
Unrestricted Funds		<u>£ 101,416</u>	<u>£ 185,074</u>
Total Trust Funds		<u>£ 101,416</u>	<u>£ 185,074</u>


Sally Hewetson (Chair person)
Trustee
15 April 2024

The notes on pages 10 to 12 form part of these financial statements

Notes to the accounts

For the year ended 31 December 2023

1 BASIS OF PREPARATION

1.1 Basis of accounting

The accounts (financial statements) have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant note(s) to these accounts. The financial statements have been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) issued on 16 July 2014 and the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) and the Charities Act 2011

2 ACCOUNTING POLICIES

2.1 Income

Recognition of incoming resources	These are included in the Statement of Financial Activities (SoFA) when: - the Trust becomes entitled to the resources; - the trustees are virtually certain they will receive the resources; and - the monetary value can be measured with sufficient reliability.
Volunteer help	The value of any voluntary help received is not included in the accounts but is described in the Chairman's report.
Investment income	This is included in the accounts when received.

2.2 Expenditure and liabilities

Liability recognition	Liabilities are recognised as soon as there is a legal or constructive obligation committing the Trust to pay out resources.
-----------------------	--

2.3 Assets

Investments	Investments in COIF Charities Investment Fund - Accumulation Units are valued at market value at the year end.
Depreciation policy	Building costs since 1967: fully written off as of 31 December 2016 All other assets: 25% straight line

2.4 Linked charities

The trustees maintain separate accounting records for linked charities and ensure that the funds for each charity are applied only in accordance with each charity's separate trusts in accordance with section 130 of the Charities Act 2011. The linked charity's activities are aggregated into the Statement of Financial Activities of the Trust and shown on the balance sheet.

2.5 Taxation

The charity is exempt from taxation on its ordinary activities.

3 Trustees' Remuneration and benefits

There were no trustees' remuneration or other benefits for the year ended 31 December 2023 nor for the year ended 31 December 2022. Likewise, there were no trustee expenses incurred by the charity for these two years.

4 Volunteers

The charity has no employees. The charity is very grateful for the volunteers who have given up their time and expertise to administer the charity, and the renting and upkeep of the hall, and assist with the ongoing redevelopment applications.

3	Fixed Assets		
			Land, fittings & buildings:
			£
	Net book value of land, buildings and fittings:		
	Westcott Reading Room Trust	£	-
	The Hut Westcott	£	-
	Net book value 31 December 2023	£	-

The land on which the Reading Room is built was acquired by three sisters – Maria Fuller, Julia Barclay and Emily Barclay - (Barclay Sisters) in 1874. In 1876/77 the Barclay Sisters built a Reading Room and caretaker's house (now Draycote) on the land acquired. The Reading Room was "for the recreation and benefit of the inhabitants of Westcott". On 11 March 1892 the Barclay Sisters endowed the buildings and land to a Trust called the Westcott Reading Room Trust (Registered Charity Number 311990). The present Reading Room was erected in 1967 on land that was the kitchen garden for the caretaker's house (Draycote). In 1980 Draycote was sold and the proceeds amounting to £18,675 were used to extend and improve the Reading Room facilities. Further renovations were carried out in 2004 and 2009.

In 2017 the trustees adopted the Charity Commission Charitable Incorporated Organisation (CIO) model as the operating entity for the land and buildings owned by the Westcott Reading Room Trust. This constitution was approved by the Charity Commission on 19 April 2017 and has been entered onto the Register of Charities with the Registered Charity Number of 1172629. As a result, all the assets and liabilities of the Westcott Reading Room Trust (Registered Charity Number 311990) were transferred to the CIO during 2017. However, the beneficial ownership of the Reading Room land which is permanent endowment created in 1892 remains with the Westcott Reading Room Trust (Registered Charity Number 311990). Under a Charity Commission Scheme dated 19 November 2020, the Trust was formally appointed as the sole corporate trustee of the Westcott Reading Room Trust (Registered Charity Number 311990) and the individual trustees retired as trustees.

The Hut Westcott charity is governed by a constitution dated 20 February 1959 following a bequest of land in Furlong Road, Westcott between Edsall Hunt and three others of the first part and Robert Edward Barclay and three others of the second part. The Hut ceased operations in 2017 and the Trust was appointed the sole corporate trustee of the charity on 6 December 2021 by the Charity Commission.

Notes to the accounts

for the year ended 31 December 2023

Note		Price/unit £	Unit	Value £
4	Investment Assets			
	Carrying (cost) value at 1 January 2023	£ 220.39	815.99	£ 179,834
	08/06/2023 sale of units	£ 230.29	43.42	£ 9,999
	29/06/2023 sale of units	£ 230.48	130.16	£ 29,999
	13/07/2023 sale of units	£ 227.36	219.92	£ 50,001
	19/10/2023 sale of units	£ 228.68	131.19	£ 30,000
			<u>524.69</u>	
	Add: net gain/(loss) on revaluation	£ 27.61	291.30	£ 8,043.61
	Carrying (market) value at 31 December 2023			<u>£ 72,242.5</u>
	Analysis of Investments as at 31 Dec 2023			
		Market price at 31/12/23	Total units	Market value at 31/12/23
	COIF Charities Inv Fund - Accumulation Units	£		£
	A/C 515570001R / CO3063201	£ 248.00	203.17	£ 50,386
	A/C 515570002R / CO3063202	£ 248.00	88.13	£ 21,856
			Total	<u>£ 72,242</u>
5	Prepayments		2023 £	2022 £
			£ 2,147	£ 445
	Prepayments		<u>£ 2,147</u>	<u>£ 445</u>
6	Creditors and accruals		2023 £	2022 £
			£ 3,010	£ 1,455
	Accruals and deferred income		<u>£ 3,010</u>	<u>£ 1,455</u>

Westcott Village Hall Trust

England & Wales - Charity number 1172629

Accounts

WESTCOTT VILLAGE HALL TRUST CIO

TRUSTEES' REPORT AND ACCOUNTS

FOR THE YEAR ENDED 31 December 2022

Reporting charity:

Westcott Village Hall Trust CIO

Registered Charity Number of reporting charity: 1172629

Linked charity:

The Hut Westcott

Registered Charity Number of linked charity: 305136



Westcott
Village Hall

WESTCOTT VILLAGE HALL TRUST CIO

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WESTCOTT VILLAGE HALL TRUST CIO

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	Alan Reif Hugh Parry FCA Steve Brooks Andrew Lewis resigned 31 January 2022 Janet Phillips Hugh Broom appointed 2 May 2022 Graham Clark appointed 2 May 2022 Lize Copeland appointed 2 May 2022 and resigned 29 November 2022 Helen Everett appointed 2 May 2022 Freddie George FCA appointed 7 March 2023 Deborah Harris appointed 9 January 2023 Sally Hewetson appointed 2 May 2022	Chairman Treasurer
Registered Charity Numbers	Westcott Village Hall Trust The Hut Westcott	1172629 305136
Principal address	Westcott Village Hall Institute Road Westcott Dorking RH4 3NP	
Websites	http://www.WestcottReadingRoom.org.uk https://www.westcottvillagehall.com/	
Examiner	David Andrews FCA Northacre Deerleap Road Westcott Surrey RH4 3LD	
Bank accounts	Westcott Reading Room Trust Barclays Bank Current account number: 60942995 Deposit account number: 03936724 Sort code: 20-23-97 The Hut Westcott Barclays Bank Current account number: 00679186 Deposit account number: 40515051 Sort code: 20-23-97	
Investment manager	CCLA Fund Managers Limited Registered in England No. 8735639 Senator House 85 Queen Victoria Street London EC4V 4ET	

WESTCOTT VILLAGE HALL TRUST CIO

TRUSTEES' REPORT

for the year ended 31 December 2022

The trustees present their report and accounts for the year ended 31 December 2022. The accounts have been prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with the Trust's rules, applicable law, and the requirements of the Statement of Recommended Practice, "Accounting and Reporting by Charities (SORP 2005), applicable UK accounting standards and the Charities Act 2011".

Brief history of the charities

The Westcott Reading Room Trust began in 1892 with the bequest of land in Institute Road, Westcott on which was built a Reading Room and a caretaker's house. In 2017, a Charitable Incorporated Organisation - CIO – was established as the operating entity. In May 2020 the name was changed to the Westcott Village Hall Trust CIO. The Hut ceased operations in 2017 and the Trust was appointed the sole corporate trustee of the charity on 6 December 2021 by the Charity Commission. On 3 May 2022 the old charitable trusts which for decades have governed the operations of The Reading Room and of The Hut were replaced by a single, modern, framework consolidated into just one charity known as Westcott Village Hall, of which Westcott Village Hall Trust CIO is the only trustee.

Objects of the charity

The Westcott Reading Room Trust and the Hut Westcott were established to provide and maintain two village halls for the use of the inhabitants of Westcott, Dorking and the surrounding area, without distinction of political, religious or other opinions, including use for meetings, lectures and classes and other forms of leisure-time occupation with the object of improving the conditions of life of the said inhabitants.

The Trust is governed by a board of trustees. The board of trustees meets regularly to discuss plans, finance and fundraising. Trustees are appointed by existing trustees in General Meetings.

Review of activities and performance

See Chairman's Report (page 3).

Trustees

The trustees of the Trust who served during the year are listed in the legal and administrative section.

Reserves policy

It is the policy of the Trust that unrestricted funds which have not been designated for a specific use should be maintained at a level required to continue to meet the objectives of the Trust. The trustees consider that reserves at this level will ensure that, in the event of a significant drop in funding or increase in its costs, they will be able to continue to meet the Trust's objectives. Consideration is given to ways in which additional funds may be raised.

Risk factors

The trustees consider risks as part of their ongoing planning and decision making and the trustees are satisfied that systems are in place to manage such risks.

Asset cover for funds

The assets are sufficient to meet the Trust's obligations.



Alan Reif, Chair of the Trustees, 30 April 2023

WESTCOTT VILLAGE HALL TRUST CIO

CHAIRMAN'S REPORT

for the year ended 31 December 2022

In May 2022, the Charity Commission granted a 'Cy-près' scheme, meaning that as from 3 May 2022 the old charitable trusts which for decades have governed the operations of The Reading Room and of The Hut were replaced by a single, modern, framework consolidated into just one charity known as Westcott Village Hall, of which Westcott Village Hall Trust CIO is the only trustee.

Recognising the significant efforts made by the CIO trustees to consult on these proposals in the village, the Charity Commission granted the scheme without imposing the usual requirement of a second round of consultations. Moreover, the Charity Commission included powers in the scheme to sell all or part of the land at The Hut and at The Reading Room if the outcome is to provide replacement village hall facilities. These powers are only exercisable subject to the procedural safeguards required by the Charities Act 2011 and require prior consultation in the village, but the implicit recognition by the Charity Commission that the current state of the buildings is not optimal, and that the village might be able to achieve something rather better, represents huge progress.

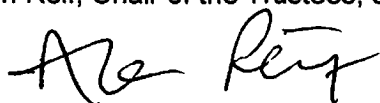
Once again, I would like to express my thanks to all those in the village who by their attendance at the various meetings which this process has required, and in so many other ways, have sustained the current and former trustees of the Reading Room and of The Hut in pushing through seemingly endless legal and procedural hurdles.

The trustees have decided that to appoint a Project Manager working with a small sub-group of trustees, leaving the majority of trustees to concentrate on the daily running of Westcott Village Hall until and unless key decisions require all-trustees approval. James Leaver and Bernd Ratzke have agreed to return to work pro-bono as part of a Development Group to which Dr Helen Everett and Sally Hewetson have been seconded as trustee representatives. The number of trustees has increased from five to eight and focussed on the day-to-day management of the Hall at Institute Road, refurbishing the exterior of the Hall and securing the safety at the derelict Furlong Road Hut site. In November 2022, the trustees organised a successful Xmas Fair and were delighted to see 20 stall holders which attracted many villagers.

Following the end of COVID regulations, we had to start again to stand on our feet without the generous Government grants. Hire income came back strongly but still lower than we achieved in 2019. Expenditure increased especially in terms of gas and electricity and cleaning. A sum was allocated to achieve the name change and rebranding of The Reading Room to The Westcott Village Hall along with a revised logo and new external and more modern building colour. After 27 years of fine service, we also needed to replace one of the 2 gas boilers to ensure essential Hall heating requirements. Despite showing a small drop in our investment assets we were able however to make an operating surplus once again.

After several years' service five of the eight trustees (including myself) will be stepping down on 30th April 2023 and a refreshed team of trustees will be empowered to make progress in providing 'a next generation and beyond' set of community facilities in Westcott. The future now beckons!

Alan Reif, Chair of the Trustees, 30 April 2023



WESTCOTT VILLAGE HALL TRUST CIO

STATEMENT OF TRUSTEES' RESPONSIBILITIES

for the year ended 31 December 2022

The charity trustees are responsible for preparing a trustees' annual report and financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England and Wales requires the charity trustees to prepare financial statements for each year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources, of the charity for that period. In preparing the financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the applicable Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

The trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and to enable them to ensure that the financial statements comply with the Charities Act 2011, the applicable Charities (Accounts and Reports) Regulations, and the provisions of the Trust deed. They are also responsible for safeguarding the assets of the charity and taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by the trustees and signed on their behalf by:



Alan Reif
CHAIRMAN
30 April 2023

WESTCOTT VILLAGE HALL TRUST CIO

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES

for the year ended 31 December 2022

I report on the accounts of the CIO for the year ended 31 December 2022, which are set out on pages 6 to 10.

Respective responsibilities of trustees and examiner

The trustees are responsible for the preparation of the accounts. The trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

It is my responsibility to:

- Examine the accounts (under section 145 of the 2011 Act),
- To follow the procedures laid down in the General Directions given by the Charity Commission (under section 145(5) of the 2011 Act),
- and to state whether particular matters have come to my attention.

Basis of the independent examiner's statement

My examination was carried out in accordance with General Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanation from the trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a "true and fair view" and the report is limited to those matters set out in the statement below.

Independent examiner's statement

In the course of my examination, no matter has come to my attention

- 1) which gives me reasonable cause to believe that in any material aspect the requirements:
 - a) to keep accounting records in accordance with section 130 of the 2011 Act;
 - b) to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act

have not been met, or

- 2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.



David Andrews FCA
30 April 2023

WESTCOTT VILLAGE HALL TRUST CIO

STATEMENT OF FINANCIAL ACTIVITIES

for the year ended 31 December 2022

	2022	2021
	£	£
INCOME		
Hire of Westcott Village Hall		
Regular	12,327	6,553
Casual	1,095	692
Total hire income	13,422	7,245
Car parking	2,439	2,748
Donation	500	-
Xmas fair	1,048	-
Small business grant from MVDC re COVID-19	4,667	16,955
Business Interruption claim proceeds	-	11,672
Total income	22,076	38,620
EXPENDITURE		
Westcott Village Hall		
Insurance premium:	(1,344)	(1,247)
Gas	(665)	(176)
Electricity	(1,206)	(366)
Water	(288)	(190)
Cleaning	(3,346)	(2,464)
Maintenance	(2,110)	(1,517)
Administration	(1,232)	(582)
Village Hall Website	(762)	(1,004)
Rebranding costs	(3,489)	-
Boiler replacement	(2,424)	-
Legal fees	(900)	(3,337)
Geotechnical investigation of the Hut site	-	(198)
Trilogy validation report	-	(8,700)
Xmas fair costs	(167)	-
The Hut, Westcott		
Insurance premium	(180)	(371)
Hut bank account	24	-
Boarding up	(1,884)	-
Operating costs	(19,972)	(20,152)
Net income before gains/(losses) on investments	2,103	18,468
Unrealised gains and (losses) on investment assets	(17,776)	28,413
Net movement in funds	(15,673)	46,881
RECONCILIATION OF FUNDS		
Total funds brought forward	200,747	153,866
Total funds carried forward	185,074	200,747

The notes on pages 8 to 10 form part of these financial statements

WESTCOTT VILLAGE HALL TRUST CIO

BALANCE SHEET

for the year ended 31 December 2022

		2022	2021
	Notes	£	£
Fixed assets			
Land, buildings and fittings	3	-	-
Investments	4	179,834	197,610
Current assets			
Prepayments	5	445	-
Cash at bank:		6,251	5,039
Current liabilities			
Creditors	6	1,456	1,878
Net current assets		5,240	3,161
Net assets		<u>185,074</u>	<u>200,771</u>
The funds of the trust			
Unrestricted funds		<u>185,074</u>	<u>200,747</u>
Total trust funds		<u>185,074</u>	<u>200,747</u>



Alan Reif (Chairman)
Trustee
30 April 2023

The notes on pages 8 to 10 form part of these financial statements

WESTCOTT VILLAGE HALL TRUST CIO

Notes to the accounts

for the year ended 31 December 2022

1 BASIS OF PREPARATION

1.1 Basis of accounting

The accounts (financial statements) have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant note(s) to these accounts. The financial statements have been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) issued on 16 July 2014 and the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) and the Charities Act 2011.

2 ACCOUNTING POLICIES

2.1 Income

Recognition of incoming resources

These are included in the Statement of Financial Activities (SoFA) when:

- the Trust becomes entitled to the resources;
- the trustees are virtually certain they will receive the resources; and
- the monetary value can be measured with sufficient reliability.

Volunteer help

The value of any voluntary help received is not included in the accounts but is described in the Chairman's report.

Investment income

This is included in the accounts when received.

2.2 Expenditure and liabilities

Liability recognition

Liabilities are recognised as soon as there is a legal or constructive obligation committing the Trust to pay out resources.

2.3 Assets

Investments

Investments in COIF Charities Investment Fund - Accumulation Units are valued at market value at the year end.

Depreciation policy

Building costs since 1967: fully written off as of 31 December 2016
All other assets: 25% straight line

2.4 Linked charities

The trustees maintain separate accounting records for linked charities and ensure that the funds for each charity are applied only in accordance with each charity's separate trusts in accordance with section 130 of the Charities Act 2011. The linked charity's activities are aggregated into the Statement of Financial Activities of the Trust and shown on the balance sheet.

WESTCOTT VILLAGE HALL TRUST CIO

Notes to the accounts

for the year ended 31 December 2022

3 Fixed assets

	Land, fittings and buildings:
	£
Net book value of land, buildings and fittings:	
Westcott Reading Room Trust	-
The Hut Westcott	-
Net book value 31 December 2022	-

The land on which the Reading Room is built was acquired by three sisters – Maria Fuller, Julia Barclay and Emily Barclay – (Barclay Sisters) in 1874. In 1876/77 the Barclay Sisters built a Reading Room and caretaker's house (now Draycote) on the land acquired. The Reading Room was "for the recreation and benefit of the inhabitants of Westcott". On 11 March 1892 the Barclay Sisters endowed the buildings and land to a Trust called the Westcott Reading Room Trust (Registered Charity Number 311990). The present Reading Room was erected in 1967 on land that was the kitchen garden for the caretaker's house (Draycote). In 1980 Draycote was sold and the proceeds amounting to £18,675 were used to extend and improve the Reading Room facilities. Further renovations were carried out in 2004 and 2009.

In 2017 the trustees adopted the Charity Commission Charitable Incorporated Organisation (CIO) model as the operating entity for the land and buildings owned by the Westcott Reading Room Trust. This constitution was approved by the Charity Commission on 19 April 2017 and has been entered onto the Register of Charities with the Registered Charity Number of 1172629. As a result, all the assets and liabilities of the Westcott Reading Room Trust (Registered Charity Number 311990) were transferred to the CIO during 2017. However, the beneficial ownership of the Reading Room land which is permanent endowment created in 1892 remains with the Westcott Reading Room Trust (Registered Charity Number 311990). Under a Charity Commission Scheme dated 19 November 2020, the Trust was formally appointed as the sole corporate trustee of the Westcott Reading Room Trust (Registered Charity Number 311990) and the individual trustees retired as trustees.

The Hut Westcott charity is governed by a constitution dated 20 February 1959 following a bequest of land in Furlong Road, Westcott between Edsall Hunt and three others of the first part and Robert Edward Barclay and three others of the second part. The Hut ceased operations in 2017 and the Trust was appointed the sole corporate trustee of the charity on 6 December 2021 by the Charity Commission.

WESTCOTT VILLAGE HALL TRUST CIO

Notes to the accounts

for the year ended 31 December 2022

4 Investment assets

	£
Carrying (cost) value at 1 January 2022	197,610
Add:	
net gain/(loss) on revaluation	(17,776)
Carrying (market) value at 31 December 2022	<u>179,834</u>

Analysis of investments as at 31 December 2022

	Market price at 31 December 2022	Total units	Market Value at 31 December 2022
	£		£
COIF Charities Investment Fund - Accumulation Units			
A/C 515570001R	220.3878	727.86	160,411
A/C 515570002R	220.3878	88.13	19,423
		Total	<u>179,834</u>

5 Prepayments

	2022	2021
	£	£
Prepayments	445	-
Total	<u>445</u>	<u>-</u>

6 Creditors and accruals

Amounts falling due within one year

	2022	2021
	£	£
Accruals and deferred income	1,455	1,878
Total	<u>1,455</u>	<u>1,878</u>

Westcott Village Hall Trust

England & Wales - Charity number 1172629

Accounts

WESTCOTT VILLAGE HALL TRUST CIO

TRUSTEES' REPORT AND ACCOUNTS

FOR THE YEAR ENDED 31 December 2021

Reporting charity:

Westcott Village Hall Trust CIO

Registered Charity Number of reporting charity: 1172629

Linked charity:

The Hut Westcott

Registered Charity Number of linked charity: 305136



WESTCOTT VILLAGE HALL TRUST CIO

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WESTCOTT VILLAGE HALL TRUST CIO

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees

Alan Reif	Chairman
Hugh Parry FCA	Treasurer
Steve Brooks	
Andrew Lewis	
Janet Phillips	

Registered Charity Numbers

Westcott Village Hall Trust	1172629
The Hut Westcott	305136

Principal address

Westcott Reading Room
Institute Road
Westcott
Dorking
RH4 3NP

Websites

<http://www.WestcottReadingRoom.org.uk>
<https://www.westcottvillagehall.com/>

Examiner

David Andrews FCA
Northacre
Deerleap Road
Westcott
Surrey
RH4 3LD

Bank accounts

Westcott Reading Room Trust
Barclays Bank
Current account number: 60942995
Deposit account number: 03936724
Sort code: 20-23-97

The Hut Westcott
Barclays Bank
Current account number: 00679186
Deposit account number: 40515051
Sort code: 20-23-97

Investment manager

CCLA Fund Managers Limited
Registered in England No. 8735639
Senator House
85 Queen Victoria Street
London
EC4V 4ET

WESTCOTT VILLAGE HALL TRUST CIO

TRUSTEES' REPORT

for the year ended 31 December 2021

The trustees present their report and accounts for the year ended 31 December 2021. The accounts have been prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with the Trust's rules, applicable law, and the requirements of the Statement of Recommended Practice, "Accounting and Reporting by Charities (SORP 2005)", applicable UK accounting standards and the Charities Act 2011".

Brief history of the charities

The Westcott Village Hall Trust began in 1892 with the bequest of land in Institute Road, Westcott on which was built a Reading Room and a caretaker's house. In 2017, a Charitable Incorporated Organisation - CIO – was established as the operating entity and in 2020, the Trust was appointed by the Charity Commission as the sole corporate trustee of the Westcott Reading Room Trust. The Hut Westcott charity is governed by a constitution dated 20 February 1959 following a bequest of land in Furlong Road, Westcott. The Hut ceased operations in 2017 and the Trust was appointed the sole corporate trustee of the charity on 6 December 2021 by the Charity Commission. The land at the Reading Room and the Hut Westcott will remain restricted and are held on the terms of their original 1892 and 1959 conveyances.

Objects of the charity

The Westcott Reading Room Trust and the Hut Westcott were established to provide and maintain two village halls for the use of the inhabitants of Westcott, Dorking and the surrounding area, without distinction of political, religious or other opinions, including use for meetings, lectures and classes and other forms of leisure-time occupation with the object of improving the conditions of life of the said inhabitants.

The Trust is governed by a board of trustees. The board of trustees meets regularly to discuss plans, finance and fundraising. Trustees are appointed by existing trustees in General Meetings.

Review of activities and performance

See Chairman's Report (page 3).

Trustees

The trustees of the Trust who served during the year are listed in the legal and administrative section.

Reserves policy

It is the policy of the Trust that unrestricted funds which have not been designated for a specific use should be maintained at a level required to continue to meet the objectives of the Trust. The trustees consider that reserves at this level will ensure that, in the event of a significant drop in funding or increase in its costs, they will be able to continue to meet the Trust's objectives. Consideration is given to ways in which additional funds may be raised.

Risk factors

The trustees consider risks as part of their ongoing planning and decision making and the trustees are satisfied that systems are in place to manage such risks.

Asset cover for funds

The assets are sufficient to meet the Trust's obligations.

On behalf of the board of trustees
Alan Reif (Chairman)
Trustee

18 February 2022

WESTCOTT VILLAGE HALL TRUST CIO

CHAIRMAN'S REPORT

for the year ended 31 December 2021

Finance

2021 has been another challenging year for the Trust as a result of the COVID pandemic and continuing efforts to develop a new village hall. However net tangible assets have increased 30% to £200,747 in spite of the Reading Room being closed for the first eight months of 2021. We are delighted that many of the Reading Room's regular users have returned. Hire income has risen 21% to £6,553 and casual bookings have risen 26% to £693. The Trust has improved its financial position in the following areas:

1. Mole Valley District Council has awarded the Trust small business grants amounting to £16,955 (2020: £11,334).
2. Our insurers paid out our claim for Business Interruption at the Reading Room arising from the COVID pandemic amounting to £11,672 (2020: £0).
3. Our running costs continue to be kept to the minimum in view of lower activity.
4. The Trust has benefitted from an unrealised gain on its COIF investments of £28,413 (2020: £11,858).

However, the Trust continued to incur legal costs in merging with the Hut. These legal costs amounted to £3,337 (2020: £13,760). In addition, during 2021, the Trust trustees appointed a well-reputed firm of development consultants to test the likely values and funding requirements to allow the assets of both charities to be committed towards delivering a 'next generation and beyond' set of community facilities for Westcott. This report cost £8,700 (2020: £0).

The Hut Westcott

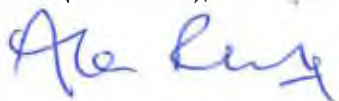
In July 2019 the trustees of The Hut Westcott (Hut) and of the Westcott Village Hall Trust CIO (Trust) signed an agreement to jointly explore the possibilities of building a new Village Hall and a Doctors Surgery on the Hut site at Furlong Road. The trustees saw an opportunity, through a joint approach to the development of both sites on which their charities are respectively located, to explore whether by the partial realisation of the value of their respective sites and other funding options it might be possible to deliver a new medical facility and modern community meeting space with good parking on the site currently occupied by the Hut. Although it appeared in the autumn of 2021 that a lack of NHS funding would prevent the delivery of a new surgery, that possibility may now be re-emerging.

A Joint Working Party (JWP) was set up in July 2019 consisting of Trustees from both charities and an independent chairman - Bernd Ratzke - who is a corporate lawyer and lives in Westcott. Over the past two years the JWP has been exploring several avenues, concluding that progress was unlikely to be deliverable whilst the Hut and the Trust remained under the control of two separate sets of trustees. During 2021 the trustees of the Hut acknowledged that in the absence of any funds they would be unable to do anything at all with the Hut, they decided that the interests of the village would be best served by them passing control of the Hut to the trustees of the Trust who do have funds with which to explore potential redevelopment options. Following an AGM of the Hut held on 23 November 2021 the Charity Commission appointed the Trust as the sole corporate trustee of the Hut. Since the Hut closed the Trust has paid certain costs to secure the property. During 2021, the Trust paid £371 for insurance premiums. No other costs were incurred on the running of the Hut in 2021.

The future

We are extremely grateful to Bernd Ratzke and James Leaver of the JWP in their continuing support in assisting the Trustees to progress the merger of the Trust and Hut in the best interests of the villagers of Westcott.

Alan Reif (Chairman), 18 February 2021



WESTCOTT VILLAGE HALL TRUST CIO

STATEMENT OF TRUSTEES' RESPONSIBILITIES

for the year ended 31 December 2021

The charity trustees are responsible for preparing a trustees' annual report and financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England and Wales requires the charity trustees to prepare financial statements for each year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources, of the charity for that period. In preparing the financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the applicable Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

The trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and to enable them to ensure that the financial statements comply with the Charities Act 2011, the applicable Charities (Accounts and Reports) Regulations, and the provisions of the Trust deed. They are also responsible for safeguarding the assets of the charity and taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by the trustees and signed on their behalf by:



Alan Reif
CHAIRMAN
18 February 2022

WESTCOTT VILLAGE HALL TRUST CIO

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES *for the year ended 31 December 2021*

I report on the accounts of the CIO for the year ended 31 December 2021, which are set out on pages 6 to 10.

Respective responsibilities of trustees and examiner

The trustees are responsible for the preparation of the accounts. The trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

It is my responsibility to:

- Examine the accounts (under section 145 of the 2011 Act),
- To follow the procedures laid down in the General Directions given by the Charity Commission (under section 145(5) of the 2011 Act),
- and to state whether particular matters have come to my attention.

Basis of the independent examiner's statement

My examination was carried out in accordance with General Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanation from the trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a "true and fair view" and the report is limited to those matters set out in the statement below.

Independent examiner's statement

In the course of my examination, no matter has come to my attention

- 1) which gives me reasonable cause to believe that in any material aspect the requirements:
 - a) to keep accounting records in accordance with section 130 of the 2011 Act;
 - b) to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act

have not been met, or

- 2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.



David Andrews FCA

18 February 2022

WESTCOTT VILLAGE HALL TRUST CIO

STATEMENT OF FINANCIAL ACTIVITIES for the year ended 31 December 2021

	2021 £	2020 £
INCOME		
Hire of Reading Room		
Regular	6,553	5,428
Casual	692	549
Total hire income	<u>7,245</u>	<u>5,977</u>
Car parking	2,748	3,062
Small business grant from MVDC re COVID-19	16,955	11,334
Business Interruption claim proceeds	11,672	-
Total income	<u>38,620</u>	<u>20,373</u>
EXPENDITURE		
Insurance premium: Reading Room	(1,247)	(1,246)
Insurance premium: The Hut	(371)	-
Gas	(176)	(341)
Electricity	(366)	(542)
Water	(190)	(262)
Cleaner	(2,464)	(1,975)
Maintenance	(1,517)	(2,904)
Administration	(582)	311
Westcott Village Hall website	(1,004)	-
Reading Room reopening costs	-	(482)
Legal fees	(3,337)	(13,760)
Geotechnical investigation of the Hut site	(198)	(5,415)
Hut hedge cutting	-	(300)
Trilogy development report	(8,700)	-
Operating costs	<u>(20,152)</u>	<u>(26,916)</u>
Net income before gains/(losses) on investments	18,468	(6,543)
Gains and (losses) on investment assets	28,413	11,858
Net movement in funds	<u>46,881</u>	<u>5,316</u>
RECONCILIATION OF FUNDS		
Total funds brought forward	153,866	148,551
Total funds carried forward	<u><u>200,747</u></u>	<u><u>153,866</u></u>

The notes on pages 8 to 10 form part of these financial statements

WESTCOTT VILLAGE HALL TRUST CIO

BALANCE SHEET

for the year ended 31 December 2021

	Notes	2021			2020
		Westcott Village Hall Trust	The Hut Westcott	Total	Westcott Village Hall Trust
		£	£	£	£
Fixed assets					
Land, buildings and fittings	3	-	-	-	-
Investments	4	197,610	-	197,610	147,198
Current assets					
Cash at bank:		5,015	24	5,039	14,224
Current liabilities					
Creditors	5	1,878	-	1,878	7,556
Net current assets		3,137	24	3,161	6,668
Net assets		200,747	24	200,771	153,866
The funds of the trust					
Unrestricted funds		200,747	24	200,771	153,866
Total trust funds		200,747	24	200,771	153,866

Alan Reif (Chairman)
Trustee
18 February 2022

The notes on pages 8 to 10 form part of these financial statements

WESTCOTT VILLAGE HALL TRUST CIO

Notes to the accounts

for the year ended 31 December 2021

1 BASIS OF PREPARATION

1.1 Basis of accounting

The accounts (financial statements) have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant note(s) to these accounts. The financial statements have been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) issued on 16 July 2014 and the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) and the Charities Act 2011.

2 ACCOUNTING POLICIES

2.1 Income

Recognition of incoming resources

These are included in the Statement of Financial Activities (SoFA) when:

- the Trust becomes entitled to the resources;
- the trustees are virtually certain they will receive the resources; and
- the monetary value can be measured with sufficient reliability.

Volunteer help

The value of any voluntary help received is not included in the accounts but is described in the Chairman's report.

Investment income

This is included in the accounts when received.

2.2 Expenditure and liabilities

Liability recognition

Liabilities are recognised as soon as there is a legal or constructive obligation committing the Trust to pay out resources.

2.3 Assets

Investments

Investments in COIF Charities Investment Fund - Accumulation Units are valued at market value at the year end.

Depreciation policy

Building costs since 1967: fully written off as of 31 December 2016
All other assets: 25% straight line

2.4 Linked charities

The trustees maintain separate accounting records for linked charities and ensure that the funds for each charity are applied only in accordance with each charity's separate trusts in accordance with section 130 of the Charities Act 2011. The linked charity's activities are aggregated into the Statement of Financial Activities of the Trust and shown on the balance sheet.

WESTCOTT VILLAGE HALL TRUST CIO

Notes to the accounts
for the year ended 31 December 2021

3 Fixed assets

	Land, fittings and buildings:
	£
Net book value of land, buildings and fittings:	
Westcott Reading Room Trust	-
The Hut Westcott	-
Net book value 31 December 2021	-

The land on which the Reading Room is built was acquired by three sisters – Maria Fuller, Julia Barclay and Emily Barclay – (Barclay Sisters) in 1874. In 1876/77 the Barclay Sisters built a Reading Room and caretaker's house (now Draycote) on the land acquired. The Reading Room was "for the recreation and benefit of the inhabitants of Westcott". On 11 March 1892 the Barclay Sisters endowed the buildings and land to a Trust called the Westcott Reading Room Trust (Registered Charity Number 311990). The present Reading Room was erected in 1967 on land that was the kitchen garden for the caretaker's house (Draycote). In 1980 Draycote was sold and the proceeds amounting to £18,675 were used to extend and improve the Reading Room facilities. Further renovations were carried out in 2004 and 2009.

In 2017 the trustees adopted the Charity Commission Charitable Incorporated Organisation (CIO) model as the operating entity for the land and buildings owned by the Westcott Reading Room Trust. This constitution was approved by the Charity Commission on 19 April 2017 and has been entered onto the Register of Charities with the Registered Charity Number of 1172629. As a result, all the assets and liabilities of the Westcott Reading Room Trust (Registered Charity Number 311990) were transferred to the CIO during 2017. However, the beneficial ownership of the Reading Room land which is permanent endowment created in 1892 remains with the Westcott Reading Room Trust (Registered Charity Number 311990). Under a Charity Commission Scheme dated 19 November 2020, the Trust was formally appointed as the sole corporate trustee of the Westcott Reading Room Trust (Registered Charity Number 311990) and the individual trustees retired as trustees.

The Hut Westcott charity is governed by a constitution dated 20 February 1959 following a bequest of land in Furlong Road, Westcott between Edsall Hunt and three others of the first part and Robert Edward Barclay and three others of the second part. The Hut ceased operations in 2017 and the Trust was appointed the sole corporate trustee of the charity on 6 December 2021 by the Charity Commission.

WESTCOTT VILLAGE HALL TRUST CIO

Notes to the accounts
for the year ended 31 December 2021

4 Investment assets

	£
Carrying (cost) value at 1 January 2021	147,198
Add:	
investments made in 2021	22,000
units sold in 2021	-
net gain/(loss) on revaluation	28,413
Carrying (market) value at 31 December 2021	<u>197,610</u>

Analysis of investments as at 31 December 2021

	Market price at 31 December 2021	Total units	Market Value at 31 December 2021
	£		£
COIF Charities Investment Fund - Accumulation Units			
A/C 515570001R	242.1733	727.86	176,267
A/C 515570002R	242.1733	88.13	21,343
		Total	<u>197,610</u>

5 Creditors and accruals

Amounts falling due within one year

	2021	2020
	£	£
Accruals and deferred income	1,878	7,556
Total	<u>1,878</u>	<u>7,556</u>