

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 Expenditdure	£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