



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.



Garden Opening



Garden Designer,
Pete Zelenczuk

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	No outstanding gift aid claims	
Gift Aid Claimed to Date	£1,283.48	£4,002.18		
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	Correction: Now included in total income figure No outstanding income	
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		
Total Income	£25,633.24	£58,224.53		
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.