



CHARITY COMMISSION
FOR ENGLAND AND WALES

Trustees' Annual Report for the period

From **1 April 2023 to 31 March 2024**

Charity name: The Victoria Hall Trust

Charity registration number: 1194739

Objectives and Activities

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	<p>The purposes as described in the Scheme approved by the Charity Commission on 23 September 2024 are 'To promote the benefit of the beneficiaries by 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 condition of life of the beneficiaries.'</p> <p>It should be noted that the Charity Commission's approval decision is currently subject to appeal. Should an appeal be successful against the Scheme, it is anticipated that the purposes would revert to those within the original 1893 Trust deed. Namely:</p> <p>"To let the said Hall and the Rooms and Offices belonging thereto or any or either of them for the purpose Meetings, Entertainments, Ball, Bazaars, and other Gatherings whether Social or Political and to charge therefor at their discretion or according to a scale of charges settled or agreed upon by the Trustees PROVIDED ALWAYS that it shall be in the sole and absolute discretion of the Trustees to allow or refuse to allow any person or persons to hire the said Hall and the Rooms and Offices belonging thereto or any or either of them without being called upon or obliged to state their reason for allowing or refusing to allow any person or persons to hire the said Hall and the Rooms and Offices belonging thereto or</p>

		<p>any or either of them. To stand possessed of the proceeds of such letting and hiring and after paying thereout the expenses of erecting repairing maintaining and keeping the said Hall and the Rooms and Offices belonging thereto in good and substantial repair and condition and paying all Salaries wages rates taxes and other outgoings whatsoever and all other expenses in connection with keeping the Hall open for Meetings Entertainments (whether Theatrical or otherwise) Balls Bazaars and other gatherings and of insuring the said Hall and the Rooms and other Offices belonging thereto against loss or damage by fire and after paying all rents that may be due to the said Local Board for anything whatsoever in connection with the Hall</p> <p>UPON TRUST to pay and divide the balance of such proceeds or so much thereof as the Trustees may think fit between and among any Charities or Philanthropic or Charitable Institutions in the District of the Ealing Local Board as the Trustees may think fit and so that the Trustees may in their own absolute discretion pay the whole of such balance or other sum to any one or more Charity or Charities to the exclusion of any other Charity or Charities and the Trustees shall not be required to state their reasons for benefitting or refusing to benefit any particular Charity or Charities”</p>
Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.	Para 1.17 and 1.19	<p>The work of the Trust in pursuit of its purposes has been constrained by the uncertainties pending the outcome of the legal challenge as well as the closure of Trust property on health and safety grounds.</p> <p>Some limited letting of the Trust Property has occurred during the reporting period and the usage of the property is reflected in the accounts.</p>
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	Para 1.18	<p>The Trustee has had regard to the guidance issued by the Charity Commission on public benefit. A copy of ‘Public benefit: the public benefit requirement (PB1)’ has been circulated to the members of the Victoria Hall Trust committee.</p>

Additional information (optional)

You may choose to include further statements where relevant about:

	SORP reference	
Policy on grant making	Para 1.38	The Trustee may prepare such a policy upon obtaining clarity on the charity's future. The current operating deficit means there are no surpluses to distribute as grants are not likely in the foreseeable future.
Policy on social investment including program related investment	Para 1.38	The Trustee may prepare such a policy upon determination of the charity's future.
Contribution made by volunteers	Para 1.38	<p>The three co-opted independent members of the Victoria Hall Trust Committee are members of the public who have given their time voluntarily.</p> <p>The Trustee may seek further contributions from volunteers upon determination of the pending appeal and clarification on the charity's future.</p>
Other		At the present time, Ealing Council (acting in its corporate capacity) continues to subsidise the operation of the Trust, via the provision of council officer time and support for the work of the Trust and by covering the ongoing deficit position of the Trust – as overheads continue to exceed income. It is not possible to secure a sustainable and financially viable future for the Trust until the outcome of the outstanding legal challenge is known.

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	The Trust has been able to let its property on a limited basis during the reporting period, however the work of the Trust in pursuit of its purposes has been severely constrained by the uncertainties around the charity's future and the closure of its property on health and safety grounds.

Additional information (optional)

You may choose to include further statements where relevant about:

Achievements against objectives set	Para 1.41	The work of the Trust in pursuit of its purposes has been severely constrained by the uncertainties around the charity's future and the closure of its property on health and safety grounds.
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		The Trust will be in a position to set future objectives upon obtaining clarification on the charity's future.
Performance of fundraising activities against objectives set	Para 1.41	<p>The work of the Trust in pursuit of its purposes has been severely constrained by the uncertainties around the charity's future and the closure of its property on health and safety grounds.</p> <p>The Trust will be in a position to set future objectives upon determination of the pending appeal and clarification on the charity's future.</p>
Investment performance against objectives	Para 1.41	<p>The work of the Trust in pursuit of its purposes has been severely constrained by the uncertainties around the charity's future and the closure of its property on health and safety grounds.</p> <p>At the present time, Ealing Council (non-trustee side) continues to subsidise the operation of the Trust, via the provision of council officer time and support for the work of the Trust and by covering the ongoing deficit position of the Trust – as overheads continue to exceed income. It is not possible to secure a sustainable and financially viable future for the Trust until the outcome of the outstanding legal challenge is known.</p>
Other		Not applicable

Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	The Trust's financial position at the end of the period is a deficit of £231,342 and a cumulative deficit of £885,813, based on a carry forward of the previous year's deficit of £654,471. The cumulative deficit is to be funded through a loan provided by the Council acting in its corporate capacity.
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	The trust does not have a formal reserves policy. A policy will be formulated once clarification has been reached on the charity's future. The trustee did not hold reserves at the period end, with the cumulated deficit being funded in full by an interest free loan from Ealing Council.
Amount of reserves held	Para 1.22	No reserves held.
Reasons for holding zero reserves	Para 1.22	At the present time, Ealing Council (acting in its corporate capacity) continues to subsidise the operation of the Trust, via the provision of council officer time and support for the work of the Trust and by covering the ongoing deficit position of the Trust – as overheads continue to exceed income. It is not possible to secure a sustainable and financially viable future for the Trust until there is clarity on the Trust's future.
Details of fund materially in deficit	Para 1.24	The Council loan outstanding at 31 March 2024 of £885,813 represents the overall unrestricted funds deficit of the charity. This is made up of the £231,342 cash deficit accumulated during the period 1 April 2023 to 31 March 2024 and £654,471, being Victoria Hall Trust's cumulated deficit relating to the charity's historic activity carried forward from the previous reporting year. This amount was agreed with the Council and is considered to be significantly less than the total deficit accumulated by the charitable activity since the charity's original inception in 1893.
Explanation of any uncertainties about the charity continuing as a going concern	Para 1.23	At the present time, Ealing Council (non-trustee side) continues to subsidise the operation of the Trust, via the provision of council officer time and support for the work of the Trust and by covering the ongoing deficit position of the Trust – as overheads continue to exceed income. It is not possible to secure a sustainable and financially viable future for the Trust until the outcome of the outstanding legal challenge is known.

Additional information (optional)

You may choose to include further statements where relevant about:

The charity's principal sources of funds (including any fundraising)	Para 1.47	<p>The charity's principal source of funds is generated through:</p> <ol style="list-style-type: none">1. the income received by letting its property, which was suspended in year due to the closure of Trust property2. a subsidy provided by Ealing Council (non-trustee side) in the form of a loan <p>It is not possible to secure a sustainable and financially viable future for the Trust until clarity is reached on the charity's future.</p>
Investment policy and objectives including any social investment policy adopted	Para 1.46	<p>The work of the Trust in pursuit of its purposes has been constrained by the uncertainties on its future.</p> <p>The Trust is currently in a deficit position so has not developed investment or social investment policies. Such policies may be developed in the future.</p>
A description of the principal risks facing the charity	Para 1.46	<p>The work of the Trust in pursuit of its purposes has been constrained by the uncertainties around its future.</p> <p>The Trust's deficit position means that it must find a new, sustainable and long-term solution if it is to survive.</p> <p>The proposal identified is wholly dependent upon a successful outcome (for the Trust) to see the Town Hall redeveloped.</p>
Other		None.

Structure, Governance and Management

Description of charity's trusts:		
Type of governing document (trust deed, royal charter)	Para 1.25	The Charity's governing document is the Charity Commission Scheme issued on 23 September 2024. Ealing Council is the sole Trustee of the charity which is operated via an elected Member who is part of the Council's Cabinet – that Cabinet Member will take any decisions on the recommendations from the Victoria Hall Trust Advisory Committee. The remit of the Advisory Committee is set out in part 3 of Ealing Council's constitution . It is anticipated under the Scheme that the Trust governance will change once a lease is completed.
How is the charity constituted? (e.g unincorporated association, CIO)	Para 1.25	The charity is constituted as a Trust
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	Ealing Council is at present the sole Trustee but has delegated its functions as trustee to a Cabinet member who is advised by the Victoria Hall Trust Advisory Committee. Members of the Victoria Hall Trust committee comprise: <ul style="list-style-type: none"> - Three elected Councillors, appointed at annual meeting of Ealing Council, and - Three independent members, selected following public advertisement, open recruitment and selection, and interview process. - The 23 September Scheme anticipates the appointment of two further independent members - these roles are vacant at this time.

Additional information (optional)

You may choose to include further statements where relevant about:

Policies and procedures adopted for the induction and training of trustees	Para 1.51	Ealing Council is currently the sole trustee of the charity. Independent members sit on the Victoria Hall Trust Advisory committee which provides recommendations to the Cabinet member. Any new committee members are given an induction by council officers on their duties and responsibilities. All members of the Victoria Hall Trust Advisory committee are
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		reminded at the start of each meeting of their responsibilities under charity law.
The charity's organisational structure and any wider network with which the charity works	Para 1.51	Ealing Council has delegated its functions as trustee to the Cabinet Member for Thriving Communities on the recommendations of the Victoria Hall Trust Advisory Committee (see above). It is currently supported by Council officers.
Relationship with any related parties	Para 1.51	The sole trustee is currently Ealing Council. This creates the potential for conflict between the Council's trustee and corporate arm. This potential conflict is managed by having separate officers advising the Trust to those working on the remainder of the Town Hall building and by ensuring that members of the Victoria Hall Trust Committee are different from those taking decisions in relation to the council's corporate interests.
Other		None

Reference and Administrative details

Charity name	The Victoria Hall Trust
Other name the charity uses	N/A
Registered charity number	1194739
Charity's principal address	LONDON BOROUGH OF EALING PERCEVAL HOUSE 14-16 UXBRIDGE ROAD LONDON W5 2HL

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	LONDON BOROUGH OF EALING	Not applicable	Not applicable	Not applicable
2				
3				
4				
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Corporate trustees – names of the directors at the date the report was approved

Director name		
LONDON BOROUGH OF EALING		

Name of trustees holding title to property belonging to the charity

Trustee name	Dates acted if not for whole year	
LONDON BOROUGH OF EALING	Not applicable	

Funds held as custodian trustees on behalf of others

Description of the assets held in this capacity	None
Name and objects of the charity on whose behalf the assets are held and how this falls within the custodian charity's objects	None.
Details of arrangements for safe custody and segregation of such assets from the charity's own assets	None

Additional information (optional)

Names and addresses of advisers (Optional information)

Type of adviser	Name	Address
Lead / technical advisor	Adam Whalley	Assistant Director of Major Projects, Ealing Council, Perceval House, 14-16 Uxbridge Road, Ealing, London. W5 2HL.
Legal advisor	Rhian Davies	Director of Legal and Democratic Services, Ealing Council, Perceval House, 14-16 Uxbridge Road, Ealing, London. W5 2HL.

Name of chief executive or names of senior staff members (Optional information)

Cllr Blerina Hashani, Portfolio Holder Thriving Communities

Exemptions from disclosure

Reason for non-disclosure of key personnel details

Not applicable

Other optional information

None

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)

Cllr Blerina Hashani	
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Position (eg Secretary,
Chair, etc)

Cabinet Member for Thriving Communities	
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Date

13 January 2025

The Victoria Hall Trust
Independent Examiner's Report
For the year ended 1 April 2023 to 31 March 2024

I report to the trustees on my examination of the accounts of the above charity for the year ended 31 March 2024.

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.

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.

A handwritten signature in dark ink, appearing to read "Adam Fullerton".

Adam Fullerton FCA, DChA
Independent Examiner
For and on behalf of Moore Kingston Smith LLP

Date: 21 January 2025

Victoria Hall Trust		1194739	CC16a
Receipts and payments accounts			
For the period from	01-Apr-23	To 31-Mar-24	

Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
A1 Receipts					
Room Hire - Victoria Hall	8,742	-	-	8,742	99,393
Room Hire - Princes Hall	25,276	-	-	25,276	15,293
Sub total (Gross income for AR)	34,018	-	-	34,018	114,685
A2 Asset and investment sales, (see table).					
Cash loan from London Borough of Ealing	231,342	-	-	231,342	168,791
	-	-	-	-	-
Sub total	231,342	-	-	231,342	168,791
Total receipts	265,361	-	-	265,361	283,476
A3 Payments					
Payments to London Borough of Ealing for management and administration of hall hire	38,678	-	-	38,678	49,943
Recharge from London Borough of Ealing of operational premises costs	198,280	-	-	198,280	159,132
Consultancy including Forensic Accountant	28,403	-	-	28,403	74,401
Sub total	265,361	-	-	265,361	283,476
A4 Asset and investment purchases, (see table)					
	-	-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	-	-
Total payments	265,361	-	-	265,361	283,476
Net of receipts/(payments)	-	-	-	-	-
A5 Transfers between funds	-	-	-	-	-
A6 Cash funds last year end	-	-	-	-	-
Cash funds this year end	-	-	-	-	-

Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B1 Cash funds		-	-	-
		-	-	-
		-	-	-
	Total cash funds	-	-	-
	(agree balances with receipts and payments account(s))	OK	OK	OK
		Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B2 Other monetary assets	None	-	-	-
		Fund to which asset belongs	Cost (optional)	Current value (optional)
B3 Investment assets	None		-	-
		Fund to which asset belongs	Cost (optional)	Current value (optional)
B4 Assets retained for the charity's own use	Victoria Hall - trust owned last valued in October 2020	Unrestricted	-	1,050,000
	Princes Hall - trust owned last valued in October 2020	Unrestricted	-	635,000
		Fund to which liability relates	Amount due (optional)	When due (optional)
B5 Liabilities	Interest free loan from London Borough of Ealing to be repaid back from capital receipts following sale of Ealing Town Hall for Trust's proportion of Victoria Hall and Princes Hall	Unrestricted	885,814	Subject to sale of Ealing Town Hall
	Accrual for independent examination 2022/23	Unrestricted	3,500	

Signed by one or two trustees on behalf of all the trustees

Signature	Print Name	Date of approval
Cllr Blerina Hashani	Cllr Blerina Hashani	13-Jan-25