

THE PIRRIE HALL AND RECREATION GROUND

Registered Charity 200645

The Pirrie Hall
Brook, Godalming
Surrey GU8 5UJ

ANNUAL REPORT AND FINANCIAL STATEMENTS

YEAR ENDED 30th JUNE 2025

Executive Summary

The Pirrie Hall and Recreation Ground (registered as a charity with the Charity Commission) continued to provide an important community facility for Brook, Sandhills and the surrounding area during the year ended 30th June 2025. The Hall hosted a variety of community activities, private events and a full year of nursery provision by Sunny Days Childcare. The annual village fete remained the principal fundraising event and continues to be strongly supported by the local community and sponsors.

During the year the charity generated net operating income of £47,236. Total expenditure amounted to £61,415, reflecting significant investment in building repairs, electrical works and essential maintenance. As a result, the charity recorded a deficit of £14,178 for the financial year.

The charity continues to maintain healthy reserves. At the year end the Accumulated Fund stood at approximately £92,867, including £65,000 invested in a high-interest account. These reserves provide financial stability and support the ongoing need for maintenance and improvements to the 100+ year old building.

Governance and Management

The Pirrie Hall and Recreation Ground were given by Lord Pirrie under a trust deed in 1923 to be used for the benefit of the inhabitants of Brook and Sandhills in the Parish of Witley and the surrounding district as a village hall and recreation ground.

The Trustees hold the title deeds of the Pirrie Hall. No financial endowment accompanied the gift and therefore the care of the hall and grounds is the responsibility of, and depends on fund-raising, by local residents/ volunteers.

As of 30th June 2025 the Trustees were Richard Southwell, Philip Greig, Emily Bourne, Paula Burton and Guy Thompson. Paula Burton replaced Stephanie Boote during the year. The Trustees appoint new Trustees from residents of Brook and Sandhills with a range of relevant skills and experience - their overriding function is to ensure the terms of the trust are not broken.

The day-to-day operation of the Hall is delegated to and managed by a Management Committee appointed at the Annual General Meeting. As of 30th June 2025 the committee comprised Jim Burton (Chairman), Trevor Perrott (Honorary Treasurer), Jenny Foster (Honorary Secretary), Charles Bourne, Graham Hall, Ric Gill, Susie Rachkind and Nir Evron.

Activities and Community Use

The primary objective of the Management Committee is to ensure that the Pirrie Hall remains available for the benefit of local residents and to generate sufficient funds to maintain and operate the facility. In pursuing these objectives both the Trustees and Management Committee have regard to the Charity Commission's guidance on public benefit.

The recreation ground remains open for pedestrian access to the public and the hall is available for hire for community activities and private functions.

Regular users during the year included ballet classes, circle dancing and table tennis groups together with private hires such as children's parties and social events.

Nursery Tenancy

Sunny Days Childcare, a family-run independent nursery provider, continues to operate from the Pirrie Hall having opened in October 2023. The nursery provides childcare and forest school activities for children aged approximately 2½ to 5 years between 7.30am and 6pm for 51 weeks of the year.

The nursery provides an important and stable source of income for the charity while also offering a valuable local childcare option for families in Brook and the surrounding area.

Community Sports Clubs

Brook Tennis Club and Brook Cricket Club continue to make active use of their respective areas of the recreation ground. Both clubs are independent organisations and welcome members from Brook, Sandhills and neighboring communities.

The Grounds and Hall provide a quintessential English backdrop and as such was used as a photoshoot backdrop for Charles Tyrwhitt, with BCC welcoming English legends Jimmy Anderson and Stuart Broad.

Village Fete

The annual Brook Fete took place on Monday 26 May 2025. The ever-popular event included traditional games, classic cars, plant stall, bric-a-brac, tombola, food and drink, rides and a number of local business stalls.

This year's fete drew a large, lingering crowd and as a result gross income amounted to £21,551 with additional sponsorship incomes of £4,000. After expenses of £8,666 the fete made a significant contribution of £16,885 to the charity's annual income.

Maintenance and Improvements

The 2024/25 financial year required significant and extraordinary outlay for works to the building. Of note for this report:

- Electrical work. Upgrade and compliance throughout the hall - £3,943
- Structural roof work. Essential survey and support to split purlin - £14,955
- Asbestos removal. Survey and safe removal throughout the hall - £3,708
- Nursery central heating failure. Complete replacement of system - £8,353

Financial Review

Total net income for the year amounted to £47,236. The principal sources of income were the annual fete, nursery rental income (£12,000) and hall hire together with fees from regular user groups.

Total expenditure amounted to £61,415. The largest component of expenditure related to essential buildings works totaling £34,473. Additional costs included facilities management, electricity, utilities and grounds maintenance.

The charity therefore recorded a deficit of £14,178 for the year. This deficit largely reflects the necessary investment in maintenance and safety improvements to the building infrastructure.

Reserves and Future Plans

The Accumulated Fund represents the financial reserves of the Pirrie Hall and stood at £92,867 at 30th June 2025. All funds are unrestricted.

£65,000 of these reserves were invested in a high-interest account in order to generate additional income and to provide a financial buffer for major repairs or improvement works.

The Management Committee is very aware that this is the second consecutive year the accounts have run a deficit. This has been out of the Committee's control but there is a clear focus on controlling spending and remaining in the black for the 2025/ 26 financial year. Extra efforts are also being directed towards securing available grant funding for capital expenditure projects.

Jim Burton

Chair, Management Committee

Emily Bourne

Chair of Trustees

**PIRRIE HALL AND RECREATION GROUND
INCOME AND EXPENDITURE ACCOUNT
FINAL**

YEAR ENDED 30TH JUNE

2025

£

INCOME

DONATIONS AND GIFT AID	380
HALL HIRE	3,240
HALL DEPOSITS	0
KIDS PARTIES	1,400
ADULT PARTIES	355
WEDDINGS	0
BALLET	780
CIRCLE DANCING	300
NURSERY SCHOOL	12,000
TABLE TENNIS	300
TENNIS	0
CRICKET CLUB (RENT)	1,620
CRICKET CLUB(MOWING)	1,310
FETE	21,551
FETE SPONSORSHIP	4,000
TRANSFER FROM LLOYDS SAVINGS ACCOUNT	20,439
TOTAL INCOME	67,675

Less transfer from Lloyds Savings Account	20,439
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Net Income	<u><u>47,236</u></u>
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EXPENDITURE

FACILITIES MANAGEMENT	4,290
ELECTRICITY	4,284
WATER	295
TELEPHONE	145
OIL	629
GENERAL WASTE DISPOSAL	953
WASTE (cesspit)	0
MOWING COSTS JULY TO MAY 2025	3,045
HEDGE CUTTING	240
BUILDINGS & ELECTRICAL	34,473
INSURANCE	1,841
ADVERTISING	50
RATES	174
LICENCES	0
BANK CHARGES	0

EQUIP REPAIR INC FIRE EXTINGUISHERS	250
HALL EQUIPMENT	215
WEBSITE	0
SEPTIC TANK (new)	0
DEFIBRILLATOR	550
HALL DEPOSIT REFUNDS	850
FETE	8,666
INVESTMENT ACCOUNT CHARITY BANK	65,000
WINDOW CLEANING	0
HALL CLEANING MATERIALS	222
LEGAL COSTS	0
ENERGY SURVEY	0
INTERNET	215
HOSPITALITY	27
TOTAL EXPENDITURE	126,415
Note to the Accounts: Add back Charity Bank	
Balance	65,000
Net Costs	61,415
SURPLUS/DEFECIT OF INCOME OVER EXPENDITURE	-14,178

Notes to the Balance Sheet

Debtors	£
Tennis Club Rent	400
Insurance prepayment	1,683
	2,083
Creditors	
EDF Energy June	217
Hall Deposit Refunds	200
Benchmark June 2025	95
Waverley June 2025	30
Refund to J Langan misdirected Sum Up payments	48
EE limited	18
Adjustment to remove late payment 2024 Management fee	330
Miscellaneous	8
	946

THE PIRRIE HALL AND RECREATION GROUND

FINANCIAL STATEMENTS

BALANCE SHEET AT 30TH JUNE

	2025	2024	2023	2022	2021	2020	2019	2018
	£	£	£	£	£	£	£	£
ACCUMULATED FUND								
BALANCE AT BEGINNING OF YEAR	107,045	111,213	109,270	92,391	90,689	88,314	80,885	71,584
SURPLUS/DEFECIT FOR THE YEAR	-14,178	-4,168	1,943	16,879	1,702	2,375	7,429	9,301
BALANCE AT END OF YEAR	92,867	107,045	111,213	109,270	92,391	90,689	88,314	80,885
REPRESENTED BY:								
BANK ACCOUNTS								
CURRENT ACCOUNT	26,730	85,469	89,638	87,695	70,816	68,946	66,259	55,883
SAVINGS ACCOUNT (Since 2024 Charity Bank)	65,000	20,368	20,125	20,048	20,048	20,046	20,036	20,025
	91,730	105,837	109,763	107,743	90,864	88,992	86,295	75,908
DEBTORS	2,083	2,600	1,450	1,977	2,014	2,086	2,719	5,227
CURRENT ASSETS	93,813	108,437	111,213	109,720	92,878	91,078	89,014	81,135
LESS CREDITORS	946	1,392	0	450	487	0	700	250
TOTAL NET ASSETS	92,867	107,045	111,213	109,270	92,391	91,078	88,314	80,885

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Section A

Independent Examiner's Report

Report to the trustees/ members of	Charity Name	Pirrie Hall & Recreation Ground (Reg. No. 200645)		
On accounts for the year ended	30 June 2025	Charity no (if any)		
Set out on pages				(remember to include the page numbers of additional sheets)

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended DD / MM / YYYY.

Responsibilities and
basis of report

As the charity trustees, you are responsible for the preparation of the accounts in accordance with the Charities Act 2011 ("the Act").

I report in respect of my examination of the Trust's 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

[The charity's gross income exceeded £250,000 and I am qualified to undertake the examination by being a qualified member of [insert name of applicable listed body]]. *Delete [] if not applicable.*

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

- the accounting records were not kept in accordance with section 130 of the Act; or
- the accounts did not accord with the accounting records; or
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

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.

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

Signed:

Date: 25 November 2025

Name:

Ian Malcolm

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

ACA, ICAEW

Address: Field Cottage, Uploders, Bridport, Dorset, DT6 4PG

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 details of any items that the examiner wishes to disclose.

See Attachment

