

THE CHARLBURY CORNER HOUSE AND MEMORIAL HALL TRUST

England & Wales · Charity number 1196206

Details

Status Registered

Legal form CIO

Registered 2021-10-19

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

Contact

Address The Corner House
Market Street
Charlbury
Chipping Norton
Oxfordshire
OX7 3PN

Phone 01608811414

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Activities

Objects: THE OBJECTS OF THE CIO ARE:THE PROVISION AND MAINTENANCE OF THE CORNER HOUSE AND THE WAR MEMORIAL HALL FOR THE USEOF THE INHABITANTS OF CHARLBURY AND THE SURROUNDING AREA WITHOUT DISTINCTION OF POLITICAL,RELIGIOUS OR OTHER OPINIONS, INCLUDING USE FOR:(A) MEETINGS, LECTURES AND CLASSES; AND(B) OTHER FORMS OF RECREATION AND LEISURE-TIME OCCUPATION, WITH THE OBJECT OF IMPROVING THECONDITIONS OF LIFE FOR THE INHABITANTS; AND(C) ANY OTHER CHARITABLE ACTIVITY FOR COMMUNITY BENEFIT AS THE TRUSTEES SHALL THINK APPROPRIATE.

Activities: The provision and maintenance of The Corner House, which was left in trust for the use of the local people, and the War Memorial Hall for the use of the inhabitants of Charlbury and the surrounding area without distinction of political, religious or other opinions.

Classification

- **How:** Provides Buildings/facilities/open Space
- **What:** General Charitable Purposes, Recreation
- **Who:** The General Public/mankind

Geography

- **Area of benefit:** CHARLBURY AND THE SURROUNDING AREA
- Oxfordshire

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£56,536	£39,495	-	-
2023-12-31	£50,158	£47,051	-	-
2022-12-31	£19,426	£23,283	-	-

Trustees

Name	Role	Appointed
Anu Hannele Green		2025-03-11
Dr John Richard England		2025-03-15
PATRICK GALLAGHER		2021-11-08
Peter John Partington		2021-11-08
ROY SCOTT		2021-11-08
Rev Brian Ford		2022-11-14
TIMOTHY JAMES CRISP		2021-11-27

THE CHARLBURY CORNER HOUSE AND MEMORIAL HALL TRUST

England & Wales - Charity number 1196206

Accounts

Charlbury Corner House and Memorial Hall Trust

Registration No.: 1196206

Annual Report and Financial Statements for the year ended 31st December 2024

The Trustees present their report together with financial statements for the year ended 31st December 2024. The financial statements comply with the Charities Act 2011, the Constitution, and Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) effective 1st January 2019.

Overview

The Corner House is a historic listed building at the very heart of Charlbury and was gifted to the town many years ago for recreational and educational purposes. The adjacent Memorial Hall, opened in 1956, has a main hall capable of accommodating 130 people seated in rows, theatre style and a smaller Green Room and Garden Room. It has a fully equipped kitchen, a stage and disabled access. The two buildings are administered by the Charlbury Corner House and Memorial Hall Trust. The charity is responsible for the running and maintenance of these two community assets.

There are many rooms and facilities available within the Corner House and Memorial Hall. The Corner House provides space for meetings and group activities. It is home to Cornerstone and a Community second hand Bookshop. The Cornerstone project started at the Corner House in August 2020. Open Monday to Saturday 10am to 1pm and staffed by volunteers, Cornerstone enables Charlbury residents to have a year round place to share excess local produce, available daily, and it continues to support a number of local vulnerable families with food boxes each week, supported by donations of food and money. Advisory support is provided for pupils from the local primary school and other individuals and households in Charlbury.

The in-house second-hand bookshop, selling fiction and non-fiction books, provides the charity with a significant source of donations. It was decided in 2023 to devote further space within The Corner House to book sales, which has been successful. There are further plans to consolidate the bookshop into a larger space on the first floor. The Memorial Hall is used on a daily basis for all manner of activities and events, including weekly Meals on Wheels, Charlbury Day Centre, baby and toddler group and keep fit groups. It is in regular use by local societies for various events.

Achievements and Performance

Maintenance is an on-going issue, especially for The Corner House, given that parts of the building date back to the 17th Century. In 2024 the charity continued to maintain its financial viability through a number of income streams, including the short-term hire of individual rooms, and longer-term agreements with a social welfare support hub; a small international charity (office space); the local Art Society (a studio); and Charlbury Museum, which has occupied a significant portion of The Corner House for some 60 years. Other income was derived from Town Council support, donations, and the major contribution made through the fund-raising efforts of Charlbury Street Fair, which was established in the 1950s to raise money for the upkeep of the Corner House and Memorial Hall. It takes place in September each year, with stalls and activities for children and adults, complete with a fairground on the Playing Close.

A large project to improve the insulation value of windows began in the year, and other large costs included the maintenance of heating systems.

Occupants of both the Corner House and the Memorial Hall continue to fulfil the trust's charitable objectives by providing food and welfare support to residents facing financial hardship, through the office of an international health information charity, the provision of

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space for arts and crafts, and the local museum. The large hall is used for community concerts, exhibitions, and a variety of health and welfare activities plus community educational and information meetings of benefit to the community.

Reference and Administrative Details

The Trustees at 31st December 2024 were:

Name	Office	Appointing body
Roy Scott	Chairman	Initial Trustee
Paddy Gallagher		OCC and WODC
Brian Ford	Treasurer	PCC
Simon Walker	Secretary	Initial Trustee
John Partington		The Trustees
Timothy Crisp		Charlbury Town Council

Charlbury Town Council acts as the charity's custodian trustee in respect of the freehold of the properties under our management. Our bankers are Unity Trust Bank.

Objects

The objects are: The provision and maintenance of The Corner House and the War Memorial Hall for the use of the inhabitants of Charlbury and the surrounding area without distinction of political, religious or other opinions, including use for:

- (a) meetings, lectures and classes;
- (b) other forms of recreation and leisure-time occupation, with the object of improving the conditions of life for the inhabitants; *and*
- (c) any other charitable activity for community benefit as the trustees shall think appropriate.

Governing document

The Charlbury Corner House and Memorial Trust is a Charitable Incorporated Organization (CIO) registered with the Charity Commission with number 1196206.

The Constitution adopted on 11th October 2021 sets out the way in which The Charlbury Corner House and Memorial Trust is to be governed.

Recruitment and Appointment of Trustees

The charity may have up to nine trustees, who are appointed for initial three-year terms and may stand for reappointment. Charlbury Town Council may appoint up to three charity trustees, and a committee comprising the Oxfordshire County Council councilor representing Charlbury and the two West Oxfordshire District Council councilors representing Charlbury may appoint up to two charity trustees, and the

Parochial Church Council for Charlbury may appoint one charity trustee. The trustees themselves may also appoint or reappoint members to the trustee board. New

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Registration No.: 1196206

Annual Report and Financial Statements for the year ended 31st December 2024

trustees are appointed in cognizance of the skills and experience that they can offer to the charity. Several board members are also trustees of other charities. New trustees are also provided with appropriate support and guidance to enable them to fulfil their responsibilities to the charity.

Risk Management

The charity aims to provide a safe environment for the individuals and organisations that make use of its facilities to do so without coming to harm. In this context, one of the trustees has responsibility for all aspects of health and safety as it relates to the property. The trustees require safety and safeguarding during the use of our facilities by others to be the responsibility of those individuals and organisations. The charity maintains sufficient reserves to cover its immediate requirements, with surplus funds being held in secure current and savings bank accounts.

There are no serious incidents that have occurred during 2024 which have not been reported to the Charity Commission.

Organisational Structure

Trustees meet monthly to make appropriate decisions regarding The Charlbury Corner House and Memorial Trust. In this they are supported by a book-keeper, who also has responsibility for managing the booking system used by hirers of our facilities.

Public Benefit

In providing the charity's facilities for use by others in the community, the trustees are mindful of the Charities Act 2011 'public benefit requirement' in all of their activities. Our objective is to provide The Corner House and the Memorial Hall for the use of the residents of Charlbury and the surrounding area.

In our view, our activities help towards achieving the following public benefits:

- The relief of those in need by reason of age, ill-health, disability, financial hardship or other disadvantage;
- Helping to counteract loneliness and isolation;
- Providing facilities for education, entertainment and other social activities; *and*
- Supporting other local organisations such as the Charlbury Museum and Heritage Centre.

Membership

Our trustees are our sole members. Once a trustee leaves office they cease to be a member.

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Registration No.: 1196206
Financial Statements for the year ended 31st December 2023

Financial Review

Principal funding sources

On a day-to-day basis, the charity receives most of its income from hiring spaces within its facilities to other users within the community. In addition to regular and occasional short-term users, the charity has three longer-term users who have office or studio space with The Corner House. Since the 1960s it has also provided premises for the Charlbury Museum and Heritage Centre, albeit at a peppercorn annual fee.

The charity also benefits from the contributions donated specifically for the maintenance of The Corner House by the organisers of Charlbury's annual Street Fair. In this context, we wish to acknowledge with full gratitude the input that the charity receives from local volunteers, both individuals and the organisers of Street Fair. It would not be able to function without them. Donations have also been received from Charlbury Green Hub and Charlbury Museum.

The charity has a policy of pursuing applications for grants from local government when these are available, and of seeking support from other donor organisations particularly for funding our longer-term renovation projects for The Corner House. Grant aid has been received from Charlbury Town Council, Charlbury Beer Festival and the Headley Trust, together with fundraising by Sustainable Charlbury and others.

Results for the year

The charity recorded total income of £56,536 for the full year, against total expenditure of £39,495, resulting in a surplus of £17,042. Of the income, just over £26,000 was achieved from space hire charges, with Street Fair contributing £8,000 from its fundraising activities on our behalf. Various small development projects at The Corner House incurred costs totalling just over £4,600.

Major expenditure items included utilities, insurance, cleaning and regular maintenance, together with the fees charged for book-keeping services.

Reserves policy

The charity has instituted a system of ring-fencing a proportion of its cash assets for use in a major renovation project that is being planned for The Corner House. These funds are kept in a separate bank account, and are augmented whenever possible from donations received from various sources, including the Street Fair. In addition to these, the charity holds sufficient reserves to cover its immediate requirements.

Plans for Future Periods

Building on work that was started by its predecessor organization, the charity has been developing plans for the renovation of The Corner House, with the aim of improving its facilities as a community hub. This will require substantial investment to make the building more sustainable and energy-efficient, and to provide it with better accessibility. In particular, the trustees recognize that major improvements are needed to the kitchen in the Corner House and that in the future it will be necessary to upgrade the existing toilets. The trustees believe that there are good opportunities for securing funding to cover a major part of this work from a range of heritage-focused donor bodies.

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Financial Statements for the year ended 31st December 2023

Trustees' Responsibility for the Financial Statements

The trustees are responsible for preparing the trustees' report and the financial statements in accordance with general applicable law and United Kingdom Accounting Standards (United Kingdom General Accepted Accounting Practice).

The trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011. They are also responsible for safekeeping the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities. The trustees are responsible for the maintenance and integrity of the charity and financial information included on the charity's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

Signed on behalf of the trustees:

Roy Scott, Chairman



John England, Trustee



21st October 2025



Receipts and payments accounts

CC16a

For the period from	Period start date 01-Jan-24	To	Period end date 31-Dec-24
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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					
see Notes 1 to 5					
Interest		808	-	808	340
Donations	8,707	7,000	-	15,707	1,077
Fund Raising	6,303	-	-	6,303	10,000
Grant	4,700	-	-	4,700	3,104
Book sales	3,000	-	-	3,000	3,267
Corner House Fixed term lettings	8,221	-	-	8,221	10,859
Corner House Short term lettings	-	-	-	-	-
Memorial Hall cash income	17797	-	-	17,797	21,511
Sub total (Gross income for AR)	48,728	7,808	-	56,536	50,158
A2 Asset and investment sales, (see table).					
	-	-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	-	-
Total receipts	48,728	7,808	-	56,536	50,158
A3 Payments					
see Note 6					
Cost of sales	13,900	-	-	13,900	15,279
Running expenditure	20,966	-	-	20,966	22,329
Corner House development	4,629	-	-	4,629	9,443
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
Sub total	39,495	-	-	39,495	47,051
A4 Asset and investment purchases. (see table)					
	-	-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	-	-
Total payments	39,495	-	-	39,495	47,051
Net of receipts/(payments)	9,234	7,808	-	17,042	3,107
A5 Transfers between funds	- 11,000	11,000	-	-	-
A6 Cash funds last year end	7,821	20,214	-	28,035	24,928
Cash funds this year end	6,055	39,022	-	45,077	28,035

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		6,055	39,022	-
		-	-	-
		-	-	-
	Total cash funds	6,055	39,022	-
	(agree balances with receipts and payments account(s))	OK	OK	OK
		Unrestricted funds	Restricted funds	Endowment funds

	Details	to nearest £	to nearest £	to nearest £
B2 Other monetary assets		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-

	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B3 Investment assets			-	-
			-	-
			-	-
			-	-
			-	-
			-	-

	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B4 Assets retained for the charity's own use	See Note 7		N/A	N/A
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-

	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
B5 Liabilities			-	
			-	
			-	
			-	
			-	
			-	

Signed on behalf of all the trustees	Signature	Print Name	Date of approval
		Dr John England	20/10/2025

Independent examiner's report to the trustees of Charlbury Corner House and Memorial Trust

I report to the trustees on my examination of the accounts of Charlbury Corner House and Memorial Trust for the year ended 31 December 2024.

Respective responsibilities of trustees and examiner

As the trustees of Charlbury Corner House and Memorial 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 accounts of Charlbury Corner House and Memorial Trust 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 Charlbury Corner House and Memorial 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 accounting 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: *A. J. Brander*

Name: *ALICE BRANDER, CPFA (retired)*

Date: *22 October 2025*

Charlbury Corner House and Memorial Hall Trust

Registration No.: 1196206

Financial Statement for the year ended 31st December 2024

PRINCIPAL ACCOUNTING POLICIES

The financial statements have been prepared under the historical cost convention with items recognised at cost. The financial statements have been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) issued on 16 July 2014 and the Charities Act 2011.

The Charity constitutes a public benefit entity as defined by FRS 102.

The financial statements present a true and fair view and the principal accounting policies of the charity. They have been prepared using the going concern basis of accounting as the trustees believe the charity has sufficient resources to continue in operation and meet its liabilities and obligations to its members.

INCOMING RESOURCES

Recognition of income is included in the Statement of Financial Activities ("SoFA") when:

- the Charity becomes entitled to the resources;
- it is more likely than not that the trustees will receive the resources; *and*
- the monetary value can be measured with sufficient reliability.

There has been no material offsetting of assets and liabilities, or income and expenses.

Grants and donations are only included in the SoFA when the general income recognition criteria (as set out above) are met.

The value of any voluntary help received is not included in the accounts but is described in the trustees' annual report.

RESOURCES EXPENDED

Expenditure is recognised where it is more likely than not that there is a legal or constructive obligation committing the Charity to pay out resources and the amount of the obligation can be measured with reasonable certainty. Expenditure comprises those costs incurred by the charity in the delivery of its activities and services for its beneficiaries.

TAXATION

For taxation purposes, the Charity is treated as a non-profit making organisation and as such there is no corporation tax liability.

Charlbury Corner House and Memorial Hall Trust
Registration No.: 1196206
Financial Statement for the year ended 31st December 2024

NOTES TO THE FINANCIAL STATEMENTS

NOTE 1: GRANTS AND DONATIONS

Grants received by the charity contain various conditions that have to be followed. In the event that a grant-maker determines reasonably that these have not been followed, repayment might be requested. The trustees are, however, not aware of any circumstance that might result in repayment being requested.

NOTE 2: PAYMENTS TO TRUSTEES AND CONNECTED PERSONS

No trustee or person with a family or business connection with a trustee, received remuneration in the period, directly or indirectly, whilst serving as a trustee from the charity.

NOTE 3: CAPITAL COMMITMENTS AND CONTINGENT LIABILITIES

At 31st December 2024 the charity had no capital commitments or contingent liabilities.

NOTE 4: FUNDRAISING

For many years, the charity and its predecessor organisations have been reliant on funds raised by Street Fair to help cover the costs of running the buildings for which it is responsible to the community. More recently, the trustees have opted to separate out these donations with the aim of building-up a reserve for future renovation projects in The Corner House.

NOTE 5: SPACE-HIRE INCOME

Different income streams are generated by The Corner House and the Memorial Hall. Most of the Corner Hall income is from long-term users, with only occasional short-term hire. By contrast, all of the income from the Memorial Hall comes from short-term space hire, a considerable amount of which is repeat business.

NOTE 6: CORNER HOUSE DEVELOPMENT

Differentiated from regular maintenance expenditure, development costs are incurred for items such as installing low-energy lighting, improving insulation and any other projects aimed at making the building more sustainable and accessible.

NOTE 7: LAND AND PROPERTY

The charity, for the benefit of the residents of Charlbury, manage and maintain two community buildings: the Corner House, in accordance with a gift to the town in 1946, and the Memorial Hall which is the principal war memorial of Charlbury. Charlbury Town Council are Custodian Trustees and hold the title to the properties at the Land Registry. The gifts remain in perpetuity for the benefit of the town and thus have no marketable value.

THE CHARLBURY CORNER HOUSE AND MEMORIAL HALL TRUST

England & Wales - Charity number 1196206

Accounts

Charlbury Corner House and Memorial Hall Trust
Registration No.: 1196206
Financial Statements for the year ended 31st December 2023

The trustees present their report together with financial statements for the year ended 31st December 2023. The financial statements comply with the Charities Act 2011, the Constitution, and Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) effective 1st January 2019.

Achievements and performance

2023 was the charity's first full year of managing The Corner House and the Memorial Hall, having taken over responsibility for them in July 2022.

The charity continued to maintain its financial viability through a number of income streams, including the short-term hire of individual rooms, and longer-term agreements with a social welfare support hub; a small international charity (office space); the local Art Society (a studio); and Charlbury Museum, which has occupied a significant portion of The Corner House for some 60 years. Other income was derived from Town Council support, donations, and the major contribution made through the fund-raising efforts of Street Fair, which was established in times past specifically to raise money for the buildings. The current trustees have determined that Street Fair's donations are set aside to help fund the charity's proposed renovation of The Corner House.

To that end, during the year the charity took advantage of the services of a local architect who is experienced in handling listed properties to draw up proposals for enhancing the usability of The Corner House as a community venue, and reducing its environmental footprint, while maintaining the building's heritage value. Following consultation in the town, a planning application was submitted to the local authority in mid-year. However, initial indications were that the council's officer with responsibility for listed buildings had reservations about aspects of the proposal, which was subsequently withdrawn to allow modifications to be made to it. While this was disappointing, it did allow the charity to explore other, related topics. This in turn led to the installation of high-efficiency electric space heating on a trial basis in one area, and low-energy lighting in some rooms. The decision was also made to disconnect the natural gas supply to The Corner House as a means of reducing its carbon footprint. In addition, the charity commissioned a thorough survey of the potential for making further improvements to the building's energy efficiency. Funding for this was obtained from Sustainable Charlbury, which draws its resources from surpluses generated by a local community-owned solar farm.

An in-house second-hand bookshop provides the charity with a significant source of donations, and is now recognised as being a leading outlet in the district. Its success led to the decision in 2023 to devote further space within The Corner House to book sales, with the expectation that the charity's investment in new shelving would have a short payback time. The increase in bookselling space does not appear to have impacted room-hire revenues.

Maintenance is an on-going issue, especially for The Corner House, given that parts of the building date to the 17th Century. Roofs in particular are difficult to assess, and to this end the charity commissioned a drone survey of the roofs of both The Corner House and the Memorial Hall. The images received provided a high-quality resource for assessing future maintenance requirements.

One disappointing item during the year (since fully remediated) was the realisation that errors had been made during the initial installation of the charity's new computerised accounting system. The effect was, unfortunately, cumulative to the point where the problem was identified. The end result was the charity's inability to submit its annual return for 2022 by the due date, with dispensation received from the Charity Commission in view of the circumstances.

Charlbury Corner House and Memorial Hall Trust
Registration No.: 1196206
Financial Statements for the year ended 31st December 2023

Reference and administrative details

Trustees at 31st December 2023 were:

Name	Office	Appointing body
Roy Scott	Chairman	Initial trustee
Paddy Gallagher		OCC and WODC councillors
Brian Ford	Treasurer	PCC
Simon Walker	Secretary	Initial trustee
John Partington		The trustees
Timothy Crisp		Charlbury Town Council

Roy Scott and Simon Walker are scheduled to retire at the end of their initial term during 2024.

Charlbury Town Council acts as the charity's custodian trustee in respect of the freehold of the properties under our management.

Our bankers are Unity Trust Bank.

Objects

The objects are: The provision and maintenance of The Corner House and the War Memorial Hall for the use of the inhabitants of Charlbury and the surrounding area without distinction of political, religious or other opinions, including use for:

- (a) meetings, lectures and classes;
- (b) other forms of recreation and leisure-time occupation, with the object of improving the conditions of life for the inhabitants; *and*
- (c) any other charitable activity for community benefit as the trustees shall think appropriate.

Governing document

The Charlbury Corner House and Memorial Trust is a Charitable Incorporated Organisation registered with the Charity Commission with number 1196206.

The Constitution adopted on 11th October 2021 sets out the way in which The Charlbury Corner House and Memorial Trust is to be governed.

Recruitment and appointment of trustees

The charity may have up to nine trustees, who are appointed for initial three-year terms and may stand for reappointment. Charlbury Town Council may appoint up to three charity trustees, and a committee comprising the Oxfordshire County Council councillor representing Charlbury and the two West Oxfordshire District Council councillors representing Charlbury may appoint up to two charity trustees, and the Parochial Church Council for Charlbury may appoint one charity trustee. The trustees themselves may also appoint or reappoint members to the trustee board.

Charlbury Corner House and Memorial Hall Trust
Registration No.: 1196206
Financial Statements for the year ended 31st December 2023

Induction and training of trustees

New trustees are appointed in cognisance of the skills and experience that they can offer to the charity. Several board members are also trustees of other charities. New trustees are also provided with appropriate support and guidance to enable them to fulfil their responsibilities to the charity.

Risk Management

The charity aims to provide a safe environment for the individuals and organisations that make use of its facilities to do so without coming to harm. In this context, one of the trustees has responsibility for all aspects of health and safety as it relates to the property. The trustees require safety and safeguarding during the use of our facilities by others to be the responsibility of those individuals and organisations.

The charity maintains sufficient reserves to cover its immediate requirements, with surplus funds being held in secure current and savings bank accounts.

Organisational structure

Trustees meet monthly to make appropriate decisions regarding The Charlbury Corner House and Memorial Trust. In this they are supported by a book-keeper, who also has responsibility for managing the booking system used by hirers of our facilities.

Public benefit

In providing the charity's facilities for use by others in the community, the trustees are mindful of the Charities Act 2011 'public benefit requirement' in all of their activities. Our objective is to provide The Corner House and the Memorial Hall for the use of the inhabitants of Charlbury and the surrounding area. We believe the 'Achievements and Performance' section above amply demonstrates the very real difference we make to the lives of people in the areas that we serve.

In our view, our activities help towards achieving the following public benefits:

- The relief of those in need by reason of age, ill-health, disability, financial hardship or other disadvantage;
- Helping to counteract loneliness and isolation;
- Providing facilities for education, entertainment and other social activities; *and*
- Supporting other local organisations such as the Charlbury Museum and Heritage Centre.

Membership

Our trustees are our sole members. Once a trustee leaves office they cease to be a member.

Charlbury Corner House and Memorial Hall Trust
Registration No.: 1196206
Financial Statements for the year ended 31st December 2023

Financial review

Principal funding sources

On a day-to-day basis, the charity receives most of its income from hiring spaces within its facilities to other users within the community. In addition to regular and occasional short-term users, the charity has three longer-term users who have office or studio space with The Corner House. Since the 1960s it has also provided premises for the Charlbury Museum and Heritage Centre, albeit at a peppercorn annual fee.

The charity also benefits from the contributions donated specifically for the maintenance of The Corner House by the organisers of Charlbury's annual Street Fair. In this context, we wish to acknowledge with full gratitude the input that the charity receives from local volunteers, both individuals and the organisers of Street Fair. It would not be able to function without them.

The charity has a policy of pursuing applications for grants from local government when these are available, and of seeking support from other donor organisations particularly for funding our longer-term renovation projects for The Corner House.

Results for the year

As noted above, 2023 was the first full year for which the charity had responsibility for the management of The Corner House and the Memorial Hall. As such, the previous year's results are not strictly comparative, representing only a few months.

The charity recorded total income of £50,158 for the full year, against total expenditure of £47,051, resulting in a surplus of £3,107. Of the income, just over £32,000 was achieved from space hire charges, with Street Fair contributing £10,000 from its fund-raising activities on our behalf. Various small development projects at The Corner House incurred costs totalling just over £9,400.

Major expenditure items included utilities, insurance, cleaning and regular maintenance, together with the fees charged for book-keeping services.

Reserves policy

The charity has instituted a system of ring-fencing a proportion of its cash assets for use in a major renovation project that is being planned for The Corner House. These funds are kept in a separate bank account, and are augmented whenever possible from donations received from various sources, including Street Fair. In addition to these, the charity holds sufficient reserves to cover its immediate requirements.

Plans for future periods

Building on work that was started by its predecessor organisation, the charity has been developing plans for the renovation of The Corner House, with the aim of improving its facilities as a community hub. This will require substantial investment to make the building more sustainable and energy-efficient, and to provide it with better accessibility. The time-scale for this to be achieved will depend on a number of factors, not least of which will be obtaining listed-building planning consent from the local authority. The trustees believe that there are good opportunities for securing funding to cover a major part of this work from a range of heritage-focused donor bodies.

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Registration No.: 1196206
Financial Statements for the year ended 31st December 2023

Trustees' responsibility for the financial statements

The trustees are responsible for preparing the trustees' report and the financial statements in accordance with general applicable law and United Kingdom Accounting Standards (United Kingdom General Accepted Accounting Practice).

The law applicable to charities in England and Wales requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that period. In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgments and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; *and*
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

The trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011. They are also responsible for safekeeping the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The trustees are responsible for the maintenance and integrity of the charity and financial information included on the charity's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

Signed on behalf of the trustees:

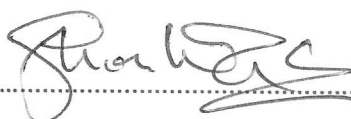


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Roy Scott

Chairman

20th October 2024



Simon Walker

Secretary

Independent examiner's report to the trustees of Charlbury Corner House and Memorial Trust

I report to the trustees on my examination of the accounts of Charlbury Corner House and Memorial Trust for the year ended 31 December 2023

Respective responsibilities of trustees and examiner

As the trustees of Charlbury Corner House and Memorial Trust you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

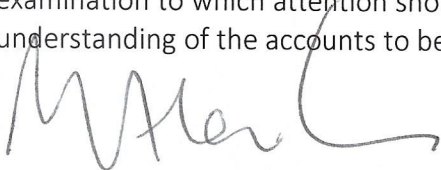
I report in respect of my examination of the accounts of Charlbury Corner House and Memorial Trust carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

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 Charlbury Corner House and Memorial 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 accounting 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.



M J Alexander FCA

The Crofts
Witney
OX28 4AD

20 October 2024

Charlbury Corner House and Memorial Hall Trust

Registration No.: 1196206

Financial Statements for the year ended 31st December 2023

PRINCIPAL ACCOUNTING POLICIES

The financial statements have been prepared under the historical cost convention with items recognised at cost. The financial statements have been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) issued on 16 July 2014 and the Charities Act 2011.

The Charity constitutes a public benefit entity as defined by FRS 102.

The financial statements present a true and fair view and the principal accounting policies of the charity. They have been prepared using the going concern basis of accounting as the trustees believe the charity has sufficient resources to continue in operation and meet its liabilities and obligations to its members

INCOMING RESOURCES

Recognition of income is included in the Statement of Financial Activities ("SoFA") when:

- the Charity becomes entitled to the resources;
- it is more likely than not that the trustees will receive the resources; *and*
- the monetary value can be measured with sufficient reliability.

There has been no material offsetting of assets and liabilities, or income and expenses.

Grants and donations are only included in the SoFA when the general income recognition criteria (as set out above) are met.

The value of any voluntary help received is not included in the accounts but is described in the trustees' annual report.

RESOURCES EXPENDED

Expenditure is recognised where it is more likely than not that there is a legal or constructive obligation committing the Charity to pay out resources and the amount of the obligation can be measured with reasonable certainty. Expenditure comprises those costs incurred by the charity in the delivery of its activities and services for its beneficiaries.

TAXATION

For taxation purposes, the Charity is treated as a non-profit making organisation and as such there is no corporation tax liability.

Charlbury Corner House and Memorial Hall Trust

Registration No.: 1196206

Financial Statements for the year ended 31st December 2023

Income and Expenditure Account for the year ended 31st December 2023

	2023		2022	
	£	£	£	£
INCOME				
Community Fund grant	3,104		1,200	
Donations	1,077		1,603	
Fund raising	10,000		2,666	
Book sales	3,267			
Corner House income	10,859		3,445	
Memorial Hall income	21,511		3,440	
Memorial Hall and Corner House income	-		7,006	
Other income	340		-	
TOTAL INCOME		50,158		19,360
EXPENDITURE				
Corner House				
Business rates	180		155	
Electricity	2,463		805	
Equipment	153		39	
Gas	595		40	
Maintenance	2,219		1,443	
Telephone	290		245	
Wifi	60		75	
Water	519		-	
	6,479		2,802	
Memorial Hall				
Business rates	122		105	
Electricity	1,355		544	
Equipment	276		181	
Gas	2,673		488	
Maintenance	4,215		4,403	
TV licence	159		159	
	8,800		5,880	
Corner House development	9,443		-	
General administration				
Software subscriptions, stationery etc	1,070		769	
Annual licences	325		70	
Bank charges	107		54	
Cleaning	4,070		3,065	
Insurance	5,042		4,565	
Book-keeper	9,388		5,300	
Waste	1,196		538	
Website	480		240	
Refunds	651		311	
	22,329		14,912	

Charlbury Corner House and Memorial Hall Trust

Registration No.: 1196206

Financial Statements for the year ended 31st December 2023

<i>TOTAL EXPENDITURE</i>		47,051		23,594
Surplus/(Deficit) for the year		3,107		(4,234)
Reserves brought forward		28,558		32,792
Reserves carried forward		31,665		28,558

Balance Sheet at 31 December 2023

	2023	2022
	£	£
Bank balances	27,822	25,886
Debtors – letting fees	3,843	2,672
Total assets	31,665	28,558
Financed by		
General reserve	31,665	28,558

The financial statements were approved by the trustees on 20th October 2024.

Signed on behalf of the trustees:

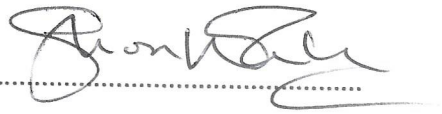


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Roy Scott

Chairman

20th October 2024



.....

Simon Walker

Secretary

Charlbury Corner House and Memorial Hall Trust
Registration No.: 1196206
Financial Statements for the year ended 31st December 2023

NOTES TO THE FINANCIAL STATEMENTS

NOTE 1 GRANTS AND DONATIONS

Grants received by the charity contain various conditions that have to be followed. In the event that a grant-maker determines reasonably that these have not been followed, repayment might be requested. The trustees are, however, not aware of any circumstance that might result in repayment being requested.

NOTE 2 PAYMENTS TO TRUSTEES AND CONNECTED PERSONS

No trustee or person with a family or business connection with a trustee, received remuneration in the period, directly or indirectly, whilst serving as a trustee from the charity.

NOTE 3 CAPITAL COMMITMENTS AND CONTINGENT LIABILITIES

At 31st December 2023 the charity had no capital commitments or contingent liabilities.

NOTE 4 FUNDRAISING

For many years, the charity and its predecessor organisations have been reliant on funds raised by Street Fair to help cover the costs of running the buildings for which it is responsible to the community. More recently, the trustees have opted to separate out these donations with the aim of building-up a reserve for future renovation projects in The Corner House.

NOTE 5 SPACE-HIRE INCOME

Different income streams are generated by The Corner House and the Memorial Hall. Most of the Corner Hall income is from long-term users, with only occasional short-term hire. By contrast, all of the income from the Memorial Hall comes from short-term space hire, a considerable amount of which is repeat business.

NOTE 5 CORNER HOUSE DEVELOPMENT

Differentiated from regular maintenance expenditure, development costs are incurred for items such as installing low-energy lighting, improving insulation and any other projects aimed at making the building more sustainable and accessible.

THE CHARLBURY CORNER HOUSE AND MEMORIAL HALL TRUST

England & Wales - Charity number 1196206

Accounts



Trustees' Annual Report for the period

From	Period start date			To	Period end date		
	19 th	Oct	2021		31 st	Dec	2022

Section A Reference and administration details

Charity name **Charlbury Corner House and Memorial Hall Trust**

Other names charity is known by

Registered charity number (if any) **1196206**

Charity's principal address

The Corner House
Market Street
Charlbury
Postcode OX7 3PN

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	Roy Scott	Chairman		Initial trustee
2	Paddy Gallagher	Treasurer to 28/11/22		OCC and WODC councillors
3	Brian Ford	Treasurer from 28/11/22	From 28 th Nov 2022	PCC
4	Simon Walker	Secretary		Initial trustee
5	John Partington			Initial trustee
6	Marjorie Glasgow		To 21 st Nov 2021	Initial trustee
7	Richard Fairhurst		To 5 th Nov 2022	Initial trustee
8	Paul Jackson		To 5 th Nov 2022	Initial trustee
9	Linda Monckton		To 4 th Jan 2022	Initial trustee
10	Jeffrey West		To 4 th Dec 2022	Initial trustee
11	Timothy Crisp		From 9 th Dec 2021	Charlbury Town Council

Names of the trustees for the charity, if any, (for example, any custodian trustees)

Name	Dates acted if not for whole year
Charlbury Town Council	

Names and addresses of advisers (Optional information)

Type of adviser	Name	Address

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

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Section B Structure, governance and management

Description of the charity's trusts

Type of governing document
(eg. trust deed, constitution)

Foundation-type constitution dated 11th October 2021.

How the charity is constituted
(eg. trust, association, company)

Charitable incorporated organisation.

Trustee selection methods
(eg. appointed by, elected by)

Appointed by local organisations and the trustees.

Additional governance issues (Optional information)

You **may choose** to include additional information, where relevant, about:

- policies and procedures adopted for the induction and training of trustees;
- the charity's organisational structure and any wider network with which the charity works;
- relationship with any related parties;
- trustees' consideration of major risks and the system and procedures to manage them.

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Section C Objectives and activities

Summary of the objects of the charity set out in its governing document

The provision and maintenance of The Corner House and the War Memorial Hall for the use of the inhabitants of Charlbury and the surrounding area without distinction of political, religious or other opinions.

Summary of the main activities undertaken for the public benefit in relation to these objects (include within this section the statutory declaration that trustees have had regard to the guidance issued by the Charity Commission on public benefit)

The charity was registered on 19th October 2021 with the aim of taking over responsibility for the management of The Corner House and War Memorial Hall in Charlbury from its predecessor, the Charlbury Corner House & War Memorial charity (Reg. No. 304282). From that date until 19th July 2022, when the trustees of the previous charity vested its assets to the CIO, the CIO functioned solely as a shell organisation, without assets, revenue or expenditure. The trustees made use of that period to review plans for the future of the buildings that had been drawn up over a number of years, and to develop strategies for ensuring that they will continue to be available to the local community going forward.

As of 20th July 2022, the charity assumed responsibility for the buildings, which were gifted to the town of Charlbury in the late 1940s and are used as venues for local user groups to carry out their activities. This responsibility encompasses providing facilities for meetings, lectures, classes, informal social gatherings and other forms of recreation and education, with the object of improving the conditions of life for the residents of Charlbury and its neighbouring communities.

In providing these facilities, the trustees are mindful of the Charities Act 2011 'public benefit requirement' in all of their activities.

Additional details of objectives and activities (Optional information)

You **may choose** to include further statements, where relevant, about:

- policy on grantmaking;
- policy programme related investment;
- contribution made by volunteers.

The charity is reliant on income from hire charges for its facilities, together with grants and donations from local government and other sources, and the contributions donated specifically by the organisers of Charlbury's annual Street Fair. In consequence, it is not in a position to offer grants to other organisations.

The charity wishes to acknowledge with full gratitude the input that it receives from local volunteers, both individuals and the organisers of Street Fair. It would not be able to function without them.

Summary of the main achievements of the charity during the year

As noted above, the charity's trustees used the time between its registration on 19th October 2021 and the vesting of the assets held by the previous charity on 19th July 2022 to review and formulate strategies for the future operation of the buildings for which it would assume responsibility. In this respect, trustees of the previous charity had devoted considerable time and effort over a number of years in drawing up plans for the renovation of The Corner House in particular, which is a Grade II-listed building in a prominent position in the town centre. Special consideration has had to be given to ensuring a balance between maintaining the building's heritage value, enhancing its usability as a community venue, and reducing its environmental footprint in terms of improvements to its energy-use efficiency. When it took place, the transfer of assets from the previous charity included beneficial ownership of The Corner House and the Memorial Hall to the CIO, with Charlbury Town Council continuing in its role as legal owner and custodian trustee of the properties.

During the last six months of 2022, the charity was able to maintain its financial viability, with continuing demand for space-hire in both buildings. In addition to the Cornerstone project (a free community-sharing hub that provides food and services to members of the community who are in financial difficulty), the local Art Society made use of one room in The Corner House for the whole period as an art studio and workshop. Together with the long-term use of an office space by a small international charity, these projects provided regular and stable income. In addition, the expansion of the existing second-hand bookshop in The Corner House brought in significantly more revenue to the charity. A new on-line booking system was introduced to assist in managing space hire, and has proved to be both efficient and popular with users.

Work on renovating and redecorating the Memorial Hall was essentially completed by the end of 2022. A similar exercise for The Corner House, will be a much more complex undertaking in view of the building's heritage status, with planning for this remaining work-in-progress.

During the period under review, a number of the charity's initial voluntary trustees resigned or did not seek re-appointment. While these were mainly for reasons involving other commitments, the sudden death of Rev. Jeff West at the end of 2022 deprived the charity of his lifetime's experience in managing and maintaining heritage buildings, experience that has been sorely missed.

In conclusion, the trustees would like to reiterate their sincere gratitude to everyone within the local community who has helped to ensure the charity's viability through volunteering their time and skills. In particular, special thanks are due to the organisers of Street Fair and to the volunteers who have helped the event to bounce back from the downturn that resulted from the Covid pandemic. The funds that Street Fair raise each year are essential to keeping The Corner House and the Memorial Hall functioning for the benefit of Charlbury and its local community.

Section E**Financial review****Brief statement of the charity's policy on reserves**

The charity maintained sufficient reserves to cover its immediate requirements, with surplus funds being held in a secure bank account.

Details of any funds materially in deficit

N/a

Further financial review details (Optional information)

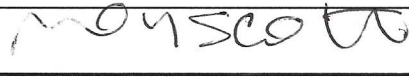
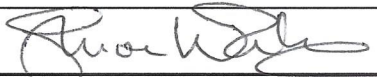
You **may choose** to include additional information, where relevant about:

- the charity's principal sources of funds (including any fundraising);
- how expenditure has supported the key objectives of the charity;
- investment policy and objectives including any ethical investment policy adopted.

Section F**Other optional information****Section G****Declaration**

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

Signed on behalf of the charity's trustees

Signature(s)		
Full name(s)	Roy Scott	Simon Walker
Position (eg Secretary, Chair, etc)	Chairman	Secretary
Date	24th October 2023	

Income and Expenditure Charlbury Corner House & Memorial Hall
Receipts and Payments Account for the period from October 19, 2021 to December 31, 2022

bf

<u>Receipts</u>	£'s	£'s
Community Fund Grant	1200.00	
Donations	1602.80	
Fund Raising	2666.00	
Corner House Income	3445.61	
Memorial Hall & Corner House Income	7005.65	
Memorial Hall Income	3440.00	
Total Receipts		<u>19360.06</u>

<u>Payments</u>		
Corner House		
Business Rates	155.00	
Electric	805.30	
Equipment	38.40	
Gas	40.37	
Maintenance	1442.71	
Telephone	245.29	
WIFI	75.00	
		2802.07

Memorial Hall		
Business Rates	105.00	
Electric	543.93	
Equipment	180.84	
Gas	488.28	
Maintenance	4403.16	
TV Licence	159.00	
		5880.21

General Administration		
Administration (Software subscriptions, Stationery etc)	768.47	
Annual Licences	70.00	
Bank Charges	54.00	
Cleaning	3065.00	
Insurances	4565.41	
Book Keeper (Elena Piras)	5300.00	
Waste	538.20	
Website Maintenance, Hosting & Domain	240.00	
Refunds	311.00	

14912.08
23594.36

Total Payments

Surplus of payments over receipts for the period

-4234.30

Moycott

Brian Ford

10th December 2023.