

GUNNISLAKE VILLAGE HALL

England & Wales · Charity number 1173886

Details

Status Registered

Legal form CIO

Registered 2017-07-20

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

Contact

Address Gunnislake Village Hall
Fore Street
Gunnislake
Cornwall
PL18 9BN

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Activities

Objects: THE OBJECT OF THE CIO IS THE PROVISION AND MAINTENANCE OF A VILLAGE HALL FOR USE BY THE INHABITANTS OF GUNNISLAKE AND THE LOCAL AREA, FOR THEIR BENEFIT WITHOUT DISTINCTION OF POLITICAL, RELIGIOUS OR OTHER OPINIONS, COVERING USE FOR: A) MEETINGS, EXHIBITIONS, LECTURES AND CLASSES AND B) RECREATION AND LEISURE TIME OCCUPATIONS, WITH THE OBJECTIVE OF IMPROVING THE QUALITY OF LIFE FOR LOCAL INHABITANTS AND PROVIDING A PLACE WHERE THEY CAN ESTABLISH AND/OR FURTHER COMMUNITY RELATIONSHIPS.

Activities: To primarily facilitate use of the hall by third parties. To run a limited number of fund raising events ourselves. To restore aspects of the hall such as the balcony and improve the condition of the hall and its facilities.

Classification

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

Geography

- Cornwall

Finances

Period end	Income	Expenditure	Assets	Employees
2025-06-30	£9,231	£11,046	-	-
2024-04-04	£22,694	£21,323	-	-
2023-04-04	£8,443	£8,209	-	-
2022-04-04	£7,547	£8,636	-	-
2021-04-04	£41,250	£27,631	-	-

Trustees

Name	Role	Appointed
Catherine Mary Barber		2025-10-04
Charles Mitchell		2025-10-04
Elizabeth Pickles		2023-09-30
Frank Goodman		2023-09-30
Peter Hartley		2025-10-04
Steven Ross Hanley		2023-09-30

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GUNNISLAKE VILLAGE HALL MANAGEMENT COMMITTEE

Annual General Meeting 2025

Trustees Report

In the year since the last AGM the Village Hall has continued to be an essential venue for the local community, providing a welcoming space for a range of activities.

Regular weekly use includes a number of exercise classes (Athlefit, Pilates, and Yoga), and the Thursday coffee morning. There are monthly groups including Gunnislake Gardening Group, the U3A, and Friends Together have used the Hall for their fund raising Bingo evenings. GLAD now use the Hall for both Rehearsals and Performances. There has been a number of bookings for private parties, although those have again reduced over the last year.

The monthly Village Market continues to be a success. Lorna Baker and Jane Ridsdill continued to organise it, with help on the day from Volunteers, including members of the Hall committee. Whilst Jane is continuing with the Market, Lorna has now stepped away, and Sandy Dobbie has kindly volunteered to take over from Lorna. The Committee is grateful for all of Lorna's efforts in establishing and running the Market over the last two years.

RB fitness has opened a dance and fitness studio in Callington, and Rhiannon has moved the sessions there. We thank her for her support of the Hall over the last two years, and wish her venture every success. This does mean that the Hall is available for hire by other people or groups on Tuesday evenings.

Despite the regular income from Hall hire, the Hall still faces substantial challenges. After excluding the costs of improvements, our income just about covers the outgoings required for day-to-day operations. Clare will give more details in the Treasurers Report.

As reported last year, the hall faces a number of challenges to its structural integrity. The Lower Hall cannot be used, as the electrics have been condemned, and it suffers from damp due to the broken gutters. The Hall does not have the funds to pay for these repairs, and raising funds for just these repairs will be difficult, as there is little visible "improvement" to the Hall. Following last year's AGM, attendees had the opportunity to see and comment on the refurbishment plans drawn up by Mitchell Architects in Plymouth. Their fees were funded by a grant from Cornwall Council's Community Capacity Fund as part of their Good Growth Programme. Between October and January, we held eight Public Consultation sessions, giving some 325 people the opportunity to view them and comment. The final Plans are once again on display, should you wish to look at them.

In May, we were awarded further grant from Cornwall Council's Community Capacity Fund. This was to pay the fees of a Quantity Surveyor to evaluate the cost of carrying out the refurbishment plans. The work was completed in July. It showed the total costs of the refurbishment to be estimated at £681,285. This is a lot of money.

Tracie Martin and Kate Goodman have joined the Hall Committee, and, along with Claire Webber, have started to raise funds from our Community. Various events are being planned, along with some one off activities. It is not expected that these will raise the majority of the funds in themselves, but the more successful these fund raising activities are, the more it helps. The major funders will regard these activities as evidence that the Local Community is supportive of the Hall as a community asset, and as such, be more likely to award the Hall grant funding. Please support these where you can. So far they have organised an Indoor Car Boot Sale, and a Bingo Night, both of which were successful. Next is a Halloween Celebration.

Along these lines, if you are a UK tax payer, and you give a donation of any amount to the Hall, please fill in a Gift Aid form. This will allow the Hall to claim an extra 25% on top of your donation from the Government. The forms are available next to the collection bucket by the door.

At present the Hall is theoretically run by two Committees. The active day to day management of the Hall is through this legally registered Charity, The Gunnislake Village Hall Committee. As far as I have been able to determine from the few documents we have been able to find, The Hall is actually owned by a Trust called The Gunnislake Institute, although this is not recorded with The Land Registry. This Trust is inactive. It has three trustees, but a Trust document indicates that there should be a minimum of 10. This Trust has no money. We are awaiting information from specialist solicitors on what options are available to put the Hall ownership back on a proper legal footing. This will be critical to being able to raise the necessary funds for the refurbishment. Funders are unlikely to award the sort of amounts we need when the ownership of the building is not clear. Hopefully we can work together to resolve the ownership as a matter of urgency, as this is delaying any approach to possible major funders such as The National Lottery.

Committee continues to use the Health and Safety checklist in regular walk round checks to ensure that the building is safe and that safety certificates are all in place. The Fire Alarm is tested during these checks.

During the year, the Hall has once more provided support for general Village events. Tables and chairs were loaned for both the VE Day Street Party in Commercial Street in May, and for the Family Fun Day on Foster's Field in August. The Hall was also used by Father Christmas in December. The Hall has also benefitted from support from the Parish Council, who have strimmed the patch of weeds to the side of the Hall, and have helped with our attempts to cut back the ivy from the front and side of the Hall.

The hall committee is run completely by volunteers who give up their time to attend meetings, open and close for events, write grant applications, carry out urgent maintenance tasks, and much more. It can be a thankless task but at the same time can be very rewarding. I would like to take this opportunity to thank everybody involved because otherwise the hall would not be able to stay open.

Our treasurer, Clare Palmer has decided to stand down, as she is finding her duties to support another charity are taking up more of her time. Clare has been a great asset, and I thank her for all her time, efforts and expertise in running the finances of the Hall since 2022. Hopefully somebody here is willing to take on the role of treasurer for the future. Clare has said that she is willing to support the new treasurer with a hand over of the role.

I have already mentioned that Tracie Martin and Kate Goodman have joined the Committee. During the year, Charles Mitchell, our Village Post Master, has also come on board, and we have had help and guidance from Dorothy Kirk, following her retirement from being our Cornwall Councillor.

Once again, we offer an invitation to other members of the community to join us on the committee to help ensure the hall goes from strength to strength and remains at the heart of the village for many years to come.

Ross Hanley

Chairman

Gunnislake Village Hall CIO

Trading Accounts

7th June 2024 to 30th June 2025

Opening Cash Balance

15,915.37

Comparison

2023/24

14,544.02

Income

Regular Events 3948.00

3,701.00

One-off Events 1659.82

1,326.47

Village Market 1339.75

1,339.85

Donations 174.50

715.00

Other 0.00

0.00

Refurb Donations 188.50

Grant 1920.00

15,612.00

Total Income 9,230.57

22,694.32

Expenditure

Water 480.31

273.10

Electricity 760.81

971.59

Gas 855.34

1,260.41

Phone/Broadband 619.62

361.48

Business Rates 491.02

204.59

Cleaning 980.00

910.00

Insurance 1,000.59

966.81

Other Expenditure 441.67

373.75

Maintenance 1,024.76

885.45

Improvements 0.00

4,333.79

Grant Expenditure 4,392.00

10,782.00

Total Expenditure 11,046.12

21,322.97

Surplus/-deficit

1,815.55

-

-

1,371.35

Closing Cash Balance

14,099.82

15,915.37

Cash Balance excluding grant balance

11,741.82

In year surplus excluding grant income/expenditure

656.45

-3,458.65

Grant Income 1. 15,612.00

Grant

Expenditure1. 15,174.00

Balance

Remaining 438.00

Grant Income 2. 1,920.00

Balance

Remaining 1,920.00

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Gunnislake Village Hall CIO

Year End Accounts

6th June 2023 to 5th June 2024

		Comparison 2022/23
Opening Cash Balance	<u>14,544.02</u>	<u>14,310.29</u>
Income		Funding
Regular Events	3,701.00	4,389.19
One-off Events	1,326.47	2,000.00
Village Market	1,339.85	1,202.70
Donations	715.00	835.72
Other	0.00	15.00
Grant	15,612.00	
Total Income	22,694.32	8,442.61
Expenditure		
Water	273.10	1,473.61
Electricity	971.59	1,235.07
Gas	1,260.41	668.38
Phone/Broadband	361.48	470.22
Business Rates	204.59	209.92
Cleaning	910.00	955.00
Insurance	966.81	934.65
Other Expenditure	373.75	779.99
Maintenance	885.45	
Improvements	4,333.79	1,482.04
Grant Expenditure	10,782.00	
Total Expenditure	21,322.97	8,208.88
Surplus/-Deficit	<u>1,371.35</u>	<u>233.73</u>
Closing Cash Balance	<u>15,915.37</u>	<u>14,544.02</u>

Grant Income 15,612.00

Grant Expenditure 10,782.00

Balance Remaining 4,830.00

Surplus/-deficit excluding grant **-3,458.65**

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Gunnislake Village Hall CIO

Year End Trading Accounts
7th June 2022 to 6th June 2023

		Comparison 2021/22
Opening Cash Balance	<u>14,310.29</u>	<u>15,401.11</u>
Income		Funding
Regular Events	4,389.19	1,347.54
One-off Events	2,000.00	3,960.00
Village Market	1,202.70	1,145.00
Donations	835.72	430.09
Other	15.00	590.00
		75.00
Total Income	8,442.61	7,547.63
Expenditure		Capital
Water	1,473.61	2,964.18
Electricity	1,235.07	396.88
Gas	668.38	674.73
Phone/Broadband	470.22	1,012.34
Business Rates	209.92	464.16
Cleaning	955.00	757.86
Insurance	934.65	765.00
Other Expenditure	779.99	1,603.30
Improvements	1,482.04	
Total Expenditure	8,208.88	8,638.45
Surplus	<u>233.73</u>	<u>-1,090.82</u>
Closing Cash Balance	<u>14,544.02</u>	<u>14,310.29</u>

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GUNNISLAKE VILLAGE HALL CHARITABLE INCORPORATED ORGANISATION

ANNUAL ACCOUNTS 2021-22 (AS AT 6TH June 2022)

EXPENDITURE			INCOME		
GENERAL COSTS			REGULAR EVENTS		
WATER	£	396.88	ONE-OFF EVENTS		
ELECTRICITY	£	674.73	VILLAGE MARKET DONATIONS		
GAS	£	1,012.34	DONATIONS		
PHONE/BROADBAND	£	464.16	Art Exhibition		
COUNCIL RATES	£	757.86	Donations for furniture		
CLEANER	£	765.00	Elaine Cantwell Donation		
ANNUAL FIRE SAFETY CHECK	£	74.40	Donation Phil Green/P. Bloomfield		
INSURANCE	£	888.38	FUNDING		
PURCHASES			NATIONAL LOTTERY		
REPAIRS AND IMPROVEMENTS	£	374.60	COUNCILLORS		
HAND TOWELS	£	45.92	COMMUNITY CHEST		
RUBBISH REMOVAL	£	220.00	OTHER		
CAPITAL COSTS			GLAD STORAGE HIRE		
TRESTLE TABLES	£	864.18			
NEW SIDE WINDOWS	£	2,100.00			
TOTAL EXPENDITURE	£	8,638.45	TOTAL INCOME		

CARRIED FORWARD

£ 3,960.00 **FROM**
2020/21

£ 1,145.00 £
15,401.11 £ 430.09

£ 75.00
£
25.00 £
420.00 £
70.00

£ 847.54
£ 500.00

£ 75.00

£ 7,547.63

**CARRIED FORWARD
TO 2022/23**

£ 14,310.29

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GUNNISLAKE VILLAGE HALL CHARITABLE INCORPORATED ORGANISATION

TRUSTEES REPORT FOR 2020/2021

The year has inevitably been a difficult one due to the periods of lockdown which have forced the hall to close to all events.

Fortunately support was forthcoming from the government and from Cornwall Council which has more than covered the financial losses that the hall incurred. That said the losses to the community in terms of an activity and meeting space cannot easily be quantified.

Whilst many of the regular activities have returned following the easing of restrictions some have not. Namely;

The Table Tennis Club

Tavistock Bounce Trampoline fitness.

Dru Yoga

The Athlefit, and Thursday Yoga classes have resumed as have the Thursday Coffee mornings.

Pilates classes and new mother fitness classes resumed in September and the U3A group are now booking their monthly coffee mornings with us.

Socially distanced committee meetings have also been taking place in the hall. For these the hall does not charge.

The big funding success of the year is the successful bid to the National Lottery Community Fund to fully cover the cost of installation of a new central heating system for both halls. The installation of adequate heating will substantially increase the comfort and usability of the hall in winter months.

In addition to this we also received funding from South West Water to replace the rotting window in the lower hall and from the Cornwall Community Fund towards another set of padded chairs.

We have been given the go ahead to open the hall fully to private events.

A number of developments for the hall are being considered including;

- A re-design of the main hall toilets to better utilise the space and to create disabled access.

- Repair of the external guttering, fascia and soffits.

- Removal of the dangerous fire escape.

- Renovation of the old social club area.

Some but not all of these developments will be possible with existing funds and extra funding will need to be secured. Costings are currently being sought.

The Hall Trustees will continue to strive to ensure that the hall remains a useful, accessible and welcoming asset to everyone in the community.

Independent examiner's report to the trustees of Gunnislake Village Hall Trust

I report to the trustees on my examination of the accounts of the Gunnislake Village Hall Trust (the Trust) for the year ended 6 June 2021.

Responsibilities and basis of report

As the charity trustees of the Trust you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act'). I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

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

1. accounting records were not kept in respect of the Trust as required by section 130 of the Act; or
2. the accounts do not accord with those records.

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

Signed:



A. M. Choroszewski

Address: 58 Bannawell Street
Tavistock
PL19 0DP

Date: 7th December 2021