



CHARITY COMMISSION  
FOR ENGLAND AND WALES

## Trustees' Annual Report for the period

**From** 1<sup>st</sup> June 2021 - **Period start date** **To** 31<sup>st</sup> May 2022 - **Period end date**

**Charity name:** Wiveliscombe Town Hall Trust

**Charity registration number:** 1194697

## Objectives and Activities

	SORP referenc e	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	<ul style="list-style-type: none"><li>• <b>To acquire, preserve, restore, repair and maintain the former Wiveliscombe Town Hall and associated land and buildings ('the premises') having historic interest, architectural merit or amenity value for the benefit of the local and wider communities.</b></li><li>• <b>To return the premises to public use as an amenity for the benefit of the residents of Wiveliscombe and the surrounding area in any way which may from time to time be charitable, in particular, but not exclusively, through the provision of facilities for recreation and leisure time occupation in the interests of social welfare, and to promote the use of those facilities with the object of improving the conditions of life of persons who have need of such facilities by reason of their youth, age, infirmity or disablement, poverty or social and economic circumstances.</b></li><li>• <b>To undertake any other charitable activity for the benefit of the community in the Parish of Wiveliscombe and surrounding area.</b></li></ul>
Summary of the main activities in relation to those purposes for the public benefit, in	Para 1.17 and 1.19	<ul style="list-style-type: none"><li>• <b>Change charity status to 'charitable incorporated organisation' as the best vehicle for achieving the public benefit of restoring and making available for the community of Wiveliscombe and surrounding area.</b></li><li>• <b>Following Covid and national finance issues trustees made the decision to use funds to get the Town Hall open to the community, but with limitations, rather than wait until a full restoration is completed.</b></li></ul>

particular, the activities, projects or services identified in the accounts.		<ul style="list-style-type: none"> <li>• <b>The new priority is to get the building safe for public access ASAP. To that end we have achieved this year:</b> <ul style="list-style-type: none"> <li>o Survey the floor and find solution to longer term issues.</li> <li>o Specialist report done to address issues of first floor access.</li> <li>o Help with branding for re launching events at the Hall.</li> </ul> </li> </ul>
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	Para 1.18	<ul style="list-style-type: none"> <li>• <b>The Trustees have done everything in the best interests of the aims of the charity.</b></li> </ul>

## Achievements and Performance

	SORP reference	
Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.	Para 1.20	<ul style="list-style-type: none"> <li>• <b>Accessibility consultancy has given us advice how best to deal with the accessibility issues opening the Hall as it is, especially in regard to the first-floor access.</b></li> <li>• <b>Structural reports have been compiled on the complicated issues with the floor.</b></li> <li>• <b>Potential solutions to the floor issues have been drawn up by architects.</b></li> <li>• <b>Advice and help with branding for re-opening the Hall and for successfully promoting future events.</b></li> <li>• <b>Project manager has helped with work needed to reopen the Hall. It has also helped with continuing fund raising.</b></li> <li>• <b>Fundraising during this period has led to a healthy income.</b></li> </ul>

## Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	<b>(See accounts attached below)</b> <ul style="list-style-type: none"> <li>• <b>The change of charity status led to the closing of the previous charity. The Money was transferred to the new charity.</b></li> </ul>
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		<p><b>£11,800</b></p> <ul style="list-style-type: none"> <li>• <b>Major income;</b> <ul style="list-style-type: none"> <li>◦ <b>Developers 106 money via Somerset West and Taunton Council. £30,000</b></li> <li>◦ <b>Wiveliscombe Town Council. £4,054</b></li> <li>◦ <b>Architectural heritage Fund. £9,588</b></li> </ul> </li> <li>• <b>Major Outgoings;</b> <ul style="list-style-type: none"> <li>◦ <b>Wecil Ltd - Accessibility consultation</b></li> <li>◦ <b>DHD Structures - Floor Survey</b></li> <li>◦ <b>Thread Architects - Architects report</b></li> <li>◦ <b>Maitland Walker - Solicitor fees for charity transfer</b></li> <li>◦ <b>Carl Middleton - Brand consultation</b></li> <li>◦ <b>Waite Associates - Construction cost consultants</b></li> <li>◦ <b>Woodlouse Conservation - Structural surveys</b></li> <li>◦ <b>C2Fire - Fire extinguisher safety</b></li> <li>◦ <b>2MD Regeneration - Project Management</b></li> <li>◦ <b>Celtic Sustainables - Building insulation</b></li> </ul> </li> <li>• <b>Other annual costs include;</b> <ul style="list-style-type: none"> <li>◦ <b>Charity Insurance</b></li> <li>◦ <b>Landlords Insurance</b></li> <li>◦ <b>Web hosting</b></li> </ul> </li> </ul>
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	<b>The Trustees have agreed to maintain in the bank enough funds in cash to cover baseline annual expenses e.g. electricity and insurance.</b>
Amount of reserves held	Para 1.22	
Reasons for holding zero reserves	Para 1.22	
Details of fund materially in deficit	Para 1.24	
Explanation of any uncertainties about the charity continuing as a going concern	Para 1.23	<b>The pace of activities undertaken by the Foundation are governed by access to financial and other resources.</b>

## Structure, Governance and Management

Description of charity's trusts:		
Type of governing document (trust deed, royal charter)	Para 1.25	<b>Trust Deed</b>
How is the charity	Para	<b>CIO Foundation</b>

constituted? (e.g unincorporated association, CIO)	1.25	
Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees	Para 1.25	<b>As set out in the Trustees are nominated and elected by existing trustees. Trustees are responsible for setting out style and nature of the restoration of the Town Hall. They also agree the artistic programme to be undertaken by the Foundation.</b>

## Reference and Administrative details

Charity name	<b>Wiveliscombe Town Hall Trust</b>
Other name the charity uses	
Registered charity number	<b>1194697</b>
Charity's principal address	<b>Wiveliscombe Town Hall Wiveliscombe House The Square Wiveliscombe Somerset TA4 2JT</b>

### Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Emma Bettridge	Chairperson		
2	Chris Perry	Treasurer		
3	Eddie Gaines	Secretary		
4				
5				
6				
7				
8				
9				
10				

Corporate trustees – names of the directors at the date the report was approved

[illegible]

Name of trustees holding title to property belonging to the charity

[illegible]

## Funds held as custodian trustees on behalf of others

Description of the assets held in this capacity	
Name and objects of the charity on whose behalf the assets are held and how this falls within the custodian charity's objects	
Details of arrangements for safe custody and segregation of such assets from the charity's own assets	

### Additional information (optional)

#### Names and addresses of advisers (Optional information)

Type of adviser	Name	Address

### Exemptions from disclosure

Reason for non-disclosure of key personnel details

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### Other optional information

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## Declarations

The trustees declare that they have approved the trustees' report above.

**Signed on behalf of the charity's trustees**

**Signature(s)**

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**Full name(s)**

--	--

**Position (eg  
Secretary, Chair, etc)**

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**Date**

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## ACCOUNT SUMMARY YEAR ENDING 31 MAY 2022

Receipts and Payments Account for the Year Ended 31 May 2022					
Year to 31-May-21				Year to 31-May-22	
£				£	£
	<b>Receipts</b>				
150.10		Donations/Fundraising		26.00	
0.00		Grants		43642.00	
0.00		Loan		0.00	
0.00		Interest		0.00	
150.10					43668.00
	<b>Payments</b>				
3115.60		Consultancy Fees		11240.50	
45.00		Professional Fees		1,204.80	
0.00		Print/Stat		0.00	
413.94		Insurance		418.83	
0.00		Building Works		3810.69	
138.00		General Expenses		182.75	
3712.54					16,857.57
-3,562.44		<b>Excess of Income over Expenditure</b>			26,810.43
15,363.06		Cash Funds From Charity 1113417			<b>11,800.62</b>
11,800.62		<b>Cash Funds at 31 May 2022</b>			<b>38,611.05</b>
Statement of Assets and Liabilities as at 31st May 2022					

## **INCOME - YEAR ENDING 31 MAY 2022**

Date	Received From	Dons/ Fundraising	Grants	Bank Interest	Loan	Total
11-Jun-21	Somerset Lottery	£ 2.50				£ 2.50
14-Jun-21	SWT		£ 30,000.00			£ 30,000.00
06-Jul-21	Somerset Lottery	£ 2.00				£ 2.00
28-Jul-21	Wivey Town Council		£ 4,054.00			£ 4,054.00
03-Aug-21	Somerset Lottery	£ 2.00				£ 2.00
07-Sep-21	Somerset Lottery	£ 2.50				£ 2.50
12-Oct-21	Somerset Lottery	£ 2.00				£ 2.00
10-Nov-21	Somerset Lottery	£ 2.00				£ 2.00
07-Dec-21	Somerset Lottery	£ 2.50				£ 2.50
11-Jan-22	Somerset Lottery	£ 2.00				£ 2.00
01-Feb-22	AHF Grant		£ 9,588.00			£ 9,588.00
09-Feb-22	Somerset Lottery	£ 2.50				£ 2.50
15-Mar-22	Somerset Lottery	£ 2.00				£ 2.00
05-Apr-22	Somerset Lottery	£ 2.00				£ 2.00
10-May-22	Somerset Lottery	£ 2.00				£ 2.00
		26.00	43642.00	0.00	0.00	43668.00

## **EXPENSES YEAR ENDING 31 MAY 2022**

Date	Detail	Paid To	Consult Fees	Prof Fees	Print/ Stat	Insurance	Building Works	General Exp	Total
28-Jun-21	Bacs	Emma - Entertainment						£ 28.00	£ 28.00
30-Jun-21	Bacs	WECIL Ltd	£ 850.00						£ 850.00
19-Aug-21	Bacs	HartnellTaylorCo				£ 87.82			£ 87.82
19-Aug-21	Bacs	DHD Structures	£ 540.00						£ 540.00
19-Aug-21	Bacs	Thread Architects	£ 4,108.50						£ 4,108.50
10-Sep-21	Bacs	MaitlandWalker	£ 840.00						£ 840.00
10-Sep-21	Bacs	Carl Middleton		£ 250.80					£ 250.80
13-Sep-21	Bacs	C2 Fire		£ 204.00					£ 204.00
13-Sep-21	Bacs	Woodlouse Conservation					£ 1,184.40		£ 1,184.40
29-Sep-21	Bacs	Emma - Entertainment						£ 16.75	£ 16.75
13-Oct-21	Bacs	Toby Harding					£ 46.94		£ 46.94
23-Nov-21	Bacs	Website Development						£ 138.00	£ 138.00
23-Nov-21	Bacs	Waite Associates	£ 330.00						£ 330.00
07-Dec-21	Bacs	Carl Middleton		£ 500.00					£ 500.00
07-Dec-21	Bacs	DHD Structures	£ 672.00						£ 672.00
14-Jan-22	Bacs	Atom Insurance				£ 331.01			£ 331.01
08-Feb-22	Bacs	Celtic Sustainables					£ 2,579.35		£ 2,579.35
18-Mar-22	Bacs	2MD Regeneration	£ 3,900.00						£ 3,900.00
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### Additional information (optional)

#### Names and addresses of advisers (Optional information)

Type of adviser	Name	Address

### Exemptions from disclosure

Reason for non-disclosure of key personnel details

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### Other optional information

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## Declarations

The trustees declare that they have approved the trustees' report above.

**Signed on behalf of the charity's trustees**

**Signature(s)**

--	--

**Full name(s)**

--	--

**Position (eg  
Secretary, Chair, etc)**

--	--

**Date**

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			11240.50	1204.80	0.00	418.83	3810.69	182.75	16857.57





## Section A

## Independent Examiner's Report

## Report to the trustees

Charity Name  
Wiveliscombe Town Hall Trust

On accounts for the year  
ended

May 2022

Charity no  
(if any)

1194697

## Set out on pages

See - Trustees annual report - pages 7-8

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31 / 05 / 2022.

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 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:

Date:

21/03/2023

Name:

Lorna Thorne

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

N/A

Address:

2 Beech Tree Close, Wiveliscombe, TA4 2PE

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.**

- Accounts all in good order.