



## Trustees' Annual Report for the period

From	Period start date	To	Period end date
1	January	2022	31 December 2022

### Section A Reference and administration details

Charity name

The Freshford Village Memorial Hall

Other names charity is known by

Registered charity number (if any)

1174158

Charity's principal address

Freshford Memorial Hall

Freshford Lane

Freshford, Bath BA2 7UR

#### Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	David Wright	Chair		Elected
2	Peter Jones	Treasurer		Freshford Horticultural Society and Freshford and District History Society
3	Alexandra Malir	Secretary		Elected
4	Martin Walker	Committee member		Elected
5	Philip Haile	Committee member		Elected
6	Nicholas Stevens	Committee member		Friends of Freshford
7	Benjamin Batchelor-Wylam	Committee member		Elected
8	Claudia Towner	Committee member		Elected
9	William Sneyd	Committee member		Elected
10	Martin Whitbread	Committee member		Freshford School PTA
11	Alison Sellers	Committee member	From Sept 2022	Freshford Pre-School
12	Ian Sharp	Committee member		Elected
13	Simon Coombe	Committee member		Galleries Shop and FLISCA
14	Richard Tibbles	Committee member	From Sept 2022	Parish Council
15	Jeff Hurst	Committee member	Until March 2022	Freshford Drama Group - Resigned

### Section B Structure, governance and management

Description of the charity's trusts



Type of governing document  
(eg. trust deed, constitution)

Constitution dated 26<sup>th</sup> July 2017

How the charity is  
constituted  
(eg. trust, association,  
company)

Charitable Incorporated Organisation

Trustee selection methods  
(eg. appointed by, elected by)

The management committee members consist of up to ten elected trustees elected at the AGM by the inhabitants of the area of benefit, up to 15 trustees appointed to represent specified Hall user groups and up to 5 co-opted trustees.

### Additional governance issues (Optional information)

You **may choose** to include additional information, where relevant, about:

- policies and procedures adopted for the induction and training of trustees;
- the charity's organisational structure and any wider network with which the charity works;
- relationship with any related parties;
- trustees' consideration of major risks and the system and procedures to manage them.

On 26 July 2017, the trustees of The Freshford Village Memorial Hall (Registered Charity No.304545) established a Charitable Incorporated Organisation; The Freshford Village Memorial Hall (Registered Charity No.1174158) to take forward the charity's work.

By a General Vesting Declaration made by the trustees on 18 October 2017, The Freshford Village Memorial Hall (Registered Charity No.304545) merged with, and transferred all its assets and property to, The Freshford Village Memorial Hall (Registered Charity No. 1174158).

The merger was registered with the Charity Commission on 28<sup>th</sup> September 2018, after the new ownership of the land was registered with the Land Registry, and The Freshford Village Memorial Hall (304545) was removed from the Register of Charities on the same date.

All trustees give their time as volunteers and receive no remuneration or other benefits for duties fulfilled as part of their trustee role.

### Summary of the objects of the charity set out in its governing document

The objects of the CIO are to establish and run a village hall and to promote for the benefit of the inhabitants of the Parish of Freshford and the neighbourhood ("area of benefit") without distinction of sex, sexual orientation, age, disability, nationality, race or political, religious or other opinions the provision of facilities for recreation or other leisure time occupation of individuals who have need of such facilities by reason of their youth, age, infirmity or disablement, financial hardship or social and economic circumstances or for the public at large in the interests of social welfare and with the object of improving the conditions of life of the said inhabitants.

In managing Freshford Village Memorial Hall the trustees had due regard to the Charity Commission's public benefit guidance.

### Summary of the main activities undertaken for the public benefit in relation to these objects (include within this section the statutory declaration that trustees have had regard to the guidance issued by the Charity Commission on public benefit)

During 2022, the Charity's public benefit can be summarised as;

Continued provision, maintenance and improvement of a village hall facility to provide a regular venue for Freshford Pre-school, sporting and drama activities by Freshford Primary School, Freshford and District Local History Society, Freshford and District Horticultural Society, Freshford Beavers, Cubs and Scouts, Warrior Academy martial arts, Freshford Music and Drama Group, zumba classes, yoga classes, GCSE/A level revision classes table tennis, badminton, fencing and monthly Parish Council meetings.

In addition the village hall is used as a one-off venue for a wide range of events including Brownie, Rainbow and Guide pack holidays, Friends of Freshford fundraising social events, charity fundraising jumble sales, children's birthday



parties, private parties, elections and furniture and carpet sales.

### Additional details of objectives and activities (Optional information)

You **may choose** to include further statements, where relevant, about:

- policy on grantmaking;
- policy programme related investment;
- contribution made by volunteers.

A great contribution is made to Freshford Village Memorial Hall by trustees and other community volunteers, particularly with regard to development, maintenance, management, accounting, marketing, fundraising and preparing grant applications. Without this valuable contribution of time, energy and expertise the successful operation of Freshford Village Memorial Hall would not be possible.

## Section D Achievements and performance

### Summary of the main achievements of the charity during the year

Preschool, Warrior Academy, Revision Courses, Furniture sales, Fencing and Badminton continued during 2022 providing an activity for children, retail services or sports. The lifting of Covid restrictions has allowed bookings to return to normal in this year.

The trustees kept up to date with the changing government regulations and guidance with the valuable support of ACRE (Action with Communities in Rural England) and the support of Dick Whittington from WERN (West of England Rural Network). Risk assessments have been updated throughout the year, and the frequency of cleaning maintained.

The Community Right to Build Order Referendum for a redeveloped Hall took place on 6th May 2021. 56% of the electorate in Freshford and Limpley Stoke chose to vote in the Referendum, with 484 votes in favour of the proposed development and 41 against. This means the Community Right to Build Order was approved by the community, and was "made" by B&NES Council (as the Local Planning Authority) providing planning permission to allow the proposed works to be completed at the Hall. The works involved re-cladding and re-glazing the existing main hall and meeting rooms to provide much higher levels of insulation, reduced heat loss, better waterproofing, enhanced fire safety and an improved appearance. These works were coupled with a new air conditioning heating system which replaced the current oil-fired system which was nearing the end of its life. The new system will have a much reduced carbon footprint demonstrating the trustees' commitment to the Climate Emergency. A sum of £191,082 had been raised towards the total Phase 1 costs.

The trustees also carried out improvements to the toilet facilities during 2022. The Annual Fete was held in September 2022. This event was very well attended and raised £2,086 for the Hall.



**Brief statement of the charity's policy on reserves**

Freshford Village Memorial Hall was opened in August 1964. After over 50 years of use, many aspects of the building are considered to be approaching the end of their economical and structural life, and are being replaced through the Hall's ongoing development programme.

In order to continue to secure and sustain the charity's viability and the Memorial Hall's future availability to users, it is the Trustees' policy to aim to hold sufficient funds in unrestricted reserves to support anticipated major maintenance and redevelopment costs, providing leverage for additional grant and community funding.

The Trustees will review the Reserves Policy and the amount of reserves held at each Management Committee meeting.

Freshford Village Memorial Hall held £33,700 in unrestricted reserves at 31 December 2022.

**Details of any funds materially in deficit**

Not applicable

**Further financial review details (Optional information)**

You **may choose** to include additional information, where relevant about:

- the charity's principal sources of funds (including any fundraising);
- how expenditure has supported the key objectives of the charity;
- investment policy and objectives including any ethical investment policy adopted.

In 2022, Unrestricted Funds receipts exceeded payments by £10,278 (2021 £20,023).

Transfers of £35,930 from Unrestricted Funds to Restricted Funds were required to meet deficits on Hall Redevelopment – Recladding & Thermal Envelope - £35,422 and Flagpole & Flags - £508.

Unrestricted Cash Funds at 31 December 2022 were £33,700 (2021 £59,352) which equates to 24 months of general expenses (2021 38 months).

Restricted Funds Grants and Donations received were £162,350 (2021 £25,217) including £159,525 towards Phase 1 of the FVMH redevelopment programme to update the cladding, glazing and heating of the building and £2,825 for the Flagpole & Flags.

Restricted Cash Funds at 31 December 2022 were £nil (2021 £23,282).

**RECEIPTS**

Block Bookings: Receipts were £13,659 (2021 £8,913) and are returning to the levels before COVID-19.

Occasional Bookings: Receipts were £4,466 (2021 £3,486). Since COVID-19, receipts from weddings, parties and jumble sales have been much reduced. However, receipts from Brownie weekends recovered in 2022 to £820 (2021 £70).

Grants & Donations – Unrestricted Funds: Receipts were £4,811 (2021 £19,621). FVMH received £2,667 in COVID-19 grants from the government during the year (2021 £17,302). Freshford Parish Council contributed £1,737 towards the costs of FVMH in 2022 (2021 £1,883).

Freshford & Limpley Stoke Fete: The surplus of £4,172 was shared 50% FVMH / 50% Limpley Stoke Village Hall (2021 80% FVMH / 20% LSVH).

**PAYMENTS**

Hall Redevelopment – Recladding & Thermal Envelope: Payments of £218,229 in 2022 were covered by Restricted Funds brought forward from 2021 - £23,282, further grants of £159,525 received in 2022 and a transfer from Unrestricted Funds of £35,422.

Heating Oil and Electricity: The change to air source heat pumps for heating



means there will be no further purchases of oil. Expenditure on Electricity increased to £1,596 (2021 £564). The price of electricity has risen from 13.02p/kWh in May 2021 to 65.4p/kWh in September 2022. The Energy Bill Relief Scheme has reduced the charge to 30.9p/kWh between 1 October 2022 and 31 March 2023.

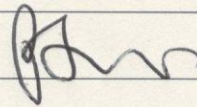
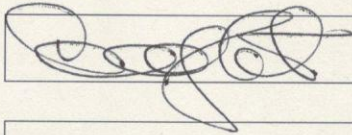
## Section F

## Other optional information

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

Signature(s)



Full name(s)

David Wright

Peter Jones

Position (eg Secretary,  
Chair, etc)

Chair

Treasurer

Date

15/03/2023



RECEIPTS AND PAYMENTS ACCOUNTS  
FOR THE YEAR ENDED 31 DECEMBER 2022

	2022 Unrestricted Funds £	2022 Restricted Funds £	2022 Total Funds £	2021 Unrestricted Funds £	2021 Restricted Funds £	2021 Total Funds £
<b>RECEIPTS</b>						
Hire of hall						
Block booking	13,659		13,659	8,913		8,913
Occasional	4,466		4,466	3,486		3,486
	18,125		18,125	12,399		12,399
Grants & Donations <i>note 2</i>	4,811	162,350	167,161	19,621	25,217	44,838
Fund raising - Fete <i>note 3</i>	2,086		2,086	4,780		4,780
Trading & Parking Agreements	1,692		1,692	1,661		1,661
Interest	128		128	13		13
Hire of Equipment	95		95	60		60
	26,937	162,350	189,287	38,534	25,217	63,751
<b>PAYMENTS</b>						
Hall Redevelopment		218,229	218,229	92	1,800	1,892
Flagpole & Flags		3,333	3,333	200		200
Utilities - Heating Oil	1,622		1,622	761		761
Electricity	1,596		1,596	564		564
Water Services	457		457	363		363
Cleaning	3,150		3,150	4,006		4,006
Booking Secretary & Administration	3,114		3,114	2,860		2,860
Insurance	1,861		1,861	1,687		1,687
Maintenance of Field & Play Area	1,662		1,662	1,790		1,790
Maintenance & Repairs	1,476		1,476	4,912	175	5,087
Refuse collection	1,424		1,424	973		973
Music licences	297		297	303		303
	16,659	221,562	238,221	18,511	1,975	20,486
RECEIPTS LESS PAYMENTS	10,278	-59,212	-48,934	20,023	23,242	43,265
TRANSFERS BETWEEN FUNDS	-35,930	35,930	-	-40	40	-
CASH FUNDS AT 31 DECEMBER 2021	59,352	23,282	82,634	39,369		39,369
CASH FUNDS AT 31 DECEMBER 2022	33,700	0	33,700	59,352	23,282	82,634
<b>CASH FUNDS AT 31 DECEMBER 2022</b>						
CAF Bank CAF Cash Account	33,329		33,329	49,072	23,282	72,354
Virgin Charity Deposit Account	281		281	10,190		10,190
COIF Charities Deposit Fund	90		90	90		90
	33,700	0	33,700	59,352	23,282	82,634
<b>OTHER MONETARY ASSETS AND LIABILITIES</b>						
	2022 Unrestricted Funds			2021 Unrestricted Funds		
<b>DEBTORS AND PAYMENTS IN ADVANCE</b>						
Hire of hall						
Block booking	1,507			1,949		
Occasional	30			104		
Trading & Parking Agreements	125			137		
Other	69			-		
	1,731			2,190		
<b>CREDITORS AND RECEIPTS IN ADVANCE</b>						
Hire of hall						
Occasional - 2023 bookings	672			608		
Other expenses	453			545		
	1,125			1,153		



**RECEIPTS AND PAYMENTS ACCOUNTS  
FOR THE YEAR ENDED 31 DECEMBER 2022**

**ASSETS RETAINED FOR THE CHARITY'S OWN USE**

**Buildings and land** used by the charity - The Freshford Village Memorial Hall, the Queen Elizabeth recreation field and children's play area.

The Freshford Village Memorial Hall (Registered Charity No.1174158) is the corporate trustee of the charity's permanent endowment on the terms of the existing trusts. The permanent endowment is the land comprised in a conveyance made 23 August 1919 with The Freshford Village Memorial Hall since erected thereon.

The land comprised in a deed of gift made 22 July 1950 is unrestricted property.

**Furniture and equipment** - play area equipment, heating and lighting systems, kitchen equipment, chairs, tables, piano etc. These are maintained in a suitable condition by the Committee of Management and repairs and replacements are included in the Receipts and Payments Accounts.

**NOTES**

**1. Receipts and Payments Accounts**

The Receipts and Payments Accounts summarise the movements of cash into and out of the charity during the period.

**2. Grants & Donations Received**

**Restricted Funds**

Restricted Funds are separated from Unrestricted Funds. The Trustees are obliged to spend Restricted Funds only on the particular purposes set out by the donors.

Transfers from Unrestricted Funds to Restricted Funds are required to meet any deficits on projects.

	Redevelopment Recladding & Thermal Envelope	Flagpole & Flags	Total
<b>Brought forward 31 December 2021</b>	23,282		23,282
<b>Restricted Funds - Grants received in 2022</b>			
B&NES - CIL grant	50,000		
Medlock Charitable Trust	43,525		
Postcode Local Trust	25,000		
Bernard Sunley Foundation	10,000		
Garfield Weston Foundation	10,000		
Freshford Parish Council - CIL grant	10,000		
Bath & West Community Energy	5,000		
Freshford Pre-School	5,000		
The Rank Foundation Limited	1,000		
Anonymous		2,205	
Freshford & Limpley Stoke Community Association		470	
15th Bath (Freshford) Scouts		150	162,350
<b>Transfer from Unrestricted Funds</b>			
Redevelopment - Recladding & Thermal Envelope	35,422		
Flagpole & Flags		508	35,930
	218,229	3,333	221,562
<b>Expenditure in 2022</b>			
Redevelopment - Recladding & Thermal Envelope	218,229		
Flagpole & Flags		3,333	221,562
<b>Carried forward 31 December 2022</b>	0	0	0
<b>Unrestricted Funds - Grants &amp; Donations received</b>	<b>2022</b>	<b>2021</b>	
Covid 19 Grants	2,667	17,302	
Freshford Parish Council	1,737	1,883	
Freshford & District Horticultural Society	407	436	
	4,811	19,621	

**3. Fund raising - Freshford & Limpley Stoke Fete**

Limpley Stoke Village Hall's share of the surplus from the fete was 50% in 2022 (2021 - 20%).

**4. Outstanding Guarantees and Secured Debts**

The trustees confirm, in accordance with the Charitable Incorporated Organisations (General) Regulations 2012, that at the year end the CIO did not have any outstanding guarantees to third parties nor any debts secured on assets of the CIO.

Signature	Name	Date of approval
	David Wright Chair	15 March 2023
	Peter Jones Treasurer	15 March 2023

Signed on behalf of all the trustees





# CHARITY COMMISSION FOR ENGLAND AND WALES

## Independent examiner's report on the accounts

Section A

Independent Examiner's Report

Report to the trustees/  
members of

Charity Name

THE FRESHFORD VILLAGE MEMORIAL HALL

On accounts for the year  
ended

31<sup>st</sup> DECEMBER 2022

Charity no  
(if any)

1174158

Set out on pages

1 - 2

(remember to include the page numbers of additional sheets)

Responsibilities and basis  
of report

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31/12/2022.

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").

Independent examiner's  
statement

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 the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

I have completed my examination. I confirm that no material matters have come to my attention (~~other than that disclosed below \*~~) in connection with the examination which gives me cause to believe that in, any material respect:

- accounting records were not kept in accordance with section 130 of the Act or
- the accounts do not accord with the accounting records

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

\* Please delete the words in the brackets if they do not apply.

Signed:

Date:

15<sup>th</sup> March 2023

Name:

DAVID LINDOP

Relevant professional  
qualification(s) or body  
(if any):

Address:

1 STAPLES HILL

FRESHFORD

BATH BA2 7WL



Only complete if the examiner needs to highlight matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

Give here brief details of any items that the examiner wishes to disclose.