

ANNUAL REPORT AND ACCOUNTS FOR THE PERIOD JULY 29, 2020 UNTIL DECEMBER 31, 2021

1. INTRODUCTION

The trustees present their Report and Accounts for the period from the registration of the Charitable Incorporated Organization (CIO) until December 31, 2021. Unfortunately, there was no activity on the part of the CIO during this period.

The principal asset of the CIO will be the Institute building, currently under the care of the unincorporated charity, the Great Oakley Village Institute (Registered Number 1109690) ('the old charity'). As soon as the CIO was registered at the Charity Commission (a very straightforward process concluded in late-July, 2020), the trustees of the old charity asked Corby Borough Council to arrange the re-assignment of the lease to the CIO. Seventeen months later, after many dozens of e-mails to that Council and its successor authority (North Northamptonshire Council) repeated failures to understand the nature and purpose of a CIO and an alarming number of staff changes at the councils, the lease has still not been re-assigned.

It is frankly pointless to suggest a likely timescale for this to occur, and we shall not attempt to. Each time we believe the re-assignment is about to take place, a new issue arises - the latest being a desire on the part of the Council to conduct an asbestos survey on a hall built to its predecessor's specification under the supervision of that same council, and effected ten years after the use of asbestos was banned.

Until the lease is re-assigned, all of the Institute's responsibilities must continue to be exercised by the old charity, and nothing can be transferred to the CIO. The CIO will be governed by the same trustees as is the old charity and we are aware of everything that takes place in that charity. We know that the Institute is well-managed and that there are sufficient reserves to allow the CIO to assume responsibility without any financial risk. All we need is for North Northamptonshire Council to agree the re-assignment (we understand all parties had signed the documents well before the end of this period) and let us get on with managing the Institute in the interests of the people of Great Oakley - who appear, like us, not to be very important to the council.

The trustees are responsible for the production of these accounts (such as they are).

All funds (when received) are expected to be unrestricted.

2. CHARITY NAME, REGISTRATION NUMBER AND ADDRESS

The name of the charity is Great Oakley Village Institute CIO, though it is known by many users and residents as Great Oakley Village Hall. It is registered in England & Wales (No. 1190627).

The Secretary, Vivien Watson, is the correspondent and her address is 1A Brooke Road, Great Oakley, CORBY, NN18 8HG.

The charity does not accept service of documents through the Institute itself, which is unstaffed and has no receptacle for the receipt of correspondence.

3. TRUSTEES

There are seven trustees. They are Chris Godbold, Trevor Haynes, Robert Morrison, John Pearson, Roger Skoyles, Gordon Steed and Vivien Watson. There were no changes during the reporting period.

The trustees have appointed the following of their number as officers: Chair (Trevor Haynes), Secretary (Vivien Watson) and Treasurer (Chris Godbold).

4. STRUCTURE, GOVERNANCE AND MANAGEMENT

The charity has the legal form of a Charitable Incorporated Organization. It is governed by a Constitution dated July 29, 2020.

The trustees determine how many trustees are needed for the effective governance of the charity and will select new or replacement trustees, who will be appointed for three-year terms. Only persons residing within Great Oakley are eligible for appointment except that the trustees may (at their absolute discretion) agree to the continued appointment of a trustee who has removed from Great Oakley or to the appointment of a person residing other than within Great Oakley, but the number of trustees at any time residing other than within Great Oakley shall not exceed one.

In addition to acting within the Constitution, the trustees will devise procedures for the effective administration of the charity, but these cannot be drawn up until it finally assumes responsibility for the Institute. The trustees are required to meet at least twice each year, but no meetings have been held during the reporting period as there has been no business to discuss. The trustees have, however, continued to conduct business under the auspices of the old charity.

5. OBJECTS

As set down in the Constitution, the charity exists for the purposes of a village institute for the use of the inhabitants of Great Oakley without distinction of political, religious or other opinions including use for meetings, lectures, classes and other forms of recreation and leisure time occupation with the object of improving the conditions of life for the said inhabitants.

6. PREMISES

The trustees will lease the Institute building (which opened in August 2011) from the head lessee, North Northamptonshire Council. The land is owned by Great Oakley Farms Limited (the superior landlord). The annual rental was set in 2011 and is subject to increase each two years in line with the Retail Prices Index. The lease expires on September 28, 2060.

7. ACTIVITIES

The trustees will seek to maximize use of the Institute by regular users. While its purpose is to benefit the inhabitants of Great Oakley, it is not possible (or, in the view of the trustees, desirable) to restrict use to such residents. Accordingly, bookings will be accepted not only from Great Oakley residents, but from those in the wider area (predominantly elsewhere within the area of the former Corby Borough Council). The income generated by such bookings will help ensure the financial security of the Institute; without this security, there would be no facility for the residents of Great Oakley.

Following a consultation exercise, the trustees of the old charity determined during 2016 that hiring of the Institute would henceforth be restricted to regular hirers. There has been no detrimental impact on the finances of the Institute and no evidence of hardship to residents. Costs have been saved and a considerable burden lifted. The trustees remain convinced that the correct decision was taken by the old charity and (as trustees of the CIO) they have no intention of re-visiting it.

8. PUBLIC BENEFIT

The trustees have considered the guidance provided by the Charity Commission and believe that their activities are wholly charitable and provide public benefit. A full statement about public benefit is available on request from the Secretary.

9. RESERVES POLICY

The trustees have determined that, once the assets of the old charity are vested in them, a reserve should be retained, to represent approximately two years' income. This is to enable sufficient funds to be available to ensure the long-term security and development of the Institute, including provision for major repairs. The sum required to meet this objective is of the order of £45,000. We are aware that the old charity has reserves in excess of that level and will be considering whether to maintain them at their value at vesting, or whether to reduce hiring charges in some way or to effect improvements to the building to utilize any surplus.

10. POLICIES AND PROCEDURES

The CIO will be responsible for the provision of a safe, attractive and financially secure facility and will re-examine the risks to which they, users and the general public are exposed and adopt policies and procedures to minimize these.

The principal risks and uncertainties appear to the trustees of the old charity to be:

- A shortfall in bookings
- Lack of suitable activists
- Failure of a banker
- Cash-flow difficulties
- Users permitting inappropriate use of alcohol, tobacco or illegal products
- And (for the present) Covid-19

Controls are in place to minimize these risks as well as others that have been identified. The principal risks are regularly examined, and the trustees of the CIO expect to adopt the same controls as the old charity.

11. STAFF

The charity will not employ any staff, but will continue to engage the services of a cleaner/handyman.

12. REVIEW OF THE PERIOD AND FINANCIAL STANDING OF THE CHARITY

We are unable to provide a review, as we have not been responsible for managing the Institute during this period. We must ask anyone who wishes to obtain a view to see the report and accounts of the old charity for the year ended December 31, 2021.

We are aware that the old charity has provided £4,000 in its 2021 accounts for legal costs in association with the transfer to the new charity, but the CIO is expected to implement the details of the transfer and meet the legal costs involved.

On the basis of our knowledge of the affairs of the old charity, we rate the likely financial standing of the CIO as 'excellent'.

13. PLANS FOR FUTURE PERIODS

Just as we cannot report on past activities, it is not considered appropriate to set down plans for the future. We expect to take over and implement the plans of the old charity.

14. BALANCE SHEET AT DECEMBER 31, 2021

	2021
Current Assets	0
Debtors	0
Trade Creditors - due within one year	0
Other Creditors	0
Funds available at December 31, 2021	0

15. STATEMENT OF FINANCIAL ACTIVITIES

There have been no financial activities during the reporting period.

Adopted by the trustees on January 18, 2022 and signed by the Chair, Trevor Haynes.


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