

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 Paul Henwood, who was the parish council representative, stood down during 2021 and has been replaced by Stephen O'Reilly.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 Waterville 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

2020		2021	2020		2021
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

	Accumulated Fund			Assets	
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

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Date: 1 April 2022