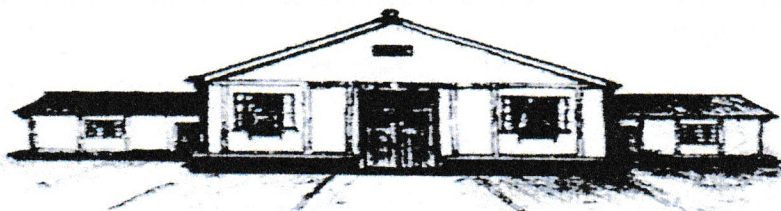


Wistaston Memorial Hall and Community Centre
Trustees' Annual Report for 2026 AGM
Registered Charity Number 1209180



NO.	Name	Office	Name of body entitled to appoint the Trustee
1	Eileen Bamber (EB)	Trustee and President	Nantwich & District Scottish Society and Wistaston Community Council
2	Diane Houston (DH)	Trustee, Co-Chairperson and Chair of Rebuild Sub-Committee	Crewe and Nantwich local committee of Cancer Research UK and Wistaston Parish Council
3	Diane-Heather Edge-Robinson (DHER)	Trustee and Co-Chairperson/Business Plan/Publicity Officer	Crewe and District Coin and Medal Society
4	Judy Gratton (JG)	Trustee and Vice Chairperson/Secretary/Minuting Secretary/Health and Safety Officer	Wistaston & District Flower Club
5	Bill Heath (BH)	Trustee, Treasurer and Booking Officer	Wistaston Jubilee Tennis Club
6	Anne Vetter (AV)	Trustee	Wistaston Memorial Hall Bowling Club
7	Michael Hassall – Vice President (MH)	Trustee	Crewe Movie Makers
8	Eleanor Tatton	Trustee Welfare Officer	Local Community
9	Chris Flaherty	Trustee	Rope Parish Council
10	Bob Squirrell (BS)	Trustee/Investments	Local Community
11	Meurig Jones (MJ)	Trustee	Local Community
12	Colin Wood (CW)	Trustee	South Cheshire George Formby Ukulele Society U3A
13	Lynne Jones (LJ)	Member of the Committee	Local Community
14	Chrys Lines (CL)	Member of the Committee	Local Community
15	Tallal McLean (TL)	Member of the Committee	Local Community

- In March 2025 DHER and DH confirmed that they would become joint Chairpersons.

REPORT COVERING 1ST OCTOBER 2024 TO 31ST DECEMBER 2025 INCLUSIVE

This is the first report following our Charitable Incorporated Organisation status, it cannot be underestimated how much work has been involved in getting to this point. I would like to put on record thanks to all the Trustees and Committee members for their commitment to this project and its outcome.

General

- DHER attended the Wistaston Parish Council AGM in April updating everyone on the ongoing progress of the Hall.
- Online banking was progressed and is now partly in place.
- The Trustees received an email regarding access to the tennis pitches. A member of the Tennis Club couldn't gain access due step only access. WJTC organised quotes for a ramp to be installed. It was agreed that this would be led by WJTC and that they would liaise directly with Wendy Thomasson.
- Additional mobile PA equipment was purchased for use at events or loaned out to hirers, if required.
- CCTV was installed outside the hall. Four cameras monitor movements outside the building and cover entrances to the Hall, WJTC and WMHBC.
- JG attended the Village Fete on behalf of the Hall Trustees to promote the rebuild and all that goes on in the hall.
- It was agreed that formalisation of the relationship between the Hall and WMHBC and WJTC would be progressed and this project is ongoing.
- Wistaston Memorial Hall appeared in Halls for All, a book by Louise Beaton and David Clarke.
- A May VE Day Concert (SCCB) was held in the hall, which was decked with bunting for the occasion. We also held an Afternoon Prom in November (CB), on the Saturday prior to our Sunday Remembrance Service.
- Repairs to the Stage Lighting, replacement of water damaged ceiling tiles, and replacement of the notice board perspex window were all completed.
- JG took on the administration role of the Charity Commission Website.
- Written descriptions of Trustees roles were added to the website for continuity purposes.
- Safeguarding policy was introduced and ET volunteered to become Welfare Officer.
- Instructions for the use of stage lighting and audio was produced and is now available to all hirers on-line.

Rebuild Sub Committee

Summary

The Rebuild Project was initiated in April 2022 to provide a new Hall fit for purpose and continue to be a fitting memorial for the sixteen men of Wistaston who lost their lives during the Second World War.

During the reporting period the project reached two major milestones:

1. New Hall Design Brief sign off on 10th October 2024

2. New Hall Plans sign off on 17th December 2025. This is a major milestone in the Rebuild project, enabling the project to move to the next stage and apply to Cheshire East for planning permission.

Rebuild Project Team

The Rebuild core project team consists of 7 Hall Trustees, Diane-Heather Edge-Robinson, Bill Heath, Bob Squirrel, Judy Gratton, Diane Houston, Anne Vetter, and Eleanor Tatton who joined the team on 16th September 2025.

David Price, who has considerable experience in the construction industry, continues to provide valuable input on building related aspects of the project.

Stephen Wright, grant application expert, continues to be employed to advise on The National Lottery Community Fund (TNLCF) application.

The team continue to be assisted by the charity Cheshire Community Action (CCA), which provides an advisory service for village and community halls in Cheshire and is part of Action with Communities in Rural England (ACRE).

Design Brief Sign Off

The design brief, having been signed off by the Hall Trustees on 26th September 2024, was signed off by Michael Simpson Chair of the Wistaston Memorial Hall Bowling Club (WMHBC) on 9th October 2024 and by Bill Heath Chair of the Wistaston Jubilee Tennis Club (WJTC) on 10th October 2024. The design brief was issued to our architect Clive Tucker of Bower Edleston on 14th October 2024.

Hall Plans Sign Off

Due to jury service and other work commitments our architect was unable to start work on the plans for the new Hall until January 2025. The first version of the plans was received on 29th January 2025 and for the next 3 months we worked with our architect to refine the plans.

Revision 4 of the plans were approved by the Hall Trustees on 24th April 2025 for issue to Stakeholders, which included the WMHBC, WJTC and the Wistaston Parish Council. Hall Trustees and Stakeholders identified issues with the size and location of the meeting rooms. Options were considered and WJTC advised they were open to moving the tennis pavilion to a location next to the bowling green to free up space for larger meeting rooms. Further changes to the plans were made and Revision 5 of the plans were approved by Hall Trustees on 26th June 2025 for consultation with user groups and the people of Wistaston.

Throughout August 2025 the proposed plans for the new Hall were on display in the Armitage Hall and the 2 meeting rooms. Two Open Days were held on Tuesday 12th August and Saturday 16th August to provide the opportunity for user groups and the local community to view and discuss the plans with the Hall Trustees. Both sessions were well attended and our architect Clive Tucker was there on the Tuesday, to answer questions. Visitors were encouraged to provide feedback on the plans using the paper comment forms available in the Hall or by completing an electronic version using the link on the Rebuild Project website page. The consultation closed on 12th September 2025. A total of 45 comment forms were received. All feedback was collated, reviewed and 11 changes to the plans approved. Everyone who asked us to get back to them were contacted on their suggestions to let them know if their ideas have been accepted as part of the revised plans or if not, why. One of the biggest concerns was that the current location of the entrance and exit to the car park was

dangerous. This was discussed with our architect who advised swapping them would be much safer. A suggestion from a local resident on Church Lane "Maybe some feature such as the Swan could be incorporated into the facade to make it feel unique to the area" was thought a lovely idea and implemented a change to the plans to show a Swan etched into the front façade glass.

Our architect implemented the 11 changes and the final plans (Revision 7) were received on October 28th, 2025. Revision 7 plans were signed off by the Hall Trustees on 27th November 2025, by Michael Simpson Chair of Wistaston Memorial Hall Bowling Club on 13th December 2025 and by Bill Heath Chair of Wistaston Jubilee Tennis Club on 17th December 2025.

A special thanks goes to David Price for his colleague Erin Taffe's 3D Model which proved very useful during the Community Consultation.

Funding

The National Lottery Community Fund (NLCF) issued a press release on 6th November 2024 outlining changes to their approach to giving grants and advising organisations not to apply until Spring 2025 when their new criteria would be launched. On 21st May 2025 Diane Houston had a call with Laura Myles, Funding Officer from NLCF North West team. Laura confirmed definitely worth putting in a Stage 1 application but chances of success difficult to know as new criteria only just came into effect. Planning permission is required from Cheshire East before we can apply so this task was moved to 2026.

Throughout 2025 we worked on compiling a list of other funders to target for donations once budget shortfall known.

Formal Agreements with Tennis and Bowling Clubs

On 30th October 2025, the Hall Trustees approved progressing putting in place formal agreements with the tennis and bowling clubs prior to the start of the work to build the new Hall. This subject had previously been discussed with both clubs and agreed to put on hold until after the charity became a CIO. This was also a recommendation from our solicitor Jonathan Aldersley from Butcher and Barlow in Northwich, Diane-Heather Edge-Robinson is leading on this and is deferred until 2026 when contact for WJTC is known.

Communications

Updates on the project are provided via the Rebuild page on the Wistaston Memorial Hall and Community Centre website together with The Roundabout magazine distributed to all households in Wistaston.

Finances

A budget of £30,000 for 2025 was approved at the Trustee's Meeting on 27th February 2025 to cover architect costs for feasibility study and submission of planning application, and for Stephen Wright's fees to write and submit the Stage 1 application to the NLCF.

Actual expenditure was only £1223.33 due to the delay in submission of the new Hall planning application. Expenditure was covered by the income for the period of £2617.72. This comprised of donations of £300 from Havana Oriental Lilac Cat Club, £1500 from George Formby Ukulele Society, £550 from Wistaston Community Council Duck Race, £235 In Memoriam for John Cooke and £32.72 from Easy Fundraising.

Plans for 2026

1. Obtain planning permission from Cheshire East.

2. Write and submit Stage 1 Application to the National Lottery Community Fund
3. Complete leases for Wistaston Jubilee Tennis Club and Wistaston Memorial Hall Bowling Club
4. Identify Project Costs and Timelines
5. Progress other Fundraising

Thank you to everyone involved in the project who have volunteered their time.

All relevant project documents are held in the Trustee's area of the Wistaston Memorial Hall and Community Centre website [Rebuild Project Documents - WISTASTON MEMORIAL HALL & COMMUNITY CENTRE](#)

Land Registry

In February 2025, it was agreed that we would approach Wistaston Parish Council to transfer the holding trustees to Custodian of the Charities, following the unanimous agreement of the trustees at the previous meeting. A letter outlining our intention was sent to Wistaston Parish Council. DHER attended the Wistaston Parish Council meeting on the 20th of March, to discuss Holding/Custodian Trusteeship. The Wistaston Parish Council have held this role since the hall was built. The land was registered in 2024 with the Land Registry. Issues have arisen with regards to this registration. DHER proposed that the Holding Trusteeship should be moved to the Official Custodian for Charities. Wistaston Parish Council agreed to the request. We then met our solicitors Butcher and Barlow on the 29th of April to progress. Butcher and Barlow approached the Official Custodian but had a response to confirm that now we were a CIO we should hold the deeds ourselves. This was approved by the Trustees at the committee meeting held on the 30th of October 2025, that the Title be transferred to the Wistaston Memorial Hall and Community Centre. At the Wistaston Parish Council meeting on the 20th of November we informed Wistaston Parish Council of the change. We instructed Butcher and Barlow to proceed with the Transfer in November. The TR1 forms were issued for signature to Bob Squirrell, Kerri Wilcox and John Moore on behalf of the Wistaston Parish Council, and Diane-Heather Edge-Robinson on behalf of Wistaston Memorial Hall and Community Centre. All have been signed with the exception of John Moore due to illness.

Health and Safety

A Fire, Health and Safety Risk Assessment was completed in March 2025, the following actions have been taken :-

- A flickering light in the Emergency Fire Exit Lights in the Dudley Room has been replaced.

The Health and Safety Policy was reviewed in June 2025.

A query was received from a hirer as to the extent of cover provided under the Hall's liability insurance. Clarification was provided by the insurers and a communication was subsequently issued to all regular hirers.

The First Aid box in the kitchen was replaced.

No accidents were reported.

It was noticed that the Health and Safety file in the kitchen containing the Health and Safety Policy, Asbestos Register, Accident Report Book, and other documents had been removed. This was replaced.

Treasurers / Booking Officers Report

On the 1st of October 2024 Wistaston Memorial Hall became a Charitable Incorporated Organisation with a new charity number 1209180.

This change of status resulted in a change to our financial period with this first set of accounts of the new charity covering a fifteen month period ending on the 31st of December 2025. Thereafter we will return to the twelve month calendar year for the accounts.

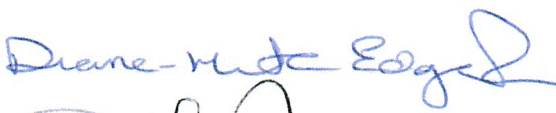
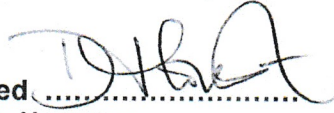
The accounts show that room hire continues to be the main source of income for the hall and of the £68,132 total income room hire at £57,764 is nearly 85% of the income. Room hire outstripped our investments with Hargreaves Lansdown which only brought in £28,443. Comparing room hire year on year, i.e. 2024 to 2025 calendar years, it grew by 7% and since hiring rates remained the same it means we had more occupancy during 2025. Looking into 2026 one group has already moved to a new site because of the proposed rebuild of the hall. Another group has indicated that it intends to reduce its bookings by 50% and another group (War Games) has left completely. A further U3A group has indicated it is leaving the hall at the end of March 2026 having grown too large for the room they use. Overall, this is likely to result in approximately £5,000 lost in potential income and together with a considerable increase in spending on the rebuild project, this does not look good for 2026.

Investments

Over the fifteen-month period from October 2024 our investments rose in value from £264,673 to £293,116 an increase of £28,443 which is 10.7%.

Trustees Update

Chris Flaherty and Eleanor Tatton became Trustees in March 2025. Alan Williams and Julia Robinson came along to meetings but decided it was not for them. Tallal McLean joined as a representative of the local community in October 2025.



Signed
Diane Houston
Diane-Heather Edge-Robinson
Co-Chairperson's
Wistaston Memorial Hall and
Community Centre
Date: 26/3/2026


Signed
Judy Gratton
Vice Chairperson
Wistaston Memorial Hall and
Community Centre
Date: 26/3/2026

Financial Statement 2024/25

Independent Examiner's Report to the membership/trustees of Wistaston Memorial Hall and Community Centre.

I report to the trustees on my examination of the accounts of Wistaston Memorial Hall and Community Centre, Charity No. 1209180, for the Period of the 1st of October 2024 until the 31st December 2025.

Responsibilities and basis of report

As the charity's trustees, 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 Charities accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

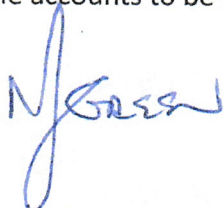
Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination which gives me cause to believe that in, any material respect:

1. accounting records were not kept in accordance with section 130 of the Charities Act; or
2. the accounts did not accord with the accounting record.

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

Signature



Name

Mr NICHOLAS GREEN

Address

16, WESTFIELD DRIVE
WISTASTON, CREWE
CW2. 8. ET.

Date

19.03.2026

Wistaston Memorial Hall and Community Centre
Balance Sheet as at 31st December 2025

	2025*	2024	Net Change
<u>Investments (Hargreaves Lansdown Asset Management Limited)</u>		Not Applicable	Not Applicable
	£		
HL Multi-Manager European Acc.	56,294.00		
HL Multi-Manager Special Situations Trust Acc.	53,688.00		
Lindsell Train Global Equity Income	49,614.00		
Rathbone Global Opportunities Acc.	88,880.00		
Aberdeen Global Smaller Companies Acc.	44,640.00		
Total Value of Investments	293,116.00		
** There were no additions or disposals of investments during the period			
<u>Bank Accounts</u>			
Natwest Current Accounts No. 10577165	0.00		
Natwest Current Accounts No. 10973745	34,920.45		
Manchester Building Society Account (Business Saver)	72,313.90		
NatWest Savings Account (35 day notice Liquidity manager)	72,149.35		
Total Value of Bank Accounts	179,383.70		
Total Value of Investments and Bank Accounts	472,499.70		
Net Growth in the 15 month period	70,003.66		

Reconciliation of the Natwest Bank Account:

Balance of Account as at 1/10/24	37,179.81
1. A/C no. 10577165 £32261.19	
2. A/C no. 10973745 £4918.62	
Banking during the period +	64,312.35
Paid Expenses during the period -	26571.71
Transfer of funds to Natwest Savings A/C no. 10977112	
£25,000 On 28/2/25 and £15,000 on the 29/9/25-	40,000.00
Balance of A/C No. 10973745 at 31/12/2025	34,920.45

* Figures over the fifteen month period 1st October 2024 to 31st December 2025

WISTASTON MEMORIAL HALL AND COMMUNITY CENTRE

REGISTERED CHAIRITY NO: C.I.O. 1209180

INCOME AND EXPENITURE FOR THE FIFTEEN MONTH PERIOD 1ST OCTOBER 2024 TO THE 31ST DECEMBER 2025

2024/2025

INCOME

Room Hire	57,764.00
Grants/Donations	911.98
Events	520.20
Rebuild Donations	2,617.72
Ground Rent/Water Supply	2,498.45
Manchester Building Society Interest (Business Saver)	2,262.19
NatWest Savings Account (35 Day notice liquidity manager)	1,557.83
TOTAL INCOME	<u>68,132.37</u>

EXPENDITURE

Caretaker and Cleaner	6,747.75
Gas	3,791.78
Electric	2,014.33
Water	2,159.51
Waste Collection	1,198.87
Wifi / Telephone	576.66
Insurance	2,396.63
Officers Expenses	994.31
Administration	1,552.95
Repair and Renewals	1,497.34
Improvements	327.58
Cleaning Supplies	567.91
Event Costs	91.76
Donations	431.00
Finance Charges	1,000.00
Rebuild Expenses	1,223.33

TOTAL EXPENDITURE **26,571.71**

SURPLUS IN THE PERIOD **41,560.66**

NOTE TO THE ACCOUNTING PERIOD:

2024/2025 FIGURES OVER THE FIFTEEN MONTH PERIOD AS INDICATED ABOVE

HON. TREASURER

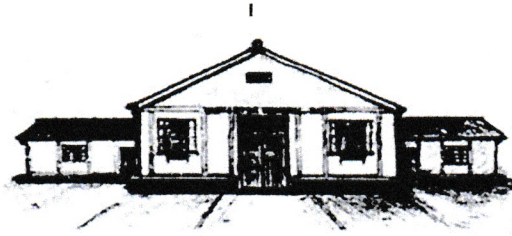
W A Heath

HON. AUDITOR

N J Green

WILLIAM A. HEATH.
02/04/2026

NICHOLAS J. GREEN.
02/04/2026



WISTASTON MEMORIAL HALL AND COMMUNITY CENTRE

Reg No. 1209180

Amendment to Wistaston Memorial Hall and Community Centre Trustees' Annual Report for 2026 AGM Registered Charity Number 1209180

"The Trustees have noted that the period between the starting date of the CIO and the start of the accounts was an overlap period while the old charity was still active and the CIO was being set up and that all the charitable activities which took place during that time are included in the old charity's accounts. "