

CHEDDAR VILLAGE HALL

Trustees Report for AGM, September 29th 2025

The hall committee has met on 8 occasions since the last AGM in September 2024 with one additional meeting which was not quorate. The committee have worked hard to continue to improve the provision of this attractive hall for community benefit.

Significant work has continued mainly in relation to the maintenance of a Victorian building which, whilst very well built in the 1890s, inevitably requires upgrading and repair in many areas. As reported last year the committee have to prioritise projects and are significantly governed by funds available and the availability of any grants. The main work in the past year has been the refurbishment of the kitchen and the repointing of the east wall together with the repair of its distinctive lead glazed windows.

The kitchen is a vital facility and the committee decided to improve it in the autumn.. The work was completed in January/February. Once again the trustees and committee are very grateful to Darren Pantrey who worked hard to carry out the improvements with John Sammut's help with measurements in a room with unpredicted angles! Heather and Meryl also contributed significantly in making decisions about cupboards and storage areas as well as décor. Advice was obtained regarding the installation of a dishwasher but the geometry of the room and other limitations meant that no machine was added. This project cost £9500.

Making the kitchen improvement a priority meant that the work to upgrade the stage end of the hall has been deferred for the time being. There is still a commitment to do this work when appropriate and with the necessary funds. It has been suggested that this work could be dedicated to the memory of Anne Higgs who did so much to help with suggestions and ideas as to how to open up this area but still retain the facilities for drama and music.

In November, during a Breakfast Service on a very wet morning, water was coming into the entrance lobby ceiling and outer wall. The cause was identified as rotting pointing in the east wall and in the covering coping stones– the effects have also been evident high in the east wall of the main hall where peeling paint results from damp conditions. This meant that the east wall needed repointing in a project similar to that in the west wall completed in 2021. A scaffold was erected and Darren carried out the work with his usual skill and tenacity. Over many years patches have been repointed but mostly using incorrect mortar using cement and not lime. Lime allows for thermal flexibility and thereby avoids the creation of cracks. In the process it was possible to examine the condition of the windows in this wall. These are elaborate Victorian windows with many small lead glazed pieces of glass. 16 were cracked (probably from stones thrown in the past according to the glazier) and one section was warped and at risk of loss of glass. With a scaffold in place it was agreed

that these issues should be addressed by a specialist firm from Wells familiar with similar problems in our churches. The glazing work cost c£2600 and was completed in August/September.

A related issue concerns the electrical sub-station at the north end of the east wall. Many years ago it was agreed with Western Power that it's movement to a different site could be arranged but legal delays meant that this never happened. Since then National Grid have become the controlling authority and we have been informed that this is no longer a business necessity. Originally the costs of movement were promised by Western Power but National Grid are not prepared to do this and the cost would be unaffordable for the Village Hall CIO. The consequence is that this year's work could only extend as far as the sub-station. Extra costs and safety issues are involved in working above and in the compound of this infra-structure so, regrettably, part of the wall will not be repointed and will mean that the façade will appear unfinished. Fortunately the parts most needing repair are within the area repointed.

A host of other maintenance jobs have continued. Notable amongst these are electrical items. This work related to completing a list identified in the last inspection, replacing 9 emergency lights with LEDs, replacing PIR floodlights to S and W, work to refit the refurbished kitchen, installation of a mains operated heat detector in the kitchen and installation of a new PIR floodlight to the external north wall. All of this cost close to £900 and mostly stemmed from an updated Fire Risk Assessment kindly completed by Patrick Westby.

In addition a significant repair has been carried out in the larger toilet close to the car park. Curtain repairs are in hand including replacement of the rail above the main hall window and a fairly crucial repair to the heating pipework has been completed. Many other minor items have been given attention. Helpful work has been carried out by Mike Curtis.

In August, shortly before the AGM, a structural weakness was identified to the right of the main entrance and advice is being obtained from a firm dealing with structural problems; the appropriate remedial actions will be implemented in due course.

The company responsible for cleaning the hall are no longer doing this work and as this report is being written a new arrangement is in hand. The trustees and the committee are sure that this will help considerably. Many thanks are due to Meryl Sammut who has looked after the cleaning of the hall since our contractor ceased working. She has had help from others but has conscientiously kept up with all necessary work.

In 2024 a new Booking Secretary was appointed but unfortunately the person chosen resigned even before starting work. Penny Hambly very kindly took on this job and has worked hard and very efficiently in responding to requests for bookings, liaising with everyone necessary, updating forms and paperwork and helping new hirers. The trustees are extremely grateful for all she has done, not just in terms of

“doing the job” but also with her constructive suggestions and improvements to processes. Penny made it clear at the outset that her tenure was “until a replacement is found”. The trustees are now delighted to have received a willingness to do this from John Sammut, Meryl’s husband. This has led to a relatively painless transfer of responsibility and we are very fortunate to have John’s help and expertise, not just in this role but in many other ways as well. For example, his advice and experience with the removal of the partition wall in the smaller hall and in preparing method statements and risk assessments for the east wall work.

The trustees wish to record their gratitude to Anne Higgs for all she has done in support of the hall, not just in relation to the possibilities for the stage but also by making donations towards the hall from her regular brass concerts in the Church. Her sudden loss affected all of us involved with the hall very deeply. She will be greatly missed. She did donate c£400 from a last Concert on December 5th.

No other fund raising events have been organized since the last AGM but the trustees continue to be very grateful to Heather for the consistent and substantial contributions generated by her line dancing classes on Mondays and Thursdays. Heather has been given considerable help from Trish Fleet and Helen Simmons – many thanks to them. In the financial year ending December 31st 2024 £6350 was contributed to hall funds. All the proceeds from line dancing payments go into hall funds – not just the rent due. Many of the recent projects carried out would not have been possible without this help.

Meryl and Heather work hard to identify and apply for grants for future work. A significant amount of work went into an application to help with efforts to reduce energy costs. A response to this is awaited but irrespective of a positive result a lot of ground work was completed which will help in future applications, notably an extensive consultation exercise to gain feedback from hall users. This is usually a requirement for any application. The trustees thank Meryl and Heather for their hours of painstaking effort.

The trustees wish to thank the committee for its work during the year, ably led by co-chairs Heather Scourse and Meryl Sammut. Meryl has looked after the control of the heating as well as coordinating and doing cleaning in the transition to a new cleaner. The hall is very fortunate to have Mark Voice as Treasurer. His reliability and management of all transactions, including insurance and service provision is fundamental to procedures. Thanks are also due to Adrian Targett who has continued as Secretary. Together with Penny Hambly important initiatives have been frequently taken and this help is hugely appreciated. Elaine Reynolds, Robin Boyd, Ade Macrow and Andrew Langford have all also contributed valuably and the importance of all these voluntary contributions in maintaining a vibrant community hall is not to be underestimated.

The trustees continue to be grateful to all the other volunteers who help to make the hall a vital local venue for the community. Many people attending and

participating in events also help considerably especially as the hall doesn't have a caretaker in post. The hall is a valuable and much loved place in Cheddar.

Approved by Trustees
August 20th 2025

CHEDDAR VILLAGE HALL CIO
ACCOUNTS FOR THE PERIOD 1 JANUARY 2023 TO 31 DECEMBER 2024

GENERAL FUND

Payments and Receipts for the period ending 31 December 2024

	2024		2023			2024		2023	
	£	£	£	£		£	£	£	£
Payments					Receipts				
Heating - gas	4919.14		4876.35		Income from lettings	20017.00		18433.31	
Lighting - electricity	431.38		743.34		Bank interest income	170.00		0.00	
Water	419.50		454.50						
Internet	409.90		579.65						
Total utilities		6179.92		6653.84					
Cleaning services	2793.23		2987.50						
Cleaning materials	218.50		0.00						
Total cleaning		3011.73		3248.98					
Booking secretary		970.00		1246.00					
Memberships		85.00		0.00					
Performing Rights		321.20		110.61					
Professional fees		200.00		200.00					
Insurance -net of premium and receipt		1769.17		1408.19					
Building Maintenance		1133.49		8340.58					
TOTAL EXPENDITURE		13670.51		20946.72	TOTAL INCOME		20187.00		18433.31
Excess of Receipts over Payments		6516.49			Excess of Payments over Receipts				2513.41
		<u>20187.00</u>		<u>20946.72</u>			<u>20187.00</u>		<u>20946.72</u>

IMPROVEMENT ACCOUNT (RESTRICTED FUNDS)

Payments and receipts for the period ending 31 December 2024

	2024		2023			2024		2023	
	£	£	£	£		£	£	£	£
Payments					Receipts				
					<u>Fund Raising Events</u>				
Tables and chairs		0.00		887.82	Line Dancing	6359.02		3716.00	
Building improvements		5351.50		19808.99	Dog show	0.00		229.00	
CCTV system		0.00		0.00	Quiz	353.00		353.00	
							6712.02		4298.00
					<u>Donations / Grants</u>				
					Flower Power	0.00		600.00	
					Church Concert	392.00		392.00	
					Sedgemoor	0.00		9975.60	
					Anonymous	0.00		5000.00	
					Other donations	400.00		0.00	
							792.00		15967.60
TOTAL EXPENDITURE		5351.50		20696.81	TOTAL INCOME		7504.02		20265.60
Excess of Receipts over Payments		2152.52			Excess of Payments over Receipts				431.21
TOTAL		<u>7504.02</u>		<u>20696.81</u>			<u>7504.02</u>		<u>20696.81</u>

Statement of Assets and Liabilities as at 31 December 2024

	2024	2023		2024	2023
General Fund			Cash at bank		
Opening Balance	16850.14	19363.55			
Income	20187.00	18433.31	Lloyds Current Account	15806.17	22307.16
Expenditure	-13670.51	-20946.72	Lloyds deposit account	15170.00	
Closing Balance	<u>23366.63</u>	<u>16850.14</u>			
Improvement Account (Restricted Funds)					
Opening Balance	5457.02	5888.23			
Income	7504.02	20265.60			
Expenditure	-5351.50	-20696.81			
Closing Balance	<u>7609.54</u>	<u>5457.02</u>			
Total					
Opening Balance	22307.16	25251.78			
Income	27691.02	38698.91			
Expenditure	-19022.01	-41643.53			
Closing Balance	<u>30976.17</u>	<u>22307.16</u>		<u>30976.17</u>	<u>22307.16</u>

Approved by the trustees
S.BURNS
D. HILL
R. SCOURSE



7 Cliff Street, Cheddar, BS27 3PT
01934 744333
info@atlasacc.co.uk.com

29th September 2025

Dear Sirs,

We have independently reviewed the accounting records of the Cheddar Village Hall CIO for the year ended 31 December 2024 and can confirm that the accounts agree with the underlying records. We confirm that the accounting records have been maintained in accordance with the requirements of the Charity Commission.

Atlas Accounting Limited
7 Cliff Street,
Cheddar
Somerset
BS27 3PT