

EDUCATIONAL FOUNDATION OF BAILEY AND LEVETT

England & Wales · Charity number 1211520

Details

Status	Registered
Legal form	CIO
Registered	2024-12-23
Register	View on the Charity Commission register

Contact

Address	Chelveston Village Hall Caldecott Road Chelveston Wellingborough Chelveston NN9 6AT
Phone	01933 423242
Email	chelveston.village.hall@gmail.com
Website	https://villagehall.chelveston.org.uk

Activities

Objects: THE TRUSTEES WILL PROVIDE AND MAINTAIN A COMBINED VILLAGE HALL/EDUCATIONAL INSTITUTE IN THE CHELVESTON SCHOOL PREMISES FOR THE USE OF THE INHABITANTS OF THE PARISH OF CHELVESTON-CUM-CALDECOTT AND SURROUNDING ENVIRONS WITHOUT DISTINCTION OF POLITICAL, RELIGIOUS OR OTHER OPINIONS FOR MEETINGS, LECTURES AND CLASSES, AND FOR OTHER FORMS OF RECREATIONAL ACTIVITY WITH THE OBJECT OF PROMOTING THE EDUCATION OF AND IMPROVING THE CONDITIONS OF LIFE FOR THE SAID INHABITANTS.I. THE TRUSTEES SHALL APPLY THE CLEAR INCOME OF THE CHARITY IN THE FIRST PLACE SO FAR AS REQUISITE FOR THE DEVELOPMENT AND MAINTENANCE OF THE PROPERTY OF THE CHARITY NOT REQUIRED TO BE KEPT IN REPAIR BY THE TENANTS THEREOF.II. SUBJECT THERETO, THE TRUSTEES SHALL APPLY THE INCOME OF THE CHARITY IN PROMOTING THE EDUCATION OF YOUNG PERSONS UNDER THE AGE OF 25 RESIDING IN THE PARISH OF CHELVESTON-CUM-CALDECOTT AND SURROUNDING ENVIRONS IN SUCH WAYS AS THE TRUSTEES THINK FIT, INCLUDING BY, BUT NOT LIMITED TO, THE SUBSIDISING OF EDUCATIONAL CLASSES AND SOCIETY MEETINGS.

Activities: Provision of a combined Educational Institute and Village Hall

Classification

- **How:** Provides Buildings/facilities/open Space
- **What:** Recreation

Geography

- Northamptonshire

Finances

Period end	Income	Expenditure	Assets	Employees
2025-12-31	£38,799	£30,583	-	-

Trustees

Name	Role	Appointed
Cllr Andrew Keith Seaman	Chair	2024-09-09
Andrew Martin Cuthbert		2024-09-09
Carol Christine Parsons		2024-09-09
Cllr Peter Keith Smith		2024-09-09
MARK HENRY HUNTER		2024-09-09

Accounts



Educational Foundation of Bailey and Levett CIO



Trustees' Annual Report 2025

This report meets the requirements of *Section 11 Charities (Accounts and Reports) Regulations 2005*, and provides information on how the Charity aims to meet the public benefit test in line with *Section 4 Charities Act 2006*.

Background and Charitable Activities

The Educational Foundation owns the properties known as Chelveston Village Hall and School House situated on Caldecott Road, Chelveston. The Trustees of the Foundation are required to use the charity's income firstly to maintain these properties in good repair and to provide/run a combined Educational Institute and Village Hall for the Parish of Chelveston-cum-Caldecott and surrounding environs. Any surplus income should then be used to support the education of young persons in the Parish. The Foundation derives all its income from rental received from School House, from hire fees received from the use of Chelveston Village Hall and from grants and investments.

The Foundation encourages and supports educational classes and meetings by subsidising the hire fees for all such events, especially those for young people. Private functions are charged at a modest surplus to fund future small equipment purchases.

Activities undertaken in 2025

2025 was the first year of the CIO's operation, having formally taken over from the previous charity (309769) on 1st January 2025. The Village Hall operations were managed by Maxine Routledge, the new part-time Village Hall Manager.

A number of new regular hires were secured during the year which meant that weekday occupancy was at its highest since the pandemic. However, there was insufficient caretaker cover at weekends, meaning that the number of private functions was significantly reduced. Overall, the Hall usage was **1,420** hours in 2025, up from **1,142** hours in 2024. This is significantly lower than peak usage in 2018 with **1,781** hours.

Maintenance activities during the year included the replacement of water heaters and the replacement of the projector, all of which were 10 years old and showing signs of imminent failure.

School House had a full 12-month tenancy with some increased maintenance required, reflecting the 8 years that have elapsed since the refurbishment in 2017. The property is now being fully managed by Charles Orlebar.

The paddock and Village Hall garden continue to be damaged by rabbits.

Accounts for 2025

Village Hall hire fees were **£18,003**, well ahead of budget. Running costs were **£15,703** well below budget. There was therefore a good operating surplus of **£2,300** for the Village Hall.

A grant of **£3,900** was secured from the Windfarm Trust as a 75% contribution towards the projector replacement project.

School House recorded an operating surplus of **£8,602** despite the increased maintenance costs.

Reserves now stand at **£61,508**, an increase of **£8,325** from 2024. General operating reserves now stand at **£44,558**. The remaining reserves are earmarked as a contingency for equipment repair and renewal, or for tenancy changes costs in School House.

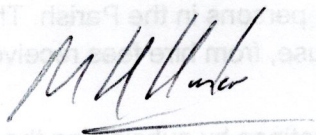
With the change in the charitable objects approved by the Charity Commission, there is no longer an Educational Bursary Fund and the restricted reserves of £3,000 held for that purpose have been transferred into general operating reserves.

As the Foundation's income exceeded the **£25,000** threshold, these accounts have been independently examined. Full details are available below to allow any member of the public to undertake their own examination.

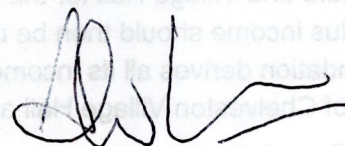
Links to 2025 Receipts and Payments Register	
PDF Version	https://villagehall.chelveston.org.uk/finance/2025/2025-receipts-and-payments-register
Excel Version	https://villagehall.chelveston.org.uk/finance/2025/2025-receipts-and-payments-register.xlsx

Links to 2025 Accounts and Balance Sheet	
Excel Version	https://villagehall.chelveston.org.uk/finance/2025/2025-accounts-and-balance-sheet.xlsx

Issued on behalf of the Directors



Mark Hunter



Andrew Seaman, Chairman

Educational Foundation Abigail Bailey and Ann Levett

INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR ENDED 31st DECEMBER 2025

INCOME	
Educational Foundation Investments	
Redwood Bank	£136.56
Cash back Rewards(PayPal)	£8.94
Unity Trust Deposit Account	£823.99
Foundation Investment Income	£969.49

School House Operations	
School House Rent	£16,476.44
School House Income	£16,476.44

Village Hall Related Income	
Village Hall Operating Income	
Hall hire	£18,002.99
Village Hall Related Income	£18,002.99

Grant income	
Wind Farm Trust (Projector)	£3,900.00
Grant income	£3,900.00

Total Foundation Income	£39,348.92
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EXPENDITURE	
Educational Foundation Administration	
Banking charges	£78.00
Administration costs	£556.70
Payroll costs	£151.39
Foundation Expenditure	£786.09

School House Expenditure	
School House Building Insurance Premium	£1,497.98
School House Grounds Maintenance	£527.35
School House Maintenance	£2,170.83
School House Agency/Management Fees	£2,611.05
School House Utilities	£1,068.14

School House Expenditure	£7,875.35
School House Operating Surplus	£8,601.09

Village Hall Ongoing Operations	
Village Hall Running Costs	
Village Hall insurance premium	£2,249.49
Village Hall Manager fees	£3,288.03
Village Hall Caretaker services	£4,095.57
Grounds maintenance	£527.35
Supplies	£228.41
Village Hall Utilities	£3,356.18
Software licences and ICO registration	£238.97
Minor repairs and maintenance	£1,138.99
Pay Pal Fees	£256.13
Sub-total Village Hall Running Costs	£15,379.12

Village Hall Equipment Expenditure	
Dyson hand held cleaner, water boiler	£323.99

Sub-total Equipment Expenditure	£323.99
Village Hall Ongoing Operating Expenditure	£15,703.11
Village Hall Ongoing Operating Surplus	£2,299.88

Development Projects	
VH Water Heaters Replacement	£1,069.81
VH Fencing replacement	£320.60
Network upgrade	£99.99
New projector	£5,100.19
New vacuum cleaner	£68.63

Development Project Expenditure	£6,659.22
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Total Foundation Expenditure	£31,023.77
Total 2025 Income less expenditure	£8,325.15

Educational Foundation Abigail Bailey and Ann Levett

BALANCE SHEET FOR THE YEAR ENDED 31st DECEMBER 2025

Funds B/F as at 1st January 2025	
Foundation Cash Funds	
UnityTrust 60-83-01-20460617	£30,746.99
Redwood-60-83-83-80097691	£21,464.87
PayPal	£1,310.76
Total Trustee Cash Funds B/F	£53,522.62
Foundation Debtors/Creditors	
British Gas Lite (December energy bills)	(£339.30)
Foundation Debtors/Creditors B/F	(£339.30)
2025 income less expenditure	
Investment income	£969.49
Grant income	£3,900.00
School House operating surplus	£8,601.09
Village Hall operating surplus	£2,299.88
Foundation Administration costs	(£786.09)
Development projects	(£6,659.22)
Total 2025 income less expenditure	£8,325.15
Total Funds C/F as at 31st December 2025	£61,508.47

Funds C/F 31st December 2025 Represented by	
Foundation Cash Funds	
UnityTrust 60-83-01-20460617	£11,177.01
UnityTrust 60-83-01-20527084	£49,323.99
PayPal	£1,237.79
Total Trustee Cash Funds C/F	£61,738.79
Foundation Debtors/Creditors	
HMRC	(£380.60)
NEST Pensions	(£61.98)
British Gas	(£337.89)
Thrive Dance Academy - 2025-117	£471.40
Weight Watchers - 2025-118	£88.00
Chair Exercise Class - 2025-113	£44.75
Thrive Dance Academy - overpayment on 2023-26	(£54.00)
Foundation Debtors/Creditors C/F	(£230.32)

MADE UP OF THE FOLLOWING RESERVES/LIABILITIES

Reserves B/F as at 1st January 2025	
Educational Foundation Reserves	
Restricted Reserves	
Educational Grant Fund [10]	£3,000.00
Tractor replacement/repair reserve [2]	£1,500.00
Unrestricted Reserves	
Tenancy change reserve [1]	£5,300.00
VH Equipment Replacement Reserve [4]	£10,000.00
General Operating Reserves [3]	£33,383.32
Reserves B/F as at 1st January 2025	£53,183.32
2025 income less expenditure	
Investment income	£969.49
Grant income	£3,900.00
School House operating surplus	£8,601.09
Village Hall operating surplus	£2,299.88
Foundation Administration costs	(£786.09)
Development Project Costs	(£6,659.22)
Total 2025 income less expenditure	£8,325.15

Reserves C/F as at 31st December 2025	
Educational Foundation Reserves C/F	
Restricted Reserves	
Tractor replacement/repair reserve [2]	£1,650.00
Unrestricted Reserves	
Tenancy change reserve [1]	£5,300.00
VH Equipment Replacement Reserve [4]	£10,000.00
General Operating Reserves [3]	£44,558.47
Educational Foundation Reserves C/F	£61,508.47

Reserves C/F as at 31st December 2025	£61,508.47
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Reserves C/F as at 31st December 2025	£61,508.47
2025 Change in Foundation Reserves	£8,325.15

Educational Foundation Abigail Bailey and Ann Levett

Non Financial Assets

Educational Foundation Permanent Endowment Assets

Item	Purchased	Notes	Value
School House	1864	0.07 Ha - Residential dwelling [6]	£ 660,285
Chelveston Village Hall	1864	0.08 Ha - Community building [6]	£ 814,000
Car park and amenity paddock	2011	0.18 Ha - Land price only [7]	£ 6,441

Village Hall Equipment Assets

Item	Purchased	Supplier	Cost
Large tables	01/10/2010	Topline Furniture	£ 1,355
Fridge Freezer	07/10/2012	Argos	£ 289
Urns, Kettles, Flask	07/12/2013	Amazon	£ 190
Small tables	30/07/2014	Topline Furniture	£ 421
Dehumidifer	02/11/2014	Amazon	£ 220
Ladders	16/11/2014	BPS Access Solutions	£ 150
Screen	01/01/2015	Parish Council [8]	£ 1,200
Cooker	08/01/2015	John Lewis	£ 2,128
Dishwasher	08/01/2015	Industrial Warewashers	£ 1,554
Fire extinguishers	10/02/2015	Amazon	£ 120
Chairs	03/03/2015	Topline Furniture	£ 2,730
Wifi access point	10/02/2016	4GON	£ 185
Large tables	11/02/2016	Topline Furniture	£ 326
Small steps	26/02/2016	Solutions world	£ 55
BBQ	03/05/2016	Summer BBQ	£ 200
Security Shed	17/06/2016	Asgard	£ 1,804
John Deere X135R Tractor	17/06/2016	Peterborough Grass Machinery	£ 2,800
Stihl Strimmer	17/06/2016	Peterborough Grass Machinery	£ 290
Exercise Barres	23/01/2017	The Barre	£ 340
PA System	26/05/2017	Parish Council	£ 450
Micro SD card	26/01/2017	Maplin	£ 25
Lawnmower	23/03/2017	Screwfix	£ 250
Floor Cleaner	21/07/2017	Karcher Centre	£ 199
PAT Testing Kit	10/10/2017	First Stop Safety	£ 301
Insect killer	16/03/2018	Screwfix	£ 56
DSAV	14/04/2018	Sound system	£ 7,000
Mobile phones	14/04/2018	O2 shop	£ 44
Toolkit	21/05/2018	Tesco	£ 15
Dance Floor	15/02/2018	LeMerk Flooring	£ 400
Uninterruptable power supply	01/01/2019	Amazon	£ 85
Bluetooth receivers	05/03/2019	Amazon	£ 72
Wireless Presentation System	11/04/2019	Parish Council [9]	£ 992
Misc Kitchenware	Various	Various	£ 430
Security Camera	21/01/2022	Halfords	£ 100
Wireless access point	02/03/2020	4GON	£ 265
Router	03/02/2020	Amazon	£ 185
Hand sanitiser stations	28/05/2020	Glebe Healthcare	£ 520
Dance Floor	09/07/2020	LeMerk Flooring	£ 435
Microphones and stands	02/02/2021	Parish Council	£ 608
Network Equipment	01/04/2021	Various	£ 690
Air Quality Monitor	09/07/2021	Tester.co.uk	£ 450
Purge fans	10/09/2021	Screwfix	£ 72
Trailing 4 gang extension lead	15/10/2021	Screwfix	£ 11
Fan heater	29/11/2021	Wickes	£ 16
Air Scrubbers	01/12/2021	Reaction Group	£ 6,900
Rectangular table	08/12/2021	Viking	£ 104
Purge fans	05/05/2022	Screwfix	£ 36
Work light	14/04/2022	Screwfix	£ 14
Timer sockets	29/09/2022	CPC Farnell	£ 44
Dyson V8 Absolute Cordless Vacuum Cleaner (S	27/03/2025	John Lewis	£ 249
New Projector	28/10/2025	Distributed Sound & Video Ltd	£ 5,045
Equipment Assets Value			£ 42,421

Educational Foundation Abigail Bailey and Ann Levett

NOTES TO ACCOUNTS

- [1] Tenancy change reserve provides for redecorating/repairs before new tenants (4 months rent)
- [2] Tractor repair and replacement reserve provides for long term major repairs or replacement of the tractor at the end of its life
- [3] General Operating Reserve provides working capital for Village Hall and School House operations
- [4] VH Equipment Replacement Reserve provides for replacement of major equipment - now out of warranty

- [6] This valuation is the building re-instatement value in November 2021, inflation adjusted. Land value not included.
- [7] Land value represents discounted 2011 purchase price. Funds originated from sale of endowment lands in Hargrave in 1908.
- [8] The screen was donated by the Parish Council to the Hall in 2019
- [9] The Parish Council purchased the system in 2019 and gifted it to the Hall in April 2020
- [10] Educational Grant Fund reserve of £3,000 removed on formation of the CIO



Receipts and payments accounts

CC16a

For the period from	Period start date 01 January 2025	To	Period end date 31 December 2025
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Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
A1 Receipts					
School House Rent 2025	16,476	-	-	16,476	
Village Hall Hire Charges for 2025	18,003	-	-	18,003	
Grants Received	3,900	-	-	3,900	
Interest Received	961	-	-	961	
PayPal Debit Card Rewards	9	-	-	9	
Accruals		-	-	0	
2024 Village Hall hires paid in 2025	-	-	-	0	
Unpaid 2025 Village Hall hires	(604)	-	-	(604)	
Refund due on invoice 2025-26	54	-	-	54	
Sub total (Gross income for AR)	38,799	-	-	38,799	-
A2 Asset and investment sales, (see table).					
	-	-	-	-	
	-	-	-	-	-
Sub total	-	-	-	-	-
Total receipts	38,799	-	-	38,799	-
A3 Payments					
School House Running costs	7,875	-	-	7,875	
School House Projects	-	-	-	0	
Village Running Costs	15,703	-	-	15,703	
Village Hall Projects	6,659	-	-	6,659	
Foundation Administration	786	-	-	786	
Accruals		-	-	0	
December 2024 energy bills	339	-	-	339	
Unpaid 2025 HMRC/NEST charges	(443)	-	-	(443)	
Unpaid December 2025 Energy Bills	(338)	-	-	(338)	-
Sub total (Gross income for AR)	30,583	-	-	30,583	-
A4 Asset and investment purchases. (see table)					
	-	-	-	-	
	-	-	-	-	-
Sub total	-	-	-	-	-
Total payments	30,583	-	-	30,583	-
Net of receipts/(payments)	8,216	-	-	8,216	-
A5 Transfers between funds	2,850	- 2,850	-	-	-
A6 Cash funds last year end	49,023	4,500	-	53,523	
Cash funds this year end	60,089	1,650	-	61,739	-

Notes

- 1 School House and Village Hall values are building re-instatement values and exclude land values
- 2 Car park and amenity paddock valued at purchase price + purchase costs

Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B1 Cash funds	UnityTrust 60-83-01-20460617	11,177		-
	UnityTrust 60-83-01-20527084	47,674	1,650	
	PayPal	1,238	-	-
			-	-
			-	-
	Total cash funds	60,089	1,650	-
	(agree balances with receipts and payments account(s))	OK	OK	OK

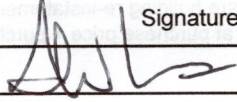
	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B2 Other monetary assets		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-

	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B3 Investment assets			-	-
			-	-
			-	-
			-	-
			-	-

	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B4 Assets retained for the charity's own use	School House [1]	Endowment	-	660,285
	Chelveston Village Hall [1]	Endowment	-	814,000
	Car park and amenity paddock [2]	Endowment	6,441	6,441
	Misc Village Hall Equipment	Unrestricted	42,421	42,421
			-	-
			-	-

	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
B5 Liabilities			-	
			-	
			-	
			-	
			-	

Signed by one or two trustees on behalf of all the trustees

Signature	Print Name	Date of approval
	AKE SEAMAN	26/1/2026



Section A

Independent Examiner's Report

Report to the trustees/
members of

Charity Name

The Educational Foundation of Bailey and Levett CIO

On accounts for the year
ended

31st December 2025

Charity no
(if any)

1211520

Set out on pages

3-4

Respective responsibilities
of trustees and examiner

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144 of the Charities Act 2011 (the Charities Act) and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the Charities Act,
- to follow the procedures laid down in the general Directions given by the Charity Commission (under section 145(5)(b) of the Charities Act, and
- to state whether particular matters have come to my attention.

Basis of independent
examiner's statement

My examination was carried out in accordance with general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from the trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a 'true and fair' view and the report is limited to those matters set out in the statement below.

Independent examiner's
statement

In connection with my examination, no material matters have come to my attention (other than that disclosed below *) which gives me cause to believe that in, any material respect:

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

I 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.

** Please delete the words in the brackets if they do not apply.*

Signed:

Date:

21st January 2026

Name:

William John Elldred

Relevant professional
qualification(s) or body (if
any):

Treasurer of St John the Baptist Parochial Church Council,
Chelveston-cum-Caldecott

Address:	Erakor, 6 Nightingale Way
	Higham Ferrers
	NN10 8PR

Section B**Disclosure**

Only complete if the examiner needs to highlight matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

Give here brief details of any items that the examiner wishes to disclose.



Receipts and payments accounts

CC16a

For the period from	Period start date 01 January 2025	To	Period end date 31 December 2025
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Section A Receipts and payments

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PayPal Debit Card Rewards	9	-	-	9	
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Sub total (Gross income for AR)	30,583	-	-	30,583	-
A4 Asset and investment purchases. (see table)					
	-	-	-	-	
	-	-	-	-	-
Sub total	-	-	-	-	-
Total payments	30,583	-	-	30,583	-
Net of receipts/(payments)	8,216	-	-	8,216	-
A5 Transfers between funds	2,850	- 2,850	-	-	-
A6 Cash funds last year end	49,023	4,500	-	53,523	
Cash funds this year end	60,089	1,650	-	61,739	-

Notes

- 1 School House and Village Hall values are building re-instatement values and exclude land values
- 2 Car park and amenity paddock valued at purchase price + purchase costs

Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
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	PayPal	1,238	-	-
			-	-
			-	-
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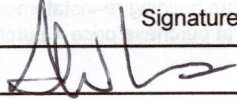
	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B2 Other monetary assets		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-

	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B3 Investment assets			-	-
			-	-
			-	-
			-	-
			-	-

	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B4 Assets retained for the charity's own use	School House [1]	Endowment	-	660,285
	Chelveston Village Hall [1]	Endowment	-	814,000
	Car park and amenity paddock [2]	Endowment	6,441	6,441
	Misc Village Hall Equipment	Unrestricted	42,421	42,421
			-	-
			-	-
			-	-
			-	-

	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
B5 Liabilities			-	
			-	
			-	
			-	

Signed by one or two trustees on behalf of all the trustees

Signature	Print Name	Date of approval
	AKE SEAMAN	26/1/2026