

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 hatch.

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	Restricte d 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 Income	£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