

BOSTON SPA VILLAGE HALL CIO

England & Wales · Charity number 1194792

Details

Status Registered

Legal form CIO

Registered 2021-06-15

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

Contact

Address 199 High Street
Boston Spa
Wetherby
West Yorkshire
LS23 6AA

Phone 07595499739

Email bsvhbookings@gmail.com

Website <https://www.bostonspavillagehall.co.uk>

Activities

Objects: THE OBJECTS OF THE CIO ARE TO ESTABLISH AND RUN A VILLAGE HALL AND TO PROMOTE FOR THE BENEFIT OF THE INHABITANTS OF THE PARISH OF BOSTON SPA AND SURROUNDING PARISHES ("AREA OF BENEFIT") 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: Provisions of Village Hall facilities to the Boston Spa Community

Classification

- **How:** Provides Buildings/facilities/open Space
- **What:** Recreation
- **Who:** Children/young People, Elderly/old People, People With Disabilities, Other Charities Or Voluntary Bodies, The General Public/mankind

Geography

- Leeds City

Finances

Period end	Income	Expenditure	Assets	Employees
2025-08-31	£79,682	£104,567	-	-
2024-08-31	£83,188	£107,524	-	-
2023-08-31	£155,061	£136,774	-	-
2022-08-31	£56,288	£40,817	-	-

Trustees

Name	Role	Appointed
Carol Rita Taylor		2021-06-29
Christopher James Broadbent		2024-04-02
Christopher Michael Rose		2023-06-01
David Francis Taylor		2024-07-23
Joanne Sabin		2021-06-29
John Shirtliff		2025-01-13
Jon Kendall		2025-01-13
Mark Openshaw		2025-01-13
Patricia Anne Davies		2023-03-06
Philip HARRISON		2021-11-08
Richard Ormondroyd		2021-11-08

BOSTON SPA VILLAGE HALL CIO

England & Wales - Charity number 1194792

Accounts



BOSTON SPA VILLAGE HALL CIO (1194792)

199 High Street, Boston Spa, West Yorkshire LS23 6AA

Trustees' Annual Report 2025

Summary of the purposes of the charity as set out in its governing document

The objects of the CIO are to establish and run a Village Hall and to promote for the benefit of the inhabitants of the Parish of Boston Spa and surrounding parishes. This is 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.

Summary of the main activities

The Village Hall is in the heart of the village and is the focal point of many varied community-based activities. These activities cater for the very young to the elderly population and everyone in between.

The building consists of the Main Hall, Jubilee Room, Lantern Room, Wharfe Room, Cafe area and two kitchens. On average there are 50 sessions booked on a weekly basis. These are made up of exercise classes, educational classes, music groups which includes regular live Saturday evening entertainment, a variety of elderly social gatherings, numerous children's activities and birthday parties. A thriving Community Cafe is run by Wetherby in Support of the Elderly (WiSE) Tuesday – Friday each week. Several local groups and schools hold annual events such as Arts Festival, Beer Festival, Summer Festival, Craft Fairs and Christmas pantomime. The Hall is also used as the local polling station and as a meeting place for Parish Council meetings.

Summary of the main achievements

The trustees work hard to ensure the Hall is attractive to users and measure success by the range of users hiring the facility. During the last twelve months we have attracted new regular hirers for several private company training events and receive regular enquiries about new bookings.

Over the last financial year, a number of improvements and repairs have been completed, all of which have been funded from our reserves at a cost of £49,849.

The flat roof over the kitchen and café was replaced. The Main Hall and Café have had acoustic panels installed. The front of stage was replaced and funded by a generous donation from Enterprise Mobility. Both the Wharfe Room (formally the Meeting Room) and the Lantern Room were fully updated with new LED lighting, new carpet tiles, roller blinds and decorating for the benefit of all hirers. Replacement radiators were also installed in the Wharfe Room.



The Car Park and garden area have been tidied and overhanging trees cut back. Yellow lines have been painted on the edges of the front steps.

Regular maintenance has been carried out throughout the year as and when needed.

Plans for the future

The trustee's aim is to continue to maintain and upgrade the 100-year building.

There are several projects under consideration including:

- Refurbishing the kitchen between the Jubilee and Lantern rooms.
- Upgrade the Lantern Room Toilets
- Repair and improve the main left-hand entrance
- Replace front doors

Trustees are conducting a feasibility study regarding the installation of Solar panels and monitoring energy usage.

Trustees have applied to become "The Rest Centre" for the village and feedback has been very favourable.

This work is contingent on income derived from lettings and an active fund-raising programme and potentially a grant application.

Structure, Governance and Management

Boston Spa Village Hall Charitable Incorporated Organisation (the 'CIO') is governed by the current Constitution dated 20 May 2021. The constitution governs the appointment of trustees who can be elected or co-opted at the Annual General Meeting. In the event of a casual vacancy among elected or co-opted Charity trustees, the trustees may appoint a person who is willing to act to be a Charity trustee.

Newly appointed trustees are given the Charity Commission guidance on becoming a trustee and a copy of the Constitution, this ensures that the new trustees are aware of the scope of their responsibilities under the Charities Act. Each trustee signs the annual declaration of acceptance of office at the Annual General Meeting.

There are currently 11 trustees who aim to meet on a four to six weekly basis with attendance being good. The trustees are responsible for all decisions taken in relation to the running of the Hall; maintenance of the building and activities held within.

Each trustee has a nominated area of interest and reports back at meetings as necessary. There are times, such as when applying for grant funding or fundraising event planning, that sub-committees are formed.

The Hall employs two part-time caretakers who are responsible for cleaning and setting up rooms as required by hirers.



Our part time administrator deals with hirers, bookings and invoices. This appointment has been very successful with scope to develop further in the future

Risk Management

The Village Hall is insured with Ansvar Insurance Company, having buildings cover of £2,676,195 contents cover of £68,813 and business interruption cover of £159,244.

Our hirers are asked to provide a copy of their Public Liability Insurance. The trustees are conscious that a large, uninsured, event that damaged the building would be a risk to the Charity and we ensure that all such events are adequately insured before agreeing to the hire and copies of the relevant Insurance is received.

The Hall has a Premises Licence through the Local Authority which includes alcohol. The Hall also has a PPL/PRS Licence.

We undertake regular PAT testing of electrical appliances and annual testing of fire safety equipment.

Names of the Charity trustees who manage the charity

Richard Ormondroyd – Chair
Joanne Sabin – Treasurer
Carol Taylor – Secretary
Mark Openshaw
Jon Kendall
Phil Harrison
John Shirliff
Chris Rose
Anne Davies
David Taylor
Chris Broadbent

Volunteers

Management costs are kept to a minimum by using trustees and volunteers. Several tasks alongside the part time admin support such as bookings, invoicing, communication, maintenance of the building and fund raising are all completed by trustees and volunteers.

We would like to thank all the volunteers who have given their time to help at various fundraising events throughout the year.

Financial Review

At the start of the financial year September 2024 our cash balance was £54,017.83.

In April 2024, the trustees agreed to maintain a balance of £10,000 on the Bank Account. This is to enable us to ensure the building is maintained and serviced if we had an enforced period of closure (e.g. as happened during Covid-19).



We do not segregate reserves from cash balances however we opened a Virgin Money Business Deposit account to earn credit interest on some of our reserves. On 1 September 2025 we held £28,788.09 in cash so we carried forward sufficient reserves.

The principal source of income is fees from hirers accounting for 78% of the Hall's income, the remaining 22% comes from fundraising events such as the annual Arts Festival, Beer Festival, Donations and Fundraising. Total administrative costs amounted to £104,567, however £49,849 of the Repairs and Maintenance figure was for numerous projects reported above. This reduced actual running costs to £54,718 of which 43% was for staffing.

The financial risk for the Hall going forward remains the economic climate and regular hirers being unable to continue running their activities. However, at present demand is still very good and we do not have any debt from hirers.

We continue to monitor our expenditure carefully, particularly ensuring regular invoicing in respect of gas and electricity usage.

Accompanying this report is a copy of the Profit and Loss Account and Balance Sheet for the year ending 31 August 2025.

Declaration

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

Signed on behalf of the charity's trustees.

Signature

Full Name Richard Ormondroyd - Chair

Signature

Full Name Joanne Sabin - Treasurer

Profit and Loss

Boston Spa Village Hall For the year ended 31 August 2025

	2025	2024
Turnover		
Art Festival	5,109.92	4,581.00
Beer Festival	2,400.00	2,300.00
Bookings	62,385.40	62,381.53
Donation	3,494.40	1,565.71
Fashion Show	-	2,184.08
Fundraising	1,386.87	4,948.06
Nostalgia	1,405.00	1,430.00
Parish Council	3,500.00	3,500.00
Xmas Fair	-	297.35
Total Turnover	79,681.59	83,187.73
Gross Profit	79,681.59	83,187.73
Administrative Costs		
Audit & Accountancy fees	-	54.00
Bank Fees	63.26	87.12
Cleaning	881.21	1,128.77
Electricity	6,933.53	5,821.35
Employers National Insurance	125.11	0.62
Fundraising expenses	479.99	2,500.66
Gas	5,021.06	4,511.33
General Expenses	912.22	1,042.61
Insurance	2,316.10	2,162.09
IT Software and Consumables	895.90	669.60
Jubilee Room Refurbishment	-	49,232.53
Licences	1,921.56	1,575.36
Misc Expenses	200.00	100.00
Rates	417.74	265.97
Repairs & Maintenance	57,607.80	19,237.62
Salaries	23,656.09	16,945.34
Waste	1,760.09	1,340.38
Water	1,375.56	848.96
Total Administrative Costs	104,567.22	107,524.31
Operating Profit	(24,885.63)	(24,336.58)
Other Income		
Grant income	-	24,295.97
Savings interest	687.68	312.21
Total Other Income	687.68	24,608.18

	2025	2024
Profit on Ordinary Activities Before Taxation	(24,197.95)	271.60
Profit after Taxation	(24,197.95)	271.60



Section A

Independent Examiner's Report

**Report to the trustees/
members of**

Boston Spa Village Hall

**On accounts for the year
ended**

31/08/2025

**Charity no
(if any)**

1194792

Set out on pages

1-2

(remember to include the page numbers of additional sheets)

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31/08/2025.

**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").

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.

**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:

- 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.

Signed:

AS

Date:

03/11/2025

Name:

Adeel Sahi

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

ACCA

Address:

Bowdon Accounting Services Ltd

Bartle House, Oxford Court,

Manchester M2 3WQ

Only complete if the examiner needs to highlight 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.

N/A

BOSTON SPA VILLAGE HALL CIO

England & Wales - Charity number 1194792

Accounts



BOSTON SPA VILLAGE HALL CIO (1194792)
199 High Street, Boston Spa, West Yorkshire LS23 6AA

Trustees' Annual Report 2024

Summary of the purposes of the charity as set out in its governing document

The objects of the CIO are to establish and run a Village Hall and to promote for the benefit of the inhabitants of the Parish of Boston Spa and surrounding parishes. This is 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.

Summary of the main activities

The Village Hall is in the heart of the village and is the focal point of many varied community-based activities. These activities cater for the very young to the elderly population and everyone in between.

The building consists of the Main Hall, Jubilee Room, Lantern Room, Committee Room, Cafe area and two kitchens. On average 45 groups use the Hall on a weekly basis. These are made up of exercise classes, educational classes, music groups which includes regular live Saturday evening entertainment, elderly social gatherings, and numerous children's activities. A Community Cafe is run by Wetherby in Support of the Elderly (WISE) 4 days a week. Several local groups and schools hold annual events such as Arts Festival, Beer Festival, Summer Festival, Craft Fairs and Christmas pantomime. The Hall is also used as the local polling station and as a meeting place for Parish Council meetings.

Summary of the main achievements

The trustees work hard to ensure the Hall is attractive to users and measure success by the range of users hiring the facility. During the last twelve months we have attracted new regular hirers for several private company training events and also a new recreational activity, Facial Yoga.

Over the past year a number of improvements and repairs have been undertaken. The replacement of the flat roof in the main kitchen and café area took place over the summer and was funded from the Hall's own reserves. It had over the years been repaired and patched a number of times and it is reassuring to know it now has a twenty-five year guarantee.

A review of the signage and branding was undertaken. A new logo was developed which was used to commission new signs which are now proudly displayed on the exterior of the building. New external notice boards have been purchased and are well used to promote activities at the hall.



The beech floor of the main floor was refurbished over Easter, with new lines put down for both badminton and walking netball to use.

Overhanging trees in the car park have been attended to and effort has been made to maintain the small garden that is used by the café. The tables and benches have been refurbished and are much appreciated by users of the hall.

Plans for the future

The trustee's aim is to continue to maintain and upgrade the 100-year building.

There are several projects under consideration including updating the meeting room to make it more attractive to hirers, decorating and updating the Lantern room and the adjacent small kitchen.

This work is contingent on income derived from lettings and an active fund-raising programme and potentially a grant application.

Structure, Governance and Management

Boston Spa Village Hall Charitable Incorporated Organisation (the 'CIO') is governed by the current Constitution dated 20 May 2021. The constitution governs the appointment of trustees who can be elected or co-opted at the Annual General Meeting. In the event of a casual vacancy among elected or co-opted Charity trustees, the trustees may appoint a person who is willing to act to be a Charity trustee.

Newly appointed trustees are given the Charity Commission guidance on becoming a trustee and a copy of the Constitution, this ensures that the new trustees are aware of the scope of their responsibilities under the Charities Act. Each trustee signs the annual declaration of acceptance of office at the Annual General Meeting.

There are currently 11 trustees who aim to meet on a four to six weekly basis with attendance being good. The trustees are responsible for all decisions taken in relation to the running of the Hall, maintenance of the building and activities held within.

Each trustee has a nominated area of interest and reports back at meetings as necessary. There are times, such as when applying for grant funding or fundraising event planning, that sub-committees are formed.

The Hall employs two part-time caretakers who are responsible for cleaning and setting up rooms as required by hirers.

This year a part time administrator has been appointed. The role is to deal with hirers, bookings and invoices. The appointment has been a positive experience and hopefully, will develop further this coming year.



Risk Management

The Village Hall is insured with Ansvar Insurance Company, having buildings cover of £2,254,967, contents cover of £59,922 and business interruption cover of £159,244.

Our hirers are asked to provide a copy of their Public Liability Insurance. The trustees are conscious that a large, uninsured, event that damaged the building would be a risk to the Charity and we ensure that all such events are adequately insured before agreeing to the hire and copies of the relevant Insurance is received.

The Hall has a Premises Licence through the Local Authority which includes alcohol. The Hall also has a PPL/PRS Licence.

We undertake annual PAT testing of electrical appliances and review and testing of fire safety equipment.

Names of the Charity trustees who manage the charity

Carol Taylor – Chair
Joanne Sabin – Treasurer
Wendy Cochran – Secretary
Les Brown
Christine Harrison
Phil Harrison
Richard Ormondroyd
Chris Rose
Anne Davies
David Taylor
Chris Broadbent

Les Brown, Christine Harrison and Wendy Cochran plan to stand down at the AGM. The impact they have had on our charity over the years cannot be overstated. We thank them for their contribution, dedication and hard work that has enabled the hall to evolve and continue to be of service to its community.

Volunteers

Management costs are kept to a minimum by using trustees and volunteers. A number of tasks alongside the part time admin support such as bookings, invoicing, communication, maintenance of the building and fund raising are all completed by trustees and volunteers.

We would like to thank all the volunteers who have given their time to help at various fundraising events throughout the year.

Financial Review

At the start of the year our cash balance was £42,388.



The trustees have agreed to maintain a balance of £15,000 on the Bank Account which equates to approximately 6 months of 'normal' running costs. This is to enable us to ensure the building is maintained and serviced if we had an enforced period of closure (e.g. as happened during Covid-19).

We do not segregate reserves from cash balances however we have opened a Virgin Money Business Deposit account in order to earn credit interest on some of our reserves. On 1 September 2024 we held £54,018 in cash so we carried forward ample reserves.

The principal source of income is fees from hirers accounting for 78% of the Hall's income, the remaining 22% comes from fundraising events such as the annual Arts Festival, Fashion Shows and the Craft Fair etc. Total administrative costs amounted to £58,292 of which 29% was for staffing.

In addition to normal operating activities, we received grant income of £24,296 towards the Jubilee room project. The remainder of the grant income for this project fell in the previous financial year. We incurred £49,233 of expenditure towards the Jubilee room project in this financial year.

The financial risk for the Hall going forward remains the current economic climate with regard to regular hirers being unable to continue running their activities. However, at present demand is still buoyant. As expected, our utilities cost increased significantly due to the previous 5-year contract coming to an end.

Our repairs and maintenance costs increased significantly. This was due to the refurbishment of the main hall floor, the installation of a web-based system to control the heating, a roof repair and some redecoration.

Accompanying this report is a copy of the Profit and Loss Account and Balance Sheet for the year ending 31 August 2024.

Declaration

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

Signed on behalf of the charity's trustees.

Signature *Carol Taylor.*

Signature *Joanne Sabin*

Full Name Carol Taylor

Full Name Joanne Sabin

Position Chair

Position Treasurer

Date. 13 January 2025

Profit and Loss

Boston Spa Village Hall For the year ended 31 August 2024

	2024	2023
Turnover		
Antique Fair	-	146.27
Art Festival	4,581.00	3,506.07
Beer Festival	2,300.00	-
Bookings	62,381.53	58,365.12
Concerts	-	3,212.97
Donation	1,565.71	1,675.00
Family Day	-	1,067.45
Fashion Show	2,184.08	2,516.27
Fundraising	4,948.06	2,979.35
Miscellaneous	-	177.58
Nostalgia	1,430.00	975.00
Parish Council	3,500.00	3,500.00
Xmas Fair	297.35	1,501.75
Total Turnover	83,187.73	79,622.83
Gross Profit	83,187.73	79,622.83
Administrative Costs		
Audit & Accountancy fees	54.00	-
Bank Fees	87.12	83.39
Cleaning	1,128.77	1,587.02
Electricity	5,821.35	1,974.59
Employers National Insurance	0.62	-
FCC Project	-	15,798.03
Fundraising expenses	2,500.66	3,291.73
Gas	4,511.33	3,747.64
General Expenses	1,042.61	290.58
Insurance	2,162.09	2,147.89
IT Software and Consumables	669.60	941.21
Jubilee Room Refurbishment	49,232.53	85,666.59
Licences	1,575.36	180.00
Misc Expenses	100.00	43.99
Printing & Stationery	-	5.90
Rates	265.97	485.80
Repairs & Maintenance	19,237.62	4,034.75
Salaries	16,945.34	14,573.27
Waste	1,340.38	1,265.82
Water	848.96	655.87
Total Administrative Costs	107,524.31	136,774.07
Operating Profit	(24,336.58)	(57,151.24)

	2024	2023
Other Income		
Grant income	24,295.97	75,438.63
Savings interest	312.21	-
Total Other Income	24,608.18	75,438.63
Profit on Ordinary Activities Before Taxation	271.60	18,287.39
Profit after Taxation	271.60	18,287.39

Independent examiner's report to the trustees of Boston Spa Village Hall Charitable Incorporated Organisation

I report to the trustees on my examination of the accounts of the Boston Spa Village Hall Charitable Incorporated Organisation (the Trust) for the year ended 31 August 2024.

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').

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 giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the Trust as required by section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do 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: *J White*

Name: Jane White

Relevant professional qualification or membership of professional bodies (if any): ICAS

Address: 10 Spa Mews, LS23 6TR

Date: 06/01/2025

BOSTON SPA VILLAGE HALL CIO

England & Wales - Charity number 1194792

Accounts

BOSTON SPA VILLAGE HALL CIO (1194792)
199 High Street, Boston Spa, West Yorkshire LS23 6AA

Trustees' Annual Report

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Summary of the main activities

The Village Hall is in the heart of the village and is the focal point of many varied community-based activities. These activities cater for the very young to the elderly population and everyone in between.

The building consists of the Main Hall, Jubilee Room, Lantern Room, Committee Room, Cafe area and two kitchens. On average 50 groups use the Hall on a weekly basis. These are made up of exercise classes, educational classes, music groups which includes regular live Saturday Evening entertainment, elderly social gatherings and numerous children's activities. A Community Cafe is run by Wetherby In Support of the Elderly (WISE) 3 days a week. Several local groups and schools hold annual events such as an arts festival, beer festival, summer festival, craft fairs and a Christmas pantomime. The Hall is also used as the local polling station and as a meeting place for monthly Parish Council meetings.

Summary of the main achievements

The trustees work hard to ensure the Hall is attractive to users and measure success by the range of users hiring the facility. During the last twelve months we have attracted new regular hirers for yoga and baby and young children's activities.

In 2023 we applied for grants from Biffa Award, the Garfield Weston Foundation, the Bernard Sunley Foundation, Boston Spa Parish Council and Wetherby Ward Councillor Penny Stables totalling over £100,000. During the financial year, £75,439 was received in grant income with the remainder being received in the 2023/4 financial year. The trustees also contributed £30,000 towards a major refurbishment project from reserves built up from a year of active fund raising.

The grant monies were used to reduce the carbon footprint and to renovate the Jubilee Room. The work consisted of new uPVC windows, creating a new insulated ceiling,

reconfiguring the toilets to provide three gender neutral toilets and one fully accessible toilet with baby changing facilities, electrical work to replace the old wiring and installing LED lighting and redecoration. The work was completed on time and to budget. The refurbished room has received many positive responses from hirers.

Plans for the future

The trustees aim is to continue to maintain and upgrade the 100-year building.

There are several projects under consideration including improving signage, updating the toilets and decorating the Lantern room and refurbishing the Main Hall floor.

This work is contingent on income derived from lettings and an active fund-raising programme.

Structure, Governance and Management

Boston Spa Village Hall Charitable Incorporated Organisation (the 'CIO') is governed by the current Constitution dated 20 May 2021. The constitution governs the appointment of trustees who can be elected or co-opted at the Annual General Meeting. In the event of a casual vacancy among elected or co-opted Charity trustees, the trustees may appoint a person who is willing to act to be a Charity trustee.

Newly appointed trustees are given the Charity Commission guidance on becoming a trustee and a copy of the Constitution, this ensures that the new trustees are aware of the scope of their responsibilities under the Charities Act. Each trustee signs the annual declaration of acceptance of office at the Annual General Meeting.

There are currently 10 trustees who aim to meet on a monthly basis with attendance being good. The trustees are responsible for all decisions taken in relation to the running of the hall, maintenance of the building and activities held within.

Each trustee has a nominated area of interest and reports back at meetings as necessary. There are times, such as when applying for grant funding or fundraising event planning, that sub-committees are formed.

The Hall employs two part-time caretakers who are responsible for cleaning and setting up rooms as required by hirers.

Risk Management

The Village Hall is insured with Ansvar Insurance Company, having buildings cover of £2,202,116, contents cover of £59,922 and business interruption cover of £110,000.

Our hirers are asked to provide a copy of their Public Liability Insurance. The trustees are conscious that a large, uninsured, event that damaged the building would be a risk to the

Charity and we ensure that all such events are adequately insured before agreeing to the hire and copies of the relevant Insurance is received.

The Hall has a Premises Licence through the Local Authority which includes alcohol. The Hall also has a PPL/PRS Licence.

We undertake annual PAT testing of electrical appliances and review and testing of fire safety equipment.

Names of the Charity trustees who manage the charity

Carol Taylor – Chair
Joanne Sabin – Treasurer
Wendy Cochran – Secretary
Les Brown
Christine Harrison
Phil Harrison
Marina Heum
Richard Ormondroyd
Chris Rose
Anne Davies

During 2023 Gill Backhouse and Tina Weston resigned as a trustee. We would like to thank them for their service and dedication to Boston Spa Village Hall.

Volunteers

Management costs are kept to a minimum through the use of trustees and volunteers. Tasks such as bookings, invoicing, communication, maintenance of the building and fund raising are all completed by trustees and volunteers.

We would like to thank all the volunteers who have given their time to help at various fundraising events throughout the year.

Financial Review

At the start of the year our cash balance was £28,727.

The trustees have agreed to maintain a balance of £15,000 on the Bank Account which equates to approximately 6 months of 'normal' running costs. This is to enable us to ensure the building is maintained and serviced if we had an enforced period of closure (e.g. as happened during Covid-19). In addition to this all monies raised through fundraising are allocated to continuous Hall improvements and to support grant applications.

We do not segregate reserves from cash balances. We currently hold £42,388 in cash so have ample reserves at present.

The principal source of income is fees from hirers accounting for 72% of the Hall's income, the remaining 28% comes from fundraising events such as the annual Arts Festival and Christmas Fair. Total administrative costs amounted to £50,047 of which 52% was for staffing.

In addition to normal operating activities, we received grant income of £75,438 towards the Jubilee room project. The remainder of the grant income for this project fell in the subsequent financial year. We incurred £85,666 of expenditure towards the Jubilee room project in this financial year and also £15,798 which was the balance of the expenditure from the Main Hall project that was done in 2022.

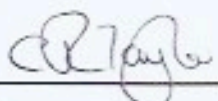
The financial risk for the Hall going forward remains the current economic climate with regard to regular hirers being unable to continue running their activities. However, at present demand is still buoyant. Sadly, our gas and electricity contract finished at the end of this calendar year. We have fixed the prices for 12 months in the hope that we will see a meaningful reduction in wholesale prices in 2024. Utilities will undoubtedly be a larger percentage of our administrative costs in 2024 than in recent years.

Accompanying this report is a copy of the Profit and Loss Account and Balance Sheet for the year ending 31 August 2023.

Declaration

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

Signed on behalf of the charity's trustees.

Signature  _____

Full Name Carol Taylor

Position Chair

Signature  _____

Full Name Joanne Sabin

Position Treasurer

Profit and Loss

Boston Spa Village Hall For the year ended 31 August 2023

2023

Turnover

Antique Fair	146.27
Art Festival	3,506.07
Bookings	58,365.12
Concerts	3,212.97
Donation	1,675.00
Family Day	1,067.45
Fashion Show	2,516.27
Fundraising	2,979.35
Miscellaneous	177.58
Nostalgia	975.00
Parish Council	3,500.00
Xmas Fair	1,501.75
Total Turnover	79,622.83

Gross Profit

79,622.83

Administrative Costs

Bank Fees	83.39
Cleaning	1,587.02
Electricity	1,974.59
FCC Project	15,798.03
Fundraising expenses	3,291.73
Gas	3,747.64
General Expenses	290.58
Insurance	2,147.89
IT Software and Consumables	941.21
Jubilee Room Refurbishment	85,666.59
Licences	180.00
Misc Expenses	43.99
Printing & Stationery	5.90
Rates	485.80
Repairs & Maintenance	4,034.75
Salaries	14,573.27
Waste	1,265.82
Water	655.87
Total Administrative Costs	136,774.07

Operating Profit

(57,151.24)

Other Income

Grant income	75,438.63
Total Other Income	75,438.63

Profit on Ordinary Activities Before Taxation	18,287.39
Profit after Taxation	18,287.39

Independent examiner's report to the trustees of Boston Spa Village Hall Charitable Incorporated Organisation

I report to the trustees on my examination of the accounts of the Boston Spa Village Hall Charitable Incorporated Organisation (the Trust) for the year ended 31 August 2023.

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').

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 giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the Trust as required by section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do 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: *J White*

Name: Jane White

Relevant professional qualification or membership of professional bodies (if any): ICAS

Address: 10 Spa Mews, LS23 6TR

Date: 17/01/2024

BOSTON SPA VILLAGE HALL CIO

England & Wales - Charity number 1194792

Accounts

BOSTON SPA VILLAGE HALL CIO (1194792)
199 High Street, Boston Spa, West Yorkshire LS23 6AA

Trustees' Annual Report for the period of 1 September 2021 – 31 August 2022

Summary of the purposes of the charity as set out in its governing document

The objects of the CIO are to establish and run a Village Hall and to promote for the benefit of the inhabitants of the Parish of Boston Spa and surrounding parishes. This is 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.

Summary of the main activities

The Village Hall is in the heart of the village and is the focal point of many community-based activities. These activities cater for the very young to the elderly population and everyone in between.

The building consists of the Main Hall, Jubilee Room, Lantern Room, Committee Room, Cafe area and two kitchens. On average 40 groups use the Hall on a weekly basis. These are made up of exercise classes, educational classes, music groups which includes regular live Saturday Evening Jazz, elderly social gatherings and various children's activities. A Community Cafe is run by Wetherby In Support of the Elderly (WISE) 3 days a week. WISE also run activities in the Hall such as Chairarobics and Nostalgia singing. A number of local groups and schools hold annual events such as Arts festival, Beer festival, Summer festival and Christmas pantomime. The Hall is also used as the local polling station.

Summary of the main achievements

Although the village hall has been operating as an unincorporated charity for a number of years, in 2021 the trustees applied to become a CIO in order to bring the charitable status into the twenty first century.

The trustees work hard to make the hall attractive to users and measure success by the range of users hiring the hall. During the last twelve months we have attracted new regular hirers and also seen an increase in the hall being used on a Sunday which was previously a day the hall was under utilised.

In 2021 we applied for and were awarded funding through FCC Communities Fund, The George Moore Foundation and Leeds City Council Communities fund totalling over £100,000.

The purpose of the grants was to reduce the carbon footprint of the hall. The grant enabled us to replace windows with double glazing, insulate the ceiling and floor of the main hall, rewire and install led lighting in the main hall and new ventilation fans. We hope that the completed work will reduce our heating costs which in turn will enable us to keep our hire costs down. The goal is to ensure the hall is sustainable for future generations.

The majority of work was invoiced by the contractors directly to FCC with £5,273 being funded from our own reserves in the year ending 31st August 2022. A second tranche of £15,710 was also funded by ourselves in September 2022

Plans for the future

The trustees aim to build on our success and continue the work towards reducing the carbon footprint in other rooms at the hall. The plan for 2023 is to apply for further grant funding to renovate the Jubilee room by replacing the remaining 13 windows that we were unable to fund with the last grants, insulating the room and updating the toilet facilities.

Long term plans are to create flow throughout the building so access to the Jubilee room can be from within the building itself rather than from outside.

Structure, Governance and Management

Boston Spa Village Hall Charitable Incorporated Organisation (the 'CIO') is governed by the current Constitution dated 20 May 2021. The constitution governs the appointment of trustees who can be elected or co-opted at the Annual General Meeting. In the event of a casual vacancy amount elected or co-opted Charity trustees, the trustees may appoint a person who is willing to act to be a Charity trustee.

Newly appointed trustees are given the Charity Commission guidance on becoming a trustee and a copy of the Constitution, this ensures that the new trustees are aware of the scope of their responsibilities under the Charities Act. Each trustee signs the annual declaration of acceptance of office at the Annual General Meeting.

There are currently 11 trustees who aim to meet on a monthly basis with attendance being very good. The trustees are responsible for all decisions taken in relation to the running of the hall, maintenance of the building and activities held within.

Each trustee has a nominated area of interest and reports back at meetings as necessary. There are times, such as when applying for grant funding or fundraising event planning, that sub-committees are formed.

The hall employs two part-time caretakers who are responsible for cleaning and setting up rooms as required by hirers.

Risk Management

The Village Hall is insured with Ansvar Insurance Company, having buildings cover of £1,961,929, contents cover of £47,819 and business interruption cover of £76,000.

Our hirers are asked to provide a copy of their Public Liability Insurance. The trustees are conscious that a large, uninsured, event that damaged the building would be a risk to the Charity and we ensure that all such events are adequately insured before agreeing to the hire and copies of the relevant Insurance is received.

The Hall has a Premises Licence through the Local Authority which includes alcohol. The Hall also has a PPL/PRS Licence.

We undertake annual PAT testing of electrical appliances and review and testing of fire safety equipment.

Names of the Charity trustees who manage the charity

Carol Taylor – Chair
Joanne Sabin – Treasurer
Wendy Cochran – Secretary
Gillian Backhouse
Les Brown
Christine Harrison
Phil Harrison
Marina Heum

Richard Ormondroyd
Andrew Peace
Tina Weston

During 2022 Dennis Ashton resigned as a trustee. We would like to thank him for his service and dedication to Boston Spa Village Hall, particularly with regard to his involvement with the organisation of Boston Spa Arts Festival.

Volunteers

Management costs are kept to a minimum through the use of trustees and volunteers. Tasks such as bookings, invoicing, communication, maintenance of the building and fund raising are all completed by trustees and volunteers.

We would like to thank all the volunteers who have given their time to help at various fundraising events throughout the year.

Financial Review

At the inception of the new CIO, £14,632 of cash and the building (valued at £110,900) were transferred on to the Balance Sheet. Despite the first accounting period being less than 12 months, we have returned a healthy net profit of £15,471 from a turnover of £56,288. We end the period with a cash balance of £28,727 and debtors of £10,045.

We do not segregate reserves from cash balances. We currently hold £28,727 in cash so have ample reserves at present.

The principal source of income is fees from hirers accounting for 80% of the Hall's income, the remaining 20% comes from fundraising events such as the annual Arts Festival and Christmas Fair. Total administrative costs amounted to £40,817 of which 31% was for staffing.

The trustees have agreed to maintain a balance of £15,000 on the Bank Account which equates to approximately 6 months of 'normal' running costs. This is to enable us to ensure the building is maintained and serviced if we had an enforced period of closure (eg as happened during Covid-19). In addition to this all monies raised through fundraising are allocated to continuous Hall improvements and to support grant applications.

The financial risk for the Hall going forward is the current economic climate with regard to regular hirers being unable to continue running their activities. We were fortunate to fix our gas and electricity prices in 2018 on a 5 year fixed deal so have not been affected by the dramatic rise in energy costs during 2022.

Accompanying this report is a copy of the Profit and Loss Account and Balance Sheet for the year ending 31 August 2022.

Declaration

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

Signed on behalf of the charity's trustees.

Signature _____ **Full Name Carol Taylor - Chair**

Signature _____ **Full Name Joanne Sabin - Treasurer**

Profit and Loss

Boston Spa Village Hall For the year ended 31 August 2022

2022

Turnover

Bookings	44,940.15
Donation	4,083.55
Fundraising	5,169.69
Miscellaneous	300.00
Nostalgia	760.00
Xmas Fair	1,035.00
Total Turnover	56,288.39

Gross Profit

56,288.39

Administrative Costs

Bank Fees	84.12
Cleaning	1,261.38
Electricity	3,438.05
Events Expenses	215.64
FCC Project	5,273.58
Fundraising expenses	1,284.85
Gas	2,120.28
General Expenses	1,774.04
Insurance	886.66
IT Software and Consumables	240.75
Licences	736.20
Misc Expenses	649.06
PAYE	927.60
Rates	443.60
Repairs & Maintenance	5,328.41
Salaries	12,523.14
Toilet refurb	1,552.37
Waste	1,021.76
Water	1,055.70
Total Administrative Costs	40,817.19

Operating Profit

15,471.20

Profit on Ordinary Activities Before Taxation

15,471.20

Profit after Taxation

15,471.20

Independent examiner's report to the trustees of Boston Spa Village Hall Charitable Incorporated Organisation

I report to the trustees on my examination of the accounts of the Boston Spa Village Hall (the CIO) for the year ended 31 August 2021

Responsibilities and basis of report

As the charity trustees of the CIO 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 CIO'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 giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the Trust as required by section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do 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: 

Name: Andrew John David Herberts

Associate of the Society of Investment Professionals (CFA Society of the UK)

Address: Merrick Farm; St Boswells; Melrose; Roxburghshire; TD6 0HG

Date: 16/01/2023