

BLACKHEATH VILLAGE HALL

**Charitable Incorporated Organisation
and Registered Charity**

**Trustees Annual Report & Financial Statements
for the year ended 31 December 2025**

**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 2025

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 Paul Cope Colin Hayward Graham Hayward Linda Williams	
Management Committee	Graham Hayward David Allen Laura Beasley Stephen Briggs Jamie Durrant Jane Hayward Oscar Suarez Linda Williams	Chairman Treasurer Secretary since 23 May 2025 Until 24 October 2025 From 24 October 2025

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 comparative figures for 2024 in these accounts 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.

Consent was required to register title to the land donated to the Village Hall in 2022 in the name of the CIO. This was eventually received in the year and, as predicted last year, the cost of legal and consent fees (net of a donation towards legal fees) was just under £7,500. Documents have all been submitted and await Land Registry processing.

E Financial Review and Reserves

Despite the costs outlined above, the hall had a cash surplus in 2025 of £3,218 (2024: £3,716) and reserves at 31 December of £34,926 (31 December 2024: £31,708). The Trustees' policy regarding reserves is to ensure that they are adequate to meet 12 months expenses should our rental income cease for whatever reason. Any surplus is held for the purposes of improving the hall.

To this end, quotes have been received for building steps between the kitchen door and the new land to make it more accessible from the hall, and to resurface the concrete driveway.

Report approved by Trustees on 20 April 2026 and signed on their behalf.

David Allen

6 May 2026

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

	2025	2024
Receipts		
Donations	1,500	50
Gift Aid scheme and tax recovered	1,477	1,593
Interest	1,212	1,329
Rent	13,955	8,441
Total receipts	18,144	11,413
Payments		
Bank charges	0	6
Cleaning, window cleaning and gardening	2,067	1,895
Improvements to land	0	676
Insurance	893	863
Land Registry fees	148	145
Legal and consent fees re land registration	9,468	
Less donation towards legal fees	<u>-2,000</u>	0
Repairs and maintenance	646	971
Rates and music licence	145	183
Utilities and broadband	2,719	2,885
Sundry expenses	40	73
Wooden benches (cost met by BVS donation)	<u>800</u>	0
Total payments	14,926	7,697
Net Receipts / (Expenses)	3,218	3,716
Cash funds 1 January	31,708	27,992
Cash funds 31 December	34,926	31,708

Statement of Assets and Liabilities at 31 December

	2025	2024
Cash Funds		
National Westminster Bank	1,915	2,160
Charities Deposit Fund	<u>33,011</u>	<u>29,548</u>
Total	34,926	31,708
Debtors at 31 December 2025		
Accrued interest	100	106
Rent receivable	<u>0</u>	<u>1,952</u>
	100	0

Graham Hayward
Trustee & Chairman of Management Committee

David Allen FCA
Trustee & Treasurer

**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 2025 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 18th April 2026

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