

Barham Village Hall Charitable Incorporated Organisation

Trustees' Annual Report – 3rd November 2025

1. Overview

2025 has been another positive year for Barham Village Hall. The Hall remains popular with hirers and is in a good financial position. There is just one regular afternoon space available on a Tuesday – demonstrating the value for money and popularity of the community space.

2. Activities and achievements

There have been several projects undertaken this year to improve, modernize and maintain the Hall as well as a Community Event, celebrating 10 years since the re-development of the Village Hall and Shop.

a. Replacement Flooring Project

In August, the natural wooden flooring in the Hall's two main spaces – the Main Hall and the Grabham Room was replaced to a more hard-wearing alternative.

Following concerns about the splintering flooring, we recognised the necessity to replace the floor to keep the hall safe and welcoming.

During the work, we added insulation to improve energy efficiency, and the stage has undergone essential maintenance, ensuring it remains a usable asset for hall hirers for years to come,

We are delighted that the community have been able to make use of the old wood from the hall, minimising wastage and keeping history in the village.

Thanks to the generosity of the National Lottery Community Fund, and the Bernard Sunley Foundation, we were able to complete this project using minimal charity reserves.

The Bernard Sunley Foundation awarded us £5,000, and the National Lottery Community Fund, £18,700. We are so grateful for their support.

Many thanks to Andy and David for your help in making this project happen.

b. New Website

Following trustee agreement that the Village Hall website had become a bit dated and that key information was difficult to find, it was agreed that there was a need to build a new website that better reflected the Village Hall as it is today, and is easier to navigate.

As well as this our hosting package hadn't been reviewed for a number of years, so it was a good opportunity to review this as well. We were able to reduce the hosting fee, and through doing the website build ourselves, have achieved a refreshed website and reduced the cost of our hosting fees.

c. 10th Anniversary of the Re-Development of Barham Village Hall and Shop

July 2025 marked 10 years since the re-development of Barham Village Hall and Shop – where a significant project was undertaken to modernise, expand, and improve the space.

A sub-committee of trustee members arranged the event which included demonstrations from our regular hall hirers, an art display from the Barham Art Club who were celebrating their 40th Anniversary, craft stalls, tastings, bowls taster sessions, information stands, and more. It was so lovely to see the community come together to celebrate our community space, and the event was well received.

Many thank to Pat, Carol, Deb and Debbie for organising the day so brilliantly!

d. Smaller projects

1. In March this year, following reports of uneven paving slabs around the bowls club, the trustees agreed to instruct a contractor to re-lay the slabs to ensure a safe environment for all users.
2. Also in March, we leased the land behind the Hall to an owner of a neighbouring property at a cost of £100 a year, who will be maintaining and using the space for a wildlife garden.
3. In April, a revised rental agreement with the Community Shop was decided, with the rent being £8,000 per year in August 2025, and from then on increasing by £1,000 until it reaches £10,000 in August 2027. The next rent review will be in August 2028.
4. Following a suggestion from a community member to our Community Warden, Keeley, that a free seated exercise class would be beneficial to locals, our treasurer, Alison, and Keeley applied for funding from the Crown Charity Fund to finance a teacher, with the Hall providing the space free of charge. We're delighted that their funding application was successful and the class is now up and running. Many thanks to Alison and Keeley for your work on this initiative.
5. In October, a digital display screen was installed to keep the community informed of events taking place at the Hall. Regular hirers have been given the opportunity to provide an image to promote their group, and we are considering opening this up to local businesses as an advertising option, and small income stream for us.
6. Also in October, a key safe has been installed. This was previously not possible due to our insurance policy, but having renewed our policy in October to include this cover, the key safe will enable us to allow irregular hirers access to the space without a trustee needing to be present to let hirers in.

3. Year ahead

Looking ahead, we have plans to install further solar panels to reduce our energy costs, install permanent projector screens to further benefit users, and to make changes to the stage to improve the accessibility.

4. Financial review

The hall remains in a strong financial position with income from regular hirers and fundraising activities covering running costs and contributing to reserves which are in a healthy position at £68k.

5. Thanks and acknowledgements

Lastly, we would like to extend our thanks to:

- all the regular hirers for continuing to choose Barham Village Hall
- the Coffee Stop and 100s club for their contributions both financial and social
- Andy for working so hard on maintaining the Hall and fixing whatever he can himself, keeping our costs at a minimum
- Geoff for his ongoing help maintaining the Hall's greenery
- Richard for his assistance with accounts and legal documents
- Linda, Liam & Mark for all their work cleaning the Hall, keeping it looking at it's best
- Deb for doing a great job keeping the village hall Facebook page and notice boards up-to-date
- Pat, Carol, Deb and Debbie for organising a brilliant 10th Anniversary Event
- Alison for doing an amazing job looking after the bookings, accounts and more
- Delia for your role as secretary and being a fountain of knowledge, and
- all the trustees for their help and advice

Finally, thank you to everyone in our community who continues to support and use the Hall - your involvement keeps it thriving.

Barham Village Hall CIO

Annual Accounts for the period 1st July 2024 to 30th June 2025

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Barham Village Hall CIO

Statement of Financial Activities for the period 1st July 2024 to 30th June 2025

	Unrestricted funds	Restricted income funds	Endowment funds	Total funds this year June 2025	Prior year funds June 2024
	£	£	£	£	£
INCOME					
Income and endowments from:					
Donations and legacies	29	-	-	29	2,045
Fundraising activities and events	1,500	-	-	1,500	1,800
Operating Income - Hire of hall and facilities	38,635	-	-	38,635	37,458
Interest received	1,881	-	-	1,881	1,812
Grants received	-	-	-	-	-
Other	-	-	-	-	-
Total Income	42,045	-	-	42,045	43,115
EXPENDITURE					
Expenditure on:					
Raising funds and charitable activities	note 2	-	-	-	221
Separate schedule of material expenses	note 2	32,403	933	33,336	32,643
Other administrative expenditure	note 2	1,606	-	1,606	1,848
Depreciation of Fixed Assets	note 5	-	-	32,000	32,000
Total Expenditure		34,010	933	66,943	66,712
				66,943	
Net income/(expenditure) before tax for the reporting period		8,035	(933)	(32,000)	(23,597)
Tax payable	note 1	-	-	-	-
Net income/(expenditure) after tax before investment gains/(losses)		8,035	(933)	(32,000)	(23,597)
Extraordinary items	note 3	-	-	-	-
Transfers between funds	note 9	-	-	-	-
Other recognised gains/(losses):					
Gains on revaluation of tangible fixed assets for the charity's own use		-	-	-	-
Net movement in funds for the year		8,035	(933)	(32,000)	(23,597)
Reconciliation of funds:					
Total funds brought forward	note 9	72,226	2,058	1,936,000	2,010,284
Total funds carried forward (see Balance Sheet)		80,261	1,125	1,904,000	2,010,284

The notes on pages 3 to 5 form part of these financial statements



Barham Village Hall CIO

Balance Sheet as at 30th June 2025

		Unrestricted funds	Restricted income funds	Endowment funds	Total this year June 2025	Totals last year June 2024
		£	£	£	£	£
FIXED ASSETS						
Tangible assets (<i>Net Book Value</i>)	note 5	-	-	1,904,000	1,904,000	1,936,000
Total fixed assets		-	-	1,904,000	1,904,000	1,936,000
CURRENT ASSETS						
Debtors and Prepayments	note 6	7,440	-	-	7,440	266
Investments		-	-	-	-	-
Cash at bank and in hand	note 7	73,431	1,125	-	74,556	75,036
Total current assets		80,871	1,125	-	81,996	75,302
CREDITORS: amounts falling due within one year						
Trade creditors and accruals	note 8	610	-	-	610	1,018
Net current assets less liabilities		80,262	1,125	-	81,386	74,284
Total net assets or liabilities		80,262	1,125	1,904,000	1,985,386	2,010,284
FUNDS OF THE CHARITY						
Endowment funds						
- Revaluation reserve	note 9	-	-	1,904,000	1,904,000	1,936,000
Restricted income funds	note 9	-	1,125	-	1,125	2,058
Designated Funds	note 9	46,140	-	-	46,140	46,140
Unrestricted funds	note 9	34,122	-	-	34,122	26,086
Total funds		80,262	1,125	1,904,000	1,985,386	2,010,284

The trustees acknowledge their responsibilities for complying with the requirements of the Charities Act with respect to maintaining proper accounting records, safeguarding the assets, and the preparation of accounts.

Signed by two trustees on behalf of all the trustees

name	signature	date
ALISON BROOKMAN		2/10/25
Amy Kimmins		3/10/25

Barham Village Hall (CIO)

Notes to the Financial statements for the year to 30th June 2025

Note 2 Operating Expenditure

	Year to 30th June 2025			Year to 30th June 2024		
	Unrestricted funds	Restricted income funds	Endowment funds	Total funds	Unrestricted funds	Restricted income funds
	£			Total funds	Endowment funds	Total funds
Expenditure on raising funds	-	-	-	-	-	-
Expenditure on charitable activities	-	-	-	-	221	-
Total Spent on Fund-raising and Charitable Activities	-	-	-	-	221	-
Separate material items of expenditure						
Building Repairs and Maintenance	10,966	-	-	10,966	13,555	-
Expenditure on restricted project	-	933	-	933	-	-
Fixtures and Fittings	-	-	-	-	219	-
Property Insurance and Utilities	7,144	-	-	7,144	5,814	-
Cleaning	8,924	-	-	8,924	8,251	-
Accounting and Administration	5,369	-	-	5,369	4,804	-
Total expenditure on other material items	32,403	933	-	33,336	32,643	-
Other Expenditure						
Internet, IT and Software licences etc	839	-	-	839	1,185	-
General Expenses	768	-	-	768	663	-
Total other expenditure	1,606	-	-	1,606	1,848	-
TOTAL ORDINARY EXPENDITURE	34,010	933	-	34,943	34,491	221
					-	34,712

Barham Village Hall (CIO)

Notes to the Financial statements for the year to 30th June 2025

Note 4 Trustees Expenses and Related Party Transactions

No Trustees claimed any expenses during this accounting period, and nor have there been any related party transactions.

Note 5 Tangible Fixed Assets

	Year to 30th June 2025			Total funds	Year to 30th June 2024			Total funds
	Unrestricted funds	Restricted income funds	Endowment funds		Unrestricted funds	Restricted income funds	Endowment funds	
				£				£
Land and Buildings								
Cost or Value brought forward	-	-	2,000,000	2,000,000	-	-	-	-
Revaluation 2022 (on transfer to CIO)	-	-	-	-	-	-	2,000,000	2,000,000
	-	-	2,000,000	2,000,000	-	-	2,000,000	2,000,000
Depreciation								
Balance brought forward	-	-	64,000	64,000	-	-	32,000	32,000
Depreciation charged in the period	-	-	32,000	32,000	-	-	32,000	32,000
	-	-	96,000	96,000	-	-	64,000	64,000
Net Book Value at 30th June	-	-	1,904,000	1,904,000	-	-	1,936,000	1,936,000

In accordance with 'Accounting Policies' note 1 above, other tangible assets, such as equipment and furnishings, are charged against income in the year of purchase as shown in note 2 under 'Separate material items of expenditure'.

Barham Village Hall (CIO)

Notes to the Financial statements for the year to 30th June 2025

Note 9 Movement of Funds and Transfers

Unrestricted Funds

	Year to 30th June 2025			Year to 30th June 2024		
	Accumulated General funds	Designated funds	Total Unrestricted funds	Accumulated General funds	Designated funds	Total Unrestricted funds
Balances brought forward	26,086	46,140	72,226	17,462	46,140	63,602
Operating surplus (deficit)	8,035	-	8,035	8,624	-	8,624
Transfers to other reserves	-	-	-	-	-	-
Transfers from other reserves	-	-	-	-	-	-
Balances carried forward	34,121	46,140	80,261	26,086	46,140	72,226

Restricted Funds

	Year to 30th June 2025			Year to 30th June 2024		
	Restricted funds	Endowment funds	Total Restricted funds	Restricted funds	Endowment funds	Total Restricted funds
Balances brought forward	2,058	1,936,000	1,938,058	2,279	1,968,000	1,970,279
Revaluation surplus	-	-	-	-	-	-
Receipts during the period	-	-	-	-	-	-
Charges against reserves	(933)	(32,000)	(32,933)	(221)	(32,000)	(32,221)
Balances carried forward	1,125	1,904,000	1,905,125	2,058	1,936,000	1,938,058

Total Reserves and Funds

	Year to 30th June 2025			Year to 30th June 2024		
	Accumulated & Designated Unrestricted funds	Restricted funds	Total funds	Accumulated & Designated Unrestricted funds	Restricted funds	Total funds
Balances brought forward	72,226	2,058	2,010,284	63,602	2,279	2,033,881
Operating surplus (deficit) for the period	8,035	(933)	(24,897)	8,624	(221)	(23,597)
Transfers to other reserves	-	-	-	-	-	-
Transfers from other reserves	-	-	-	-	-	-
Balances carried forward	80,261	1,125	1,985,386	72,226	2,058	2,010,284

Barham Village Hall CIO

Independent examiner's report to the trustees of the Barham Village Hall CIO on the accounts for the year ended 30th June 2025

Charity number 1196678

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 30th June 2025 as set out on pages 1 to 7, showing net assets of £1,985,386.

Responsibilities and basis of report

As the charity's trustees, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

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

Independent examiner's statement

I have completed my examination and confirm that no material matters have come to my attention in connection with the examination which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

Signed



Date:

4-10-2025

Barham Village Hall CIO

Independent examiner's report to the trustees of the Barham Village Hall CIO on the accounts for the year ended 30th June 2025

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Independent examiner's statement

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- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

Signed



Date:

4-10-2025