

# VILLAGE HALL EAST WOODHAY

England & Wales · Charity number 1206711

## Details

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**Status** Registered

**Legal form** CIO

**Registered** 2024-01-25

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

## Contact

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**Address** East Woodhay  
Heath End  
Newbury  
RG20 0AP

**Phone** 07378347769

**Email** [enquiries@eastwoodhayvillagehall.org](mailto:enquiries@eastwoodhayvillagehall.org)

**Website** [WooltonHill.com/BookEastWoodhayVillageHall](http://WooltonHill.com/BookEastWoodhayVillageHall)

## Activities

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**Objects:** THE PROVISION AND MAINTENANCE OF EAST WOODHAY VILLAGE HALL FOR THE USE OF THE INHABITANTS OF NORTH WEST HAMPSHIRE AND WEST BERKSHIRE WITHOUT DISTINCTION OF POLITICAL, RELIGIOUS OR OTHER OPINIONS INCLUDING USE FOR:A) MEETINGS, LECTURES AND CLASSES ANDB) OTHER FORMS OF RECREATION AND LEISURE-TIME OCCUPATION WITH THE OBJECTIVE OF IMPROVING THE CONDITION OF LIFE FOR THE INHABITANTS.

**Activities:** The provision and maintenance of East Woodhay Village Hall for the use of the inhabitants of North West Hampshire and West Berkshire without distinction of political, religious or other opinions including use for:a) meetings, lectures and classes andb) other forms of recreation and leisure-time occupation with the objective of improving the condition of life for the inhabitants.

## Classification

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- **How:** Other Charitable Activities
- **What:** General Charitable Purposes, Recreation
- **Who:** Children/young People, Elderly/old People, People With Disabilities

## Geography

- Hampshire

## Finances

Period end	Income	Expenditure	Assets	Employees
2025-12-31	£60,660	£54,350	-	-
2025-01-21	£28,058	£22,423	-	-

## Trustees

Name	Role	Appointed
<b>Karen Titcomb</b>	Chair	2023-12-08
Jacqueline Anne Godwin		2026-01-06
Paul Hurst		2023-12-08
Paul Reay		2023-12-08
Rosemary Donoghue		2023-12-08
Sarah leventhorpe		2023-12-08

**VILLAGE HALL EAST WOODHAY**

England & Wales - Charity number 1206711

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# Accounts

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EAST WOODHAY VILLAGE HALL  
Chairman's Report on Behalf of The Trustees  
For the year ending 31st December 2025

It has been another busy year at East Woodhay Village Hall and we hope that the local community and hirers can see and are feeling the benefit of the improvements that have been made.

**Overview** - during 2025 new hirers have been welcomed, grants have been secured enabling significant improvements to be made to the building, a Christmas Craft Fair raised funds and a new booking system was set up in readiness to launch early 2026.

**The People** - progress at the Hall could not be achieved without the amazing commitment of my colleagues who give much of their time to ensure the Hall runs efficiently - our enormous thanks are due to each of them. Thanks are also due to Julie, who quietly pops into the Hall to ensure it is always clean and ready for our next guest.

We are also immensely grateful to Belinda Bowrey and her husband who spruced up the planters by the front door for their own party and have now 'adopted' them and keep them looking colourful and cared for - which is very much appreciated by everyone.

Thanks too to those of you who are Users of the hall who have also lent a hand from time to time eg. The Scouts teams whose support has been much appreciated this year doing various 'odd' jobs.

There will be some changes to the management team over the next few months:

- Unfortunately we are losing Chloe Poulter who has worked quietly in the background helping us with marketing and IT type issues. With a new baby and the need to return to work, she does not feel she can continue her work with the Hall as well - we wish her every success.
- I am also sad to advise that we will be losing the financial expertise of Susan who has worked tirelessly to bring the accounts into order, move our bank account to Metro bank, securing a much better deal for us and ensuring that our figures are controlled in a much tighter way. She inherited a lot to sort out and we are immensely grateful to her for her relentless commitment to the cause.
- The good news is that we are delighted to welcome Jackie Godwin to the team, who will take on the role of Treasurer from Susan. Jackie thought she was retiring for a quiet life until we heard she was available!
- And more good news - we are also delighted to welcome Zara Preston to the team who has whipped up a social media frenzy on our behalf -

especially around the Christmas CraftEx on Saturday. Zara will be helping with our marketing going forward and has already come up with lots of great suggestions.

### **A Review of the Past 12 Months**

Since we met here last year, when the list of achievements was very long, more has been accomplished:

- Photographic exhibitions – our continuing thanks to Simon Ball for the loan of his exquisite photographs; we would like to offer this display facility to other artists and that is certainly on the ‘to do’ list.
- A continuing tight budget review and many cost saving changes implemented.
- Some amazing grants applied for and obtained.
- A concerted effort to raise the profile of the hall working in liaison with Newbury Weekly News and all social media channels available to us.
- The upgrade of the toilets and the start of redecoration plans for the whole hall.
- The installation of upvc soffits, double glazing and deeper guttering - a long term benefit to the hall through no more redecoration bills and a much warmer hall (reducing heating bills)
- We are working on a new more automated booking system, which will be easier to manage, but will still need overview by Beverly, whose continuing support to both halls is greatly appreciated.

### **Charitable Status**

On 24th January 2024, East Woodhay Village Hall was officially registered as a Charitable Incorporated Organisation (CIO) under Charity number 1206711. The purposes and objectives of the new charity remain unchanged from the original, but the important bit is this new constitution ensures Trustees are no longer personally liable. It is hoped this change will inspire more community members to get involved with the charity.

Now we are in the process of registering the charity's land with the Land Registry. This will confirm the charity's ownership, make records clearer and provide extra protection for the land in the future.

### **Grants**

As you know from our report last year, the Trustees were very successful in obtaining grants and these were used for the new windows, soffits and guttering as well as the work to the toilets. This funding has come from a

mixture of the Miss Laurence Trust, B&DBC, Hampshire CC and the Platinum Jubilee Village Halls Fund.

Grants help with capital projects but not generally with running costs so we have concentrated on applying for grants that improve aspects of the hall whilst reducing ongoing maintenance and heating costs, also helping our aim of renting out the back rooms.

### **Finances**

Since becoming a CIO the accounting period for reporting has changed from the UK tax year to the calendar year. In 2025, hire income was £15,260. Average running costs for the hall are £12,720 per annum, therefore the hall is viable but would only have a small surplus of £2,520 to cover any larger maintenance items or replacement of equipment that may arise based on average running costs. The actual surplus in 2025 was £6,310 versus a forecast surplus of £1,506. The improved position was achieved as a result of the Christmas Craft Fair proceeds, kind donations and overheads being lower than forecast, namely solicitor's fees, maintenance costs and utilities costs. This has been reassuring and has gone a long way towards restoring funds after the loss of £7,535 in 2022/2023.

### **Plans for the Building**

Subject to obtaining further grants we hope to undertake a full redecoration of the Hall during 2026.

We also plan to install bigger planters and planting at the front door.

### **Conclusion**

The year has been a little less challenging than last year - and I can only put this down to the exceptionally hard work of the team who have trimmed costs and obtained grants for the benefit of the hall; as well as making sure we are operating legally and raising the profile of the Hall.

We remain in a stable but still vulnerable financial position - we need to secure that longer term, regular user of the hall. Existing users are most welcome but we need some more regular income to underpin your usage - we continue to raise the profile as a wedding reception venue and are working closely with an events organiser.

How you can help:

- Help us find that 'anchor' tenant who provides a regular, full weekly income - whether that is someone who takes the main hall on a regular basis or someone who rents the rooms at the back – also on a regular basis. Think start up business/ consulting rooms/ office space/ beauticians – the rooms lend themselves to all sorts of opportunities.

We look forward to the continued support of the community, hirers and volunteers in 2026.

**KAREN TITCOMB  
CHAIRMAN**

**EWVH Income & Expenditure Statement 22/012025 to 31/12/2025**

	<b>EWVH CIO</b>
	<b>1206711</b>
	22/01/25-
	31/12/25
	£
<b>Balance b/f</b>	<b>30856.21</b>
<u>Income</u>	
Hirings - individual	3485.49
Hirings - regular	11774.00
Hire/Donation - EWVH Flower Show	500.00
Donations from hirers security deposits	170.00
Donations - parking	53.00
Donations - St Martins Guild & Simon Ball	605.00
Donations - 100 Club refund not required - donated	
Donation - Footnotes	
EWVH Event Proceeds	890.00
Bank Interest	70.88
Grants	39702.00
Insurance Claim	
Refundable Deposits Re 2023-24 bookings (£639-£439)	
Refundable Deposits Re 2024-25 bookings	
Refundable Deposits Re 2025-26 bookings	
Refundable Deposits Re 25/01/2024-21/01/2025	
Refundable Deposits Re 22/01/2025-31/12/2025	3210.00
Refundable Deposits Re 2026	200.00
<b>Total Income</b>	<b>60660.37</b>
<u>Expenditure</u>	
Cleaner	1422.00
Cleaning Materials	243.80
Sundries	163.39
Utilities	2948.62
Insurance & Licences	2006.57
Maintenance & Repairs	989.72
Planning Costs	420.00
Fittings & Equipment	567.20
Advertising	44.85
Legal Fees	1182.60
Bank Charges	104.99
Grant Expenditure (Projects)	41091.80
Deposits Refunded re2020-21 bookings	
Deposits Refunded re 2022-23 bookings	
Deposits Refunded re 2023-24 bookings	
Deposits Refunded re 2024-25 bookings	
Deposits Refunded Re Pre 25/01/2024-21/01/2025	
Deposits Refunded Re 25/01/2024-21/01/2025	234.50
Deposits Refunded Re 22/01/2025-31/12/2025	2930.00
<b>Total Expenditure</b>	<b>54350.04</b>
<b>Summary</b>	
Opening Funds b/f	30856.21
<b>Trading Profit/(Loss) for the year</b>	<b>6310.33</b>
Current Funds	37166.54
Less Reserves	-30070.88
Current Funds Excluding Reserves	7095.66

**Independent examiner's report to the trustees of East Woodhay Village Hall Trust ("the Trust")**

I report to the charity trustees on my examination of the accounts of the Trust for year ended 31<sup>st</sup> December 2025.

**Responsibilities and basis of report**

As the trustees of the Trust you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act (Northern Ireland) 2008 (the '2008 Act') and the Charities Act 2011 (the '2011 Act'). You are satisfied that the accounts of the Trust are not required by charity law to be audited and have chosen instead to have an independent examination.

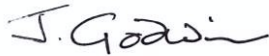
I report in respect of my examination of the Trust's accounts carried out under section 65 of the 2008 Act and section 145 of the 2011 Act. In carrying out my examination I have followed the general Directions given by the Charity Commission for Northern Ireland under section 65(9)(b) of the 2008 Act and the Directions given by the Charity Commission for England and Wales under section 145(5)(b) of the 2011 Act.

**Independent examiner's statement**

I have completed my examination. I confirm that no matters have come to my attention in connection with my examination giving me cause to believe that in any material respect: accounting records were not kept as required by section 63 of the 2008 Act and section 130 of the 2011 Act.

I confirm that there are no other matters to which your attention should be drawn to enable a proper understanding of the accounts to be reached.

Signed:



Jacqueline Godwin

43 Penwood Heights  
Highclere  
Newbury  
Berks  
RG20 9EZ

8<sup>th</sup> January 2026

**VILLAGE HALL EAST WOODHAY**

England & Wales - Charity number 1206711

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# Accounts

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## **EAST WOODHAY VILLAGE HALL**

### **CHAIRMAN'S REPORT ON BEHALF OF THE TRUSTEES**

For the period 25th January 2024 to 21st January 2025

Looking back over the last 12 months, we have come a long way and much hard work has been going on behind the scenes. Firstly, my thanks to the team who have stepped up over the past 12 months and done an amazing job with great results.

Thanks are also due to Beverly Clifton, who has undertaken a sterling job dealing with bookings for us as well as for Woolton Hill Church Hall. Her artistic talent knows no bounds and we are most appreciative of her design for the new style logo/header. Thanks too to Users of the hall who have also lent a hand from time to time eg. the Scouts teams whose support has been much appreciated.

Points to note::

- EwvH is still in need of an 'anchor' tenant – someone who provides a regular, full weekly income - whether that is someone who takes the main hall on a regular basis or someone who rents the rooms at the back on a regular basis.
- At the back of the hall, we now have a self-contained suite of rooms with its own path and entrance. This would suit any start up business/consulting rooms/office space/ beauticians, etc. The rooms lend themselves to all sorts of opportunities.
- We also need some more help to run the hall – specifically anyone with an interest in admin or with an interest in marketing.

#### A Review of the past 12 months

Much has been accomplished in the last 12 months and it is worth reminding ourselves of just how much has been achieved; in no particular order:

- New blinds installed and some more destined for the rooms at the back too.
- New cleaner – lovely polished floors and very much cleaner hall.
- Big tidy up – making it easier for all to store their kit or use the kitchen.
- New users – recruited.
- Back meeting rooms painted
- Improved car park tarmac area - no more pot holes!

- Installation of new taps in both bathrooms - no more dripping taps!
- Extended paved walkway area to the side of the hall for users of the rooms at the back.
- Photographic exhibitions – thanks to Simon Ball and with more to come.
- Pictures of our history – reframed and rehung in the corridor.
- Tight budget review and many cost saving changes implemented.
- Some amazing grants applied for and obtained.
- Review of our insurance status and our booking documents to ensure that all H&S issues are properly covered.
- A concerted effort to raise the profile of the hall working in liaison with Newbury Weekly News and all social media channels available to us.
- A realisation that we could let the rooms at the back as an independent suite, without really affecting the day to day use of the main hall – culminating in the arrival of a physiotherapist who was doing really well, but has had to leave for the time being, due to staffing issues.
- Our first wedding reception. We offered the first one free and a young couple did come along. The deal was they could have the hall free of charge for the weekend as long as we could have some photographs of it decorated up. We hope to promote his area more as it is a good source of income for us.

The list is extensive; we feel positive moving forward in terms of on-going maintenance and refurbishment to improve the fabric of the building.

### Charitable status

Following the decision made at the last AGM to explore alternative charitable structures, it was determined that a Charitable Incorporated Organisation (CIO) best suited the future needs of the Charity. As a result, on 24 January 2024, East Woodhay Village Hall was officially registered as a CIO under Charity number 1206711. The purposes and objectives of the new charity remain unchanged from the original.

This new constitution ensures that Trustees are no longer personally liable. It is hoped this change will inspire more community members to get involved with the charity.

### Grants

The Trustees have applied for a range of grants some of which have been successful. These have enabled us to carry out some important improvement works without further depleting our reserves.

We have received money from the Miss Lawrence Trust which enabled us to improve the path down the side of the Hall and tarmac over the worst of the potholes outside the front door. We have also benefited from a local electrician's generosity in

installing additional outside sensor lighting for us 'free of charge', to support the community. Our thanks are due to Mat Nevit from Appromatt

Grants help with capital projects but not generally with running costs so we have concentrated on applying for grants that improve aspects of the hall whilst reducing ongoing maintenance costs, heating costs and which also help our aim of renting out the rooms at the rear of the hall.

### Finances

The EWWH accounts are prepared on an income and expenditure basis, therefore, accruals and prepayments are not applicable. For the period 25/01/2024 to 21/01/2025, East Woodhay Village Hall returned a surplus of £5,635.

This was a significant improvement on the 2022/2023 loss of £7535.02. This was achieved through a combination of:

1. Stronger financial management controls being implemented along with an audit of historical bookings and payments, which resulted in payments due being reconciled and brought up-to-date.
2. Proactive efforts by the new committee from the beginning of December 2023 to raise awareness of the facility via advertising, marketing, social media plus holding and attending community events to promote the hall eg. Woolton Hill Market. This resulted in increased one-off bookings and agreements for new regular hire bookings that commenced at the beginning of the 2024/25 financial year.
3. An increase in hire rates from 1st January 2024 and again from 1st January 2025 to reflect the running costs of the hall and increase the likelihood of covering future running costs to avoid making a loss.

### Plans for 2025

Grants have been applied for to make much needed improvements to the hall. If successful, the gutters will be replaced with deeper ones which are more suitable for such a steep roof and will, we hope, prevent further damage to the fabric of the building. At the same time some of the rotten soffits will be replaced. Internally, the old windows in the main hall area will be replaced with double glazed uPVC windows, which will make the hall warmer and prevent so much condensation in the winter months. In addition both sets of toilets will be given a makeover along with the installation of a further disabled toilet at the entrance side of the building. This will enable the suite at the back of the hall to be completely self-contained.

### Conclusion

The year has been challenging but we are in a much better financial position than this time last year. Our main focus must be on trying to find the long term 'user' of the hall and to promote it too as a wedding venue, which will bring in more substantial bookings and income whilst enabling our existing regular weekly users to continue their groups, classes etc.

## EWVH Income & Expenditure Statement 25/01/2024 to 21/01/2025

<b>Charity Number</b>	<b>1206711</b>
	25/01/24-
	21/01/25
	£
<b>Balance b/f</b>	<b>25221.19</b>
<u>Income</u>	
Donations - St Martins Guild	308.00
Donations - 100 Club refund not required - donated	430.00
Donations from hirers security deposits	285.00
Hire/Donation - EWVH Flower Show	400.00
Hirings - regular	13519.50
Hirings - individual	4545.50
Refundable Deposits Re 25/01/2024-21/01/2025	3002.50
Refundable Deposits Re 22/01/2025-31/12/2025	234.50
Community Event 23Mar2024 Takings	257.63
Bank Interest	0.06
Grants	5075.20
Insurance Claim	
<b>Total Income</b>	<b>28057.89</b>
<u>Expenditure</u>	
Cleaning	1633.75
Cleaning Materials	139.92
Sundries	120.96
Utilities	5850.59
Insurance & Licences	2125.20
Maintenance & Repairs	3618.49
Fittings & Equipment	1550.82
Deposits Refunded Re Pre 25/01/2024-21/01/2025	139.00
Deposits Refunded Re 25/01/2024-21/01/2025	3085.50
Advertising	148.95
Community Event Catering Supplies	50.05
Grant Expenditure (Projects)	3959.64
<b>Total Expenditure</b>	<b>22422.87</b>
<b>Summary</b>	
Opening Funds b/f	25221.19
<b>Trading Profit/(Loss) for the year</b>	<b>5635.02</b>
Current Funds	30856.21
Less Reserves	-11790.49
Current Funds Excluding Reserves	19065.72

**Independent examiner's report to the trustees of East Woodhay Village Hall Trust ("the Trust")**

I report to the charity trustees on my examination of the accounts of the Trust for year ended 21<sup>st</sup> January 2025.

**Responsibilities and basis of report**

As the trustees of the Trust you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act (Northern Ireland) 2008 (the '2008 Act') and the Charities Act 2011 (the '2011 Act'). You are satisfied that the accounts of the Trust are not required by charity law to be audited and have chosen instead to have an independent examination.


I report in respect of my examination of the Trust's accounts carried out under section 65 of the 2008 Act and section 145 of the 2011 Act. In carrying out my examination I have followed the general Directions given by the Charity Commission for Northern Ireland under section 65(9)(b) of the 2008 Act and the Directions given by the Charity Commission for England and Wales under section 145(5)(b) of the 2011 Act.

**Independent examiner's statement**

I have completed my examination. I confirm that no matters have come to my attention in connection with my examination giving me cause to believe that in any material respect: accounting records were not kept as required by section 63 of the 2008 Act and section 130 of the 2011 Act.

I confirm that there are no other matters to which your attention should be drawn to enable a proper understanding of the accounts to be reached.

Signed:



Jacqueline Godwin

43 Penwood Heights  
Highclere  
Newbury  
Berks  
RG20 9EZ

5<sup>th</sup> December 2025