

Barham Village Hall: Chair's report for the AGM (21/11/2022)

Following the lifting of the Covid restrictions 2022 has seen the return of regular hirers and a number of parties/weddings. Things are almost back to 'normal' and there are very few times when the hall is not being used.

At the last AGM it was agreed that the hall would convert to a Charitable Incorporated Organisation (CIO). The hall was previously an unincorporated charity. The new CIO was approved by the Charity Commission on the 19th November 2021. Following this the assets of the old charity were transferred to the new CIO on 21st March 2022. The formal transfer of the buildings and land by the Land Registry has proved to be more time consuming. The Big Lottery (now the Communities Fund) has a charge on the hall land because they granted us £580,000 in 2015. The lottery requested that the named people on the grant agreement be updated to include current trustees. A novation agreement has been prepared to allow the Land Registry to alter the ownership to the CIO.

In December 2021 and January 2022 we received a Covid Recovery grant from KCC for better covid signage/information, hand sanitisation points and for improvements to the cleaners room to allow the hall to be more easily kept clean.

In March sound absorption panels were installed in the Grabham Room. This has reduced the amount of reverberation and has limited the echoing and background noise. During the spring a lightning surge protector was installed to protect the electrical systems and the timber floors were given a 'freshen up'. The Queen's Platinum Jubilee picnic also took place and was greatly enjoyed.

During 2022 it became clear that the shop's storage shed was not big enough and that a larger space was required. The costs of building an extension to the hall on the site of the shed were explored and found to be prohibitively expensive. The possibility of utilising the old kitchen in the hall was suggested and the shop committee considered that it would give them the extra storage required. The old kitchen was cleared (with items being moved under the stage) and has been recently fitted out with shelving.

The Barham Downs History Society (BDHS) have wanted to build a 'heritage room' on the hall grounds for some time. They investigated an extension to the hall or the construction of a timber framed kit building. Neither of these options proved to be financially viable. In July the hall trustees agreed that the BDHS could occupy the committee room and the adjoining cloakroom for use as an archive/heritage centre. Alterations will be taking place shortly.

Lastly some Thank Yous. Thanks to:

- all the regular hirers for returning to the hall.
- to the Coffee Stop and 100 club for their contributions (financial and social).
- to Geoff, Steve, Roger and Andy for their help looking after the hall and grounds
- to Linda, Kim and Alison for doing a great job cleaning the hall
- to Alison carrying looking after the bookings, and
- to the trustees for their help and advice, in particular to Alison for taking over the treasurer role, for Delia being an excellent secretary and to Carol for her seven years as treasurer.

DAVID KINCAID

Barham Village Hall (Combined Accounts)

Combined Income and Expenditure Account for the 12 months to 30th June 2022

	12 months to 30th June 2022				Year to 30th June 2021			
	General Funds	Designated Funds	Restricted Funds	Total	General Funds	Designated Funds	Restricted Funds	Total
Income								
Hiring of premises and facilities	20,510.00			20,510.00	5,162.00			5,162.00
Community Store (rent and insurance)	8,465.75			8,465.75	7,748.48			7,748.48
Bowls Club rent	510.00			510.00	510.00			510.00
Allotment land rents	92.00			92.00	102.00			102.00
Wayleave	36.02			36.02	36.02			36.02
Coffee Stop	1,001.00			1,001.00	-			-
Power Recoveries Invoice	238.08			238.08	95.25			95.25
Donations	1,416.60			1,416.60	1,232.00			1,232.00
Canterbury City Council Grant	5,967.00			5,967.00	18,793.72			18,793.72
Bank interest - deposit account	31.83			31.83	134.68			134.68
	-			-	-			-
Total Income	38,268.28	-	-	38,268.28	33,814.15	-	-	33,814.15
Expenditure								
Repairs and maintenance	5,780.01			5,780.01	3,357.90			3,357.90
Gas and electricity	1,462.77			1,462.77	1,120.69			1,120.69
Water	353.81			353.81	632.68			632.68
Insurance	1,514.22			1,514.22	1,725.54			1,725.54
Cleaning	6,596.50			6,596.50	2,814.20			2,814.20
Waste collection	504.63			504.63	253.58			253.58
Administrative expenses	757.63			757.63	275.21			275.21
Miscellaneous expenses	1,854.58			1,854.58	604.45			604.45
Fixtures & Fittings	4,321.76		100.00	4,421.76	804.97			804.97
Improvements & Projects (note 3)	-			-	-	367.85		367.85
	-			-	-			-
Total Expenditure	23,145.91	-	100.00	23,245.91	11,589.22	367.85	-	11,957.07
Operating surplus (deficit)	15,122.37	-	(100.00)	15,022.37	22,224.93	(367.85)	-	21,857.08
Transfer to Designated Funds (note 3)	(15,000.00)	15,000.00		-	(20,000.00)	20,000.00		-
Balances b/ fwd from previous years	16,392.84	31,139.74	10,100.00	57,632.58	14,167.91	11,507.59	10,100.00	35,775.50
Accumulated Funds carried forward	£ 16,515.21	£ 46,139.74	£ 10,000.00	£ 72,654.95	£ 16,392.84	£ 31,139.74	£ 10,100.00	£ 57,632.58

Barham Village Hall (Combined Accounts)

Balance Sheet as at 30th June 2022

	30th June 2022				30th June 2021			
	General Funds	Designated Funds	Restricted Funds	Total	General Funds	Designated Funds	Restricted Funds	Total
Fixed Assets								
Land and Buildings (revalued)	2,000,000.00			2,000,000.00				
Current Assets								
NatWest Liquidity Account	-	40,026.95	10,000.00	50,026.95				
Santander Current Account	-			-	2,410.75			2,410.75
Santander Deposit Account	-			-	14,765.05	31,139.74	10,100.00	56,004.79
NatWest Current Account	17,029.99	6,112.79		23,142.78				
Cash in hand	-			-	87.80			87.80
Debtors - receipts due in at year end	296.00			296.00	1,556.00			1,556.00
	17,325.99	46,139.74	10,000.00	73,465.73	18,819.60	31,139.74	10,100.00	60,059.34
Current Liabilities								
Creditors - expenses owed at year end	(419.78)			(419.78)	(656.76)			(656.76)
Receipts paid in advance	(391.00)			(391.00)	(1,770.00)			(1,770.00)
	(810.78)	-	-	(810.78)	(2,426.76)	-	-	(2,426.76)
Total Net Assets	£ 2,016,515.21	£ 46,139.74	£ 10,000.00	£ 2,072,654.95	£ 16,392.84	£ 31,139.74	£ 10,100.00	£ 57,632.58
representing								
Revaluation Reserves (Property)	2,000,000.00			2,000,000.00				
Accumulated Funds as at 30th June	16,515.21	46,139.74	10,000.00	72,654.95	16,392.84	31,139.74	10,100.00	57,632.58
	£ 2,016,515.21	£ 46,139.74	£ 10,000.00	£ 2,072,654.95	£ 16,392.84	£ 31,139.74	£ 10,100.00	£ 57,632.58

Notes to these Financial Statements

1. Fixed assets and equipment purchased are charged against income in full in the year acquired and are not accounted for as assets in the Balance Sheet.
2. Hall hire dues not received and expenses unpaid at the year end are accounted for in these financial statements.
3. Funds set aside out of the General Fund and designated for specified expenditure on the village hall improvements.
4. The Land and Buildings were valued and are now included in the accounts of the charity.

As elected officers and trustees of the Barham Village Hall Charitable Incorporated Organisation, we hereby acknowledge our legal responsibilities for safeguarding the assets of the Charity and confirm that all the financial transactions for the year to 30th June 2022 have been properly recorded in the books and records of the Charity and that there are no liabilities or assets of the Charity other than as disclosed in these financial statements.

David Kinoid (Chairman and Trustee)

Mrs Carol Allin (Hon Treasurer)

Signed for and on behalf of the Trustees and Committee of the Barham Village Hall - dated 31 August 2022

I have reviewed the accounting records of the Barham Village Hall (Charity and CIO) and hereby certify that the attached financial statements represent a true and fair view of the Charity's income and expenditure for the year to 30th June 2022 and the assets and liabilities as at that date as recorded in the books of the Charity.

Richard Calderwood (Honorary Examiner)

Barham Village Hall (Combined Accounts)

Combined Income and Expenditure Account for the 12 months to 30th June 2022

12 months to 30th June 2022				Year to 30th June 2021			
Designated		Restricted		Designated		Restricted	
Funds	Total	Funds	Total	Funds	Total	Funds	Total
Hiring of premises and facilities	20,510.00	5,162.00	5,162.00	5,162.00	7,748.48	5,162.00	7,748.48
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Power Recoveries Invoice	238.08	5,967.00	5,967.00	5,967.00	31.83	5,967.00	31.83
Donations	1,416.60	38,268.28	38,268.28	38,268.28	-	38,268.28	-
Repairs and maintenance	5,780.01	5,780.01	5,780.01	5,780.01	3,357.90	5,780.01	3,357.90
Gas and electricity	1,462.77	3,357.90	3,357.90	3,357.90	1,120.69	3,357.90	1,120.69
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Insurance	1,514.22	2,814.20	2,814.20	2,814.20	2,814.20	2,814.20	2,814.20
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Waste collection	504.63	757.63	757.63	757.63	604.45	757.63	604.45
Miscellaneous expenses	1,854.58	4,321.76	4,321.76	4,321.76	804.97	4,321.76	804.97
Fixtures&fittings	4,321.76	-	-	-	367.85	-	367.85
Improvements & Projects (note 3)	-	-	-	-	-	-	-
Total Expenditure	23,145.91	11,957.07	11,957.07	11,957.07	22,224.93	11,957.07	22,224.93
Operating surplus (deficit)	15,122.37	(367.85)	(367.85)	(367.85)	21,857.08	-	21,857.08
Transfer to Designated Funds (note 3)	(15,000.00)	20,000.00	20,000.00	20,000.00	-	20,000.00	-
Balances b/ fwd from previous years	16,392.84	57,632.58	57,632.58	57,632.58	14,167.91	57,632.58	14,167.91
Accumulated Funds carried forward	£ 16,392.84	£ 10,000.00	£ 10,000.00	£ 10,000.00	£ 16,392.84	£ 10,000.00	£ 10,000.00

Barham Village Hall (Combined Accounts)

Balance Sheet as at 30th June 2022

30th June 2022				30th June 2021			
Designated		Restricted		Designated		Restricted	
Funds	Total	Funds	Total	Funds	Total	Funds	Total
Land and Buildings (revalued)	2,000,000.00	-	-	-	-	-	-
Fixed Assets	2,000,000.00	-	-	-	-	-	-
Current Assets	40,026.95	50,026.95	50,026.95	2,410.75	56,004.78	2,410.75	56,004.78
NatWest Liquidity Account	-	-	-	-	-	-	-
Santander Current Account	-	-	-	-	-	-	-
Santander Deposit Account	-	-	-	-	-	-	-
NatWest Current Account	17,029.99	6,112.79	6,112.79	14,765.05	31,139.74	14,765.05	31,139.74
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Creditors - expenses owed at year end	(419.78)	(1,770.00)	(1,770.00)	(656.76)	(1,770.00)	(656.76)	(1,770.00)
Receipts paid in advance	(391.00)	(810.78)	(810.78)	(2,426.76)	(2,426.76)	(2,426.76)	(2,426.76)
Total Net Assets	£ 2,016,515.21	£ 46,139.74	£ 10,000.00	£ 31,139.74	£ 10,000.00	£ 16,392.84	£ 57,632.58
Revaluation Reserves (Property)	2,000,000.00	46,139.74	10,000.00	31,139.74	10,000.00	16,392.84	57,632.58
Accumulated Funds as at 30th June	£ 2,016,515.21	£ 46,139.74	£ 10,000.00	£ 31,139.74	£ 10,000.00	£ 16,392.84	£ 57,632.58

Notes to these Financial Statements

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David Kinsella (Chairman and Trustee)
Mrs Carol Allin (Hon Treasurer)

Signed for and on behalf of the Barham Village Hall - dated 31st August 2022

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Richard Caldwell (Honorary Examiner)