

THE BAXTER HALL CHARITY

England & Wales · Charity number 1193753

Details

Status Registered

Legal form CIO

Registered 2021-03-09

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

Contact

Address 45 Station Road
Stoke Golding
Nuneaton
Warwickshire
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Activities

Objects: THE OBJECT OF THE CIO IS TO MAINTAIN AND RUN THE BAXTER HALL, STOKE GOLDING TO PROMOTE FOR THE BENEFIT OF THE INHABITANTS OF THE PARISHES OF STOKE GOLDING AND DADLINGTON 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: The Baxter Hall Charity manages a community hall for the benefit of the local community. Local organisations and individuals can hire the hall including social, educational and interest groups. The Lower Hall is used for a playgroup (starting September 2021).

Classification

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

Geography

- Leicestershire

Finances

Period end	Income	Expenditure	Assets	Employees
2025-08-31	£32,036	£33,392	-	-
2024-08-31	£22,654	£18,633	-	-
2023-08-31	£25,633	£31,484	-	-
2022-08-31	£58,225	£24,952	-	-

Trustees

Name	Role	Appointed
Amanda Ruth Wilson		2026-01-21
Andrew Stuart Clover		2025-02-03
Dr Anthony James Baxendale		2025-02-03
Jane White		2025-02-03
Jean Florence Buckby		2025-02-03
Kirsty Elizabeth Danks		2025-02-03
Margaret Ita Collier		2025-02-03
Myron Seerednysky		2026-01-21
Nicholas Mark Robinson		2025-02-03
RUTH ELIZABETH FISHER		2025-02-03
Sarah Louise Beale		2025-02-03

THE BAXTER HALL CHARITY

England & Wales - Charity number 1193753

Accounts

Charity No: 1193753

www.thebaxterhall.com

The Baxter Hall



The Baxter Hall Charity Trustee Annual Report

1st September 2024-31st August 2025

The Baxter Hall has continued to develop as a community facility over the past 12 months, since the Baxter Hall Charity (BHC) took over the full legal responsibility of the hall on 11th September 2024. The Baxter Hall Trust then became a legal entity and was separated from the original trust, which included some of St Margaret's School grounds. The Trust Scheme, written and approved by the Charity Commission, states that "The Baxter Hall Charity (a charitable incorporated organisation with registered charity number 1193753) shall be the sole corporate trustee of the Baxter Hall Trust." The Baxter Hall Charity has faced considerable legal expenditure to effect this transfer from Leicestershire Diocesan Board of Education, which has amounted to a shocking £16,445 (including the cost of securing the original lease in 2020) and we are still waiting for the land registry confirmation of the transfer. We understand from Stone King Solicitors that this will be completed in January 2026. It will be a relief to draw a line under this difficult and expensive process and use any funds to improve and develop the Hall rather than pay solicitor fees.

The Baxter Hall Charity has successfully met its aims to establish and run a community hall, to improve conditions in the hall and to achieve financial stability and resilience to satisfy the needs of the community for space to meet, socialise and learn. The Trustees have all worked hard to achieve this, particularly in organising an increased number of bookings and in monitoring and improving health and safety, maintenance, financial and legal matters. The ten trustees who have managed the hall over the year possess a wealth of skills and knowledge between them.

The dedicated space in the lower hall for the village Playgroup, Little Explorers, has been improved during the year thanks to a grant from the Rural England Prosperity Fund, administered by HBBC, a grant from The Charity of Thomas Barton and BHC funds. New flooring has been fitted to over half the space as well as a new kitchen, water heater and outdoor shelter. The trustees have maintained a good relationship with the owner of the playgroup.

The community hall has provided a safe and well-maintained space for Smiles before and after school care, an essential service for working parents. A variety of other groups have used the community hall including regular Pilates, yoga, dance, art and craft, music, W.I., community coffee mornings, committee meetings and private parties. St Margaret's Church has used the hall for events such as the Snowman Festival.

The Baxter Hall Garden is now an attractive green space for the Little Explorers Playgroup and Smiles before and after school club to use for experiencing nature and

watching things grow. It now has pear and apple trees as well as herb garden. During the Spring and Summer months, the garden has been open to the community on Sundays and for events such as the church Flower Festival which has worked very well. The success of the garden development this year has been mainly due to a valued trustee who is a passionate gardener.

BHC takes maintenance and safety of the whole building very seriously and, over the past 12 months, it has provided new gates for the School House and a replacement double door in the downstairs hall, as well as guttering and roof work. All 3 gas boilers are serviced annually to ensure gas safety and regular checking and servicing of the fire alarm system and fire extinguishers in the two main halls is done by a professional company. Weekly safety checks, including fire alarm, fire extinguishers and emergency lights are now carried out by our cleaner after St Margaret's school caretaker was no longer able to fit the work into her timetable.

Trustees During the Year

Anthony Baxendale
Jane White
Nick Robinson
Kirsty Danks
Jean Buckby
Ruth Fisher
Margaret Collier
Caroline Lewis
Andrew Clover
Sarah Beale

Financial Position

The Charity is in a stable financial position thanks to careful financial planning, budgeting and fundraising. The Treasurer's Annual report can be found in Appendix A Annual Income and Expenditure statement (Appendix B) and Examiner's report (Appendix C)

Challenges Ahead

The Baxter Hall is an old building, and maintenance will always be a significant challenge, particularly now BHC is the legal owner of the building. In April we commissioned a full survey of the building by a qualified surveyor in order to understand and identify any issues which need to be addressed. This has enabled us to agree a long-term maintenance and improvement plan, looking at the fabric of the building including brickwork, roofing and windows as well as internal improvements and we are now in the process of starting phase one, which includes the boundary wall at the front of the building and the porch upper brickwork. Grants from the Heritage Building Improvement Fund, administered by HBBC and the Charity of Thomas Barton have enabled us to go ahead with this work.

The Baxter Hall will only be able to continue if it can attract suitably experienced Trustees. There are currently 3 vacancies for trustees (out of a total of 12) including one representing St Margaret's church. Going forward we need a recruitment campaign to target suitable members of the community, particularly those who have children attending Little Explorers and Smiles. Skills we need include social media, website and organisation of building maintenance.

Thanks and Acknowledgements

To BHC trustees for their support, hard work and enthusiasm during the year and for making a real difference to the community by making sure the Baxter Hall will be here for many years to come.

To our funders, as detailed in the treasurer's annual report, enabling us to develop and improve our facilities.

To 34SP, who host our website, they not only continue to provide free hosting for the Baxter Hall website but are always more than happy to help when we need it.

To Mike Cowley for providing us with a detailed building survey.

To Andrew Payton for checking our accounts.

To everyone in the local community who has helped us during the year.

Jane White (Chair)

On behalf of the Baxter Hall Charity Trustees

APPENDIX A

Treasurer's Report

Financial Year: 1 September 2024 – 31 August 2025

Prepared by:

Anthony Baxendale, Treasurer

1. Overview

The Baxter Hall Charity remains in a satisfactory financial position. As at 31 August 2025, the charity's bank balance stood at **£39,078.77**. The end-of-year accounts have been independently examined and approved.

2. Income and Financial Performance

Our anchor tenants—**School House**, **Smiles**, and **Little Explorers**—continue to provide the majority of our income and remain fundamental to the charity's ongoing financial stability and viability.

Regular income from community use has also contributed significantly, enabling us to maintain a high standard of maintenance and repair while strengthening our overall financial position.

For the financial year, **income excluding donations exceeded overall expenditure by £435.62**. Our funds were boosted by generous donations of **£4,000** from a private individual and **£3,200** from **The Charity of Thomas Barton**, resulting in an overall increase in funds available of **£7,635.62**.

3. Capital Investment and Grants

During the year, we invested **£14,898.51** in a major refurbishment project for the lower hall (see Chair's Report). This project was part-funded through a grant from **Hinckley & Bosworth Borough Council (HBBC)**, the donation from **The Charity of Thomas Barton**, and the charity's own reserves.

By pursuing and securing grants, we are able to **leverage external funding** and achieve greater impact from our limited financial resources. This approach will continue to be central to our strategy as we address the recommendations from the recent professional building survey.

4. Future Funding and Trustee Involvement

We are particularly grateful to our Chair for their expertise in identifying funding opportunities and preparing grant applications. Recognising the importance of sustaining this capacity, steps are being taken to involve additional trustees in this vital area of work.

At the same time, it remains essential that we maintain **sufficient financial reserves** to manage the inherent risks associated with maintaining an older building, given that external grants cannot always be guaranteed.

5. Expenditure and Cost Changes

A notable change during the year was a **significant increase in utility costs**, primarily due to the charity now being responsible for **water and waste charges**. These totalled **£1,111.44** for the 12-month period from 1 April 2025 to 31 March 2026.

6. Conclusion

The charity remains in a stable financial position, supported by strong tenant relationships, prudent management, and effective use of grant funding. Continued focus on income diversification, building maintenance, and trustee engagement will ensure that Baxter Hall remains financially resilient and well-prepared for future challenges.

APPENDIX B

The Baxter Hall Charity

Accounts for Financial Year 1st September 2024 to 31 August 2025

Income	2024-2025	2023-2024	Notes
Donations from Private Individuals	£4,000.00	£0.00	
Gift Aid Claimed	£0.00	£0.00	
Donations from Local Charities	£3,200.00	£0.00	
Grants	£8,991.00	£439.00	HBBC
Interest from Bank Account	£610.67	£60.70	
Regular Rentals (House, nursery, after school)	£19,758.00	£18,183.05	
Community Rentals	£3,768.39	£3,141.00	
Sales of Tickets to Fundraising Events	£0.00	£630.00	
Deposits received	£700.00	£200.00	
Total Income	£41,028.06	£22,653.75	
Expenditure	2024-2025	2023-2024	
Legal & Other Fees to obtain Lease from LDBE	£2,284.20	£3,115.20	
Regular Maintenance & Materials	£2,202.49	£2,601.80	
Repairs to Building	£4,797.88	£5,287.37	
Bank Fees	£60.00	£60.00	
Baxter Hall Insurance	£1,381.34	£1,317.14	
Utility Bills	£5,384.28	£3,561.23	
Weekly cleaning fees	£1,198.00	£1,332.00	
Stationary & IT	£233.25	£166.66	
Returned Deposits & Hire Fees	£700.00	£200.00	
Sundries (including gifts & expenses for fundraising)	£252.49	£131.04	
Hall Improvements (From Grant Funds)	£14,898.51	£860.44	Refurb Project
Total Expenditure	£33,392.44	£18,632.88	
Cash at Bank	2024-2025	2023-2024	
Opening Balance	£31,443.15	£27,422.28	<u>Operational Cash Flow Analysis (Viability Check)</u>
Plus Income	£41,028.06	£22,653.75	Operating Income (Regular Rentals) £19,758.00
Minus Expenditure	£33,392.44	£18,632.88	Operating Costs (excl legal + grant funds) <u>£16,209.73</u>
Closing Cash at Bank	£39,078.77	£31,443.15	Operating cash flow £3,548.27
	£7,635.62		



Section A

Independent Examiner's Report

Report to the trustees/
members of

The Baxter Hall Charity

On accounts for the year
ended

31/08/2025

Charity no
(if any)

1193753

Set out on pages

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended

Responsibilities and
basis of report

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

Independent
examiner's statement

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 the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

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

- accounting records were not kept in accordance with section 130 of the Act or
- the accounts do not accord with the accounting records

I have no concerns and have come across no other matters in connection with the examination to which 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:

Date:

28/10/2025

Name:

ANDREW PAYTON

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

RETIRED FINANCE DIRECTOR

Address:

17 DYKIN LANE
STOKE NEWINGTON
CV13 6HN

THE BAXTER HALL CHARITY

England & Wales - Charity number 1193753

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The Baxter Hall Charity Trustees Report 2024

The Baxter Hall Charity (BHC) was set up in March 2021 to protect the Baxter Hall as a community facility. In September 2024, just after our official year end, we received the fantastic news that, as from 11th September 2024, the Baxter Hall Charity was legally solely responsible for the hall, and it had been transferred back to local ownership after twenty-seven years and the threat of losing it for ever. This achievement has only been possible thanks the hard work and dedication of BHC Trustees, with much time spent during the year liaising with solicitors, the Diocesan Board of Education and the Charity Commission in order to achieve the transfer. Having ownership of the hall will make it easier from now on to secure grant funding for developments and improvements.

Over the past twelve months, The Baxter Hall Charity has continued to meet its aims to establish and run a community hall, to improve conditions in the hall and achieve financial stability and resilience to satisfy the needs of the community for space to meet, socialise and learn. This is helped by an efficient trustee overseeing bookings, and, when problems arise, by trustees concerned with the general management of the building. We are very lucky to have local skilled workmen we can employ, who assist by being available during school holiday periods. We currently have a full complement of trustees following the appointment of Nick Robinson and Sheila Grocock during the year.

The Baxter Hall has provided a dedicated space in the lower hall for the village Playgroup, Little Explorers and the community hall has provided a safe and well-maintained space for Smiles before and after school care, an essential service for working parents. A variety of other groups have used the community hall including regular Pilates, dance, art and craft, music, W.I., community coffee mornings, committee meetings and private parties. St Margaret's Church has used the hall for events such as the Snowman Festival. We organised a very successful gin-tasting with music evening which took place last November, raising essential funds to help to keep the hall going.



The Baxter Hall Garden continues to thrive and provide an attractive green space for the Little Explorers' Playgroup and Smiles before and after school club. The children have enjoyed spending time in the garden, planting seeds and watching them grow. Smiles children learned how to weave with local weaver Chaz Friend and made a huge, friendly-looking caterpillar which is now residing on the garden fence and has

been named Gaston by the children from Little Explorers. The garden has been opened for the community and a memorial plaque has been placed in honour of Sally Zelenczuk, garden designer Pete's daughter, who sadly died earlier in the year.

The strip of land at the back of the Baxter Hall has been transformed after some hard-work by trustees and volunteers to remove the weeds and professional landscaping by a local company.

BHC takes maintenance and safety of the whole building very seriously and over the past 12 months has provided new fencing for the School House, fencing for the lower hall, landscaped the garden area behind the hall, had the community hall floor professionally stripped and resurfaced, organised internal painting and repainted the main door. All 3 gas boilers are serviced annually to ensure gas safety and regular checking and servicing of the fire alarm system and fire extinguishers in the two main halls is done by a professional company.

We are always looking to improve accessibility in the hall and this year 2 ramps have been purchased which enable a manual wheelchair to be pushed into the porch area and community hall.

Challenges Ahead

The Baxter Hall is an old building, and maintenance will always be a significant challenge. As legal owners of the building, we will need to agree a long-term maintenance plan, looking at the fabric of the building including brickwork, roofing and windows. This will all need to be costed and funding identified and applied for.

We need to ensure we are meeting the needs of the local community by consulting with them to understand their requirements and by advertising our facilities particularly using social media. Our website needs improving and regularly maintaining. We need someone with these skills to help us, preferably by becoming a trustee.

Financial Situation

The Baxter Hall Charity is in a satisfactory financial position with a bank balance of £31,443.15 at the end of the financial year.

The end of year accounts have been independently checked and approved and will be submitted to the Charity Commission.

Despite a drop in donations and another year of high legal costs, income exceeded expenditure by £4020.87

After 2 years of high legal costs, we were finally able to conclude the successful transfer of the Baxter Hall back to the local community.

Notable changes in the year were a significant increase in community rentals and a significant drop in energy costs which were fixed for 2 years at the start of 2023.

Our anchor tenants (School House, Smiles and Little Explorers) provided the bulk of our income and remain key to our future viability.

The regular income from community use allowed us to continue a high standard of maintenance and repairs and improve our overall financial stability.

The Baxter Hall is an old building and maintenance plus major unexpected repair costs will always be a significant financial challenge. As part of our management of these financial risks we reviewed and updated our financial reserves policy. We will keep this policy under review as we develop our long-term maintenance plan and seek grant funding to support this.

Thanks and Acknowledgements

To BHC trustees for their support, hard work and enthusiasm during the year and for making a real difference to the community by making sure the Baxter Hall will be here for many years to come.

To our funders, as detailed in the treasurer's annual report, enabling us to develop and improve our facilities.

To our website Hosts 34SP, who not only continue to provide free hosting for the Baxter Hall website but are always more than happy to help when we need it.

To everyone in the local community who has helped us during the year.

We can now look forward to many more years of the Baxter Hall in Stoke Golding, providing our local communities with an attractive space to meet, socialise and learn.

The Baxter Hall Charity

Accounts for Financial Year 1st September 2023 to 31 August 2024

Income	2023-2024	2022-2023	Notes
Donations from Private Individuals	£0.00	£25.00	
Gift Aid Claimed	£0.00	£1,283.48	
Donations from Local Charities	£0.00	£3,971.47	
Grants	£439.00	£1,195.00	Rural Community Grant
Interest from Bank Account	£60.70	£60.29	
Regular Rentals (House, nursery, after school)	£18,183.05	£16,395.00	
Community Rentals	£3,141.00	£1,941.00	
Sales of Tickets to Fundraising Events	£630.00	£622.00	
Deposits received	£200.00	£100.00	
Refund from LDJ Solicitors	£0.00	£40.00	
Total Income	£22,653.75	£25,633.24	
Expenditure	2023-2024	2022-2023	
Legal & Other Fees to obtain Lease from LDBE	£3,115.20	£5,301.10	
Regular Maintenance & Materials	£2,601.80	£1,311.88	
Repairs to Building	£5,287.37	£6,680.57	
Bank Fees	£60.00	£60.00	
Baxter Hall Insurance	£1,317.14	£926.23	
Utility Bills	£3,561.23	£5,250.55	
Weekly cleaning fees	£1,332.00	£1,270.00	
Stationary & IT	£166.66	£157.39	
Returned Deposits & Hire Fees	£200.00	£200.00	
Sundries (including gifts & expenses for fundraising)	£131.04	£241.56	
Hall Improvements (From Grant Funds)	£860.44	£10,084.32	Garden + Kitchen Projects
Total Expenditure	£18,632.88	£31,483.60	
Cash at Bank	2023-2024		
Opening Balance	£27,422.28		<u>Operational Cash Flow Analysis (Viability Check)</u>
Plus Income	£22,653.75		Operating Income (Regular Rentals) £18,183.05
Minus Expenditure	£18,632.88		Operating Costs (excl legal + grant funds) £14,657.24
Closing Cash at Bank	£31,443.15		Operating cash flow £3,525.81

THE BAXTER HALL CHARITY

England & Wales - Charity number 1193753

Accounts



The Baxter Hall Charity Chair's Report 1st September 2022- 31st August 2023

The Baxter Hall Charity (TBHC) has had another busy and productive year, although not without its challenges in a difficult economic climate with spiralling energy costs. Significant progress has been made towards the full transfer of the Baxter Hall back to local ownership and the garden area next to the Hall has been completely transformed.

The Baxter Hall Charity Aims

TBHC aims to establish and run a community hall, to improve conditions in the hall and achieve financial stability and resilience in order to satisfy the needs of the community for space to meet, socialise and learn.

Trustees

Jane White	Appointed: 9 th March 2021	
Ruth Fisher	Appointed: 9 th March 2021	
Gill Lamb	Appointed: 9 th March 2021	
Tracey Chadwick	Appointed: 9 th March 2021	Resigned: 3 rd Nov 2022
Sarah Beale	Appointed: 9 th March 2021	
Andrew Clover	Appointed: 9 th March 2021	
Jean Buckby	Appointed: 9 th March 2021	
Anne Fullager	Appointed: 9 th March 2021	
Ann Jones	Appointed: 9 th March 2021	
Kirsty Danks	Appointed: 9 th March 2021	
Jonathan Collett	Appointed: 9 th March 2021	Resigned: 8 th Dec 2022
Margaret Collier	Appointed: 3 rd March 2022	
Anthony Baxendale	Appointed: 3 rd Nov 2022	
Caroline Lewis	Appointed: 6 th July 2023	

Achievements

The Baxter Hall Charity signed a 25-year lease with the Leicestershire Diocesan Board of Education (LDBE) on 21st September 2021 and has successfully managed the hall since, enabling the playgroup, the before & after school club and various community groups to meet together. Regular groups have included an art group, a singing group, monthly coffee mornings, Pilates, W.I meetings, Ukrainian Support group, social events and childrens' parties.

Garden

The small garden area, which had been sadly neglected for several years, is now a stunning, attractive and imaginative space, offering the opportunity for children from the playgroup and after school club to have hands on experience in growing and learning about plants and creatures. A design by local landscape gardener Pete Zelenczuk, helped us to secure funding from the Big Lottery for this project which was managed by a small team of trustees and carried out by a large number of volunteers.



Accessibility

Following an accessibility report which the charity commissioned last year, work has been undertaken to improve the disabled toilet, add a baby change facility, install a banister rail on the front steps and buy some new chairs with arms. A sign for the front door was added to make it easier to identify the community hall. In order to achieve this accessible space, the gents' toilets were stripped out and made into a storeroom. This was all made possible due to funding from Leicestershire & Rutland Community Foundation 'Making Local Life Better Fund'.

Support For Local Ukrainian Group

We were pleased to be able to continue to provide a meeting space for local Ukrainian refugees and their hosts to meet. The Baxter Hall became a very important place for them while they were settling into the community.

Building and Maintenance

The Baxter Hall has had a bit of a 'face lift' with the completion of exterior and interior paintwork, the former thanks to funding from HBBC Parish Initiative Fund and the latter thanks to funding from the Charity of Thomas Barton. The fence between the school and the Baxter Hall tenant's garden had to be replaced during the summer. The community hall floor was cleaned and resealed thanks to the hard work of a few of the trustees. The pipes around the hall have now been boxed in and the electric meter cupboard has been rebuilt using fireproof material.

Transfer

Negotiations with LDBE to secure the full transfer of the hall have reached an agreed way forward by both parties and we are currently awaiting approval from the Charity Commission. The original Baxter Hall Trust included St Margaret's School land, so work has been done to separate the Baxter Hall from the land and create two separate trusts. As previously we have had to pay all legal fees for both organisations associated with the transfer.

Events

Two successful events were held as fundraisers for the hall during the year, a history talk by Eddie Smallwood and a wine tasting evening by John Whitehead. Both were well attended and, in addition to raising funds, opened the hall to the local community.

Challenges Ahead

The rise in energy cost has doubled this year to over £5,000 and has meant much time has been spent investigating and negotiating the best tariffs. We are currently paying gas and electricity costs for both the upper and lower halls, although the playgroup will start to pay their own energy bills next year. We need to ensure we conserve as much energy as possible.

The Baxter Hall is an old building and maintenance will always be a significant challenge. In addition to the work we have had done, the trustees have had to cope with water leaks, fire alarm emergencies and even a possible wasps nest!

A long-term plan for the maintenance and improvement of the hall will be our priority once we are the legal trustees for the building. Work will be costed and a fundraising plan produced, so that we can proceed with the plan.

We will ensure we are meeting the needs of the local community by advertising our hall in our local newsletter and on social media as well as seeking new ideas from local people.

We intend to run further fundraising events including a gin tasting evening planned for November.

Thanks and Acknowledgements

To the local community for coming forward to volunteer their help, especially in the garden.

To our funders, enabling us to improve the facilities and continue to provide a safe and welcoming environment.

To our website Hosts 34SP, who not only continue to provide free hosting for the Baxter Hall website but are always more than happy to help when we need it.

To the Baxter Hall trustees, a dedicated, enthusiastic and hardworking team who have made a real difference in the community by ensuring the Baxter Hall will be here for many years to come.

To our local benefactor who has made it possible for us to save the Baxter Hall for our community for generations to come.

Jane White

Chair – October 2023

The Baxter Hall Charity

Accounts for Financial Year 1st September 2022 to 31 August 2023

Income	2022-2023	2021-2022	Notes
Donations from Private Individuals	£25.00	£21,500.00	
Gift Aid Claimed to Date	£1,283.48	£4,002.18	No outstanding gift aid claims
Donations from Local Charities	£3,971.47	£1,265.99	
Grants (restricted funds)	£1,195.00	£15,190.00	
Interest from Bank Account	£60.29	£1.71	
Regular Rentals (House, nursery, after school)	£16,395.00	£14,713.65	
Community Rentals	£1,941.00	£1,234.00	
Sales of Tickets to Fundraising Events	£622.00	£10.00	
Deposits received	£100.00	£307.00	
Refund from LDJ Solicitors	£40.00	£0.00	Correction: Now included in total income figure
Total Income	£25,633.24	£58,224.53	No outstanding income
Expenditure	2022-2023	2021-2022	
Legal & Other Fees to obtain Lease & Transfer from LDBE	£5,301.10	£5,752.80	Committed legal costs to come £2,019.60
Regular Maintenance & Materials	£1,311.88	£2,167.03	
Repairs to Building	£6,680.57	£8,770.40	
Bank Fees	£60.00	£117.00	
Baxter Hall Insurance	£926.23	£864.11	
Utility Bills	£5,250.55	£3,459.35	
Weekly cleaning fees	£1,270.00	£888.00	
Cleaning Products, Stationary & IT	£157.39	£583.21	
Returned Deposits & Hire Fees	£200.00	£239.00	
Expenses for Fundraising Events	£241.56	£0.00	
Hall Improvements (Restricted Funds)	£10,084.32	£2,110.99	Remaining restricted funds carried forward £587.56
Total Expenditure	£31,483.60	£24,951.89	
Cash at Bank	2022-2023		
Opening Balance	£33,272.64		<u>Operational Cash Flow Analysis (Viability Check)</u>
Plus Income	£25,633.24		Operating Income (Regular Rentals) £19,018.29
Minus Expenditure	£31,483.60		Operating Costs (excl legal + restricted funds) £16,098.18
Closing Cash at Bank	£27,422.28		Operating cash flow £2,920.11



Section A

Independent Examiner's Report

Report to the trustees	The Baxter Hall Charity		
On accounts for the year ended	31/08/2023	Charity no (if any)	1193753
Set out on pages			

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31 08 2023.

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 ~~The charity's gross income exceeded £250,000 and I am qualified to undertake the examination by being a qualified member of [insert name of applicable listed body]. Delete [] if not applicable.~~

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.

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

Signed:

Date:

02/11/2023

Name:

ANDREW PAYTON

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

RETIRED FINANCE DIRECTOR

Address:

17 WYKIN LANE

STOKE GOLDING

NUNEATON CV13 6HN

Section B

Disclosure

Only complete if the examiner needs to highlight material matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

Give here brief details of any items that the examiner wishes to disclose.