



CHARITY COMMISSION
FOR ENGLAND AND WALES

Trustees' Annual Report for the period

From 1/1/24
end date

Period start date To 31/12/24

Period

Charity name:Barrowden Village Hall CIO

Charity registration number:1199981

Objectives and Activities

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	To establish and run a community hub and to promote for Barrowden and the surrounding area the provision of facilities for recreation or other leisure time occupations for the public in the interests of social welfare and improving the conditions of life in the area.
Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.	Para 1.17 and 1.19	Hiring space and facilities to individuals, groups and clubs for social welfare, health and wellbeing and to support social prescribing. Social and fund raising events organised by trustees and volunteers for the general public. Public meetings, council business
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	Para 1.18	Trustees have read and follow Charity Commission guidance.

Additional information (optional)

You may choose to include further statements where relevant about:

	SORP reference	
Policy on grant making	Para 1.38	n/a
Policy on social investment including program related investment	Para 1.38	n/a
Contribution made by volunteers	Para 1.38	The charity relies entirely on volunteers to act as trustees who give help, advice, support and fundraising efforts.

Other		

Achievements and Performance

	SORP reference	
Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.	Para 1.20	The community hub is a focal point for community within Barrowden and the wider rural area. Many leisure groups are held there which benefit users physically, mentally and socially. The hub is available for private celebrations and events allowing local people to meet their friends and neighbours in many different circumstances. It facilitates the community to attend public council meetings and other meetings of importance and interest.

Additional information (optional)

You may choose to include further statements where relevant about:

Achievements against objectives set	Para 1.41	
Performance of fundraising activities against objectives set	Para 1.41	
Investment performance against objectives	Para 1.41	
Other		

Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	The Charity's funds are in good order as shown in the Financial Report
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	Reserves are held for emergencies and for ongoing utilities costs.
Amount of reserves held	Para 1.22	£10,000
Reasons for holding zero reserves	Para 1.22	
Details of fund materially in deficit	Para 1.24	
Explanation of any uncertainties about the charity continuing as a going concern	Para 1.23	The Charity is in good health

Additional information (optional)

You may choose to include further statements where relevant about:

The charity's principal sources of funds (including any fundraising)	Para 1.47	On going funding is from hire fees paid by user groups and private hires. A proportion of funding is also raised by fund raising events held in the hub and organised by the trustees. Major sources of the funding for the rebuilding project referred to in the Accounts for this year have been grants from the Government's Community Ownership fund, the National Lottery, a public Works loan, a grant from the local Barrowden Charity, several grants from philanthropic bodies and landfill grants and donations from local residents.
Investment policy and objectives including any social investment policy adopted	Para 1.46	n/a
A description of the principal risks facing the charity	Para 1.46	The major risk is in the hub being unused and unhired, and at the time of this period end, the hub is only part constructed. However by the time of submission of this report,(Sept 25) the hub is rebuilt and is again being used as much and more than it was previously.
Other		

Structure, Governance and Management

Description of charity's trusts:		
Type of governing document (trust deed , royal charter)	Para 1.25	Trust deed and constitution dated 27/2/22
How is the charity constituted? (e.g unincorporated association , CIO)	Para 1.25	CIO
Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees	Para 1.25	Election or co-option followed by election at AGM.

Additional information (optional)

You may choose to include further statements where relevant about:

Policies and procedures adopted for the induction and training of trustees	Para 1.51	Trustees terms of reference
The charity's organisational structure and any wider network with which the charity works	Para 1.51	The charity works with other local charities through the CAB VCS network.
Relationship with any related parties	Para 1.51	
Other		

Reference and Administrative details

Charity name	Barrowden Village Hall CIO
Other name the charity uses	Barrowden Community Hub
Registered charity number	1199981
Charity's principal address	24 Wakerley Road Barrowden LE15 8EP

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	Valerie Fraser	Chair		
2	Terry Curtis	Secretary		
3	Robert Wright	Treasurer		
4	Paul Diver			
5	Steven Preston			
6	Sara Barrett			
7	Brian Edwards			
8	Charlotte Bradshaw			
9	Ann Hillier			
10				
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Corporate trustees – names of the directors at the date the report was approved

[illegible]

Name of trustees holding title to property belonging to the charity

[illegible]

Funds held as custodian trustees on behalf of others

Description of the assets held in this capacity	n/a
Name and objects of the charity on whose behalf the assets are held and how this falls within the custodian charity's objects	n/a
Details of arrangements for safe custody and segregation of such assets from the charity's own assets	n/a

Additional information (optional)

Names and addresses of advisers (Optional information)

Type of adviser	Name	Address

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

--

Exemptions from disclosure

Reason for non-disclosure of key personnel details

--

Other optional information

--

Declarations

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

Signed on behalf of the charity's trustees

Signature(s)

Valerie Fraser

Full name(s)

Valerie Anne Fraser

**Position (eg Secretary,
Chair, etc)**

Chair

Date

7th September 2025

BARRÔWDEN VILLAGE HALL
STATEMENT OF ACCOUNTS FOR THE YEAR ENDED
31st December 2024

Charity Name

BARROWDEN VILLAGE HALL CIO

Charity's principal address

BARROWDEN COMMUNITY HUB

24 Wakerley Road

Barrowden

Oakham

LE15 8EP

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9	Charlotte Bradshaw			

BARROWDEN COMMUNITY HUB AGM 20th MAY 2025

TREASURER'S REPORT

2024 was a year dominated by activities related to the development of the new Community Hub, although there was a period of normal hall events from January to April. New Hub related income and expenses were managed through our Charities Aid Foundation bank account, and normal activities were processed through our HSBC account.

In May 2025 our 2024 accounts were audited by external auditors Max Wealth Accountants and were approved without any comments which was pleasing given the complexity and volume of our 2024 activities. We processed 266 transactions across 2 bank accounts with a turnover of more than £700,000 during the year.

The opening bank balance was £27,411 on 1st January 2024 and we closed the year on 31st December with a balance of £98,455.

Income

Total income in 2024 amounted to £718,924 compared to £10,816 in 2023. The vast majority of the income was funding for the new hub and included £250,000 from the government's Community Ownership Fund, £250,000 from the National Lottery and over £200,000 from a range of funders including a £50,000 Public Works Loan from Barrowden Parish Council, and a £30,000 donation from the Barrowden Charity. Much of the income was in and out of the account in a short timescale.

Expenses

Expenses increased dramatically to a total of £647,880 in 2024 following the start of construction of the Hub in May. £597,532 was paid to Messenger Construction during the year and the architects Harris McCormack were paid £17,178.

The net result from all the activities was a surplus of £98,455 as at 31st December 2024, the vast majority of which was scheduled for expenditure in Q1 2025.

£20,000 loan

STRUCTURE, GOVERNANCE AND MANAGEMENT

Description of the charity's trusts

Type of governing document	Constitution adopted 27th July 2022.
How the charity is constituted	Registered charity 1199981. Governed by a Board of 9 Trustees in accordance with Charity Commission guidelines.
Trustee selection methods	Must be 18 or over. Elected annually at the AGM. Nominated by a Trustee and approved by a majority of Trustees. If appointed between AGMs confirmed at next AGM.

Additional governance issues

Policies and procedures adopted for the induction and training of trustees	Overview and walk through of roles from chair or secretary. Walk through of Charity Commission welcome pack for trustees.
The charity's organisational structure and any wider network with which the charity works	Chairperson, secretary and treasurer. Board of trustees for overall governance. Trustees non trustees and volunteers for everyday running.
Relationship with any related parties	Relationship with any related parties. Loan of £20k with Barrowden Charity. Public Works Loan £50k via Parish Council and Rutland CC.
Trustees' consideration of major risks and the system and procedures to manage them	We adhere to Charity Commission guidelines in the document Charities and Risk Management (CC26) Dec 2010 as well as the provisions in the Barrowden Village Hall CIO Constitution. We also make use of the resources provided by Action with Communities in Rural England (ACRE) in their Village Hall Information Sheets, model documents and other relevant materials. The documents are maintained on file by the secretary and comprise of risk strategy, risk register, issues log and risk assessments.

OBJECTIVES AND ACTIVITIES

Summary of the objects of the charity 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 Barrowden and the surrounding area, 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 activities. These facilities are intended for individuals who need them due to youth, age, infirmity or disability, financial hardship, or social and economic circumstances, and for the public at large, in the interests of social welfare and with the aim of improving the living conditions of the said inhabitants.

Summary of the main activities undertaken for the public benefit in relation to these objects

Our future purpose is to provide a greatly enhanced and totally relevant Community Hub providing social, health, fitness and creative events and facilities for all residents of Barrowden.

Children, adults, older and disabled people who feel isolated and all other sectors of the community will benefit from the new development. They will also be actively engaged in its development to ensure their needs are met and their concerns are addressed.

Other involved parties will include the Barrowden and Wakerley Community Shop and the Barrowden GP Surgery which provides wellbeing / healthy living services.

ACHIEVEMENTS AND PERFORMANCE

Summary of the main achievements of the charity during the year.

Raising funds and implementing plans for the completion of the construction of a new community hub building at a cost of over 800,000.

Finishing the year with a healthy bank balance to be able to fund the new Community Hub in line with our objectives.

FINANCIAL REVIEW

Brief statement of the charity's policy on reserves

Early usage of our new facility shows that we will exceed our financial expectations and have sufficient reserves for any problems.

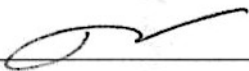
Details of any funds materially in deficit

None

Further financial review details:

2024 was a very complex year because of the large sums of income and expenditure to construct the new Hub with a total cost of circa 800k.

Signed on behalf of the charity's trustees

Signature(s)		
Full name(s)	ROBERT WRIGHT	
Position	TREASURER	

Date 14.05.2025

ACCOUNTANT'S REPORT TO THE MEMBERS ON THE UNAUDITED ACCOUNTS OF BARROWDEN VILLAGE HALL

We report on the accounts for the year ended 31 December 2024 set out on pages 7 and 8.

RESPECTIVE RESPONSIBILITIES OF COMMITTEE OF MANAGEMENT AND REPORTING ACCOUNTANT

The society's Committee of Management is responsible for the preparation of the accounts, and they consider that the society is exempt from an audit. It is our responsibility to carry out procedures designed to enable us to report our opinion.

BASIS OF OPINION

Our work was conducted in accordance with the Statement of Standards for Reporting Accountants the society and making such limited enquiries of the officers of the society as we considered necessary for the purpose of this report. These procedures provide the only assurance expressed in our opinion.

OPINION

In our opinion the accounts and balance sheet for year ended 31 December 2024 are in agreement with the books of account kept by the society and that, on the basis of the information contained in the books of account, they comply with the requirements of the Co-operative and community benefit Societies Act 2014.

In our opinion the society has satisfied the conditions for exemption from an audit of the accounts for the year ended 31 December 2024 as set out in the Industrial and Provident Societies Act 1965 and the Friendly and Industrial and Provident Societies Act 1968 and did not at any time within the year fall within any of the categories of society not entitled to such exemption.

Max Wealth Accountants
Accountant
40 Melton Road (First Floor)
Oakham
Rutland
LE15 6AY

BARROWDEN VILLAGE HALL
INCOME AND EXPENDITURE ACCOUNT
FOR THE YEAR ENDED 31st DECEMBER 2024

INCOME	<u>2,024</u>	<u>2,023</u>
Hirings	450	6,137
Event proceeds	4,183	4,041
HSBC Development	-	-
Interest	123	2
Shop Rent	-	-
Donations	4,374	1,284
Funding	709,362	76,524
Other	432	113
TOTAL INCOME	<u>718,924</u>	<u>88,101</u>
EXPENDITURE		
Advertising	-	-
Alcohol licence	70	70
Water & sewage	182	253
Cleaning	408	622
Decoration/Maintenance	182	1,095
Electricity	745	4,590
Fire extinguishers	-	-
Audit fees	840	450
Hall Insurance	151	594
Performing Rights	155	139
Bank charges	121	94
ACRE membership	96	48
ACRE training course	-	-
Donation	-	-
Sundries	1,205	2,064
New Village Hall	643,726	80,377
TOTAL EXPENDITURE	<u>647,880</u>	<u>90,396</u>
Excess of Income Over Expenditure for the Year		
BARROWDEN VILLAGE HALL FUNDS		
Balance at 1st January 2023	27,411	29,706
Excess of Expenditure Over Income for the Year	-	2,295
Excess of Income Over Expenditure for the Year	71,044	-
BALANCE AS AT 31st DECEMBER 2024	<u>98,455</u>	<u>27,411</u>

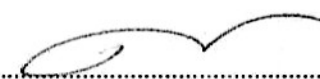
BARROWDEN VILLAGE HALL
BALANCE SHEET
FOR THE YEAR ENDED 31st DECEMBER 2024

	<u>2024</u>	<u>2023</u>
CURRENT ASSETS		
Cash at bank:		
HSBC Current Account	8,017	9,428
HSBC Deposit	1	1
COIF		-
A/w payin		-
CAF Current Account	91,277	18,432
TOTAL ASSETS	<u>99,295</u>	<u>27,861</u>
CURRENT LIABILITIES		
Creditors	<u>840</u>	<u>450</u>
NET ASSETS	<u>98,455</u>	<u>27,411</u>
REPRESENTED BY		
General Fund balance	<u>98,455</u>	<u>27,411</u>

The above statement represents fairly the financial position of Barrowden Village Hall as at 31st December 2024 and reflect its income and expenditure during the year.



 Chairman



 Finance Officer

BARROWDEN VILLAGE HALL
ACCOUNTS FOR THE YEAR ENDING 31st DECEMBER 2023
SUPPORTING NOTES

1 LEASES

As of 31 December 2024, there were no leases in operation.

2 BORROWINGS

As of 31 December 2024, no loans were outstanding.

3 CREDITORS

Accounts and Audit Fees

£840

£840

4 TENANCIES

As of 31 December 2024, there were no tenancies.

Grazing licence granted on land for future burial ground at £10 per annum.

5 SECTION 137 PAYMENTS

Section 137 of the Local Government Act 1972 enable parish councils to spend up to the product of £10.81 per head of the electorate for the benefit of people in the area on activities and projects not specifically authorised by other powers.

Nil

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Accountant
40 Melton Road (First Floor)
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BARRÔWDEN VILLAGE HALL
STATEMENT OF ACCOUNTS FOR THE YEAR ENDED
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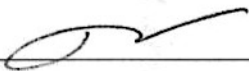
Details of any funds materially in deficit

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Further financial review details:

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Signature(s)		
Full name(s)	ROBERT WRIGHT	
Position	TREASURER	

Date 14.05.2025

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Accountant
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BARROWDEN VILLAGE HALL
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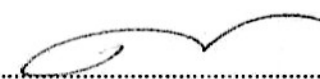
BARROWDEN VILLAGE HALL
BALANCE SHEET
FOR THE YEAR ENDED 31st DECEMBER 2024

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CURRENT LIABILITIES		
Creditors	840	450
NET ASSETS	<u>98,455</u>	<u>27,411</u>
REPRESENTED BY		
General Fund balance	<u>98,455</u>	<u>27,411</u>

The above statement represents fairly the financial position of Barrowden Village Hall as at 31st December 2024 and reflect its income and expenditure during the year.



 Chairman



 Finance Officer

BARROWDEN VILLAGE HALL
ACCOUNTS FOR THE YEAR ENDING 31st DECEMBER 2023
SUPPORTING NOTES

1 LEASES

As of 31 December 2024, there were no leases in operation.

2 BORROWINGS

As of 31 December 2024, no loans were outstanding.

3 CREDITORS

Accounts and Audit Fees

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£840

4 TENANCIES

As of 31 December 2024, there were no tenancies.

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5 SECTION 137 PAYMENTS

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