



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::

- EWHV 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 this 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

Charity Number	1206711
	25/01/24- 21/01/25
	£
Balance b/f	25221.19
 <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 - EWH 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	
Total Income	28057.89
 <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
Total Expenditure	22422.87
 Summary	
Opening Funds b/f	25221.19
Trading Profit/(Loss) for the year	5635.02
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 21st 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

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5th December 2025