

WELLESBOURNE VILLAGE HALL

England & Wales · Charity number 1186857

Details

Status Registered

Legal form CIO

Registered 2019-12-10

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

Contact

Address 28 Newbold Road
Wellesbourne
Warwick
CV35 9QE

Phone 01789470491

Email landm.dane@btinternet.co.uk

Activities

Objects: THE PROVISION AND MAINTENANCE OF A VILLAGE HALL FOR THE USE OF THE INHABITANTS OF THE PARISH OF WELLESBOURNE AND WALTON AND SURROUNDING VILLAGES WITHOUT DISTINCTION OF POLITICAL, RELIGIOUS OR OTHER OPINIONS, INCLUDING USE FOR:(A) MEETINGS, LECTURES AND CLASSES, AND(B) OTHER FORMS OF RECREATION AND LEISURE-TIME OCCUPATION, WITH THE OBJECT OF IMPROVING THE CONDITIONS OF LIFE FOR THE INHABITANTS.

Activities: HIRES THE VILLAGE HALL TO VARIOUS LOCAL GROUPS AND MAINTAINS THE HALL FROM THE INCOME GENERATED.

Classification

- **How:** Provides Buildings/facilities/open Space
- **What:** Recreation
- **Who:** Children/young People, Elderly/old People, The General Public/mankind

Geography

- Warwickshire

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£18,287	£14,598	-	-
2023-12-31	£12,711	£14,660	-	-
2022-12-31	£22,885	£26,621	-	-
2021-12-31	£7,823	£8,686	-	-
2020-12-31	£17,932	£13,171	-	-

Trustees

Name	Role	Appointed
CHRISTOPHER JOHN COLE	Chair	2019-12-10
Celia Margaret Davies		2020-01-01
Elizabeth Mary Rosalind Bolton		2020-01-07
Jill Rosemary Haran		2014-04-01
Linda Dane		2019-12-10
Michael Warren Ridgway		2023-07-17
RONALD SMEDLEY		2020-01-27
WENDY ANNE BRYAN		2019-12-10

WELLESBOURNE VILLAGE HALL

England & Wales - Charity number 1186857

Accounts

Annual Report of the Trustees for the year ended 31.12.2024

The Village Hall is managed by a board of 8 trustees which includes a Chairman, Treasurer, Secretary and Booking Secretary. One part-time cleaner is employed. The purpose of the charity is to manage a meeting place for the community of Wellesbourne and Walton, and surrounding villages. The premises are a former school which is over 160 years old, and it has been a village hall for 60 years. The trustees have the hall on a full repairing sublease from the Parish Council. The board is entirely dependent on the income from lettings to pay for the repair and maintenance of the building. The Parish Council awards occasional grants for specific projects. Much of the work of maintaining the building is carried out by the trustees who are all volunteers recruited from the local community.

The Trustees met four times during the year.

During the year, income from all sources totalled £19,564.06 whilst expenditure totalled £14,598.42. At the end of the year the Trustees had a reserve fund of £8,642.98.

The hall has again been subject to flooding from the adjoining car park. The landlords, the Parish Council, are proposing to pay for new rear doors which would hold back surplus water in time of heavy rain. These doors will have to be especially designed to fit the space and to act as an emergency exit, as well as being used as the wheelchair access to the hall. The roof and fascia repairs are yet to be done by the Parish Council.

In January the Trust agreed a modest increase in hire charges to cover rising utility bills. Usage of the hall rose during the year, so income also rose.

A website for the hall was created and the terms and conditions of hire, along with a risk assessment have been put on the website. A smart meter for gas was installed and new blinds were fitted in the main hall using a grant from the Parish Council. Severn Trent cut off the gas supply when repairing a leaking stop cock in the road outside; they have paid for the reinstatement. The courtyard garden was dug over and replanted by volunteers. The main hall and front foyer were redecorated but the damp in the end wall of the hall is still visible. It is thought the resurfacing of the car park has contributed to the problem. A thermal imaging camera was borrowed to identify any other problem areas.

The kitchen was inspected by the District Council and given the top rating of 5. A second noticeboard was installed outside, and the fire control panel was replaced.

Plans for 2025 include installing broadband. Any other plans will wait for the renewal of the lease with the Parish Council which is due in January 2025.

Linda Dane, Secretary, 06/06/25

Wellesbourne Village Hall

Financial Schedule January - December 2024

	2024	2024	2023	2023
	£	£	£	£
Income				
Bookings	18,077.25		11,701.18	
Donation	150.00		1,000.00	
Grants	1,277.22		250.00	
Bank interest	59.59		9.53	
	<u> </u>	19,564.06	<u> </u>	12,960.71
Expenditure				
Wages	3,715.89		3,567.24	
Loan repayment	500.00		4,500.00	
Gas	1,366.98		1,055.15	
Electricity	2,245.56		1,654.26	
Water	431.71		293.96	
Repairs & refurbishment	1,791.34		320.00	
Equipment	2,151.51		250.95	
Cleaning	219.25		283.88	
Waste disposal	261.36		-	
Rates	149.85		1.88	
Insurance	1,018.89		1,752.23	
Services	454.53		539.01	
Advertising	120.00		188.00	
Sundry	171.55		253.93	
	<u> </u>	14,598.42	<u> </u>	14,660.49
Excess of income over expenditure		<u> </u> 4,965.64		<u> </u> (1,699.78)
Bank balances 01/01/2024				
Barclays Community A/C	1,273.23			
Barclays Active Save A/C	1,010.61			
Lloyds Treasurers A/C	1,393.50			
	<u> </u>	3,677.34		
		<u> </u> 8,642.98		
Bank Balances 31/12/24				
Lloyds Treasurers A/C	183.39			
Lloyds BB Instant Online Account	8,459.59			
	<u> </u>	<u> </u> 8,642.98		

WELLESBOURNE VILLAGE HALL

England & Wales - Charity number 1186857

Accounts

Annual Report of the Trustees for the year ended 31.12.2023

The Village Hall is managed by a board of 8 trustees which includes a Chairman, Treasurer, Secretary and Booking Secretary. One part-time cleaner is employed. The purpose of the charity is to manage a meeting place for the community of Wellesbourne and Walton, and surrounding villages. The premises are a former school which is over 150 years old, and it has been a village hall for more than 50 years. The trustees have the hall on a full repairing lease from the Parish Council. The board is entirely dependent on the income from lettings to pay for the repair and maintenance of the building. The Parish Council awards occasional grants for specific projects. Much of the work of maintaining the building is carried out by the trustees who are all volunteers recruited from the local community.

The Trustees met four times during the year.

During the year, income from all sources totalled £12,960.71 whilst expenditure totalled £14,660.49, The excess of expenditure over income was due to the repayment of most of a loan towards the kitchen refurbishment. In January 2024, the final instalment of the loan was repaid.

In July the new Treasurer started to take over the role from the outgoing Treasurer and the Trustees took the opportunity to change the Charity's bank account to Lloyds following years of poor service from Barclays.

During the year, the landlords, Wellesbourne and Walton Parish Council, carried out some measures to reduce the risk of flooding. Since the Parish Council resurfaced the adjoining car park, the hall had been flooded on several occasions after heavy rain. These measures appear to be working.

In April the landlords inspected the hall and produced a list of works to be carried out. The Trustees were of the opinion that the Landlords were being unrealistic given the current state of the hall finances and that some of their requirements were not necessary. Several meetings took place with the landlords to discuss the issues. Some items have been complied with, some have been dispensed with and the one outstanding item, major roof and fascia repairs, the landlords decided to seek professional quotations with a view to funding the repairs.

Plans for 2024 include reviewing the charges made to hirers in order to cover the expected increase in utility bills once the current fixed price contracts end. The Trustees also plan to replace the blinds in the hall which are constantly breaking. With hindsight the blinds should not have been positioned inside the window recess where they catch on the window opening mechanism, causing frequent damage. A grant from the Parish Council to cover the cost has been applied for.

Linda Dane, Secretary, 25/06/24

Wellesbourne Village Hall

Statement of Financial Activities
Year Ended 31st December 2023

	Unrestricted Funds £	Restricted Income Funds £	Total 2023 £	Total 2022 £
Income				
Hire Charges	11,701.18		11,701.18	13,451.98
Grants	250.00		250.00	8,667.00
Donations	1,000.00		1,000.00	710.00
Interest	9.53		9.53	1.08
Total Income	12,960.71	-	12,960.71	22,830.06
Expenditure				
Caretaker's Wages	3,567.24		3,567.24	3,567.24
Insurance	1,752.23		1,752.23	1,200.48
Rates	1.88		1.88	266.24
Water	293.96		293.96	744.43
Electric	1,654.26		1,654.26	1,536.00
Gas	1,055.15		1,055.15	1,681.00
Repairs and Maintenance	789.96		789.96	250.42
Refurbishment Costs	4,820.00		4,820.00	17,199.26
Equipment	-		-	10,924.30
Advertising	188.00		188.00	120.00
Cleaning equipt & materials	283.88		283.88	-
Sundry Expenses	253.93		253.93	-
Total Expenditure	14,660.49	-	14,660.49	37,489.37
Net Income	(1,699.78)		(1,699.78)	(14,659.31)
Total Funds Brought Forward	5,377.12		5,377.12	20,036.43
Total Funds Carried Forward	3,677.34	-	3,677.34	5,377.12
Movement in Bank Accounts				
	Barclays Community	Barclays Active Save	Lloyds Treasurers	Total
Total Funds Brought Forward	4,376.04	1001.08	0.00	5,377.12
Net income	(2,002.81)	9.53	293.50	(1,699.78)
Transfer between Accounts	(1,100.00)		1,100.00	-
Total Funds Carried Forward	1,273.23	1,010.61	1,393.50	3,677.34

WELLESBOURNE VILLAGE HALL

England & Wales - Charity number 1186857

Accounts

Annual Report of the Trustees for the year ended 31.12.2022

The Village Hall is managed by a board of 8 trustees which includes a Chairman, Treasurer, Secretary and Booking Secretary. One part-time cleaner is employed. The purpose of the charity is to manage a meeting place for the community of Wellesbourne and Walton, and surrounding villages. The premises are a former school which is over 150 years old, and it has been a village hall for more than 50 years. The trustees have the hall on a full repairing lease from the Parish Council. The board is entirely dependent on the income from lettings to pay for the repair and maintenance of the building. The Parish Council awards occasional grants for specific projects. Much of the work of maintaining the building is carried out by the trustees who are all volunteers recruited from the local community.

The Trustees met five times during the year as things continued to return to normal after Covid and the use being made of the hall slowly grew.

At the start of the year the Trustees had reserves in the bank of £20,036.43. The income for the year was £13,508.23 from lettings and £9,377.00 from grants and donations, making a total income of £22,885.23. Expenditure totalled £26,621.32 giving a net excess of expenditure over income of £3,736.09. At the end of 2022 the balance in the bank totalled £5,377.12.

Efforts to obtain a grant to pay for the kitchen refurbishment met a brick wall when the most likely donor decided to defer the decision until later in the year. This meant that the prices would rise substantially, putting the cost beyond what they were prepared to offer. Our suppliers and contractors could not be expected to hold to the quoted prices any longer with the war in Ukraine affecting utility prices. With the benefit of a £6,000 grant from the Parish Council, some careful trimming of the works to be undertaken and the Chairman offering to do much of the work himself, it was decided that there were sufficient funds for the works to be carried out, although it would be very tight.

The works were carried out in August when usage of the hall was very light. A volunteer team first emptied the kitchen and decided what of the contents to keep and what to dispose of. A couple of items were sold, and the rest was given to local charities. The Chairman and caretaker then stripped out all the old fixtures and fittings, which saved a considerable sum of money. The stripping out revealed some extra works that needed to be done to the existing services and to an outside wall.

The works were sufficiently complete by the end of August for the kitchen to be available for use again, which was quite an achievement by all concerned. However the project had gone over budget by some £5,000 and the Chairman gave the Trust a loan to cover this. By the end of the year some of the loan had been repaid and it is planned to repay all the loan by the end of 2023.

The reaction of everybody who sees the new kitchen is very complimentary. Not only are there all new units and worktops, but we have also installed new lighting, new cookers and hobs, new fridge, new sinks, dishwasher, new flooring and electric blinds to the hatches.

Later in the year we obtained a small grant from the County Council which enabled us to restock the kitchen with new crockery, cutlery and utensils.

Plans for 2023 once the loan has been repaid, include starting to build up a reserve fund to cover future maintenance and repairs, including non-urgent works to the roof identified by our landlords.

Linda Dane, Secretary, 19/09/23

**Wellesbourne Village
Hall**

Statement of Financial
Activities
Year Ended 31st
December 2022

	Unrestric ted Funds	Restrict ed Income Funds	2022	2021
Income				
	£13,508.2		£13,508.2	
Hire Charges	3	£0.00	3	£7,169.75
Grants and Donations	£9,377.00	£0.00	£9,377.00	£507.82
Refunds	£0.00	£0.00	£0.00	£0.00
Account Transfer	£0.00	£0.00	£0.00	£8.13
Bank Compensation	£0.00	£0.00	£0.00	£75.00
	£22,885.		£22,885.	£7,760.7
Total Income	23	£0.00	23	0
Expenditure				
Caretaker's Wages	£3,567.24		£3,567.24	£2,872.71
Hire Charges Refunded	£56.25		£56.25	£0.00
Legal Fees	£0.00		£0.00	£600.00
Insurance	£1,200.48		£1,200.48	£764.67
Rent	£0.00		£0.00	£0.00
Rates	£266.24		£266.24	£135.91
Water	£744.43		£744.43	£520.88
Electric	£1,536.00		£1,536.00	£1,260.00
Gas	£1,681.00		£1,681.00	£957.14
Repairs and Maintenance	£250.42		£250.42	£1,267.99
	£17,199.2		£17,199.2	
Refurbishment Costs	6		6	£0.00
Sundry Expenses	£120.00		£120.00	£244.36
	£26,621.		£26,621.	£8,623.6
Total Expenditure	32	£0.00	32	6
Net Income	-£3,736.09	£0.00	-£3,736.09	-£862.96

Total Funds Brought Forward	£8,112.13			£8,975.09
Total Funds Carried Forward	£4,376.04	£0.00	£3,736.09	£8,112.13

Wellesbourne Village Hall Active Save Account

Statement of Financial Activities
Year Ended 31st December 2022

	Funds	2022	2021
Income			
Interest	£1.08	£1.08	£1.19
Total Income	£1.08	£1.08	£1.19
Expenditure			
Equipment	£10,924.30	£10,924.30	£1.19
Total Expenditure	£10,924.30	£10,924.30	£1.19
Net Income	£10,923.22	£10,923.22	£1.19
Total Funds Brought Forward	£11,924.30	£11,924.30	£11,923.11
Total Funds Carried Forward	£1,001.08	£1,001.08	£11,924.30

Wellesbourne Village Hall Combined Accounts

Statement of Financial Activities
Year Ended 31st December 2022

Total Funds

	01/01/20 22	31/12/20 22
Wellesbourne Village Hall Community Account	£8,112.13	£4,376.04
Wellesbourne Village Hall Active Save Account	£11,924.3 0	£1,001.08
Total Funds Carried Forward	£20,036. 43	£5,377.1 2

WELLESBOURNE VILLAGE HALL

England & Wales - Charity number 1186857

Accounts

WELLESBOURNE VILLAGE HALL

Annual Report of the Trustees for the year ended 31.12.2021

The problems with Barclays Bank, when we could not access our accounts, were finally resolved in March 2021 after over a year of complaining. The catalogue of mistakes by the bank was endless. They transcribed names incorrectly, misplaced letters and documentation, gave wrong advice, passed us from one department to another, ignored requests for changes to be made, started using out of date postal and email addresses and making unreasonable demands on some of our more elderly trustees. Always, they wanted our response immediately and closed the case if they did not receive it by return but wanted up to six weeks to carry out their own actions. We received in all £200 in compensation.

With the arrival of vaccines and the lessening of the pandemic, the use of the hall slowly grew throughout the year although many organisations remained cautious about returning to normal meetings. This was reflected in our income from hirings which was just over £7,000, double the previous year but still less than half 2019. Expenditure was also lower than normal but about £1,000 more than income so we had to take from our reserves. However, government grants to reduce the impact of Covid have helped to boost the reserves.

The Managers met twice during the year. In the summer, the Parish Council undertook the major task of relaying the entire car park adjoining the Village Hall, including demolishing the old Youth Club building. Unfortunately, the result was that the hall was flooded when there was heavy rain as the drainage to the car park was inadequate. On the first occasion it flooded, there was also a leak in the roof so there was doubt as to whether the car park was the cause. The roof leak was repaired and the second time it flooded there was no doubt about the cause. The contractors came and dug the drains to the car park deeper, but to no avail. The hall flooded for a third time, this time the contractors put in supplementary drainage and this appears to have solved the problem, although there is still an issue with rising damp in one part of the hall wall facing the car park.

At the second meeting of the managers, the plans for refurbishing the kitchen were revived with the aim of carrying out the work in August 2022. The first step was to seek a grant towards part of the cost from the Parish Council, and the Trustees will use some of the reserves and approach other sources of funding for the remainder.

LD 17/08/2022

**Wellesbourne Village
Hall Community
Account**

Statement of Financial
Activities
Year Ended 31st
December 2021

	Unrestric ted Funds	Restricte d Income Funds	2021	2020
Income				
Hire Charges	£7,169.75	£0.00	£7,169.75	£3,332.75
Grants and Donations	£507.82	£0.00	£507.82	£14,374.18
Refunds	£0.00	£0.00	£0.00	£100.00
Account Transfer	£8.13	£0.00	£8.13	£125.00
Bank Compensation	£75.00	£0.00	£75.00	£0.00
	£7,760.70		£7,760.70	£17,931.93
Total Income	0	£0.00	0	93
Expenditure				
Caretaker's Wages	£2,872.71		£2,872.71	£2,326.50
Hire Charges Refunded	£0.00		£0.00	£325.00
Legal Fees	£600.00		£600.00	£0.00
Insurance	£764.67		£764.67	£743.85
Rent	£0.00		£0.00	£0.00
Rates	£135.91		£135.91	£52.00
Water	£520.88		£520.88	£687.87
Electric	£1,260.00		£1,260.00	£2,054.69
Gas	£957.14		£957.14	£1,495.89
Repairs and Maintenance	£1,267.99		£1,267.99	£4,761.97
Refurbishment Costs	£0.00		£0.00	£0.00
Sundry Expenses	£244.36		£244.36	£723.27
	£8,623.66		£8,623.66	£13,171.04
Total Expenditure	6	£0.00	6	04
Net Income	-£862.96	£0.00	-£862.96	£4,760.89
Total Funds Brought Forward	£8,975.09			£4,214.20
Total Funds Carried Forward	£8,112.13	£0.00	-£862.96	£8,975.09

**Wellesbourne Village Hall Active
Save Account**

Statement of Financial
Activities
Year Ended 31st December
2021

	Funds	2021	2020
Income			

Interest	£1.19	£1.19	£7.51
Total Income	£1.19	£1.19	£7.51
Net Income	£1.19	£1.19	£7.51
Total Funds Brought Forward	£11,923.1 1	£11,923.1 1	£11,915.6 0
Total Funds Carried Forward	£11,924. 30	£11,924. 30	£11,923. 11

**Wellesbourne Village Hall
Combined Accounts**

Statement of Financial
Activities
Year Ended 31st December
2021

	Total Funds	
	01/01/20	31/12/20
	21	21
Wellesbourne Village Hall Community Account	£8,975.09	£8,112.13
Wellesbourne Village Hall Active Save Account	£11,923.11	£11,924.30
Total Funds Carried Forward	£20,898.20	£20,036.43

WELLESBOURNE VILLAGE HALL

England & Wales - Charity number 1186857

Accounts

WELLESBOURNE VILLAGE HALL

Annual Report of the Trustees for the year ended 31.12.2020

At the beginning of the year, Steve Rush the Treasurer retired and his place was taken by Andy Blake. There followed prolonged difficulties with Barclays Bank in getting the changes made to enable the new Treasurer to sign cheques, to be able to access the bank account and to be the named contact for the bank. These problems were not finally resolved until the end of March 2021, despite repeat complaints to the bank.

With the arrival of the Covid 19 pandemic, the Village Hall was closed in March 2020 and only reopened partially in September 2020. During the closure the opportunity was used to carry out some decorating and the hall was monitored regularly to prevent the risk of Legionella developing in the water systems.

Following the advice from ACRE and the Warwickshire Rural Community Council, the Secretary put in place all the measures to keep people safe whilst using the hall. Measures included installing hand sanitisers at the front and rear entrances, updating the hall's risk assessment and displaying advisory notices including the NHS track and trace QR code. Advice was given to all hirers who were required to provide risk assessments for their activity. A "treatment chair" was set up and bookings were limited in the numbers of people attending. The kitchen was closed and a time gap was put between bookings to prevent different groups mixing. The cleaning regime was enhanced. Throughout the year the secretary endeavoured to keep up to date with the latest Covid advice.

During the year other arrangements had to be made for Trustees meetings. The January meeting was held as normal but the AGM in April was conducted by email and letter as not all trustees have online access. In July and October the meetings were held in the main hall so that we could observe social distancing

The restrictions had a significant impact on the finances of the hall. Income from lettings fell from £15,698 in 2019 to £3,333 in 2020. At the same time expenditure was down from £21,625 in 2019 to £13,071 in 2020. This was largely due to no refurbishment works being undertaken. The Management Committee were able to claim a grant of £10,000 from the Covid relief fund set up by the Government which meant that the funds carried forward actually rose from £16,129 at the end of 2019 to £20,880 at the end of 2020.

The plans to refurbish the kitchen had to be put on hold and it is hoped to obtain the necessary funding to carry out the work in 2022.

LD 19/12/2021

Wellesbourne Village Hall Community Account

Statement of Financial Activities
Year Ended 31st December 2020

	Unrestricted Funds	Restricted Income Funds	2020	2019
Income				
Hire Charges	£3,332.75	£0.00	£3,332.75	£15,698.00
Grants and Donations	£14,374.18	£0.00	£14,374.18	£600.00
Refunds	£100.00	£0.00	£100.00	£0.00
Bank Compensation	£125.00	£0.00	£125.00	£23.00
Total Income	£17,931.93	£0.00	£17,931.93	£16,321.00
Expenditure				
Caretaker's Wages	£2,326.50	£0.00	£2,326.50	£3,102.00
Hire Charges Refunded	£325.00	£0.00	£325.00	£0.00
Insurance	£743.85	£0.00	£743.85	£1,417.00
Rent	£0.00	£0.00	£0.00	£100.00
Rates	£52.00	£0.00	£52.00	£0.00
Water	£687.87	£0.00	£687.87	£1,813.00 (Previously Rates and Water)
Electric	£2,054.69	£0.00	£2,054.69	£0.00
Gas	£1,495.89	£0.00	£1,495.89	£3,544.00 (Previously Light and Heat)
Repairs and Maintenance	£4,761.97	£0.00	£4,761.97	£2,349.00
Refurbishment Costs	£0.00	£0.00	£0.00	£9,203.00
Sundry Expenses	£723.27	£0.00	£723.27	£97.00
Total Expenditure	£13,171.04	£0.00	£13,171.04	£21,625.00
Net Income	£4,760.89	£0.00	£4,760.89	-£5,304.00
Total Funds Brought Forward	£4,214.20	£0.00	£4,214.20	£33,554.00
Total Funds Carried Forward	£8,975.09	£0.00	£8,975.09	£28,250.00

Wellesbourne Village Hall Active Save Account

Statement of Financial Activities
Year Ended 31st December 2020

	Funds	2020
Income		
Interest	£7.51	£7.51
Total Income	£7.51	£7.51
Net Income	£7.51	£7.51
Total Funds Brought Forward	£11,915.60	£11,915.60
Total Funds Carried Forward	£11,923.11	£11,923.11

Wellesbourne Village Hall Combined Accounts

Statement of Financial Activities
Year Ended 31st December 2020

	Total Funds	
	01/01/2020	31/12/2020
Wellesbourne Village Hall Community Account	£4,214.20	£8,975.09
Wellesbourne Village Hall Active Save Account	£11,915.60	£11,923.11
Total Funds Carried Forward	£16,129.80	£20,898.20

Unknown	CHQ	3,500.00
Unknown	Post Office Credit - 100639: Stackhouse Poland Ltd	374.18