

BLACKHEATH VILLAGE HALL

**Charitable Incorporated Organisation
and Registered Charity**

**Trustees Annual Report & Financial Statements
for the year ended 31 December 2024**

**Incorporating the results of
The Village Room (known locally as Blackheath Village Hall)
from 1 January until 31 August 2024**

Blackheath Village Hall

Trustees Annual Report for the year ended 31 December 2024

A Reference and Administrative details

Registered name	Blackheath Village Hall	
Charity number	1207632	
Principal Address	Blackheath Village Hall Blackheath Lane Guildford GU4 8RA	
Trustees	David Allen	Since 27 March 2024
	Paul Cope	Since 27 March 2024
	Colin Hayward	Since 27 March 2024
	Graham Hayward	Since 27 March 2024
	Linda Williams	Since 31 May 2024
Management Committee	Graham Hayward	Chairman
	David Allen	Treasurer
	Laura Beasley	Secretary since 23 May 2025
	Stephen Briggs	
	Jane Hayward	
	Oscar Suarez	
	Linda Williams	

B Structure Governance and Management

Blackheath Village Hall is a Charitable Incorporated Organisation (“CIO”) which was registered on 27 March 2024 to take over the ownership and running of Blackheath village hall from The Village Room, charity 200233, a charitable trust set up in 1908.

The CIO constitution was approved by the Charity Commission on 27th March 2024 and it follows the Charity Commission Foundation model under which the only voting members of the CIO are its trustees. The Board of Trustees meets as required, but it has delegated the day-to-day operation of the village hall to the Management Committee.

The assets of The Village Room vested in the CIO on 1 September 2024 and the merger of the two charities was registered with the Charity Commission on 14 January 2025. Consequently, the accounts, and the Financial Review in this report, are for the operation of the village hall for the whole of 2024, regardless of which charity owned the hall at any particular moment.

New trustees are appointed by the continuing trustee or trustees.

C Objectives and activities

The objects of the Charity are the provision and maintenance of a village hall for the use of the inhabitants of the local area.

The Charity fulfils its public benefit requirement by maintaining and managing Blackheath Village Hall for use by local people and the public generally; by making and implementing plans for improving and developing the hall so that it can better serve local people and be used as a community asset; and by promoting use of the hall by local people and others in accordance with its charitable objectives. The Charity's Trustees have complied with their duty to have due regard to the guidance on public benefit published by the Charity Commission in exercising their powers and duties.

D Achievements and performance

The hall remains in good condition and is regularly used for many recreational and health related activities in which locals can participate if they wish, as well as private parties, village events and church coffee mornings.

E Financial Review

The hall had a cash surplus in 2024 of £3,716. This arose as rents received remained high, but while planning commenced in 2024 for several substantial maintenance projects, the related expenditure was not incurred in the year. Reserves at 31 December 2024 were £31,708, but they are not expected to remain at that level.

As foreseen last year, the hall has been transferred into a Charitable Incorporated Organisation which enabled us to commence negotiations to have title to the new 'overage' land transferred to the CIO. The cost to the hall of legal and vendor's consent fees to achieve this may be up to £7,500.

We have agreed to build steps outside the kitchen door and would also like to renovate the front steps and concrete driveway, so there are likely to be some significant calls on our reserves in the near future.

Report approved by Trustees on 18th August 2025 and signed on their behalf.

David Allen
18 August 2025

Blackheath Village Hall
Charitable Incorporated Organisation, charity number 1207632
Incorporating the results of The Village Room, charity number 200233
which transferred its assets to Blackheath Village Hall on 1 September 2024

Receipts and Payments account

for the year ended 31 December

	2024	2023
Receipts		
Donations	50	600
Gift Aid scheme and tax recovered	1,593	1,737
Interest	1,329	905
Rent	8,441	9,050
Total receipts	11,413	12,292
Payments		
Bank charges	6	8
Cleaning, window cleaning and gardening	1,895	332
Insurance	863	842
Repairs and maintenance	971	2,592
Rates and music licence	183	219
Utilities and broadband	2,885	2,875
Land registration costs	145	0
Sundry expenses	73	0
Improvements to land	676	1,027
Total payments	7,697	7,895
Net Receipts / (Expenses)	3,716	4,397
Cash funds 1 January	27,992	23,595
Cash funds 31 December	31,708	27,992

Statement of Assets and Liabilities at 31 December	2024	2023
Cash Funds		
Cash and cheques	0	310
National Westminster Bank	2,160	2,463
Charities Deposit Fund	29,548	25,219
Total	31,708	27,992
Debtors at 31 December 2025		
Accrued interest	106	0
Rent receivable	1,952	0
	2,058	0

Graham Hayward
Chairman of Management Committee

David Allen FCA
Treasurer

1 August 2025

**Independent Examiners Report
to the Trustees of Blackheath Village Hall (Charity No. 1207632)**

I report to the Trustees on my examination of the accounts of Blackheath Village Hall, a Charitable Incorporated Organisation (“the CIO”), for the year ended 31 December 2024 which are set out on page 3.

Responsibilities and basis of report

As the charity trustees of the CIO, 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 CIO’s accounts carried out under section 145 of the 2011 Act and, in carrying out my examination, I have followed 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. I confirm that no material matters have come to my attention in connection with the examination which give me cause to believe that in, any material respect:

- accounting records were not kept in accordance with section 130 of the Act or
- the accounts do not accord with the accounting records.

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

Peter Walshaw ACIB

Date 28 July 2025

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