

BRADFIELD VILLAGE HALL

England & Wales · Charity number 1180330

Details

Status Registered

Legal form CIO

Registered 2018-10-16

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

Contact

Address Bradfield Village Hall
Southend Road
Bradfield Southend
Reading
Berkshire
RG7 6EY

Phone 07774692250

Email bvh@BradfieldVillageHall.co.uk

Website www.bradfieldvillagehall.co.uk

Activities

Objects: THE OBJECTS OF THE CIO ARE TO RUN A VILLAGE HALL (TOGETHER WITH ITS ASSOCIATED CAR PARK, PLAYGROUND, GAMES AREA AND FIELD) AND TO PROMOTE FOR THE BENEFIT OF THE INHABITANTS OF THE PARISH OF BRADFIELD IN THE COUNTY OF BERKSHIRE AND ITS IMMEDIATE VICINITY ("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.

Activities: Bradfield Village Hall CIO provides a Village Hall in the centre of Bradfield Southend for hire by the community, as well as a children's playground, Multi-Use Games Area, field and car park. The Village Hall serves the residents of the Parish of Bradfield and its immediate vicinity.

Classification

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

Geography

- Reading
- West Berkshire

Finances

| Period end | Income | Expenditure | Assets | Employees |
|------------|----------|-------------|--------|-----------|
| 2024-12-31 | £35,522 | £31,445 | - | - |
| 2023-12-31 | £66,322 | £22,552 | - | - |
| 2022-12-31 | £106,209 | £65,665 | - | - |
| 2021-12-31 | £59,649 | £87,751 | - | - |
| 2020-12-31 | £60,754 | £16,547 | - | - |

Trustees

| Name | Role | Appointed |
|-----------------------------|------|------------|
| Antony Peter Charles Powell | | 2018-10-16 |
| Christopher Tidbury | | 2024-10-14 |
| EVA ROGGENSTEIN | | 2018-10-16 |
| Jeremy David Harrison | | 2026-04-24 |
| Jonathan Alderman | | 2026-04-24 |
| Nigel Neenan | | 2022-04-04 |
| Timothy John Mote | | 2026-04-24 |

BRADFIELD VILLAGE HALL

England & Wales - Charity number 1180330

Accounts

Bradfield Village Hall cio

Annual Report 2024/25

This is the Annual Report of the Bradfield Village Hall CIO – Charity number 1180330 (formerly Bradfield Village Hall Trust – charity number 300129) of Southend Road, Bradfield Southend, Reading RG7 6EY. The trustees during 2024/25 have been Antony Powell, (Chair), Eva Roggenstein (Treasurer), Jane Gaut, Nigel Neenan, Steve O'Reilly (Parish Council representative), Gordon Fletcher (who resigned in January 2025), Chris Tidbury (who joined in October 2024) and Fiona Woods (who joined in February 2025) with Sarah Westcar as secretary. It is a Charitable Incorporated Organisation governed by its constitution. The Trustees are also known as the Management Committee. As well as the Village Hall, the Trustees are the managing trustees of the adjacent Bradfield Playing Fields (Charity Number 314297) on behalf of Fields in Trust. Emma Rolfe has continued in her role as the Bookings Administrator. She also cleans the hall and posts on our social media pages.

The major thing this year has been the work of the Development Committee in looking at the best way to keep the hall functioning. This resulted in a Community Consultation event at the end of November which was an opportunity for villagers to hear about the current plans and give their feedback. The main plan put forward was to reduce the hall operating costs by making it more energy efficient. This will involve replacing the roof, insulating the walls internally, rewiring the building and bringing the heating system up to modern day standards. An estimated cost for this was put at about £300,000 but one of the participants at the meeting was a project manager and he has worked hard to produce a viable work plan to reduce this to £153,060. On the other side of the equation is the fundraising. As of this past weekend, i.e. April 12th, we have reached our target of £25,000 so we now meet Greenham Trust's grant offer of another £25,000 to match it. Combined with what we'd already had in the development account, plus grants from the Englefield Trust (£5,000), the Bradfield Parish Council CIL fund (£50,000) and a Levelling Up grant from WBC (£18,000), we will have at least £197,000 to start the renovation project this summer. All in all, thanks to the generosity of supporters, we have raised enough to go ahead with Phase 1 this summer and even contemplate starting on Phase 2.

Meanwhile the hall is still used on a regular basis. The Thursday coffee mornings and Saturday Markets show what can be done if there are dedicated people to run them. Dog training, WI, Gardening Club and others are still regular users and we have bookings for parties and other social events. Especial mention should be made for the Race Night which raised around £1,000. Hopefully after the work in the summer we can concentrate on getting more people to use the hall.

Last year's Mayfayre was difficult due to the rain but fortunately the field did not seem to suffer any long-term damage. Our new contractors, Scofell, are doing a good job keeping it looking good and we appreciate the contribution the Parish Council have given us towards the upkeep of the grounds and the playground inspection. The hall was a valued retreat for many during the Mayfayre and it was packed, resulting in the WI having their best takings. Again, although the floor looked in a sorry state after the event it seems OK now and after the summer works is due to be refurbished.

Thanks are due to the Shop for a grant that enabled us to improve the security cameras which Chris has valiantly kept functioning, and also to replenish some of the play bark under the climbing frame.

It was recognised a number of years ago that the drains were failing but when there was the possibility of a new hall going up there was no point in replacing them, so barriers were put in place to try to reduce further damage. Now that we are keeping the existing hall it is time to replace them. This work should be done next half term. Other work that has been completed recently is upgrading the loos, and painting the kitchen and committee room. Again, thanks to all who have been involved with this.

We are very grateful to those people and organisations who have supported the hall over the past year and we hope that the work that is planned will provide a community asset that will enhance the village.

The Management Committee

BRADFIELD VILLAGE HALL MANAGEMENT COMMITTEE

ACCOUNTS YEAR ENDING 31 December 2024

INCOME

EXPENDITURE

BRADFIELD VILLAGE HALL CHARITY No. 1180330

| 2023 | | 2024 | | 2023 | | 2024 | |
|-----------|--|-----------|--|-----------|--|------|-----------|
| 12,036.88 | Hall Lettings | 8,382.30 | | 72.74 | Rates | | 76.84 |
| 506.00 | Field/Court/Car Park | 495.00 | | 918.36 | Water | | 388.56 |
| 1,000.00 | Mayfayre grant | 300.00 | | 308.26 | Licences+ Memberships | | 687.70 |
| 3,500.00 | Parish Council grant for Field maintenance | 3,500.00 | | 1,015.22 | Insurance | | 1,034.31 |
| 250.00 | Parish Council grant towards coffee mornings | 0.00 | | 7,480.20 | Electricity | | 4,666.58 |
| | Shop Grant for CCTV and Playbark | 800.00 | | 37.50 | Mobile phone | | 60.00 |
| 400.00 | Shop Ground Rent | 400.00 | | 148.07 | Coffee morning | | 0.00 |
| 785.87 | Saturday Market Income | 950.58 | | 499.89 | Maintenance | | 1,625.69 |
| 2,288.30 | Thursday Coffee mornings | 1,934.70 | | 111.00 | Playground/Court | | 326.40 |
| 167.50 | Events for general funds | 34.50 | | 237.59 | Software | | 275.79 |
| 119.65 | Interest | 169.70 | | 4,212.34 | Mowing Field | | 4,299.25 |
| 100.00 | Youth Shelter Ground Rent | 0.00 | | 1,842.00 | Cleaner | | 1,744.87 |
| 2,100.00 | Retained Deposits | 1,550.00 | | 160.00 | Window Cleaning | | 270.00 |
| 0.00 | Donation to general funds (transfr'd from Project) | 8,490.00 | | 2,916.00 | Bookings Secretary | | 2,319.45 |
| 1,126.77 | Donations to Dev Project (direct to us) | 32.00 | | 230.25 | Social Media | | 199.08 |
| 14,380.00 | Donations to Dev Project (via The Good Exchange) | 4,110.00 | | 198.68 | Cleaning Materials | | 366.26 |
| 18,643.00 | Grants for Development Project | 0.00 | | 1,900.00 | Returned Deposits | | 2,005.90 |
| 5,351.19 | HMRC Gift Aid | 0.00 | | 164.35 | Miscellaneous (fundraising, etc) | | 155.10 |
| 282.50 | West Berkshire+ Nat'l Lottery | 245.00 | | | | | |
| 106.66 | EasyFundraising | 77.42 | | 0.00 | Green Clock Bradfield Ltd | | 0.00 |
| 1,648.02 | Events for Project funds | 1,019.68 | | 99.28 | Development Project | | 2,152.80 |
| 1,529.70 | Interest from Project accounts | 3,030.25 | | 0.00 | Donor request to transfer to general funds | | 8,490.00 |
| 0.00 | Green Clock Final Closure | 1.00 | | 0.00 | Donor request for refund | | 300.00 |
| | | | | | | | |
| 23,254.20 | REGULAR INCOME | 27,006.78 | | 22,452.45 | REGULAR EXPENSE | | 20,501.78 |
| 43,067.84 | PROJECT INCOME | 8,515.35 | | 99.28 | PROJECT EXPENSE | | 10,942.80 |

BRADFIELD PLAYING FIELDS CHARITY No. 314297

| | | | | | | | |
|-----------|-------------------|-----------|--|-----------|-------------------|--|-----------|
| 109.10 | Rates 2023/24 | 115.25 | | 109.10 | Rates 2023/24 | | 115.25 |
| 351.78 | Insurance 2023/24 | 361.06 | | 351.78 | Insurance 2023/24 | | 361.06 |
| | | | | | | | |
| 66,782.92 | | 35,998.44 | | 23,012.61 | | | 31,920.89 |

| BALANCE SHEET AS AT 31 DECEMBER 2024

| Accumulated Fund | | Assets | | | |
|------------------|-----------------------|------------|------------|-------------------------|------------|
| 67,114.09 | Reserve 1.1.24 | 110,884.40 | 5,847.98 | Co-op Current | 3,276.50 |
| | | | 10,401.12 | Co-op Deposit | 19,060.82 |
| 43,770.31 | Excess of Income over | 4,077.55 | -2,100.00 | Returnable Deposits | -1,560.90 |
| | Expenditure | | 96.21 | Petty Cash | 52.11 |
| | | | 0.00 | Co-op Project (new a/c) | 19,219.88 |
| | | | 409.01 | Co-op 95-day Project | 698.70 |
| | | | 96,230.08 | The Charity Bank | 70,104.84 |
| | | | 0.00 | The Good Exchange | 4,110.00 |
| 110,884.40 | | 114,961.95 | 110,884.40 | | 114,961.95 |

Signed.....ChairmanTreasurer

**Bradfield Village Hall
(1180330)**

Report to the Trustees of accounts for the year ended 31st December 2024

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 Act) and that an independent examination is needed.

It is my responsibility to:

- examine the financial statements under section 145 of the Act;
- follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5)(b) of the Act; and
- state whether particular matters have come to my attention.

BASIS OF INDEPENDENT EXAMINER'S REPORT

My examination was carried out in accordance with the 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 presented with those records. It also includes consideration of any unusual items or disclosures in the financial statements, and seeking explanations from you as 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 connection with my examination, no matter has come to my attention:

- (1) which gives me reasonable cause to believe that in any material respect the requirements:
 - to keep accounting records in accordance with section 130 of the Charities Act; and
 - to prepare accounts which accord with the accounting records and comply with the accounting requirements of the Charities Act; or
- (2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Date: 10 February 2025

J Edmondson

Jennifer Edmondson
Andorra
Southend Road
Bradfield Southend
RG7 6EP

BRADFIELD VILLAGE HALL

England & Wales - Charity number 1180330

Accounts

Bradfield Village Hall cio

Annual Report 2023/24

This is the Annual Report of the Bradfield Village Hall CIO – Charity number 1180330 (formerly Bradfield Village Hall Trust – charity number 300129) of Southend Road, Bradfield Southend, Reading RG7 6EY. The trustees during 2023 have been Christine Evans (Chair), Eva Roggenstein (Treasurer), Jane Gaut, Sam Grey, Antony Powell, Nigel Neenan and Steve O'Reilly (Parish Council representative) with Sarah Westcar as secretary. Gordon Fletcher joined in 2024. Christine and Sam resigned at the end of 2023 and Antony took over as interim chair. It is a Charitable Incorporated Organisation governed by its constitution. The Trustees are also known as the Management Committee. As well as the Village Hall, the Trustees are the managing trustees of the adjacent Bradfield Playing Fields (Charity Number 314297) on behalf of Fields in Trust.

Emma Rolfe has continued in her role as the Bookings Administrator. She also cleans the hall and posts on our social media pages. Chris Tidbury took over locking the carpark gates.

The most important thing in this report is to thank Christine. The amount of work that she has put into the hall over the years cannot be overstated. We all owe her a deep debt of gratitude for all that she did, especially those things that kept the hall running but were done behind the scenes and that many of us just took for granted. She was instrumental in getting the new hall project going and if West Berks planners and the village had got behind the project as put forward in the 2017 Vision for the Future document we would probably have a new hall now. Unfortunately, that did not happen and Covid and Putin's invasion of Ukraine changed things to such an extent that the cost to build a new hall is nearly three times what it was initially. We are very grateful to those people and organisations who have supported the project, and we hope that we can still move forward to provide a community asset that will enhance the village. Sam has also put in a great deal of work over the years and we thank her for that. Both have said that they are still prepared to help with events such as the Watermill visits and Saturday Markets and we are extremely grateful for that.

The Thursday coffee mornings and Saturday Markets show what can be done if there are dedicated people to run them. We also hosted two productions by the Watermill outreach team, Mansfield Park and Macbeth. These were successful events enjoyed by many from the village and further afield. Dog training, WI and Gardening Club are still regular users and we have bookings for parties and other social events. Unfortunately during the very cold weather Bridge Club decided to find a warmer home. We did host a Coronation lunch at the hall but many had their own celebrations so it was not overcrowded.

It was good to have the Mayfayre back as it is one event where the whole village seem to appreciate the facilities and we are very grateful for their grant. We needed to put in place a new contract for the grounds maintenance as Peter Bendall retired after having served us well over the years and that went to Scofell.

We know that we are going to have to work hard to keep this existing hall going for the time being, the roof needed repairing again after more wind damage and the heating struggles in really cold weather, it is not ideal for many who want to hire a hall. Another area that needs addressing are the drains which we had hoped could be replaced by those to the new hall but it is something being looked at.

The Development Committee that was set up to look at how to move the New Hall Project forward have put a lot of time and effort into doing this. Their first brief was to look at funding options and unfortunately, even with a very positive outlook on this, it was clear that due to the substantial rise in costs and lack of a major individual donor it was unlikely that we would be able to raise the funds needed. With this in mind they are now looking at other possible options to provide a hall for the village going forward. We thank them all for the time and effort they have put into this.

The Management Committee appreciate the contribution the Parish Council have given us towards the upkeep of the grounds and the playground inspection. The new benches they provided have now been installed and are very welcome. The playground does need some work on it, but it would still be a good idea to move it to a safer location and there should be some specific grants for this.

Many thanks go to all the committee members for the work that they put in to keep things running and we hope that we can get some positive ideas to keep things going.

BRADFIELD VILLAGE HALL MANAGEMENT COMMITTEE

ACCOUNTS YEAR ENDING 31 December 2023

INCOME

EXPENDITURE

BRADFIELD VILLAGE HALL CHARITY No. 1180330

| <u>2022</u> | | <u>2023</u> | <u>2022</u> | | <u>2023</u> |
|------------------|--|------------------|------------------|---------------------------|------------------|
| 14,167.62 | Hall Lettings | 12,036.88 | 135.17 | Rates | 72.74 |
| 495.00 | Field/Court/Car Park | 506.00 | 0.00 | Water | 918.36 |
| 0.00 | Mayfayre grant | 1,000.00 | 308.26 | Licences | 308.26 |
| 3,000.00 | Parish Council grant for Field maintenance | 3,500.00 | 969.24 | Insurance | 1,015.22 |
| 0.00 | Parish Council grant towards coffee mornings | 250.00 | 6,832.84 | Electricity | 7,480.20 |
| 400.00 | Shop Ground Rent | 400.00 | 0.00 | Mobile phone | 37.50 |
| 783.80 | Saturday Market Income | 785.87 | 0.00 | Coffee morning | 148.07 |
| 2,018.74 | Thursday Coffee mornings | 2,288.30 | 2,427.77 | Maintenance | 499.89 |
| 0.00 | Events for general funds | 167.50 | 105.00 | Playground/Court | 111.00 |
| 72.31 | Interest | 119.65 | 375.32 | Software | 237.59 |
| 0.00 | Youth Shelter Ground Rent | 100.00 | 3,018.80 | Mowing Field | 4,212.34 |
| 2,667.00 | West Berks Covid Grant | 0.00 | 2,000.00 | Cleaner | 1,842.00 |
| 2,400.00 | Retained Deposits | 2,100.00 | 286.00 | Window Cleaning | 160.00 |
| 69.43 | Credits from pd invoices | 0.00 | 180.00 | Memberships/Purchases | 0.00 |
| 450.00 | Insurance Claims | 0.00 | 3,750.00 | Bookings Secretary | 2,916.00 |
| 4,955.66 | Donations to Dev Project (direct to us) | 1,126.77 | 250.00 | Social Media | 230.25 |
| 5,982.85 | Donations to Dev Project (via TGE) | 14,380.00 | 358.09 | Cleaning Materials | 198.68 |
| 59,700.00 | Grants for Development Project | 18,643.00 | 2,342.00 | Returned Deposits | 1,900.00 |
| 1,482.60 | HMRC Gift Aid | 5,351.19 | 0.00 | Miscellaneous | 164.35 |
| 268.50 | West Berkshire+ Nat'l Lottery | 282.50 | | | |
| 132.07 | EasyFundraising + AmazonSmile | 106.66 | 41,764.02 | Green Clock Bradfield Ltd | 0.00 |
| 1,457.32 | Watermill + other events Profit | 1,648.02 | 392.95 | Development Project | 99.28 |
| 0.00 | Interest from Project a/c | 1,529.70 | 167.48 | The Good Exchange Fees | 0.00 |
| 4,475.73 | VAT from GCB and credited to BVH | 0.00 | 1.74 | Early access penalty | 0.00 |
| 1,230.00 | Credits from pd invoices | 0.00 | | | |
| 23,721.36 | REGULAR INCOME | 23,254.20 | 23,338.49 | REGULAR EXPENSE | 22,452.45 |
| 82,487.27 | PROJECT INCOME | 43,067.84 | 42,326.19 | PROJECT EXPENSE | 99.28 |

BRADFIELD PLAYING FIELDS CHARITY No. 314297

| | | | | | |
|------------|-------------------|-----------|-----------|-------------------|-----------|
| 202.75 | Rates 2022/23 | 109.10 | 202.75 | Rates 2022/23 | 109.10 |
| 323.99 | Insurance 2022/23 | 351.78 | 323.99 | Insurance 2022/23 | 351.78 |
| | | | | | |
| 106,735.37 | | 66,782.92 | 66,191.42 | | 23,012.61 |

BALANCE SHEET AS AT 31 DECEMBER 2023

| <u>Accumulated Fund</u> | | <u>Assets</u> | | | |
|-------------------------|-----------------------|---------------|-----------|-----------------------------|------------|
| 26,570.14 | Reserve 1.1.23 | 67,114.09 | 6,134.48 | Co-op Current | 5,847.98 |
| | | | 10,113.97 | Co-op Deposit | 10,401.12 |
| 40,543.95 | Excess of Income over | 43,770.31 | -2,873.00 | Returnable Deposits | -2,100.00 |
| | Expenditure | | 145.75 | Petty Cash | 96.21 |
| | | | 53,442.89 | Co-op Dev Fund | 409.01 |
| | | | 0.00 | The Charity Bank (2-Jan-24) | 96,230.08 |
| | | | 150.00 | The Good Exchange | 0.00 |
| | | | | | |
| 67,114.09 | | 110,884.40 | 67,114.09 | | 110,884.40 |

Signed.....ChairmanTreasurer

Bradfield Village Hall
(1180330)

Report to the Trustees of accounts for the year ended 31st December 2023

RESPECTIVE RESPONSIBILITIES OF TRUSTEES AND EXAMINER

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



Date: 8 February 2024

Jennifer Edmondson
Andora
Southend Road
Bradfield Southend
RG7 6EP

BRADFIELD VILLAGE HALL

England & Wales - Charity number 1180330

Accounts

Bradfield Village Hall CIO – Annual Report 2021/22

This is the Annual Report of the Bradfield Village Hall CIO – Charity number 1180330 (formerly Bradfield Village Hall Trust – charity number 300129) of Southend Road, Bradfield Southend, Reading RG7 6EY.

BVH CIO is a Charitable Incorporated Organisation governed by its constitution. The Trustees are usually referred to as the Management Committee. The Trustees are also the managing trustees of the adjacent Bradfield Playing Fields (Charity Number 314297) on behalf of Fields in Trust.

The trustees during 2021/22 have been Christine Evans (Chair), Eva Roggenstein (Treasurer), Jane Gaut, Samantha Grey, and Antony Powell, with Sarah Westcar being the secretary. Paul Henwood, who was the parish council representative, stood down during 2021 and has been replaced by Stephen O'Reilly. Nigel Neenan has also become a trustee this year.

Emma Rolfe has continued her role as the Bookings Administrator, locking the gates and cleaning the hall. She also organises the day-to-day administration of our social media. The Committee are grateful to her for all of her hard work on behalf of the Village Hall.

The hall was able to remain open throughout the pandemic, with some activities allowed to continue, so the financial impacts have not been as devastating as they might have been. Several covid grants from West Berkshire Council helped immensely with the financial stability of the Hall. The grant from Bradfield Parish Council towards the upkeep of the grounds is much appreciated as always.

Bookings have increased as restrictions have been lifted. With the exception of Tai Chi, all the regular clubs and organisations have returned including Bradfield Gardening Club, WI, Bridge and Dog Training. Two support groups who transferred to our hall during lockdown have continued meeting in the hall every week. The rabbit and pigeon clubs are yet to hold any shows. The committee continues to organise the monthly Saturday market, for which a contactless card reader has been purchased and will be available for future events. A new weekly coffee morning organised by the committee has proved very popular.

We were very pleased to welcome again the Watemill Theatre on Tour for an outdoor performance of The Hound of the Baskervilles in August, which was successful in raising valuable funds and was hugely enjoyed by everyone.

In October we celebrated the 70th anniversary of the Hall opening with a tea party to which the whole community was invited. The table groaned with cakes, including a specially made birthday cake and it was a very pleasant social occasion. A Race Night with a fish and chip supper organised in collaboration with Young Farmers was highly successful and enjoyed by all attending.

The traditional Mayfayre, which normally happens on May Bank Holiday Monday, could not take place this year so the Committee organised a Community Fun Day which proved to be very successful. Many local organisations ran a variety of activities to entertain the visitors and promote their work. Over the Queen's Jubilee Weekend, the scheduled village picnic on the field moved into the Hall due to the inclement weather. This proved to be a most enjoyable sociable get-together, highlighting the value of a village hall.

Throughout the year various maintenance issues have had to be dealt with, including repairing all three sections of roof, dealing with leaking gutters, strengthening the barrier protecting the kitchen wall after yet another car backed into it and further work on the playground. Over the Summer, much of the electrical wiring was updated where necessary. In October the oil heating boiler broke down completely and new, more environmentally friendly, infrared heaters were installed, requiring further electrical work. After initial teething problems, these are now working well.

Storm Eunice damaged a panel on the main roof, which has now been repaired, the delay being due to a lack of replacement materials. Areas of the car park surface are breaking up and subsiding. As part of the preparation for the new building, a CCTV survey of the current underground drainage and pipework was undertaken, showing a number of issues. As the carpark is used a great deal, including by large lorries delivering to the shop, it was decided to cordon off the problem areas to avoid further damage. The annual inspection of the playground also highlighted the need for it to be replaced. Whilst nothing is dangerous, much of the equipment is no longer up to modern requirements and is deteriorating, not really surprising since all of it is at least 20 years old.

The number of urgent repairs and the knowledge of likely on-going major problems in the future has highlighted the inadequacy of the hall and outside spaces and the need for replacements, ones that are much better suited to current needs and provide for **all** members of our community.

The need for a new building and upgraded facilities on site is highlighted almost daily. Where work has been required on the existing hall or play area, it has all been done and paid for out of general revenue funds. The Trustees are frustrated that they have been acutely aware of the need to replace nearly everything for more than a decade and huge efforts have been made to provide improved facilities as the current hall is in danger of being unsustainable.

As of June 2022, over £753,000 has been raised for the project or formally pledged, over £550,000 of which has come from individuals living locally. All monies raised are **restricted funds**- i.e., they are purely for this specific project and can only be used for this under charitable law. A grant has been received from Greenham Trust of £100,000 which requires match funding. We have also received grants from Bernard Sunley, West Berkshire Council CIL Fund, Englefield Charitable Trust, Syder Foundation, Sovereign Housing and Lennox Hannay Charitable Trust, plus donations and pledges from locals. Of course, much of the total raised is not in our bank account. All major funders or those giving pledges only transfer the money when work starts.

Considerable efforts have continued to be made to find the outstanding funding by the Development Team – Julie Noakes, Eva Roggenstein and Christine Evans, who are ably assisted by experts in the community. The extension of our planning consent until September 2024 does give us more time to do this.

Of the total raised to date, around £95,000 has been spent on some of the technical design work needed prior to going out to tender, which was commissioned in 2021. As the date for going out to tender is still under review, further work will be completed when a positive date is known, amounting to about £20,000. It is hoped that building will be able to start sometime in 2023 as long as the necessary funds are raised.

A thriving community needs a functional, well designed village hall with facilities suitable for the 2020s and well beyond. Following the Silver Jubilee of King George V in 1936, £23/17/6 [worth £1,807 today] was used to start a fund to pay for the current hall. It would be tremendous if we could celebrate the Queen's Platinum Jubilee by building its replacement.

Finally, as chair, I would like to thank my fellow trustees, as well as Sarah and Julie for all their hard work and support during the last year.

Christine Evans, Chair, Bradfield Village Hall Management Committee

BRADFIELD VILLAGE HALL MANAGEMENT COMMITTEE

ACCOUNTS YEAR ENDING 31 December 2021

INCOME

EXPENDITURE

BRADFIELD VILLAGE HALL CHARITY No. 1180330

| | <u>2020</u> | | <u>2021</u> | <u>2020</u> | | <u>2021</u> |
|----------|----------------------------------|----------|-------------|---------------------------|----------|-------------|
| 7559.50 | Hall Lettings | 10992.26 | 67.00 | Rates | 69.00 | |
| 400.00 | Field/Court/Car Park | 494.00 | 59.57 | Water | 439.11 | |
| | Mayfayre | 0.00 | 399.79 | Licences | 258.83 | |
| 3500.00 | Parish regular support | 3000.00 | 1530.19 | Insurance | 1469.34 | |
| 400.00 | Shop Ground Rent | 400.00 | 690.37 | Electricity | 431.67 | |
| 29.51 | Interest | 34.27 | 1415.04 | Oil | 1235.02 | |
| 50.00 | Youth Shelter Ground Rent | 50.00 | 1294.20 | Maintenance | 12092.57 | |
| 21816.83 | Donations to Development Project | 14989.94 | 680.50 | Playground/Court | 229.20 | |
| 15000.00 | Grants for Development Project | 13750.00 | 52.25 | Sundry/Postage | 25.50 | |
| 1165.00 | HMRC Gift Aid | 4456.99 | 2782.80 | Mowing Field | 2810.80 | |
| 130.00 | West Berkshire Lottery | 222.00 | 1040.00 | Cleaner | 2160.00 | |
| 94.06 | EasyFundraising + AmazonSmile | 91.13 | 65.00 | Window Cleaning | 195.00 | |
| | Watermill Production Profit | 789.89 | 356.39 | Memberships/Purchases | 281.68 | |
| 109.01 | Saturday Market Income | 878.37 | 3900.00 | Bookings Secretary | 4050.00 | |
| 10000.00 | West Berks Covid Grant | 8000.00 | 40.00 | Social Media Guru | 270.00 | |
| 400.00 | Retained Deposits | 1500.00 | 467.57 | Cleaning Materials | 59.66 | |
| 100 | Donated Deposit from Pigeon Club | | 250.00 | Green Clock Bradfield Ltd | 58600.00 | |
| | | | 119.00 | Development Project | 234.00 | |
| | | | 1035.00 | Returned Deposits | 900.00 | |
| | | | 302.42 | The Good Exchange Fees | 1939.32 | |
| | | | | | | |

BRADFIELD PLAYING FIELDS CHARITY No. 314297

| | | | | | |
|----------|-------------------|----------|----------|-------------------|----------|
| | | | | | |
| 0.00 | Rates 2020/21 | 103.50 | 0 | Rates 2020/21 | 103.50 |
| 352.95 | Insurance 2020/21 | 365.55 | 352.95 | Insurance 2020/21 | 365.55 |
| | | | | | |
| 61106.86 | | 60117.90 | 16900.04 | | 88219.75 |

BALANCE SHEET AS AT 31 DECEMBER 2021

| | <u>Accumulated Fund</u> | | | <u>Assets</u> | |
|----------|-------------------------|-----------|----------|---------------------|----------|
| 10465.17 | Reserve 1.1.21 | 54671.99 | 5401.90 | Co-op Current | 4494.17 |
| | | | 15045.41 | Co-op Deposit | 10929.19 |
| 44206.82 | Excess of Income over | -28101.85 | 21125.13 | Co-op Dev Fund | 13563.48 |
| | Expenditure | | 15168.80 | The Good Exchange | 252.55 |
| | | | -2215.00 | Returnable Deposits | -2815.00 |
| | | | 145.75 | Petty Cash | 145.75 |
| | | | | | |
| 54671.99 | | 26570.14 | 54671.99 | | 26570.14 |

Signed.....ChairmanTreasurer

Bradfield Village Hall

(1180330)

**Report to the Trustees of accounts for the year ended 31st December 2021
as set out on page 2**

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 Act) and that an independent examination is needed.

It is my responsibility to:

- examine the financial statements under section 145 of the Act;
- follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5)(b) of the Act; and
- state whether particular matters have come to my attention.

BASIS OF INDEPENDENT EXAMINER'S REPORT

My examination was carried out in accordance with the 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 presented with those records. It also includes consideration of any unusual items or disclosures in the financial statements, and seeking explanations from you as 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 connection with my examination, no matter has come to my attention:

- (1) which gives me reasonable cause to believe that in any material respect the requirements:
 - to keep accounting records in accordance with section 130 of the Charities Act; and
 - to prepare accounts which accord with the accounting records and comply with the accounting requirements of the Charities Act; or
- (2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Marett Limited

David Marett FCA CTA
Marett Limited
Rushall, Bishops Road
Tutts Clump
RG7 6JZ

Date: 1 April 2022

BRADFIELD VILLAGE HALL

England & Wales - Charity number 1180330

Accounts

Bradfield Village Hall CIO – Annual Report 2020/21

This is the Annual Report of the Bradfield Village Hall CIO – Charity number 1180330 (formerly Bradfield Village Hall Trust – charity number 300129) of Southend Road, Bradfield Southend, Reading RG7 6EY. It is a Charitable Incorporated Organisation governed by its constitution. The Management Committee [Trustees] during 2020 have been Christine Evans (Chair), Eva Roggenstein (Treasurer), Jane Gaut, Sam Grey, Antony Powell and Paul Henwood. The secretary is Sarah Westcar. The Management Committee are also the managing trustees of the adjacent Bradfield Playing Fields (Charity Number 314297) on behalf of Fields in Trust. It is a member of Connecting Communities in Berkshire.

Emma Rolfe has continued her role as the Administrator, which includes taking enquiries and bookings for the hall, dealing with day to day issues, locking the gates at night and organising the social media posts. She also took over the cleaning when Carol Cullum stepped down. The Committee thank Carol for her hard work over the years and are very grateful to Emma for all her hard work keeping the Village Hall running smoothly, especially with the added burden of complying with covid rules.

A very interesting and successful Open Day was held in the hall on Saturday 25th January 2020, to coincide with ACRE's first National Village Hall Week. An exhibition of photos, anecdotes and historical information was displayed in the hall from past and present users. Thanks to all those who contributed and spent time sifting through and arranging the many collections. Much of it has been carefully stored away so that it could be used again once the new hall is open. Unfortunately we were unable to repeat any such event in January 2021, although a series of anecdotes about the hall were published on the Village Hall Facebook page.

The Committee were aware that the playground was deteriorating and felt remedial action needed to be taken. Some of the items have been removed, others mended and much of the metalwork was given a good clean and repainted by the Committee and some willing volunteers. Many thanks to those who gave their time to help. Thanks also go to Paul and Tony who have tackled many of the maintenance jobs around the site.

Eva organised the installation of superfast Broadband in the hall through Gigaclear at no cost to the Village Hall. In consultation with them, it has been installed so that it will be easy to extend through into the new building at the appropriate time. Gigaclear are providing the use of the internet free as part of the Community Hub initiative.

At the beginning of 2020 the hall had maintained its level of bookings with the Sunshine Club being the major user using the hall every early morning and four afternoons a week, but in late March came the first Coronavirus restrictions. During the first lockdown, the Management Committee were happy to allow the shop to use the hall at no cost to enable them to cope with the extra demands of the Pandemic, by offering home deliveries to those in isolation. No income was received during this time, but relief was granted for Business Rates, partially reducing outgoings. It was agreed to keep paying Emma to keep up with the ever changing legislation so the building was kept safe for those accessing the building, as well as tackling many of the outstanding jobs around the hall. We are particularly grateful this year for the grant from the Parish Council towards the upkeep of the field.

Subsequently, when government regulations allowed, the Sunshine Club have returned and two support groups have been using the hall. In recent weeks and with a relaxing of restrictions, there have been many enquiries about hiring the hall. These have not all be positive, the lack of suitable facilities being the main problem, such as for young children.

During the Summer, the Hall became involved in the Village Hall Accreditation Hallmark Programme with Connecting Communities in Berkshire [CCB]. This recognises good standards of managements and demonstrates that Trustees are meeting their legal obligations. Bradfield Village Hall has been accredited with Level 1 and is eager to be assessed for levels 2 and 3 when government regulations allow.

In July the site was invaded by travellers, causing considerable disruption to the area. Our thanks go to the Police in persuading them to leave. However lasting damage was minimal. Following advice from the Police, posts were erected one side of the hall and a height barrier erected the other side. We greatly appreciate the Parish Council paying for this protection for the field.

The Management Committee's main focus has centred on the Development Project to replace the current hall and improve all the site facilities. Since planning consent was granted in November 2019, covid restrictions have brought challenges with progressing the project and fund raising. The Development team has consisted of Julie Noakes, Christine Evans and Eva Roggenstein, and Sarah Westcar for the MUGA and playground, assisted by other members of the community as needed. Their hard work is very much appreciated. Regular updates have been published in Newslink magazine and on our Facebook pages and by leaflet distributed to all homes in the parish, in addition to reports given to the Parish Council. A video has also been produced promoting the project which can be viewed on the village hall website, www.BradfieldVillageHall.co.uk

Some fundraising events have occurred, including two sponsored walks. We did a virtual 467 mile walk via all the three Bradfield Village Halls in England. The very successful Double Match Day event with Greenham Trust netted over £17,000. Many thanks to all those in the village who joined in the 1,112 laps of the sites of the new hall and games area. In partnership with the school, we also held an enjoyable scarecrow trail in the village.

Much effort has been expended on grant applications and encouraging locals to support the project. So far, over £565,000 has been raised, in donations, pledges and grants. The estimated project costs indicate that a further £1.7 million is needed to complete the whole plans. We are extremely grateful for the support from many of those living locally and users of the facilities, as well as those bodies who have awarded grants towards the project.

The money raised so far has enabled us to progress the project to RIBA Stage 4 – drawing up the plans in detail in readiness to go out to tender when the remaining funds have been identified. The Trustees are aware that delays and alterations in design and planning, particularly the roof, have increased the total costs. However, the urgent necessity of having suitable facilities in Bradfield is providing the impetus to find the funding, both locally as well as through grant bodies. It is hoped that building will be able to start in late Summer/early Autumn 2022 and completion in Summer 2023. The challenge in the coming year will be to raise the necessary funds to achieve these long-awaited community facilities.

BRADFIELD VILLAGE HALL MANAGEMENT COMMITTEE

ACCOUNTS YEAR ENDING 31 December 2020

INCOME

EXPENDITURE

BRADFIELD VILLAGE HALL CHARITY No. 300129

| 2019 | | 2020 | 2019 | | 2020 |
|----------|----------------------------------|----------|---------|---------------------------|---------|
| 18316.06 | Hall Lettings | 7559.50 | 266.37 | Rates | 67.00 |
| 775.00 | Field/Court/Car Park | 400.00 | 240.59 | Water | 59.57 |
| 1200.00 | Mayfayre | | 379.63 | Licences | 399.79 |
| 3000.00 | Parish regular support | 3500.00 | 1511.50 | Insurance | 1530.19 |
| 400.00 | Shop Ground Rent | 400.00 | 856.66 | Electricity | 690.37 |
| 26.88 | Interest | 29.51 | 1471.94 | Oil | 1415.04 |
| 50.00 | Youth Shelter Ground Rent | 50.00 | 4029.62 | Maintenance | 1294.20 |
| 1145.00 | Donations to Development Project | 19664.09 | 107.40 | Playground/Court | 680.50 |
| 466.00 | Grants for Development Project | 15000.00 | 102.55 | Sundry/Postage | 52.25 |
| | Donations to Dev Project on TGE | 2152.74 | 2761.20 | Mowing Field | 2782.80 |
| | HMRC Gift Aid | 1165.00 | 2080.00 | Cleaner | 1040.00 |
| 7.50 | West Berkshire Lottery | 130.00 | 310.00 | Window Cleaning | 65.00 |
| | EasyFundraising + AmazonSmile | 94.06 | 680.32 | Memberships/Purchases | 356.39 |
| 1050.74 | Watermill Production | | 3995.00 | Bookings Secretary | 3900.00 |
| 1110.65 | 2nd Watermill Production | | | Social Media Guru | 40.00 |
| 859.44 | Saturday Market Income | 109.01 | 528.00 | Bins/Litter Picking/Gate | |
| | West Berks Covid Grant | 10000.00 | 308.35 | Cleaning Materials | 467.57 |
| 80.00 | Car Boot Sale | | 6350.00 | Green Clock Bradfield Ltd | 250.00 |
| | Retained Deposits | 400.00 | 622.30 | Watermill Expenses (1) | |
| | Donated Deposit from Pigeon Club | 100.00 | 624.60 | Watermill Expenses (2) | |
| | | | | Development Project | 119.00 |
| | | | | Returned Deposits | 1035.00 |
| | | | 2700.00 | Trust Deed Expenses | |
| | | | | The Good Exchange Fees | 302.42 |

BRADFIELD PLAYING FIELDS CHARITY No. 314297

| | | | | | |
|----------|-------------------|----------|----------|-------------------|----------|
| 349.52 | Rates 2018/19 | | | | |
| 346.84 | Insurance 2018/19 | | | | |
| 396.91 | Rates 2019/20 | | 396.91 | Rates 2019/20 | |
| 352.95 | Insurance 2019/20 | | 352.95 | Insurance 2019/20 | |
| | Rates 2020/21 | 0 | | Rates 2020/21 | 0 |
| | Insurance 2020/21 | 352.95 | | Insurance 2020/21 | 352.95 |
| 29933.49 | | 61106.86 | 30675.89 | | 16900.04 |

BALANCE SHEET AS AT 31 DECEMBER 2020

| <u>Accumulated Fund</u> | | | | <u>Assets</u> | |
|-------------------------|-----------------------|----------|----------|---------------------|----------|
| 11207.57 | Reserve 1.1.20 | 10465.17 | 8183.35 | Co-op Current | 5401.90 |
| | | | 5026.88 | Co-op Deposit | 15045.41 |
| -742.40 | Excess of Income over | 44206.82 | | Co-op Dev Fund | 21125.13 |
| | Expenditure | | | The Good Exchange | 15168.80 |
| | | | -2850 | Returnable Deposits | -2215.00 |
| | | | 104.94 | Petty Cash | 145.75 |
| 10465.17 | | 54671.99 | 10465.17 | | 54671.99 |

Signed.....ChairmanTreasurer

Bradfield Village Hall

(1180330)

**Report to the Trustees of accounts for the year ended 31st December 2020
as set out on page 2**

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 Act) and that an independent examination is needed.

It is my responsibility to:

- examine the financial statements under section 145 of the Act;
- follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5)(b) of the Act; and
- state whether particular matters have come to my attention.

BASIS OF INDEPENDENT EXAMINER'S REPORT

My examination was carried out in accordance with the 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 presented with those records. It also includes consideration of any unusual items or disclosures in the financial statements, and seeking explanations from you as 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 connection with my examination, no matter has come to my attention:

- (1) which gives me reasonable cause to believe that in any material respect the requirements:
 - to keep accounting records in accordance with section 130 of the Charities Act; and
 - to prepare accounts which accord with the accounting records and comply with the accounting requirements of the Charities Act; or
- (2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Marett's Limited

David Marett FCA CTA
Marett's Limited
Rushall, Bishops Road
Tutts Clump
RG7 6JZ

Date: 19 March 2021