

# BRIXWORTH VILLAGE HALL

England & Wales · Charity number 218254

## Details

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**Status** Registered

**Legal form** Other

**Registered** 1969-05-12

**Register** [View on the Charity Commission register](#)

## Contact

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**Address** Village Hall  
Holcot Road  
Brixworth  
Northampton  
NN6 9BS

**Phone** 07531873471

**Email** [manager@brixworthvillagehall.co.uk](mailto:manager@brixworthvillagehall.co.uk)

**Website** [www.brixworthvillagehall.co.uk](http://www.brixworthvillagehall.co.uk)

## Activities

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**Objects:** A HALL FOR THE USE OF THE INHABITANTS OF THE PARISH OF BRIXWORTH WITHOUT DISTINCTION OF SEX OR POLITICAL, RELIGIOUS OR OTHER OPINIONS.

**Activities:** Provision of Recreational Village Hall facilities to the local population

## Classification

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- **How:** Provides Buildings/facilities/open Space
- **What:** General Charitable Purposes
- **Who:** The General Public/mankind

## Geography

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- **Area of benefit:** BRIXWORTH
- Northamptonshire

## Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£39,000	£49,475	-	-
2023-12-31	£32,703	£33,966	-	-
2022-12-31	£32,772	£30,905	-	-
2021-12-31	£27,160	£35,756	-	-
2020-12-31	£32,580	£23,689	-	-

## Trustees

Name	Role	Appointed
<b>Keith Dobell</b>	Chair	2025-04-09
Anthony John Nixon		2022-05-18
Anthony Lunnon		2023-06-07
Barbara Lunnon		2023-06-07
Helen West		2023-06-19
Lesley Ward		2023-06-07

**BRIXWORTH VILLAGE HALL**

England & Wales - Charity number 218254

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# Accounts

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Brixworth Village Hall  
Holcot Road, Brixworth,

Telephone: 07531 873471  
email: [manager@brixworthvillagehall.co.uk](mailto:manager@brixworthvillagehall.co.uk)

# CHAIR REPORT 2024

Welcome everyone to the 2024 Annual General Meeting.

This year has proved to be one of the most challenging during my years as Chair.

A significant water leak which is referred to in the Treasurer's Report has proved a significant cost burden.

A contract was signed for the installation of a laundry at the beginning of the year to generate additional income. This proved to be extremely controversial. In the event the supplying company decided after several months, that the site they had chosen was not suitable and abandoned the project.

A quotation for solar panels to be installed was obtained in January and later we sought grants towards the costs. We obtained one offer of a grant for £5,000 from the UK Shared Prosperity Fund administered by NGage but other applications to the West Northants Council who said they had run out of money and the National Lottery Community Fund who said we had failed to demonstrate sufficient community interest, were unsuccessful. We therefore had to decline the UKSPF offer. However there are proposals for more wind and solar farms in the area and if they go forward we may be eligible for grants from that source which other local village halls have achieved. In a new financial year WNC may be more helpful. A more detailed bid to the National Lottery may also prove successful.

Improved external lighting and the installation of CCTV have resulted in less incidents of vandalism

The question of management of the car park together with negotiations for the transfer of ownership of the land to the north of the car park which has been ongoing since 2018 still has made no tangible progress. However the Parish Council has still got £3,000 in their budget to be used for resurfacing part of the car park if other finance avenues do not become available. It is hoped that they may commit to this work in the not to distant future as other possibilities appear to be chimera.

We have also raised concerns about the trees and undergrowth from the vacant area to the north of the car park and have been informed that another

Arborologists report has been undertaken by the owners . It is unclear what action if any they may take on receipt of the report. Our Parish Council Representative continues to discuss this with them.

Finally, I would like to thank the committee for their advice and practical support during the year and especially Hayley (our Manager) who has now been carrying out these vital roles for many years..

**Dennis Coles**

**Chair, Management Committee**

**Brixworth Village Hall**  
**Financial Statements for the year ended**  
**31 December 2024**

DRAFT

*R Vann Ltd*

Chartered Certified Accountants  
In association with Robinson Consulting

Suite 4, Ironstone House  
Ironstone Way  
Brixworth  
Northampton  
NN6 9UD

# **BRIXWORTH VILLAGE HALL MANAGEMENT COMMITTEE**

## **Financial Statements for the year ended 31 December 2024**

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## **BRIXWORTH VILLAGE HALL MANAGEMENT COMMITTEE**

### **Charity Information**

<b>Trustees</b>	Dennis Coles Anthony John Nixon Susan P'Anson Helen West Anthony Lunnon Barbara Lunnon Lesley Ward
<b>Charity Number</b>	21854
<b>Address</b>	Village Hall Holcot Road Brixworth Northampton NN6 9UD
<b>Independent Examiners</b>	R Vann Ltd Chartered Certified Accountants Suite 4, Ironstone House Ironstone Way Brixworth Northampton NN6 9UD

## **Independent examiner's report to the trustees of Brixworth Village Hall Management Committee**

I report to the trustees on my examination of the accounts of the Brixworth Village Hall Management Committee (the Trust) for the year ended 31 December 2024.

### **Responsibilities and basis of the report**

As the charity trustees of the Trust, 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 Trust's accounts carried out under s. 145 of the 2011 Act, and in carrying out my examination, I have followed all the applicable Directions given by the Charity Commission under s. 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 giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the Trust as required by section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do 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.

R Vann, FCCA  
R Vann Ltd  
Chartered Certified Accountants  
Suite 4, Ironstone House  
Ironstone Way  
Brixworth  
NN6 9UD

2025

# BRIXWORTH VILLAGE HALL MANAGEMENT COMMITTEE

## Accounts for the year ended 31 December 2024

	2024	2023
<b>Receipts</b>		
Hire - Regular	32,650	30,053
- Occasional	5,350	2,651
	<hr/>	<hr/>
	38,000	32,703
Grants	1,000	0
	<hr/>	<hr/>
	£ 39,000	£ 32,703
<b>Payments</b>		
Salary and Administration	£9,292	£8,852
Gas and electricity	£14,243	£11,551
Water	£3,834	£3,375
Water leaks	£7,911	0
Insurance	£1,459	£1,418
Maintenance	£3,227	£3,114
Additional Lighting and CCTV	£3,449	0
Telephone	£135	£135
Cleaning and Refuse collection	£5,578	£5,343
Miscellaneous	£210	£48
Rates	£138	£130
	<hr/>	<hr/>
	£ 49,475	£ 33,966
Net (Payments)/Receipts	(£10,475)	(£1,263)
Opening Bank account	£23,887	£25,150
Bank Account at year end	£13,413	£ 23,887
Correct closing balance	<u>£ 13,413</u>	<u>£ 23,887</u>
Approved by the Trustees on	2025	

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Dennis Coles

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Anthony John Nixon

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**Brixworth Village Hall**  
**Financial Statements for the year ended**  
**31 December 2024**

DRAFT

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# **BRIXWORTH VILLAGE HALL MANAGEMENT COMMITTEE**

## **Financial Statements for the year ended 31 December 2024**

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## **BRIXWORTH VILLAGE HALL MANAGEMENT COMMITTEE**

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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.

R Vann, FCCA  
R Vann Ltd  
Chartered Certified Accountants  
Suite 4, Ironstone House  
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Brixworth  
NN6 9UD

2025

# BRIXWORTH VILLAGE HALL MANAGEMENT COMMITTEE

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Dennis Coles

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Anthony John Nixon

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**BRIXWORTH VILLAGE HALL**

England & Wales - Charity number 218254

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# Accounts

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Brixworth Village Hall  
Holcot Road, Brixworth,

Telephone: 07531 873471  
email: [manager@brixworthvillagehall.co.uk](mailto:manager@brixworthvillagehall.co.uk)

# CHAIR REPORT 2023

Welcome everyone to the 2023 Annual General Meeting.

Efforts to find a replacement Treasurer having been unsuccessful I have taken over the role whilst remaining chair, this has proved quite a busy time.

During the year the Parish Council agreed with Gigaclear that the Hall could continue to benefit from fast broadband at no cost. This has proved a benefit to hirers.

In an endeavour to reduce our heating costs we investigated the possibility of installing infra red wall heaters. Although there would be a reduction in running costs the capital outlay made the idea prohibitive. We also looked at the possibility of additional ceiling insulation but the construction of the ceiling made this extremely expensive and unviable. However we continued to replace old florescent tubes with cheaper and more efficient LED lighting. This has now been completed with an improvement in lighting and costs. We have continued to seek funding towards the installation of solar panels with an estimated cost of about £20,000. Following discussions with our ACRE advisor, it is recommended that we apply for funds from the National Lottery Community Fund for solar panel installation.

In July the committee examined a range of ideas designed to raise money for the hall. Unfortunately, none of them got past the paperwork stage.

Due to increased usage we have increased the number of waste bins outside the hall. The dumping of a mattress in one of them has fortunately proved to be a one off.

A significant water leak has been identified on the perimeter of the property the cost of fixing this will need to be paid in 2024 but the question of liability has, at the time of writing this report, not been determined.

There have been some minor cases of vandalism during the year and steps are being taken to improve the lighting and instal CCTV as and when funds permit.

The question of management of the car park together with negotiations for the transfer of ownership of the land to the north of the car park has still not made any

tangible progress. However it is understood that the Parish Council has put several thousand pounds into their budget to be used for resurfacing part of the car park if other finance avenues do not become available. We have resolved that we would not take on any responsibility for additional land if it required initial capital outlay to make it an asset..

Finally, I would like to thank the committee for their commitment and advice during the year and especially Hayley (our Manager) who has now been carrying out these vital roles for many years..

**Dennis Coles**

**Chair, Management Committee**



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Holcot Road, Brixworth,

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email: [manager@brixworthvillagehall.co.uk](mailto:manager@brixworthvillagehall.co.uk)

# TREASURER'S REPORT 2023

The year 2023 saw us having an upturn in our bookings with 14 regular hirers contributing over 90% of our total income. The remaining hire income came from 20 special events. This year there was no income from grants.

Our costs during 2023 rose faster than our income which resulted in a deficit of £1,263.

Water costs doubled due to a leak in the supply which has taken several months to trace and rectify. These costs and the cost of repair are currently a matter of dispute as to whether part may be recoverable.

As we all are aware, Gas and Electricity costs have risen rapidly and in the case of the Village Hall it has risen by 50% during 2023.

The effect of all these factors has resulted in an overall cost increase of 10%.

Given that space constraints limit our ability to accommodate more regular hirers, it is recommended that an overall increase in rental rates of 10% would be a prudent course of action.

We are grateful to R Vann Ltd for auditing our accounts pro bono.

**Dennis Coles**

**Treasurer, Management Committee**

**Brixworth Village Hall**  
**Financial Statements for the year ended**  
**31 December 2023**

*RVann Ltd*

Chartered Certified Accountants  
*In association with Robinson Consulting*

Suite 4, Ironstone House  
Ironstone Way  
Brixworth  
Northampton  
NN6 9UD

# BRIXWORTH VILLAGE HALL MANAGEMENT COMMITTEE

## Financial Statements for the year ended 31 December 2023

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## BRIXWORTH VILLAGE HALL MANAGEMENT COMMITTEE

### Charity Information

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## **Independent examiner's report to the trustees of Brixworth Village Hall Management Committee**

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### **Responsibilities and basis of the report**

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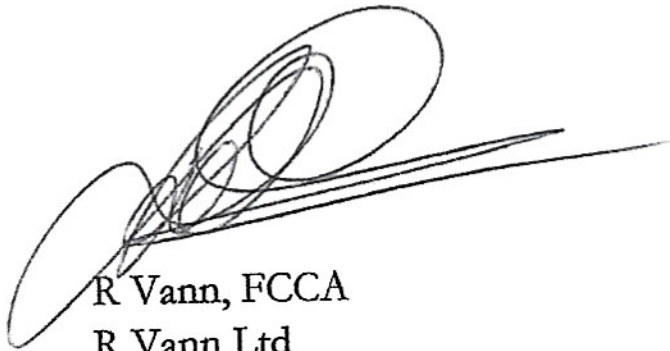
I report in respect of my examination of the Trust's accounts carried out under s. 145 of the 2011 Act, and in carrying out my examination, I have followed all the applicable Directions given by the Charity Commission under s. 145(5)(b) of the Act.

### **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 giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the Trust as required by section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do 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.



R Vann, FCCA  
R Vann Ltd  
Chartered Certified Accountants  
Suite 4, Ironstone House  
Ironstone Way  
Brixworth  
NN6 9UD

8 April 2024

# BRIXWORTH VILLAGE HALL MANAGEMENT COMMITTEE

## Accounts for the year ended 31 December 2023

	2023	2022
<b>Receipts</b>		
Hire - Regular	30,053	30,105
- Occasional	2,651	
	<hr/>	
	32,703	30,015
Grants	0	<u>£2,667</u>
	<hr/>	
	£ 32,703	£ 32,772
<b>Payments</b>		
Salary and Administration	£8,852	£8,039
Gas and electricity	£11,551	£7,703
Water	£3,375	£1,429
Insurance	£1,418	£1,377
Maintenance	£3,114	£1,367
Health and Safety	0	£826
Telephone	£135	£172
Cleaning and Refuse collection	£5,343	£5,236
Miscellaneous	£48	£25
Capital costs written off	0	£4,727
Rates	£130	0
	<hr/>	
	£ 33,966	£30,905
Net (Payments)/Receipts	(£1,263)	£1,866
Opening Bank account	£25,150	£23,284
Bank Account at year end	£ 23,887	£25,150
Correct closing balance	<u>£ 23,887</u>	<u>£25,150</u>

Approved by the Trustees on 8 April 2024

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Dennis Coles

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Anthony John Nixon

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John Wardell

**BRIXWORTH VILLAGE HALL**

England & Wales - Charity number 218254

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# Accounts

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**Brixworth Village Hall Management Committee**  
Accounts for Year ending 31<sup>st</sup> December 2021

	2021	2020		2021	2020
Current Account and cash	£31880.30	£22989.45	Payments		
31 <sup>st</sup> December 2020	£0.12	£0.12	Salary & Administration	£8400.00	£8400.00
			Gas/ Electricity	£2643.69	£4505.70
Receipts	2021	2020	Water	£1356.00	£1805.50
			Insurance	£1281.30	£1256.47
Net Interest			Property Maintenance	£738.00	£2013.00
Regular Hire	£8831.14	£18,082.88	Advertising	£0.00	£0.00
Sundry Hire	£1504.97		Health & Safety	£708.96	£146.93
Deposits	£250	£50.00	Telephone	£135.00	£0.00
Grants: DCC & NCC, etc	£16473.42		Deposit refunded	£200.00	£150.00
Donations and Fund raising		£11,344.00	Miscellaneous Expenses	£531.79	£50.40
Film Nights			Cinema costs	£0.00	£0.00
Transfer from Savings			Cleaning & Refuse collection	£4261.07	£5136.68
Miscellaneous			Licence for Premises	£0.00	£0.00
Creditors Payments		£3,113.64	Capital costs (written-off)	£15500.00	£0.00
			Total Payments	£35755.81	£23689.68
Total Receipts	£27159.53	£32,580.52			
Income less Grants	£10586.11	£21,236.52	Balance at 31 <sup>st</sup> December 2021	£23284.02	£31880.30
			Cash used/in Bank	£59039.83	£55,569.98
Total Funds Available	£59039.83	£55,570.09	Refurbishment Account	£0.12	£0.12

Notes: The accounts have been prepared on the receipts and payment basis, in accordance with previous policy.

Account Audit:

I confirm that the accounts have been properly drawn up in accordance with the historic accounting practice and are in accordance with the records produced by the Treasurer-

Signed by Colin Sanderson



Date 28 April 2022

**BRIXWORTH VILLAGE HALL**

England & Wales - Charity number 218254

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# Accounts

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Brixworth Village Hall  
Holcot Road, Brixworth,  
Northampton, NN6 9BS

Telephone: 07531 873471  
email: [manager@brixworthvillagehall.co.uk](mailto:manager@brixworthvillagehall.co.uk)

# CHAIR REPORT 2020

In many respects this has been a most unusual year for the Village Hall. Most bookings have had to be cancelled due to Covid 19.

Every effort was made to create and maintain a safe facility for Little Acorns. Bearing in mind that they had to operate with reduced numbers, we reflected that in the hire charges. However, thanks to successful applications for a number of Covid-Covid-related Government grants, our bank account is stronger now than at the beginning of the year.

It has been particularly challenging keeping abreast of Government guidelines. At one time we were receiving new ~~and~~ and/or revised notices every week.

The question of management of the car park has made little tangible progress since the Management Committee's resolution of 2018. It is believed that the Parish ~~council~~ Council have now changed their Solicitors. However, extracts from the Parish Council Clerk's reports to the Council (which are attached below) for April and May this year suggest it is not a dynamic situation. Until the car park is resolved we cannot move forward on access and use of it.

-We have received enquiries from several new hirers, some of whom have requested storage space which is in short supply. We may need to review storage allocation if any past hirers decide that their requirements have changed.

We are considering refurbishing the kitchen, and renovating the flooring in both halls.

Finally, I would like to thank the entire committee for their commitment during the year and especially Hayley (our Manager) and Tony, (our Treasurer), who have now been carrying out these vital roles for many years..

**Dennis Coles**

**Chair, Management Committee**

## Parish Council Clerks reports for April and May 2021

### April 2021

#### 2. Legal Updates

The legal work is all progressing – albeit slowly.

The Cricket Club lease is nearing completion.

The Village Hall Car Park lease should also be on its way to the VH Committee's solicitors. I am awaiting confirmation on this. I have chased the solicitors again.

There is an update on the County Court case and this will be reported in closed session.

### May 2021

#### 2. Legal Updates

The legal work is all progressing – albeit slowly.

The Cricket Club lease should be nearing completion.

The Village Hall Car Park lease should also be on its way to the VH Committee's solicitors. I am awaiting confirmation on this. I have chased the solicitors once again but without reply.

There is an update on the County Court case and this will be reported in closed session.

## Brixworth Village Hall Management Committee

Accounts for Year Ending 31<sup>st</sup> December 2020

	2020	2019		2020	2019
<b>Current Account and Cash</b>	<b>£22989.45</b>	<b>£28640.45</b>	<b>Payments</b>		
<b>Refurbishment Account</b>	<b>£0.12</b>	<b>£0.12</b>			
(at 01 January 2020)	<b>£22989.57</b>	<b>£28640.57</b>	Salaries & Administration	£8400.00	£8400.00
			Gas/Electricity	£4505.70	£5904.84
<b>Receipts</b>	<b>2020</b>	<b>2019</b>	Water	£1805.50	£1210.50
			Insurance	£1256.47	£1247.96
Net Interest			Property Maintenance	£2013.00	£15614.91
Regular Hire	£18082.88	£26628.75	Advertising	£0.00	£0.00
Sundry Hire	£0.00	£2132.50	Health and Safety	£146.93	£0.00
Deposits	£50.00	£950.00	Telephone	£225.00	£225.00
Grants: DDC & NCC, etc	£10000.00	£1110.00	Deposit Refunded	£150.00	£895.00
Donations & Fund Raising	£1344.00	£4593.37	Miscellaneous Expenses	£50.40	£546.97
Film Nights	£0.00	£228.00	Cinema Costs	£0.00	£169.00
Transfer from Savings	£0.00	£0.00	Cleaning and Refuse Collection	£5136.68	£6899.44
Miscellaneous	£0.00	£0.00	Licenses for Premises	£0.00	£180.00
Creditors Payments	£3113.64	£0.00	Capital Costs: Chairs & Stands	£0.00	£0.00
			Total Payments	<b>£23,689.68</b>	<b>£41,293.62</b>
<b>Total Receipts</b>	<b>£32,580.52</b>	<b>£35,642.62</b>	<b>Balance as at 31 December</b>	<b>2020</b>	<b>2019</b>
<i>Income less Grants,</i>	<b>£21,236.52</b>	<b>£34,108.12</b>	<b>Current Account</b>	<b>£31880.30</b>	<b>£22,989.45</b>
			Unpaid cheques as at 31/12/20		
<b>Total Funds available</b>	<b>£55,570.09</b>	<b>£64,283.19</b>	Cash used/in Bank 31/12/20	<b>£55,569.98</b>	<b>£64,283.08</b>
			Refurbishment Account	£0.12	£0.12

The Accounts have been prepared on the receipts and payments basis, in accordance with previous policy

**Account Audit**

I confirm that the Accounts have been properly drawn up in accordance with the historic accounting practice and are in accordance with the records produced by the Treasurer.

Signed by Colin Sanderson Colin Sanderson Signed: 29 March 2021

## Brixworth Village Hall Management Committee

Accounts for Year Ending 31<sup>st</sup> December 2020

	2020	2019		2020	2019
<b>Current Account and Cash</b>	<b>£22989.45</b>	<b>£28640.45</b>	<b>Payments</b>		
<b>Refurbishment Account</b>	<b>£0.12</b>	<b>£0.12</b>			
(at 01 January 2020)	<b>£22989.57</b>	<b>£28640.57</b>	Salaries & Administration	£8400.00	£8400.00
			Gas/Electricity	£4505.70	£5904.84
<b>Receipts</b>	<b>2020</b>	<b>2019</b>	Water	£1805.50	£1210.50
			Insurance	£1256.47	£1247.96
Net Interest			Property Maintenance	£2013.00	£15614.91
Regular Hire	£18082.88	£26628.75	Advertising	£0.00	£0.00
Sundry Hire	£0.00	£2132.50	Health and Safety	£146.93	£0.00
Deposits	£50.00	£950.00	Telephone	£225.00	£225.00
Grants: DDC & NCC, etc	£10000.00	£1110.00	Deposit Refunded	£150.00	£895.00
Donations & Fund Raising	£1344.00	£4593.37	Miscellaneous Expenses	£50.40	£546.97
Film Nights	£0.00	£228.00	Cinema Costs	£0.00	£169.00
Transfer from Savings	£0.00	£0.00	Cleaning and Refuse Collection	£5136.68	£6899.44
Miscellaneous	£0.00	£0.00	Licenses for Premises	£0.00	£180.00
Creditors Payments	£3113.64	£0.00	Capital Costs: Chairs & Stands	£0.00	£0.00
			Total Payments	<b>£23,689.68</b>	<b>£41,293.62</b>
<b>Total Receipts</b>	<b>£32,580.52</b>	<b>£35,642.62</b>	<b>Balance as at 31 December</b>	<b>2020</b>	<b>2019</b>
<i>Income less Grants,</i>	<b>£21,236.52</b>	<b>£34,108.12</b>	<b>Current Account</b>	<b>£31880.30</b>	<b>£22,989.45</b>
			Unpaid cheques as at 31/12/20		
<b>Total Funds available</b>	<b>£55,570.09</b>	<b>£64,283.19</b>	Cash used/in Bank 31/12/20	<b>£55,569.98</b>	<b>£64,283.08</b>
			Refurbishment Account	£0.12	£0.12

The Accounts have been prepared on the receipts and payments basis, in accordance with previous policy

**Account Audit**

I confirm that the Accounts have been properly drawn up in accordance with the historic accounting practice and are in accordance with the records produced by the Treasurer.

Signed by Colin Sanderson Colin Sanderson Signed: 29 March 2021