

VILLAGE HALL AND WALLED GARDEN CHARITY

England & Wales · Charity number 207905

Details

Other names	LAMBEAGE HALL AND BATTERY, LAMBEAGE VILLAGE HALL COVERACK
Status	Registered
Legal form	Other
Registered	1964-07-19
Register	View on the Charity Commission register

Contact

Address
Lambeage Hall
Sunny Corner
Coverack
Helston
Cornwall
TR12 6SY

Phone 01326281001

Email info@lambeagehall.org.uk

Website <http://lambeagehall.org.uk/>

Activities

Objects: TO PROMOTE OR ASSIST IN THE PROVISION OF FACILITIES FOR THE INHABITANTS OF TRELAN AND COVERACK IN THE PARISH OF ST. KEVERNE FOR RECREATION OR OTHER LEISURE-TIME OCCUPATION IN THE INTERESTS OF SOCIAL WELFARE WITH THE OBJECT OF IMPROVING THE CONDITIONS OF LIFE FOR THE SAID INHABITANTS.

Activities: Management of the 'Lambeage', the 'Walled Garden' and the 'Lambeage Village Hall', for public use by the local population

Classification

- **How:** Provides Buildings/facilities/open Space
- **What:** General Charitable Purposes, Arts/culture/heritage/science, Amateur Sport
- **Who:** The General Public/mankind

Geography

- **Area of benefit:** ST. KEVERNE
- Cornwall

Finances

Period end	Income	Expenditure	Assets	Employees
2025-01-31	£406,152	£315,543	-	-
2024-01-31	£119,088	£83,551	-	-
2023-01-31	£36,858	£19,586	-	-
2022-01-31	£15,263	£20,482	-	-
2021-01-31	£29,072	£22,455	-	-

Trustees

Name	Role	Appointed
Norman Reed		2016-02-08
WILLIAM RODNEY PIERCE		2019-07-01

VILLAGE HALL AND WALLED GARDEN CHARITY

England & Wales - Charity number 207905

Accounts

TRUSTEES REPORT TO CHARITY COMMISSION

2024 – 2025

The financial year 2024-2025 was an unusual year for the Village Hall and Walled Garden charity, for although considerable progress was made by our volunteer supporters in redesigning and refreshing the walled garden, it was not possible to hold any events in the Village Hall itself because major building works (described later) took up the entire period. Although the main construction activities were funded by grants, the absence of revenue earning activities in the hall for the whole year, put considerable strain on our financial resources, and our Committee had to concentrate on revenue earning, in order to pay for the hall's ongoing regular costs.

Lambeage Hall (i.e "The Village Hall") was originally built over 100 years ago, and for the whole of that period had only been accessible using a long flight of steps, which made it effectively unusable for wheelchair users or anyone with mobility issues. For several years, the Committee have been planning a two storey extension at the front of the existing hall which included a lift and an internal well lit staircase. This would permit direct wheel-chair access from street level to the lift which then lowers users down to the existing hall level. Although a design had been completed and planning permission had been obtained a few years previously, it was not until 2023 that the commitment for funding was secured from 2 private funders and one Government backed funder which enabled construction to commence in February 2024 and continue throughout our financial year. It was a requirement of our main funder, Good Growth, that all works should be completed by 31st March 2025, and despite encountering several delays caused principally by unexpected ground conditions, our contractor was able to complete the works within the specified time period. The Trustees wish to place on record their thanks to all 3 funders, particularly Good Growth who were the largest funder of the 3.

The absence of revenue earning events in the hall for a whole year, was a major challenge to our Treasurer and whole Committee, but by organising a series of fund raising initiatives, encouraging private donations, and also receiving support from other local organisations, we were able to maintain modest positive balances throughout the financial year.

Trustees Report Village Hall and Walled Garden Charity

Signed



Norman Reed
Trustee and Committee Chairman
8th November 2025

Annual Accounts Feb 2024 - Jan 2025

Lambeage Hall (Registered Charity 207905)

Opening balance at 1 Feb 2024	£82,023.69
Add surplus to date	£90,609.38
Calculated closing balance	£172,633.07

RECEIPTS

Hall events	£0.00
Battery events	£0.00
Fundraising events & schemes	£2,007.02
Films	£272.45
Grants	£387,668.20
Lottery tickets	£3,138.00
Lottery donations	£354.24
Donations & bequests	£9,815.82
Hall Booking Fee	£92.00
Bank interest	£2,484.90
Bar takings	£230.36
Electricity meter	£0.00
Zettle	£88.96
Misc	£0.00
Total Receipts	£406,151.95

PAYMENTS

Building costs & related fees	£310,358.69
Hall equipment	£233.95
Licenses & annual fees	£937.34
Utilities	£312.32
Insurance	£1,221.33
Film rentals	£301.13
Performance fees	£250.00
Refunds	£113.61
Hall cleaning	£300.00
Battery: mowing & strimming	£1,020.00
Play equipment & safety	£0.00
Publicity	£0.00
Communications	£434.20
Total Payments	£315,542.57

Surplus **£90,609.38**

Closing bank balances (31/01/2025)

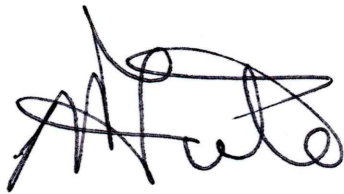
Current account	£7,937.55
Savings account	£30,681.67
Buildings current account	£785.79
Buildings savings account	£133,228.06
Total	£172,633.07

Reconcile

Calculated closing balance	£172,633.07
Actual closing balance on 31.1.25	£172,633.07

Independent Examiner's Statement

I have examined the financial records of the Lambeage Hall (charity number 207905) for the 12 month period ending 31st January 2025 and found the above income and expenditure statement to be a true and accurate report of the Charity's financial position.



David A Field ACIB

Date 10th April 2025**Treasurer's statement**

Accounts prepared by Dr Caroline Davies, Lambeage Hall Treasurer.



Dr Caroline Davies

10 April 2025
Date

LAMBEAGE HALL (VILLAGE HALL & WALLED GARDEN CHARITY) COVERACK
AUDITORS REPORT FOR THE FINANCIAL PERIOD 1ST FEBRUARY - 31ST JANUARY
2025

I have examined the financial records of the Lambeage Hall (charity no. 207905) for the 12 month period ended 31st January 2025 and found the financial statements for the period to be a true and accurate report of the charity's financial position.

For the period under report the charity's normal activities were suspended while the Lambeage Hall premises underwent a major refurbishment. This led to a significant increase in both income and expenditure. The costs of refurbishment and related fees during the year amounted to £310,000. This cost was met by grants and donations of £400,000 producing a surplus of slightly in excess of £90,000 which will be utilised in meeting ongoing building cost incurred in the following financial period.

Signed



David Field A.C.I.B.
Honorary Auditor

VILLAGE HALL AND WALLED GARDEN CHARITY

England & Wales - Charity number 207905

Accounts

**LAMBEAGE HALL
TREASURER'S REPORT
Accounts 1 February 2023 - 31 January 2024**

Opening balance at 1 Feb '23	£46,486.62
Add surplus to date	£35,537.07
Calculated closing balance at 31 Jan '24	£82,023.69

	2023/2024	2022/2023
RECEIPTS		
Hall events	£2,465.20	£2,061.00
Battery events	£378.72	£210.00
Coverack Arts Weekend	£0.00	£2,232.14
Fete	£786.42	£1,413.30
Films	£1,786.41	£1,434.00
Grants	£99,801.25	£17,367.00
Lottery tickets	£3,293.08	£3,486.00
Lottery winners' donations	£392.88	£452.40
Donations	£1,469.73	£397.28
Hall Booking Fee	£3,748.10	£4,590.00
Bank interest	£305.97	£33.39
Bar takings	£1,426.40	£1,758.86
Electricity meter	£226.00	£230.00
Zettle	£2,631.81	£1,192.21
Misc	£376.38	£0.00
Total Receipts	£119,088.35	£36,857.58
PAYMENTS		
PROJECT: garden	£9,847.95	-
PROJECT: Building prep fees	£19,095.78	-
Hall refurbishment & equipment	£33,474.95	£8,544.25
Licenses & annual fees	£481.60	£702.72
Utilities	£2,303.64	£856.50
Consultancies	£7,290.00	£833.00
Insurance	£1,062.26	£1,016.59
Film rentals	£1,429.30	£1,143.38
Performance fees	£1,183.20	£1,288.80
Refunds	£540.00	£130.00
Hall cleaning	£2,333.62	£540.00
Coverack Arts Weekend	£0.00	£893.70
Battery: mowing & strimming	£1,162.00	£1,036.00
Bar purchases	£1,042.59	£1,308.58
Play equipment & safety	£1,171.25	£84.00
Publicity	£135.65	£152.50
Communications	£997.49	£1,030.91
Misc	£0.00	£25.17
Total Payments	£83,551.28	£19,586.10
Surplus	£35,537.07	£17,271.48

Closing bank balances (31/01/2024)

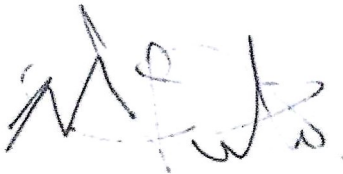
Current account	£2,453.80
Buildings grant account	£49,230.00
Savings account	£30,339.89
Closing bank balances	£82,023.69

Reconcile

Calculated closing balance	£82,023.69
Actual closing balance (from bank statements)	£82,023.69

Independent Examiner's statement

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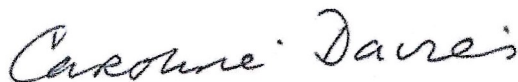


David A Field ACIB

Date 29th February 2024

Treasurer's statement

Accounts prepared by Caroline Davies, Lambeage Hall Treasurer



Caroline Davies

Date 29 February 2024



2023/2024 TRUSTEES' REPORT TO THE CHARITY COMMISSION

GENERAL

The community was welcomed to the 2024 Annual General Meeting of the Lambeage Hall Committee and some 20 attended and two members of the community joined the committee.

It has been a very busy, challenging and exciting year and I have recorded some of the many events we have seen over the past year.

Firstly, huge thanks to all the members of the committee and volunteers who have given their time and talents to making the hall function so successfully.

We are very sorry that Sue Martin is no longer able to carry on as Secretary and has resigned. We will miss her valuable input but are very grateful to other committee members who have taken on her duties.

BUILDING PROJECT By far the most significant event is the receipt of sufficient funds to commence work on the extension and redevelopment project as a result of five years of grant applications. Principal funders are the 'good growth' programme, the Platinum Fund, the Duchy Health Charity and generous donations from the community.

Our Architect, Susan Kinver of CSA Architects and her professional team have expertly led the project from feasibility and design stages to the present and we were very pleased to welcome her to update the committee on the project.

Inevitably we have had to close much of the hall while works are in progress with a significant loss of income.

EVENTS AND ACTIVITIES

<p>Community Events Fete and Dog Show Villages in action Social Community and Christmas lunches St Patrick coffee morning Apple Day Play area and improvements. Bar</p>	<p>Hirings Horticulture Show Coverack Art Society Art Courses Weddings Menage Archaeological Group Seamus Carey</p>
<p>Lambeage promoted. Richard Trethewey and Molly Biscoe Rob Barratt - poet Falmouth Community Gospel Choir</p>	<p>Carn to Cove Partnership Chapel Street ensemble (classical quintet) Julian Gaskell and his ragged trousered philanthropists</p> <p>Developments Downstairs refurbishments - two rooms completely refurbished and furnished. New Toilets constructed (one accessible).</p>

<p>The Sea show - family show</p>	<p>Clearing and planting to walled garden. Creation of Coverack Community Garden. Plans for an updated kitchen partly funded from the Georgia Roskilly legacy.</p>
<p>Management and Financial administration Management and budgeting Website and Facebook maintenance Promotion Fund raising through various programmes. One Lottery. The Committee is required to review its policies at each AGM and amend as necessary. newsletters</p>	<p>Coverack Films-full annual programme of selected films</p>
<p>Catering/Hospitality Catering team for all events</p>	<p>Volunteer teams. Support to many of our events and programmes and garden developments</p>

Rod Pierce

Trustee

Lambeage Hall Annual General Meeting, 23 May 2024

Treasurer's Report

This financial report is in two parts:

- The Annual Accounts for our previous financial year, 1 February 2023 – 31 January 2024, signed off by our Independent Examiner, David Field
- Current financial arrangements and issues

Barclays Bank accounts as of 19 May 2024		
Community	Day-to-day current account	£4,105
Community deposit	Day-to-day deposit account	£30,453
Buildings	Current account for building grant payments	£20,411
Buildings deposit	Deposit account for grant monies	£177,000
TOTAL		£231,969

Grants: In order to keep grant monies separate from our day-to-day receipts and spending, we have opened two new bank accounts with Barclays – a current account with an associated deposit account – to receive grants and to make payments for grant-funded projects. These new bank accounts have been invaluable and they make grant reporting and evaluation much easier. It is important to note that all the funds in the two Buildings accounts, plus £5K from the Community deposit account, are earmarked for specific purposes, i.e. spending on them is 'restricted'.

During the closure of the Hall and Battery most of our regular **Income** will be lost or reduced: this includes income from hall bookings, film shows, hall entertainment events, bar takings. In 2023 we received an average of around £800 per month from these sources. Since March 2024, these sources of income have disappeared as the building work started.

Fortunately, there are **Expenses** associated with each of the above areas of income which we will not have to pay whilst the Hall is closed in 2024. Namely: film hire, performance fees and bar purchases. In 2023 this spending amounted to an average of £305 a month. There are also other expenses that we will not be paying whilst the Hall is closed. They include phone and WiFi (which has been cancelled for the duration of the closure), hall cleaning, and mowing & strimming. These expenses totalled £374 a month in 2023.

However there are other areas of expenditure that we remain committed to (in full or in part) even when the Hall is closed: for example utility bills, insurance, fees and licences. I am in the process of looking into whether any of these areas of spending can be reduced because our usage will likely be much lower.

In summary, it is clear that there will be a significant shortfall in our day to day (un-restricted) income during the period of the closure and probably beyond. The Committee is aware that we now need to be generating new income streams - and improving existing streams such as our Lottery - to help us through the closure. An example of a recent fund-raising initiative is Easyfundraising; this has just been set up and it generates income for charities from on-line shopping.

A group of committee members will be looking at ways in which to further develop our existing fundraising initiatives and to identify and promote additional strategies.

Caroline Davies, Lambeage Hall Treasurer, 19 May 2024

VILLAGE HALL AND WALLED GARDEN CHARITY

England & Wales - Charity number 207905

Accounts



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Rod Pierce

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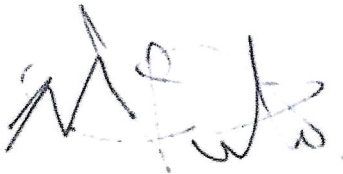
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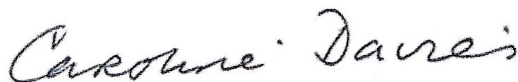


David A Field ACIB

Date 29th February 2024

Treasurer's statement

Accounts prepared by Caroline Davies, Lambeage Hall Treasurer



Caroline Davies

Date 29 February 2024

VILLAGE HALL AND WALLED GARDEN CHARITY

England & Wales - Charity number 207905

Accounts



Trustees' Report, (Virtual) Annual General Meeting 11th May 2021

Welcome

The Chairman was pleased to welcome Committee members and members of the public to the 2021 Annual General meeting. There will be an opportunity to raise any questions or concerns about the Lambeage Hall and Battery

The past year has been extremely difficult for the Hall and the community in general during these unprecedented times. All public and private events in the Hall have been cancelled or postponed. However, the Committee has continued its work on as many aspects as has been possible and will be described in more detail in the other member's reports. We have also benefitted from Business Support grants,

Play equipment.

We are pleased to report that we have implemented a programme of inspection and repair through the Property team and the St Keverne Parish Council. We also have an annual in-depth inspection by RoSPA

Constitution

The Constitution of the Hall has been updated, accepted and registered with the Charity Commission.

Business Plan

The Business Plan is regularly updated as the various projects are completed, and new suggestions brought forward.

Redevelopment Project , Phase 1

Planning and design

Much of the design and planning work, including the preparation of a number of consultants' reports, have proceeded to completion, albeit at a slower pace. Thanks to those committee members who kindly assisted in preparing some the reports. The planning application is now complete and submitted and open for public comment on the Cornwall Council website Approval should be received the next two months depending on the Planning Department workload. This represents another major milestone in the progress of the project.

We are looking at ways of improving our staging and welcome any thought or ideas.

Drainage work

The Hall's drainage system has been renewed within budget.

Fundraising

An Awards for All for grant was approved for just under £10,000 which paid for the drainage work and the feasibility study.

We have had helpful discussions with the National Lottery who seem to be keen to support the project. We have adequate funding to complete payment of the design work up to planning stage but

now need support to undertake detailed design, prepare Building Regulations application and obtain a structural design for the retaining walls. We have submitted two previous bids to cover this work which were unsuccessful, and we have one outstanding grant application for this work. Our fundraiser s preparing a first Reaching Communities bid to support this preliminary work to be followed by a major application for the whole of Phase1.

We have been successful with a bid for improvements to the hall and its equipment and Helen will describe this in more detail.

Helen has also instigated a village Lottery and a strategy for accessing grant support which will be developed with Susie, our fundraiser.

We have approached the Parish Council and received an unrestricted grant of £2,000.

Teams

We have found that developing teams to manage different aspects of the Hall and the project has been very effective and we are pleased that we now have a new team in place (3 committee members and 1 volunteer so far) to look at the possibilities for the Battery and walled garden.

Land Registry

It is a condition that of the National Lottery and other funders that the Hall and Battery are registered with the Land Registry. An application has been made for First Time Registration, but it is understood that there is a huge backlog of work in the Land Registry, and it is of concern that this might delay the grant process.

Events

We have an interesting and varied programme of events for the year which started with an online interactive performance of 'Murder on ice' by Sharp Teeth . See Helen's report of all events planned. We have assessed the capacity of the Hall taking account of social distancing as 50. Because of the we would encourage audience members to always get tickets in advance.

Website

Many thanks to Sue for developing a brilliant website with the assistance of Rob Beadle. Thanks also to Amanda for leading on the development of an extremely interesting new page describing the history of the Hall and Battery.

Treasurer

We are delighted to welcome Caroline Davies as our Treasurer. Caroline has already initiated new banking arrangements, updated our gift aidsystem and taken over the day-to-day management of our finances from Norman.

Thanks

We are most grateful to Norman for managing the Treasures role for so long and my grateful thanks to all members of the committee, the professional team, volunteers and friends for such an amazing input to the hall and its users.

The future

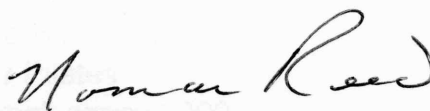
We believe that the life of the Hall is at an exciting point when we see the end of the pandemic in sight, we have the opportunity to make new plans and uses for the hall and to meet the considerable challenge of raising the funds to make our development plans materialise.

Rod Pierce, Chairman on behalf of the Trustees

Lambeage Hall Accounts 2020-2021
RECEIPTS AND PAYMENTS FOR YEAR ENDED 31ST JANUARY 2021

	01.02.20 TO 31.01.21	01.02.19 TO 31.01.20
Opening Balances		
Barclays Community Account	£7,263.60	£2,971.85
less late cheque		£87.50
Adjusted community account		£2,884.35
Barclays Business Saving Account	£8,326.99	£11,053.69
Petty Cash		
	<u>£15,590.59</u>	<u>£13,938.04</u>
Add receipts	£29,071.56	£47,698.86
	<u>£44,662.15</u>	<u>£61,636.90</u>
Subtract Payments	£22,455.72	£46,046.31
	<u>£22,206.43</u>	<u>£15,590.59</u>
Closing Balance	<u>£22,206.43</u>	<u>£15,590.59</u>
	31.01.2021	31.01.2020
Barclays Community Account	£13,341.86	£7,263.60
Barclays Business Account	£8,864.57	£8,326.99
	<u>£22,206.43</u>	<u>£15,590.59</u>

Accounts prepared by Norman Reed
 Lambeage Hall Treasurer (2020-2021)



I have examined the report and accounts for Lambeage Hall for the year ending 31st January 2021 and from the documents and information supplied, I can confirm that the income, expenditure, and balances are as stated.



David Field
 Honorary Auditor