

## CHAIRMAN'S REPORT 2021

In my last annual report which was given pre-Covid at the 2019 AGM, I concluded by saying "I look forward to 2020 and hope that I can report then on a year of continued progress and success". Little did I know then what was around the corner, however, as things turned out, the last twenty-four months have seen progress and success if not necessarily in the areas I expected.

After a good steady start to the 2019/20 year as regards bookings and usage, we progressed the development proposals for the improvements to the 'Stable' by obtaining an acceptable price for the work, and were looking forward to that work starting sometime in the Spring of 2020, although this was going to disrupt the Hall's usage. Then in March as we all know Covid 19 struck, the resulting 'lockdown' meant closing the Hall and the immediate loss of income, however, this closed period provided a window of opportunity to the contractor who was able to carry through the contracted work without interruption, although he did have difficulty in sourcing some of the materials such as plaster the price of which rose from roughly £20 a bag pre-Covid, to in some merchant outlets as much as £60, eventually our contractor obtained most of what he needed from Poland!! The heaters were also in very short supply such that although bought and paid for in May did not arrive until October and were fitted in November in time for me to show off the warm, dry, drafft proofed and freshly decorated room at our AGM, which of course did not happen! The total cost of this project was £7,484.73.

At this point I must turn to the 'Main Man' of this Trust, Andrew Mier our Vice Chairman, Treasurer, and Booking Officer. When it looked like lockdowns would result in heavy losses, it was Andrew who got wind of the availability of government money to ease the pain of Covid, he applied and received on our behalf a £10,000 grant, then as Covid persisted more money came from the government so that ultimately we received a total of just over £29,000.00.

So what of 2021? This at the start was very much like 2020, lockdowns and very little business at the start, but little by little as restrictions were lifted and people regained their confidence to get out and about, bookings began to trickle in, we are not quite back to where we were pre-covid but things are better than we might have expected. In the meantime, works have commenced on our other improvement projects to the Hall and the grounds.

At the beginning of September the overgrown hedge on the southern boundary was cut down and where possible layered, this has allowed much more natural light into the hall as well as opening up the view across the valley. Whilst the tree surgeon was on site he noted that two ash trees on the westerly boundary hedge have ash die-back disease, so he will be returning in due course to fell these. The felling requires Planning permission as we are in a Conservation Area, and most of that treed boundary has tree preservation orders on it; the appropriate application is with West Devon Borough Council now so we should know before Christmas their decision.

The three external timber door units on the South West elevation of the main hall have been replaced with powder coated aluminium sliders in the case of two of the openings, with an emergency exit door in the third opening. Under a separate contract, galvanized steel Juliette balconies have been fixed across the outside faces of the two new sliding units. The long balcony has been demolished for which I offer my sincere thanks to Ian Walton and his sometime temperamental chain saw! We now await the formation of the concrete foundation slab, and installation of the galvanized steel platform and steps, which will see our current improvements works completed.

I was going to conclude by singling out my thanks on behalf of the Trust to the Chancellor, Mr Sunak, for the grants that enabled us to stay afloat, but in all honesty I have to put at the top of my list of thanks, our Vice Chairman, Treasurer, and Booking Officer, Andrew Mier who as well as having covered those three offices within the Trust, has also kept us up to date with the Covid regulations ensuring when reopened we had all the appropriate signage in place and sufficient sanitiser at the required locations all of which required reading through pages of government and ACER documents, and managing to do all of this between baking bread and making ice cream!! Without Andrew this Trust and more particularly I myself would be up the proverbial creek without a paddle.

Of course my thanks also go to Eric and Jane Portman for sending out our meeting agendas and for the taking and issuing of the minutes. Theirs is an entirely voluntary contribution to the Trust, and without them, we would be struggling. Then there is Robin Singleton, jack of all trades, and master of all of them, heaters not working properly, no problem, Robin can sort it, same with plumbing problems, Robin can sort them, and whereas a builder, plumber, or electrician might take weeks to show up Robin usually has the problem fixed in a matter of hours from when it is reported.

My final, but no less important thanks goes to all the Trustees for their unfailing support of the Trust, and I look forward to the coming year in their company and friendship, as we embark on further projects to improve the facilities etc. that we can offer to Whitchurch and the wider community.

**Whitchurch Community Hall  
Financial Statements  
Year ended 31 October 2021**

**Registered Charity Number 202196**

**Whitchurch Community Hall  
Income & Expenditure Account  
for the year ended 31st October 2021**

	2021		2020	
	£	£	£	£
<b>Income</b>				
Lettings	8,087		6,821	
Donations and Fundraising	0		2	
Bank Interest	62		47	
Business Support Grant	19,003		10,000	
<b>Total Income</b>		27,152		16,870
<b>Expenditure</b>				
Secretarial and Administration	253		489	
Electricity	2,479		2,202	
Business Rates	0		0	
Water Rates	512		307	
Contract Cleaning and Materials	1,701		1,470	
Refuse Collection etc	196		196	
Repairs and Maintenance	11,026		7,947	
Insurance	2,194		1,896	
Advertising	0		28	
Bank Loan Interest	0		0	
Sundry Expenses	40		102	
<b>Total Expenditure</b>		18,401		14,637
<b>Excess of Income over Expenditure</b>		<u>8,751</u>		<u>2,233</u>

The above income and expenditure account and attached balance sheet have been prepared from the accounting records of the Whitchurch Community Hall and from information and explanations given to me.

Lesley Johnson FCA  
19 November 2021

**Whitchurch Community Hall  
Balance Sheet  
as at 31st October 2021**

	2021		2020	
	£	£	£	£
<b>Fixed Assets</b>				
Purchase of Land	25,000		25,000	
Building Works	152,609		152,609	
Works to stream	1,380		1,380	
Works to path	3,806		3,806	
Installation of access door	6,125		6,125	
Professional Fees	22,468		22,468	
Kitchen extension	43,313		43,313	
Furnishings and equipment (less £500 grant)	13,287		13,287	
Defibrillator (less £516.31 contributions)	<u>1,089</u>		<u>1,089</u>	
		269,077		269,077
<b>Current Assets</b>				
Current Account	8,291		8,585	
Current Account-2	1,872		1,215	
Investment Account	18,069		10,005	
Debtors & Prepayments	<u>2,472</u>		<u>1,819</u>	
	<u>30,704</u>		<u>21,624</u>	
<b>Current Liabilities</b>				
Creditors & Accruals	674		345	
Bank loan	<u>0</u>		<u>0</u>	
	<u>674</u>		<u>345</u>	
		30,030		21,279
		<u>299,107</u>		<u>290,356</u>
<b>Represented by:</b>				
<b>General Fund</b>				
Reserves Brought Forward		290,356		288,123
Net Income for the Period		<u>8,751</u>		<u>2,233</u>
Reserves Carried Forward		<u>299,107</u>		<u>290,356</u>

**Accounting Policies**

These accounts have been prepared on an accruals basis and comply with the requirements of the Charities Act 2011.

All funds are classified as unrestricted.

**Whitchurch Community Hall**  
**Notes**  
**as at 31st October 2021**

	2021	2020
<b>Creditors &amp; accruals</b>		
Water	0	0
Secretarial and Administration	4	0
Cleaning	670	345
Electric	0	0
	<u>674</u>	<u>345</u>
<b>Debtors &amp; prepayments</b>		
Lettings	901	0
Electric	777	1,156
Refuse	82	82
Water Rates	176	126
Insurance	536	455
	<u>2,472</u>	<u>1,819</u>
<b>Sundries</b>		
Independent Examiner gift voucher	40	40
Covid Equipment	0	62
	<u>40</u>	<u>102</u>
<b>Repairs &amp; Maintenance</b>		
Sundry Repairs and Maintenance	143	127
Stable Refurbishment	201	7,820
External Doors Replaced	10,142	0
Maintenance of Beech Hedge	540	0
Galvanised Steps	0	0
	<u>11,026</u>	<u>7,947</u>