

FETCHAM VILLAGE HALL

England & Wales · Charity number 1188973

Details

Status Registered

Legal form CIO

Registered 2020-04-08

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

Contact

Address Fetcham Village Hall
The Street
Fetcham
Leatherhead
KT22 9QS

Phone 00000000000

Email fetchamvillagehalls@gmail.com

Website <https://www.fetchamvillagehall.com/>

Activities

Objects: THE OBJECTS OF THE CIO ARE TO ESTABLISH AND RUN A VILLAGE HALL AND TO PROMOTE FOR THE BENEFIT OF THE INHABITANTS OF THE VILLAGE OF FETCHAM ("AREA OF BENEFIT") WITHOUT DISTINCTION OF SEX, SEXUAL ORIENTATION, AGE, DISABILITY, NATIONALITY, RACE OR POLITICAL, RELIGIOUS OR OTHER OPINIONS THE PROVISION OF FACILITIES FOR RECREATION OR OTHER LEISURE TIME OCCUPATION OF INDIVIDUALS WHO HAVE NEED OF SUCH FACILITIES BY REASON OF THEIR YOUTH, AGE, INFIRMITY OR DISABLEMENT, FINANCIAL HARDSHIP OR SOCIAL AND ECONOMIC CIRCUMSTANCES OR FOR THE PUBLIC AT LARGE IN THE INTERESTS OF SOCIAL WELFARE AND WITH THE OBJECT OF IMPROVING THE CONDITIONS OF LIFE OF THE SAID INHABITANTS.

Activities: We hire out our halls to community organisations and individuals who hold activities for local people

Classification

- **How:** Provides Buildings/facilities/open Space
- **What:** General Charitable Purposes, Recreation
- **Who:** The General Public/mankind

Geography

- Surrey

Finances

Period end	Income	Expenditure	Assets	Employees
2025-12-31	£50,457	£38,606	-	-
2024-12-31	£40,006	£33,518	-	-
2023-12-31	£41,367	£43,824	-	-
2022-12-31	£45,320	£30,991	-	-
2021-12-31	£39,027	£27,669	-	-
2020-12-31	£0	£0	-	-

Trustees

Name	Role	Appointed
Mark Curtis Owen Rowell	Chair	2021-06-01
Brenda Joyce Rowell		2021-06-01
Christine Averil Attwood		2021-06-01
David John Brain		2021-06-01
Ian Robert Funnell		2021-06-01
Lucy Isabel Owens		2022-01-27
Patricia Anne Varney		2021-06-01
Susan Louise Scott		2021-07-20
TIMOTHY RAYMOND HALL		2021-06-01

FETCHAM VILLAGE HALL

England & Wales - Charity number 1188973

Accounts

Mark Rowell said that we had had another successful year in 2025 and he thanked all those attending for their contributions during the year and stressed the need for more volunteers to help keep the hall running smoothly. The committee had met four times in the period since the last AGM: on the same day as the AGM and in September, November and February. There had been some significant problems during the year with the Main Hall heating system which switched itself off more than once in the cold weather. The boiler was losing pressure which caused it to switch off and eventually it failed and needed repair. Industriaheat sent an engineer who discovered a leaking valve on a radiator at the back of the Main Hall. A temporary solution was to blank off the radiator and a replacement part was ordered. The new valve was procured without great delay, which was fortunate as this is an old heating system. It was then fitted as soon as a gap in the bookings allowed. We had our annual visit from Chubb to check and reset the fire extinguishers. Two extinguishers had to be replaced during their visit. There was an unfortunate incident during a private event at the hall in early March this year during which the fire alarm was activated. When Mark Rowell responded to a call from Chubb and arrived at the hall he found that the party had a live band on stage and they were using a smoke machine which had activated the alarm. Naked flames and smoke machines are prohibited in the booking conditions. Mark struggled to turn the alarm off and spent a further thirty minutes on the phone to the Chubb call centre which resulted in an emergency call-out for their engineer the following day which was a Sunday. He also noted that the party had a burger van outside the entrance to the Main Hall and the spare chairs and trollies were also outside and blocking a fire exit. The large table from the Large Kitchen had been moved into the Main Hall and left there. Mark was upset at this unnecessary disruption of his Saturday evening. He was also concerned that the event was continuing while the fire alarm was sounding. On this occasion Mark silenced the alarm by taking the sensor unit out of service which took some time. The pre-Christmas event when hall users were invited to the hall for drinks and nibbles as a launch for the hall decorations was a pleasant social event and was considered a success. It would have been good to have a greater attendance and it might help to have longer notice of the event in future invitations. It had been agreed to purchase a similar Christmas tree for the John Rumble Hall as that in the Main Hall, and to hold a repeat event in late November this year. Mark Rowell thanked everyone for their efforts again and said that he would be advertising the need for more volunteers to help run the hall when opportunities arise.

Christine Attwood reported that 2025 was a particularly busy year, with strong levels of hall lettings generating £47,550 in income — a 25% increase on 2024. Our regular hirers generated £37,700 in income, an increase from £30,454 in 2024. In January, we were pleased to welcome Cook Stars, who now hire the John Rumble Hall twice a week. This group provides cooking sessions for young people, and it is encouraging to see our kitchen facilities being used to their full potential. During the summer period we did, however, lose one of our tap classes and an exercise group.

Income from one-off events such as parties and social gatherings totalled £9,850, compared with £6,722 in 2024. This continues to demonstrate our strong reputation as a popular and well regarded venue for community events. This resulted in an approximate split of 80% regular hires and 20% one-off bookings, compared with last year's ratio of 82% and 18% respectively. Interest earned on our Business Saver account contributed an additional £617.29, reflecting the benefit of the higher interest rates available during the year. At the beginning of 2022, we introduced a deposit system for all one-off hires. Once again, a number of hirers did not request the return of their deposit, resulting in an additional £1,000 being retained within our funds.

Expenditure With regard to expenditure in 2025, our principal costs included the replacement of the external notice board which faces The Street and essential repairs to the roofing of the John Rumble Hall. The car park was relined and a disabled parking space was identified, so we have twenty-eight spaces plus the disabled parking space. Internally, we removed the old vertical access ladder to the stage loft which was described as unsafe in the Quinquennial Inspection Report and replaced it by a

conventional sloping loft ladder.

Significant maintenance work was also required on the fire alarm system.

Utility charges totalled £11,999, a notable improvement compared with £14,160 in 2024, particularly given the continued rise in energy prices. This reduction is largely attributable to the new thermostat installed in the Main Hall during 2024, which has helped us manage consumption more efficiently. Our total expenditure for the year amounted to £38,606. After discounting the deposits on future events there was a net surplus of £11,402 for 2025. This year, we added David Brain as an additional authorised signatory, providing us with greater flexibility and resilience in the processing and approval of payments. On 1st December 2025, the Financial Services Compensation Scheme (FSCS) increased its deposit protection limit to £120,000. This means that if one holds deposits or savings with a UK authorised bank, building society, or credit union and the institution were to fail, the FSCS can now compensate up to the new limit of £120,000 per authorised firm. We are in a strong financial position to undertake the necessary works identified in the Quinquennial Inspection Report, and this will form our principal focus for 2026. Lastly, I would like to extend our sincere thanks to John Kennedy, who once again undertook the examination of our accounts for 2025.

FETCHAM VILLAGE HALL

RECEIPTS AND PAYMENTS ACCOUNT

FOR THE YEAR ENDING 31st DECEMBER 2025

RECEIPTS

	2025	2024
Lettings – Regular	£37,700.18	£30,453.72
Lettings – One Off	£9,849.75	£6,722.50
Donations	£0.00	£700.00
Interest	£617.29	£654.75
Deposits	£2,290.00	£1,475.00
	<u>£50,457.22</u>	<u>£40,005.97</u>

PAYMENTS

	2025	2024
Maintenance	£21,252.00	£14,777.49
Utilities	£11,999.06	£14,159.85
Administration	£93.87	£66.49
Non Maintenance	£3,285.75	£2,924.01
Refunds/Unpaid cheques	£1,975.00	£1,590.00
	<u>£38,605.68</u>	<u>£33,517.84</u>

RECEIPTS AND PAYMENTS ACCOUNT SUMMARY

FOR THE YEAR ENDING 31st DECEMBER 2025

	2025	2024
Total Receipts For Year	£50,457.22	£40,005.97
Total Payments For Year	£38,605.68	£33,517.84
Net Receipts	<u>£11,851.54</u>	<u>£6,488.13</u>
Bank Funds Brought Forward	<u>£89,774.15</u>	<u>£83,286.02</u>
Bank Funds Carried Forward	£101,625.69	£89,774.15
Bank Balances	£101,625.69	£89,774.15
Less Deposits for future bookings	£450.00	£150.00
Plus Payments due from 2025 events	£6,028.72	£4,685.25
Balance at 31 st December 2025	£107,204.41	£94,309.40



Section A Independent Examiner's Report

Report to the trustees

FETCHAM VILLAGE HALL

On accounts for the year
ended

31st DECEMBER 2025

Charity no
(if any)

1188973

Set out on pages

Responsibilities and
basis of report

As the charity's trustees, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act")

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent
examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination (other than that disclosed below *) which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

Signed:

John B. Kennedy

Date:

2nd April 2026

Name:

JOHN ORMISTON KENNEDY

Relevant professional
qualification(s) or body

(if any):

Address:

20 Greville Park Road

Ashhead

KT 21 2QT

FETCHAM VILLAGE HALL

England & Wales - Charity number 1188973

Accounts

Mark Rowell said that we had a very successful year in 2024. He thanked all those attending for their contributions during the year and encouraged them to seek out more volunteers to help keep the hall running. The committee had met five times in the period since the last AGM: on the same day as the AGM and in September, November, February and April.

Mark commented that the committee had achieved a great deal in the past three years since he took office and that there was more to do to tackle the various recommendations of the Quinquennial Inspection Report of November 2022. More details of the planned work will be discussed in the committee meeting following the AGM.

Christine Attwood reported that 2024 was another successful year with a surplus of £6488 and with new regular hirers taking up most of the gaps left by organisations closing or reducing their use of the hall.

Income

2024 was another busy year for the hall, maintaining good levels of lettings which brought in £37176. This was a slight reduction in 2023. Our regular hirers brought in £30454 compared to £32533 in 2023. As can be seen this is a drop of £2079, but as reported later in the committee meeting there was late payment in 2025 of a 2024 invoice.

The hall committee said goodbye to Fetcham Village WI which had terminated all its activities after many years existence and had been involved with the hall since its earliest days in the 1930s. Also, Bookham Light Operatic Society decided not to use the hall for their Autumn production in 2024. St Mary's Church found that their Thursday coffee morning session did not achieve the attendance figures they were hoping for and ended their bookings in October. The hall committee welcomed a new organisation called Cook Stars at the end of the year. This is a group who teach cooking skills to young people, and it is certainly good to see them utilise our Large Kitchen facilities.

One-off events such as parties, socials etc brought in £6722 compared to £5465 in 2023, showing that we are currently a very popular venue for such events. This gave an approximate split of 82% for regular hires and 18% for one-off hires.

Interest on our Business Saver account gave an additional income of £655, taking advantage of higher interest rates over the year. At the beginning of 2022 we introduced a deposit system for our one-off hires and once again there were a surprising number of hirers who did not reclaim their deposit. Hence £900 was added to our funds.

Having decided to purchase a defibrillator for our hall users, the committee organised an internal appeal and were very pleased to receive £700 in donations. This was enough

to purchase the defibrillator and to have a plaque produced and installed to acknowledge the organisations and individuals who had made donations. The individuals were acknowledged anonymously, as was appropriate.

Expenditure

With regards to costs in 2024, the hall's main expenditure was in upgrading the Small Kitchen with the installation of a dishwasher and a counter-top fridge. Also, extensive work was required on the maintenance of the fire alarm system. Charges for utilities were £14160, which compares favourably with £13654 in 2023, considering prices are generally increasing rapidly. Our total expenditure came to £33518. Once deposits for one-off events had been refunded, this gave a surplus of £6488 for 2024.

During the first half of the year, we went through the process of changing our bank account from a Community Account to a Charity Account. That was a requirement of Barclays Bank, which the hall uses through their Epsom Branch. It was a time-consuming exercise which meant that our account was not accessible for a couple of weeks. That change was finally completed and there is now a requirement that every payment has to be dual authorised.

The hall committee is now in a good position to carry out the recommended improvements suggested in the Quinquennial Inspection Report. This will be the priority for expenditure beyond normal running costs in 2025.

FETCHAM VILLAGE HALL

RECEIPTS AND PAYMENTS ACCOUNT

FOR THE YEAR ENDING 31st DECEMBER 2024

RECEIPTS

	2024	2023
Lettings – Regular	£30,453.72	£32,533.45
Lettings – One Off	£6,722.50	£5,465.50
Donations	£700.00	£0.00
Interest	£654.75	£410.46
Deposits	<u>£1,475.00</u>	<u>£2,958.00</u>
	<u>£40,005.97</u>	<u>£41,367.41</u>

PAYMENTS

	2024	2023
Maintenance	£14,777.49	£22,420.94
Utilities	£14,159.85	£13,654.06
Administration	£66.49	£140.89
Non Maintenance	£2,924.01	£5,237.65
Refunds/Unpaid cheques	<u>£1,590.00</u>	<u>£2,370.50</u>
	<u>£33,517.84</u>	<u>£43,824.04</u>

RECEIPTS AND PAYMENTS ACCOUNT SUMMARY

FOR THE YEAR ENDING 31st DECEMBER 2024

	2024	2023
Total Receipts For Year	£40,005.97	£41,367.41
Total Payments For Year	<u>£33,517.84</u>	<u>£43,824.04</u>
Net Receipts	£6,488.13	-£2,456.63
Bank Funds Brought Forward	<u>£83,286.02</u>	<u>£85,742.65</u>
Bank Funds Carried Forward	£89,774.15	£83,286.02
Bank Balances	£89,774.15	
Less Deposits for future bookings	£150.00	
Plus Payments due from 2024 events	£4,685.25	
Balance at 31 st December 2024	£94,309.40	



Independent Examiner's Report on the Accounts

Section A	Independent Examiner's Report	
Report to the trustees/members of	Charity Name <div style="border: 1px solid black; padding: 5px; font-family: monospace;">FETCHAM VILLAGE HALL</div>	
On accounts for the year ended	<div style="border: 1px solid black; padding: 5px; font-family: monospace;">3 1 1 2 2 4</div>	Charity no (if any) <div style="border: 1px solid black; padding: 5px; font-family: monospace;">1 1 8 8 9 7 3</div>
Set out on pages	<div style="border: 1px solid black; padding: 5px; font-family: monospace;">/</div> <small>(remember to include the page numbers of additional sheets)</small>	
Respective responsibilities of trustees and examiner	<p>The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144 of the Charities Act 2011 (the Charities Act) and that an independent examination is needed. It is my responsibility to:</p> <ul style="list-style-type: none"> • examine the accounts under section 145 of the Charities Act, • to follow the procedures laid down in the general Directions given by the Charity Commission (under section 145(5)(b) of the Charities Act), and • to state whether particular matters have come to my attention. 	
Basis of independent examiner's statement	<p>My examination was carried out in accordance with 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 accounts, and seeking explanations from the 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.</p>	
Independent examiner's statement	<p>In connection with my examination, no matter has come to my attention (other than that disclosed below*):</p> <p>(1) which gives me reasonable cause to believe that in, any material respect, the requirements:</p> <ul style="list-style-type: none"> • to keep accounting records in accordance with section 130 of the Charities Act; • to prepare accounts which accord with the accounting records and comply with the accounting requirements of the Charities Act have not been met; or <p>(2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.</p> <p><i>* Please delete the words in the brackets if they do not apply.</i></p>	
Signed	<div style="border: 1px solid black; padding: 5px; font-family: cursive;">John O. Kennedy</div>	Date <div style="border: 1px solid black; padding: 5px; font-family: monospace;">4-5-2025</div>
Name	<div style="border: 1px solid black; padding: 5px; font-family: monospace;">JOHN - O . KENNEDY</div>	
Relevant professional qualification(s) or body (if any)	<div style="border: 1px solid black; height: 40px;"></div>	
Address	<div style="border: 1px solid black; padding: 5px; font-family: monospace;">20 GREVILLE PARK ROAD</div> <div style="border: 1px solid black; padding: 5px; font-family: monospace;">ASHTFAD</div> <div style="border: 1px solid black; padding: 5px; font-family: monospace;">SURREY</div> <div style="border: 1px solid black; padding: 5px; font-family: monospace;">KT21 2QT</div>	

FETCHAM VILLAGE HALL

England & Wales - Charity number 1188973

Accounts

Mark Rowell said that we had a successful year in 2023 with a few notable hiccups. The committee met four times in the period since the last AGM: on the same day as the AGM and in July, October and February. Various improvements had been carried out, mainly during the Summer Closure:- Improved lighting outside both exit doors to reduce hazards during the winter period. Improved low-energy LED lighting throughout the halls. Replacement curtain rails throughout the halls. Clear-out of storerooms used by Fetcham Players. Clear-out of scenery stored above stage by Fetcham Players. Clear-out of some old crockery and a crockery donation to Dorking Besom charity. Fitting of cooker hood extractor for cooker in Large Kitchen. Purchase of new Christmas Tree for Main Hall. Celebrations for Ninetieth Anniversary of the opening of Fetcham Village Hall in May 1933 with enthusiastic support from various dance groups and other groups. It was commented that Alan Pooley had been a stalwart of the hall maintenance team and was responsible for and had most knowledge of our heating and lighting systems. We need to ensure that he can have an understudy for all his activities who can take on activities as needed. Alan had health problems at present and we recorded our best wishes to him. The need to advertise our AGM well in advance was raised and like Fetcham Residents Association we should make use of the advertising gantry outside the hall. Tim Hall said that the FRA AGM attracted 140 members and it was standing room only. A number of excellent speakers had been invited, including a speaker from the Surrey Archaeological Unit who described the finds of a dig at Fetcham Springs that had already produced evidence of flint tool working dating back around 5000 years. There was considerable interest in the new village sign outside Sainsbury's and the state of Tudor Motors site was a concern. The need for publicity was noted. This year the AGM had offered tea/coffee and biscuits prior to the start.

Christine Attwood reported that during 2023 we were able to maintain our normal operations with the hope that the Covid pandemic was now well behind us. Income 2023 was a busy year for the hall, maintaining good levels of lettings which brought in almost £38,000, although this was £5,000 down on the 2022 out-turn. Our regular hirers brought in £32,533, compared to £36,725 in 2022. As can be seen that was a drop of £4,192. This was due primarily to losing three regular weekly hirers at the end of 2022; Fetcham Bridge Club, Action Theatre Club and the Friday Afternoon Badminton Club. Oneoff events such as parties, socials etc brought in £5,465 compared to £6,282, a drop of £817. This has, as in recent years, given an approximate split of 85% for regular hirers and 15% for one-off hires. Interest on our Business Saver Account gave us an additional income of £410.46. At the beginning of 2022 we introduced a deposit system for our one-off hires. Once again, we saw a surprising number who did not claim this back, hence £500 has been added to our funds. We welcomed some new regular hirers in 2023; St Mary's Church and Fetcham U3A Pilates, both meet on a Thursday in the John Rumble Hall plus Loving Spanish Surrey who use the Committee Room. We still have weekly daytime slots available in the Main Hall on Wednesday and Friday afternoons. Expenditure With regards to expenditure in 2023, our main maintenance expenses were £5,795 for curtain tracks etc, £5,126 for electrical work, and £1,121 for a new thermostat for the Main Hall. Plus, we had the premises valued which cost £2,220. Charges for utilities were £13,654 which was the first full year at the higher prices. This compares to £7,566 in 2022. Hopefully the new thermostat will reduce the gas usage. Our total expenditure came in at £43,824. Once deposits for future events have been refunded, this gave us a loss of £2,457 in 2023. We are still in a good position to carry out necessary works as recommended by the Quinquennial Inspection Report. These will be our priority for 2024

FETCHAM VILLAGE HALL
RECEIPTS AND PAYMENTS ACCOUNT
FOR THE YEAR ENDING 31st DECEMBER 2023

RECEIPTS	2023	2022	PAYMENTS	2023	2022
Lettings	£37,998.95	£43,008.05	Maintenance	£22,420.94	£14,117.91
Other Income	£0.00	£0.00	Utilities	£13,654.06	£7,566.16
Grants	£0.00	£0.00	Special Projects	£0.00	£0.00
Interest	£410.46	£41.62	Administration	£140.89	£134.67
Deposits	£2,958.00	£2,270.50	Non Maintenance	£5,237.65	£6,925.78
	<u>£41,367.41</u>	<u>£45,320.17</u>	Refunds/Unpaid cheques	£2,370.50	£2,246.00
				<u>£43,824.04</u>	<u>£30,990.52</u>

RECEIPTS AND PAYMENTS ACCOUNT SUMMARY

FOR THE YEAR ENDING 31st DECEMBER 2023

	2023	2022
Total Receipts For Year	£41,367.41	£45,320.17
Total Payments For Year	£43,824.04	£30,990.52
Net Receipts	<u>-£2,456.63</u>	£14,329.65
Bank Funds Brought Forward	<u>£85,742.65</u>	<u>£71,413.00</u>
Bank Funds Carried Forward	£83,286.02	£85,742.65
Bank Balances	£83,286.02	
Less Deposits for future bookings	£500.00	
Plus Payments due from 2023 events	£1,545.00	
Balance at 31 st December 2023	£84,331.02	



Independent Examiner's Report on the Accounts

Section A

Independent Examiner's Report

Report to the trustees/members of

Charity Name

FETCHAM VILLAGE HALL

On accounts for the year ended

3 1 1 2 2 3

Charity no (if any)

1 1 8 8 9 7 3

Set out on pages

(remember to include the page numbers of additional sheets)

Respective responsibilities of trustees and examiner

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144 of the Charities Act 2011 (the Charities Act) and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the Charities Act,
- to follow the procedures laid down in the general Directions given by the Charity Commission (under section 145(5)(b) of the Charities Act), and
- to state whether particular matters have come to my attention.

Basis of independent examiner's statement

My examination was carried out in accordance with 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 accounts, and seeking explanations from the 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 (other than that disclosed below*):

(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;
- to prepare accounts which accord with the accounting records and comply with the accounting requirements of the Charities Act have not been met; or

(2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

* Please delete the words in the brackets if they do not apply.

Signed

John O. Kennedy

Date

6-5-2024

Name

JOHN O. KENNEDY

Relevant professional qualification(s) or body (if any)

Address

20 GREVILLE PARK ROAD

ASHTED

SURREY

KT21 2QT

FETCHAM VILLAGE HALL

England & Wales - Charity number 1188973

Accounts

Trustees Report

The committee had met seven times in the period since the last AGM: in May, July, September, November, January, March, and April.

Mark Rowell spoke of the range of activities that had taken place since he took over as Chairman from Pat Varney in July 2022. Mark thanked the Vice Chairman, Ian Funnell, and his own wife, Brenda, for their support and extended that thanks to all the other Trustees for the support they had given him. The celebration of the Ninetieth Anniversary of Fetcham Village Hall on Saturday 20th May had been a success, thanks to the work of those users who had set up stalls and the performances of the user groups in the hall during the afternoon. Dance First, the Helen Stevens Dance Group and Cliff and Christine Jordan from the Raffles Tea Dance Group had provided the excellent entertainment. More will be discussed below.

The main improvements to the halls include the new electric cooker in the Large Kitchen, the new curtain mover for the stage and the improvements to the stage audio system. Mark Rowell had improved the markings in the car park before our anniversary weekend following in the steps of our late colleague John Bull who previously laid out the markings.

Mark finished by making a plea for support for the routine maintenance in the Summer Outage from Monday 31st July to Sunday 12th August. Help in tidying cupboards, painting the new ducting in Large Kitchen, adjusting curtains and applying preservative to the new chain link fence posts was needed.

The Treasurer, Christine Attwood, reported that 2022 returned to normal after two very unpredictable years when we didn't know if the hall would be open from one month to the next! Having received £28289 in Business Rates Support Grants from Mole Valley District Council during those two years, we were in a healthy position as we went into 2022.

Income

2022 was a busy year with lettings back to those levels last seen in 2019. Our regular hirers brought in £36725, which is approximately 85% of our income. One-off events such as parties, socials etc brought in £6283. Together that gave the hall a record income of £43008. Naturally part of this is due to increases in fees during the year, especially the additional increase made in September for our regular hirers to pay for the larger energy bills which had started to come in. By doing this early we hope we can avoid more rate rises in 2023.

Interest on our business saver account gave us an additional income of £41.62.

For our one-off hires, we introduced a deposit system, whereby they paid £50 or £100 depending on the type of event, which would be returned after the booking as long as the facilities were left clean and tidy. It is stated that this must be claimed back within three months of the event, otherwise it will be donated to the village hall charity. Looking back at the year's bookings, we had a total of £850 that was not claimed!

Unfortunately, we lost a couple of our longer serving regulars, Fetcham Bridge Club who had been with us for over thirty years and the Friday Afternoon Badminton Club. Therefore, we have weekly daytime slots available in the Main Hall. We have not had many enquiries for weekly hires, though those we have had were looking for evenings, which we do not currently have available.

Expenditure

With regards to expenditure in 2022, one of our main expenses was the installation of a new electric cooker in the main kitchen, which cost just over £5000. We also upgraded our sound system and microphones. Unfortunately, we had issues with our Main Hall boiler and parts and repairs cost nearly £1500. As expected, we saw an increase of £2000 on our utility bills, with the rise in gas prices from April. During the summer our Quinquennial Inspection was carried out at a cost of £4500. Our total expenditure came in at £30991. Giving us a surplus in 2022 of £14000. Approximately £6000 of this is for the work improving our stage curtain arrangements, which was initially meant to have been completed in 2021. Other profits will enable us to carry out necessary works as per the Quinquennial Inspection Report.

FETCHAM VILLAGE HALL

RECEIPTS AND PAYMENTS ACCOUNT

FOR THE YEAR ENDING 31ST DECEMBER 2022

RECEIPTS	2022	2021	PAYMENTS	2022	2021
Lettings	£43,008.05	£21,806.75	Maintenance	£14,117.91	£19,469.87
Other Income	£0.00	£261.12	Utilities	£7,566.16	£5,409.40
Grants	£0.00	£16,955.00	Special Projects	£0.00	£816.00
Interest	£41.62	£4.28	Administration	£134.67	£355.55
Deposits	<u>£2,270.50</u>	<u>£0.00</u>	Non Maintenance	£6,925.78	£504.00
			Refunds/Unpaid cheques	<u>£2,246.00</u>	<u>£1,114.50</u>
	<u>£45,320.17</u>	<u>£39,027.15</u>		<u>£30,990.52</u>	<u>£27,669.32</u>

RECEIPTS AND PAYMENTS ACCOUNT SUMMARY

FOR THE YEAR ENDING 31ST DECEMBER 2022

	2022	2021
Total Receipts For Year	£45,320.17	£39,027.15
Total Payments For Year	<u>£30,990.52</u>	<u>£27,669.32</u>
Net Receipts	£14,329.65	£11,357.83
Bank Funds Brought Forward	<u>£71,413.00</u>	<u>£60,055.17</u>
Bank Funds Carried Forward	£85,742.65	£71,413.00
	2022	2021
Liabilities, those due within 1 year	NIL	NIL
Liabilities, those payable after 1 year	NIL	NIL



Independent Examiner's Report on the Accounts



Section A Independent Examiner's Report

Report to the trustees/members of

Charity Name
FETCHAM VILLAGE HALL

On accounts for the year ended

3 1 1 2 2 2

Charity no (if any)

1 1 8 8 9 7 3

Set out on pages

i (remember to include the page numbers of additional sheets)

Respective responsibilities of trustees and examiner

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144 of the Charities Act 2011 (the Charities Act) and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the Charities Act,
- to follow the procedures laid down in the general Directions given by the Charity Commission (under section 145(5)(b) of the Charities Act), and
- to state whether particular matters have come to my attention.

Basis of independent examiner's statement

My examination was carried out in accordance with 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 accounts, and seeking explanations from the 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 (other than that disclosed below*):

(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;
- to prepare accounts which accord with the accounting records and comply with the accounting requirements of the Charities Act have not been met; or

(2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

* Please delete the words in the brackets if they do not apply.

Signed

John O. Kennedy

Date

23 MARCH 2023

Name

JOHN. O. KENNEDY

Relevant professional qualification(s) or body (if any)

Address

20 GREVILLE PARK ROAD
ASHTEAD
SURREY
KT21 2QT

FETCHAM VILLAGE HALL

England & Wales - Charity number 1188973

Accounts

FETCHAM VILLAGE HALL ANNUAL MEETING FOR

TUESDAY 5TH APRIL 2022

CHAIRMAN'S ANNUAL REPORT FOR YEAR 2021

This is the first Annual Meeting under the Charitable Incorporated Organisation (CIO) Number 1188973 which replaced the Registered Charity. The five Trustees of the Registered Charity became Trustees of the CIO ie Pat Varney, Alan Pooley, Christine Attwood, Ian Funnell and Tim Hall. Three other members of the previous committee also became Trustees; Mark Rowell, Brenda Rowell and David Brain. The Trustees invited the thirteen 'not-for-profit user' organisations to nominate representatives to become Trustees. So far, Sue Scott , Mole Valley WI, John Bostock. Leatherhead U3A and Mick Joy, Fetcham U3A, have been nominated.

After several years service Debbie Murrell resigned as Booking Secretary early in 2021. We were very fortunate in being able to recruit Lucy Owens as a replacement. Lucy has a depth of legal knowledge which will be invaluable when updating our booking procedures etc. Our grateful thanks were given to Debbie for her service to the Village Hall.

2021 started with the Hall closed because of the Corona Virus. The first wave of regular hirers (the children's organisations) were able to resume activities, under Covid guidelines, in the middle of April, which they all did. The other regular hirers, except for a couple that dropped out, came back in June or September. We also started taking 'one off' bookings for parties etc from September and Lucy and Christine were inundated with requests!!

During the Summer Maintenance closure in August, various activities took place including the potholes in the car park which were fixed, the removal of the radiator covers in the John Rumble room and painting and decorating where needed. My thanks go to Alan for organising the work.

We were sad to hear that Graham Peddie, who had organised the Christmas Day lunch for homeless and lonely people, had died. He was a good person

with a great heart for helping people. The Meeting Room committee initially wished to continue with the Christmas Day lunch at the Village Hall, but later decided that it was too risky with Covid still around. Instead the committee prepared the food at the Village Hall and delivered it to the various needy people .

Finally, I wish to thank all of the Trustees for their help and support in 2021, especially during the difficult time with Covid. However, we really need more voluntary help in running the Village Hall. We are especially in need of a handyman to undertake small maintenance tasks and a secretary to help with paperwork. If you know of anyone who may be willing to help us in running this lovely historical hall, please let me know.

Pat Varney (Chairman, Fetcham Village Hall)

Treasurers Report for the year ending 31st December 2021

Income

2021 did not start off as we would have hoped, with the halls being closed for the first 3 months of the year. From April we started to generate some income with our youth groups returning, followed by others during the Summer. Come September we welcomed back most of our regulars and started to take bookings for one off hires. All things considered we received a healthy lettings income of £21,806.75.

Again as in 2020 we were fortunate enough to be able to apply for the Business Rate Support Grant and received a further £16,955. MVDC also refunded the council tax we paid for the year commencing April 2020.

Hence with a small amount of interest from our savings account, total income for 2021 was £39,027.15.

As mentioned last year, we would have to combine all income from lettings and Grants from the last 2 years and compare to what we would have hoped to have taken in lettings over that period in normal times. In 2019 we took £33,500 therefore we would have been looking at £67,000 over the 2 years. We in fact took £42,000 in lettings plus received £28,289 in Grants, totalling just over £70,000. Therefore I think we have been very fortunate in coming out the other side relatively unscathed!

Expenditure

With regards to expenditure in 2021, we had a quieter year with predominantly our usual expenses such as utilities, cleaning etc. Our main projects during our summer closure were general decorating and repairs throughout the premises. We also had damaged areas of the car park fixed.

Work on our move to a Charitable Incorporated Organisation (CIO) status was completed and the final invoices paid.

Our total expenditure came in at £27,669.32. Now if we add this to 2020's expenditure of £45,356.97, gives a total of just over £73,000.

Therefore I am happy to announce that we are only approx £2,500 down on what we had as at December 2019.

Again I would like to say how very grateful we were for the help that we and similar organisations received from the government/council. Without this we would be having to think twice about any future projects we have in the pipeline.

I am pleased to report that our reserves continue to be in a sound position.

Christine Attwood

Treasurer

Village Hall

FETCHAM VILLAGE HALL
RECEIPTS AND PAYMENTS ACCOUNT
FOR THE YEAR ENDING 31ST DECEMBER 2021

RECEIPTS	2021	2020	PAYMENTS	2021	2020
Lettings	21806.75	20167.15	Maintenance	19469.87	29405.91
Other Income	261.12		Utilities	5409.40	7628.61
Grants	16955.00	11334.00	Special Projects	816.00	6270.00
Interest	4.28	31.93	Administration	355.55	176.79
			Sundries	504.00	803.16
			Refunds/Unpaid cheques	1114.50	1072.50
				<u>27669.32</u>	<u>45356.97</u>
	<u>39027.15</u>	<u>31533.08</u>			

RECEIPTS AND PAYMENTS ACCOUNT SUMMARY
FOR THE YEAR ENDING 31ST DECEMBER 2021

	2021	2020
Total Receipts For Year	39027.15	31533.08
Total Payments For Year	<u>27669.32</u>	<u>45356.97</u>
Net Receipts	11357.83	-13823.89
Bank Funds Brought Forward	<u>60055.17</u>	<u>73879.06</u>
Bank Funds Carried Forward	71413.00	60055.17
	2021	2020
Liabilities, those due within 1 year	NIL	NIL
Liabilities, those payable after 1 year	NIL	NIL



Independent Examiner's Report on the Accounts



Section A Independent Examiner's Report

Report to the trustees/members of

Charity Name

FETCHAM VILLAGE HALL

On accounts for the year ended

3 1 1 2 2 1

Charity no (if any)

1 1 8 8 9 7 3

Set out on pages

(remember to include the page numbers of additional sheets)

Respective responsibilities of trustees and examiner

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144 of the Charities Act 2011 (the Charities Act) and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the Charities Act,
- to follow the procedures laid down in the general Directions given by the Charity Commission (under section 145(5)(b) of the Charities Act), and
- to state whether particular matters have come to my attention.

Basis of independent examiner's statement

My examination was carried out in accordance with 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 accounts, and seeking explanations from the 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;
- to prepare accounts which accord with the accounting records and comply with the accounting requirements of the Charities Act have not been met;

(2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

* Please delete the words in the brackets if they do not apply.

Signed

John G. Kennedy

Date

3-3-2022

Name

JOAN ORMISTON KENNEDY

Relevant professional qualification(s) or body (if any)

Address

20 GREVILLE PARK ROAD
ASHTEAD
SURREY
KT 21 2QT

FETCHAM VILLAGE HALL

England & Wales - Charity number 1188973

Accounts

First Meeting of Charitable Incorporated Organisation Number 1188973

1. Welcome by the Chairman

The Chairman, Pat Varney, welcomed attendees and opened the meeting at 7.58pm. The attendees and apologies for absence were as for the Registered Charity AGM.

2. Operation of Charitable Incorporated Organisation Number (CIO) 1188973

It was noted that the new charity has been operating since 31st December 2020.

3. Treasurer's Report for CIO Meeting on 1st June 2021

Normally I would have prepared a mini account showing the comparison of this year to last year but "there is no comparison"!! Plus, I have not had access to my work printer for nearly fifteen months whilst working from home!

Here is a quick update on income and expenditure covering January to April 2021. Income received is £17628.25. This includes £16955 Business Rate Support Grant which covered all lockdown periods from December 2020 to April 2021. As mentioned previously, we will not know whether all grants received cover all loss of income during 2020/2021 until the end of this year. Expenditure has been £4124.34. This includes our usual utilities, insurance plus other standard expenses. We have allocated £10,000 to be available for the maintenance and decoration work planned for the Summer outage.

As our first wave of regular hirers only returned after 12th April, no invoices have been issued as yet. We had several of our exercise groups returning in May plus a few more returning this month. Therefore, all invoices covering up to the summer holidays will be issued in July. Our only casualty thus far has been the Jo Jingles Children's Musical Activity Group, but we have been able to take on several new regular hirers during the past few months and on the assumption that all the others return in September, we will have very limited availability as far as regular slots are concerned. At a pinch probably a couple of monthly hirers. Nearly all of our regular hirers are paying via BACs which has made it far easier to manage especially now that Barclays Bank has closed in Leatherhead. During the last year or so, I have been able to pay most of our invoices and bills via online banking which again is more convenient and of course saves on expenses, ie stamps!

4. Trustees of CIO at Formation

It was noted that the five Trustees of the Registered Charity became Trustees of the CIO at its formation: Pat Varney, Alan Pooley, Christine Attwood, Tim Hall & Ian Funnell.

5. Election of Three Trustees for CIO

A vote was taken on the proposal by the five founding Trustees that the following individuals should be elected as Trustees: David Brain, Mark Rowell & Brenda Rowell. The vote was passed unanimously. It should be noted that all elected and co-opted Trustees serve one-year terms which are re-newable

6. Vacancies Available for Further Trustees

It was noted that the constitution allows for twelve Elected Trustees and three Co-opted Trustees which will allow future expansion of the number of Trustees.

7. User Organisation Representatives/Trustees

It was noted that the five founding Trustees had invited thirteen not-for-profit user organisations to nominate representatives who will become Trustees until the organisations, at some future date, decide to change their nominations. Pat Varney reported on the responses received so far. John Bostock had been nominated by Leatherhead U3A. John asked for a copy of the CIO constitution so that he could understand the role and responsibilities of a Trustee. Sue Scott from Mole Valley Women's Institute and Selena Edney from Bookham Light Operatic Society were present and would discuss with their organisations whether they would take on the representative roles.

8. Thanks to Retiring Committee Members

Pat Varney thanked Debbie Murrell for her sterling work as Booking Secretary over recent years. In addition, Debbie had sought the assistance of Kowoon Bacon to re-design the hall website and we now had a much more informative website of which we can all be proud. Pat thanked Kowoon for designing the website and Debbie for keeping it updated.

Pat Varney then thanked John Bull who was not present for his help with day-to-day inspections of the hall and for various maintenance activities, some carried out with Mark Rowell. John had been carrying out work on clearing gutters and weeding for many years as well as showing new users around the hall and running the Bridge Group.

9. Volunteers Offering to be Booking Secretary and Website Manager

Debbie Murrell introduced Lucy Owens as a volunteer who was willing to take on the Booking Secretary role and who had a strong legal background which would be helpful to the committee. Pat Varney welcomed Lucy to the role. Lucy also asked to see a copy of the CIO constitution. Pat stated that there were two other volunteers who she and Christine would be talking to regarding the website and office support.

10. Two-week Summer Outage for Maintenance Work

Alan Pooley described the main aims of the decorating and maintenance during the two-week outage from Monday 2nd August to Sunday 15th August.

Redecorate: All the external timber on the car-park-side of the buildings.
 The John Rumble Room.
 The three internal entrance passage-ways.
 The cupboards etc fronting under the stage in the Main Hall.

Minor touching up to ceilings and other areas where there is water staining.

Refixing the cupboard door in the Large Kitchen.

Replace all the ceiling lights in the foyer with built-in LED fittings.

Fix, if possible, safety nosings to the front and rear steps to the stage.

Remove the cover to the three radiators in the John rumble room.

11. Need for Active Volunteers

Pat Varney mentioned the need to recruit volunteers to help with the running and general

maintenance of the hall.

12. Any Other Business

During the meeting the improved information on the website was referred to. The typical hall capacities have been revised and are now 54 to 135 in Main Hall and 24 to 42 in the John Rumble Room, depending on use. The hiring rates are currently £17 to £25 per hour for the Main Hall and £12 to £18 per hour for the John Rumble Room depending on the time of day and day of week. The website also contains updated Hiring Regulations and Security, Safety and Service advice. Pat thanked David Brain for his help with the application of fire safety regulations.

Alan Pooley noted that he had numbered all the storage cupboards in the hall which are used by hall regular hirers and that the needs to be aware of the flammable nature of the contents of all these cupboards and other storage spaces. John Bostock asked if storage space could be made available for some Leatherhead U3A equipment. He also asked if the hall had broad-band provision and coverage. The response was “not at present” as the demand had not been great in the past but some of those present spoke in favour of reviewing the situation.

The need to keep the rear pathway from the emergency exit for the John Rumble Room clear of moss was raised as the last clearance carried out in 2020 needs repeating.

13. Date of Next Meeting of CIO Committee

The next committee meeting will be held in the John Rumble Room at 7.30pm on Tuesday 20th July.

14. Thanks for Attendance & Close of Meeting

The Chairman, Pat Varney, thanked everyone for attending and closed the meeting at 8.42pm.

Ian Funnell

12th June 2021