

WELTON VILLAGE MEMORIAL HALL

Annual Report 2022

Welton Village Memorial Hall [**The Hall**] is a Charitable Incorporated Organisation [**CIO**], a form of charity which is overseen by the Charity Commission for England & Wales. Our Charity number is 1180894 and the Hall is situated at 33-35 Cowgate, Welton, Brough HU15 1ND and is run by the Trustees who are all unpaid volunteers.

The aims of The Hall is the provision and maintenance of a village hall for the benefit of the inhabitants of the parish of Welton without distinction of political, religious or other opinions, including use for meetings, lectures and classes and for other forms of recreation and leisure time occupation, with the object of improving the conditions of life for the said inhabitants.



The origins of the charity go back to the end of World War 2 when the local villagers were able to use money collected for a war memorial to acquire the Estate Manager's house and Estate Hall from the Harrison-Broadley estate which was being sold off having owned most of the land locally for decades. Soon after the Welton Memorial Club [**The Club**] was created, as a means of generating a surplus which could be used to maintain the building, which dated back to at least 1890. The two entities eventually developed and became separately managed entities. In 1985 The Hall became a Registered Charity and then in 2018 the CIO was set up and, on 28 February 2020, all assets and liabilities were transferred from the old charity to the CIO. The Club had become a private members club and, subsequently, a private limited company but it still rents its premises from The Hall.

The Hall continues to be a unique facility for the use of locals. The premises are rented to a variety of dance, drama, keep-fit and other activities for both children and adults on a regular basis as well as a venue for all sorts of celebrations, plays, cinema showings and meetings. Providing these facilities is how we meet our charitable purpose and benefit the public and, together with the Charity Commission guidance, is how the Trustees decide on how to develop the Hall.

WELTON VILLAGE MEMORIAL HALL

Annual Report 2022 continued

2022 Achievements

The year to 31 May 2022 continued to be difficult. However we were able to complete the next phase of the Hall refurbishment - a new, larger kitchen which did not impinge on the main Hall and refurbished toilets at the front. We were able to do this with the aid of a grant from FCC Communities Foundation, a not-for-profit business that awards grants for community, conservation and heritage projects from funds donated by FCC Environment through the Landfill Communities Fund and Scottish Landfill Communities Fund. We also were able to obtain a further grant from ACRE [Action for Communities in Rural England] who support village halls amongst other organisations. ACRE also lent the hall nearly £20,000 on an unsecured basis which allowed us to resurface and improve the carpark while maintaining necessary liquidity.

Subsequently we have modified the space at the back of the stage to create a new meeting room for smaller meetings and hope to build an equipment store at the rear..

Financial Results

This financial year saw continued substantial expenditure on refurbishment and one-off income in the form of grants that enabled this, as outlined above. There was a small net deficit of £16,000.

Regular income recovered from the previous year's covid-hit level. Routine expenditure also rose significantly. The year ended with a surplus on normal activities of about £7,000.

The net result left cash reserves of nearly £56,000 at the year end, well above our target. We do have a loan of £19,000 which needs to be repaid over the next 7 years and there are further refurbishments and repairs in the pipeline. The relatively high level is needed to allow the Trustees to respond to any major repairs needed on this Grade 2 listed building.

Trustees

The Trustees are all unpaid. Five may be nominated by Welton Parish Council [**WPC**], one may be nominated by St Helen's Church, and five are appointed the Trustees as a whole. Trustees meet regularly, usually around 10 times a year but some business is done using email.

The Trustees have organised a small number of social and fund-raising events in the Hall and a small group has been put together including Steve Jibson, Annika McIntyre and Andy Coates to co-ordinate these activities.

During the year a new website was created following problems with the previous hosts and this is now all managed locally.

The Trustees are always keen to add to the team who try to make sure that the Hall is operating smoothly through using their skills and experience whether they become a Trustee or not. Especially useful would be anyone with social media, IT or marketing skills. Please contact any of the Trustees if you feel you could contribute in some way.

Below is a list of Trustees and Officers throughout the year up till March 2023:

WELTON VILLAGE MEMORIAL HALL
Annual Report 2022 continued

Name	Position	Period	How appointed
Stephen Jibson	Chair	Full year	WPC
Mike Thane	Vice-Chair	Full year	WPC
Derek Fairweather	Trustee	Resigned 08/02/2022	WPC
Alan Henry	Trustee	Resigned	Appointed
Dave Russell	Treasurer	Full year	Appointed
Dave Smith	Trustee	Full year	Appointed
Elaine Skinn	Trustee	Full year	WPC
Lucy Khan	Trustee	Full year	Appointed
Annika McIntyre	Trustee	Appointed 20/02/2023	Appointed
Andy Coates	Trustee	Appointed 20/02/2023	Appointed
Eileen Tucker	Secretary	Full year	Officer
Colin James	Caretaker	Full year	Employee

WELTON VILLAGE MEMORIAL HALL
Income & Expenditure Account
Accounts for Year ended 31 May 2022
£

	2020/21	2021/22
INCOME		
Club Rent	10,000	12,000
Other Rental	5,230	11,655
WCC Income	-	417
Grants - Hall	55,468	86,222
Grants & Donations - WCC	-	-
Events	-	1,555
Other Income	100	15
Interest received	492	83
Total Income	71,290	111,947
EXPENDITURE		
Wages	(2,489)	(4,587)
Utilities	(5,375)	(7,064)
Insurances, Licences etc	(1,303)	(1,543)
Maintenance	(1,004)	(1,736)
WCC running expenses	100	(808)
Trustee & Officers Expenses	(705)	(824)
Routine expenditure	(10,776)	(16,562)
Repairs	(2,493)	(2,338)
Capital expenses	(133,111)	(105,710)
Capital expenses - WCC	(747)	(150)
Professional Charges	(240)	(1,435)
Events costs	-	(2,039)
Other [inc interest paid]	-	(163)
Total Expenditure	(147,367)	(128,397)
Net Income/(Expenditure)	(76,077)	(16,450)
BALANCE SHEET		
Cash & Bank	2,695	1,803
Investment Accounts	42,694	52,778
Loan - ACRE	-	(18,740)
Receivables	1,831	814
Liabilities	(2,087)	(7,972)
Net Assets	45,133	28,683
Funds Brought Forward	121,210	45,133
Net Income/(Expenditure)	(76,077)	(16,450)
Funds Carried Forward	45,133	28,683
Restricted from Fund Raising:		
- WVMH Development Fund	-	-
- Welton Community Cinema [WCC]	1,277	736
General Use	43,856	27,947
Total Funds	45,133	28,683

On 29 February 2020 the Welton Village Memorial Hall [Charity number 500394] transferred all its assets to the Welton Village Memorial Hall [Charity number 1180894]. The assets comprised cash, bank and investment accounts.

During the year the Trustees utilised all the Development Fund income in completing the Phase 2 of their planned development, primarily creating a new kitchen, and the building work for Phase 3: creating a new meeting room. The fund was able to do this through grants from the FCC Foundation Trust and ACRE's Village Hall Improvement Grants Fund.

During the year the Trustees obtained a loan from ACRE's Rural Community Buildings Fund. This is repayable over eight years with interest. This was used to resurface and improve the carpark.

The Trustees have agreed to reserve the net funds generated by Welton Community Cinema [WCC] activities to maintain this facility for the community. Due to the impact of the Covid pandemic WCC had lower attendances and made a small loss in the period.

The charity owns the freehold to the land and buildings that comprise Welton Village Memorial Hall under a permanent endowment which restricts the transfer of any of the property without agreement from the Parish Council and the Charity Commission.

Prepared by David Russell [Honorary Treasurer] 11 July 2022

I have examined the above Income & Expenditure Account and found it to be a fair record of the transactions conducted of the accounts of Welton Village Memorial Hall



D Johnson
 Cowgate, Welton HU15 1NB

14 December 2022

WELTON VILLAGE MEMORIAL HALL
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Accounts for Year ended 31 May 2022
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