

THRELKELD VILLAGE HALL TRUST

England & Wales · Charity number 231380

Details

Other names THRELKELD PUBLIC ROOM

Status Registered

Legal form Other

Registered 1963-12-18

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

Contact

Address Village Hall
Threlkeld
Keswick
CA12 4RX

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Website www.threlkeldvillagehall.org

Activities

Objects: THE PROVISION AND MAINTENANCE OF A VILLAGE HALL FOR USE BY THE INHABITANTS OF THE AREA OF BENEFIT WITHOUT DISTINCTION OF POLITICAL, RELIGIOUS OR OTHER OPINIONS, INCLUDING USE FOR:A) MEETINGS, LECTURES AND CLASSES, ANDB) OTHER FORMS OF RECREATION AND LEISURE-TIME OCCUPATION,WITH THE OBJECT OF IMPROVING THE CONDITIONS OF LIFE FOR THE INHABITANTS.

Activities: Management of Threlkeld Village Hall

Classification

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

Geography

- **Area of benefit:** THRELKELD AND THE SURROUNDING NEIGHBOURHOOD
- Cumbria

Finances

Period end	Income	Expenditure	Assets	Employees
2024-11-30	£109,954	£214,817	-	-
2023-09-30	£61,779	£77,346	-	-
2022-09-30	£128,339	£54,575	-	-
2021-09-30	£74,853	£20,357	-	-
2020-09-30	£38,065	£20,920	-	-

Trustees

Name	Role	Appointed
CHRISTINE MARGARET RENOUF	Chair	2018-03-23
Barbara Lowesmith		2020-07-20
Christopher Thomas Laurence Smith		2022-01-25
David Arkley		2021-01-20
David John Evans		2019-01-07
KATHARINE EMMA SPENSLEY MOODY		2023-01-09
Kenneth Neil Beresford		2019-11-04
Kim Annette Elsander		2024-08-07
Steven Oldfield		

THRELKELD VILLAGE HALL TRUST

England & Wales - Charity number 231380

Accounts

Annual Return Threlkeld Village Hall Trust, Charity Number 231380

Year ending 30th November 2024

Introduction

This is the final report for the Threlkeld Village Hall Trust, Charity number 231380. The interests and assets of this charity were transferred to a new charity, the Threlkeld Village Hall CIO, number 1208295, on 1st December 2024. To align with this transfer, the final year of the Trust was extended to 14 months from 1st September 2023 to 30th November 2024.

Chair's Report

At last year's AGM we explained that we would be moving from being a Charitable Trust to a Charitable Incorporated Organisation and after a lot of hard work over many, many hours on the part of Adam Bazire we have achieved that. I want to thank Adam for leading on the transition, spending hours familiarising himself with charity law and liaising with and chasing solicitors, as at various stages we did need legal advice. Thanks to Adam's commitment and focus on detail we needed to use lawyers much less than they had suggested at the beginning of the process and achieved CIO status without any challenge from the Charity Commission. Having worked in the voluntary sector for a number of years I can tell you that is a real achievement.

At last year's AGM I suggested the extension to the Village Hall would be completed in early spring 2024 – ever the optimist. The building had final sign off by Building Control in November 2024 and members of the committee plus volunteers have been kitting out the new storage area with shelving and moving items into it. We have significantly more storage space for the Hall equipment and can offer our regular users, such as the Threlkeld Young People, more easily accessible storage. The Coffee Shop has a new fully equipped kitchen with plenty of room for them to store all their food and consumables, to bake their superb cakes and cook their delicious light snacks. Having more storage space for the Hall and Coffee Shop means the upstairs office will no longer be used as a store. We are planning to convert this to a well-equipped meeting room which can be available to small groups to hire throughout the day.

All of us who have experienced building work will know of the frustrations it brings, the amount of time spent in chasing architects and structural engineers in the design stage and then dealing with unforeseen problems once the building is underway and keeping builders on the job. All of this has been incredibly professionally handled by Neil Beresford on behalf of the committee, supported by Barbabra Lowesmith, David Evans and Adam Bazire. So a very big thank you to Neil.

Although the transition to becoming a CIO and progressing the extension building has dominated our Village Hall Trustee meetings there has continued to be good use of the Hall by a range of groups. Steven Oldfield will tell you more about this shortly.

I am pleased we have been able to resume our tea and chat session on Wednesday afternoons. They have continued to be very popular, and the Knit and Natter group has been a very welcome addition to the afternoons. Threlkeld Events have had another successful year of entertainment events.

It is important to remember that as well as being a valued community resource the Coffee Shop makes a significant financial contribution to the Village Hall each year. This enabled us to build the extension and going forward we will have surplus funds that we can use to the benefit of local residents. So thank you to Steven Campbell and his staff for the great job they do and to the Coffee Shop Board of Directors for overseeing the Coffee Shop and steering its future strategy.

This year we marked the 125th anniversary of Squire Crozier gifting the land for the Parish Room to be built on. Chris Smith, trustee, put together a display covering this significant gift which you can still see in the Hall. Thanks go to Donald Angus and Stuart Cresswell for the information and photos they gave Chris. It took two years to build the

Parish Room so in December 2026 we are planning a larger celebration to commemorate 125 years since the building's completion in 1901.

This year we have been keen to keep local residents up to date with what is happening at the Hall so have had a regular update in the "Beneath Blencathra" newsletter and I hope people have found this interesting - feedback is always welcome.

I want to thank all those who contribute to making the Village Hall the success it is: our trustees, the team of volunteers who Steven calls on to help with maintenance, the Coffee Shop staff and our cleaners. Sadly, earlier this year we lost John Knifton, a stalwart supporter of the Village Hall who could be called on at anytime of day or night to help with urgent maintenance issues, particularly some of the less pleasant plumbing ones. We all miss John, his sense of humour, modesty, energy and can-do attitude.

We have recently been joined by a new trustee : Kim Ellsender and are already feeling the benefit of her contribution to the Hall.

I want to acknowledge Neil Beresford's contribution to the Village Hall over the last 14 years as Neil has decided to step down as a trustee. I am relieved to say that he is not completely withdrawing from the Hall and will be joining our amazing group of volunteers. I have already referred to Neil's leadership of the extension building but it is important to acknowledge that he was also involved in the extensive building work completed in 2014 when the Coffee Shop was added to the building. Since then, he has been one of the key people we turn to when building problems arise. Neil thank you for your unstinting support of the Hall as a trustee.

And finally, I want to thank Steven Oldfield for his work as Secretary to the Trustee Committee. I am pleased to say that Steven will be continuing as a trustee with the CIO but is handing over his secretarial duties to Adam Bazire. He will continue to be responsible for Bookings, liaising with our many hirers and ensuring their needs in the hall are met and of course being one of our 'go to people' for maintenance issues. Thank you, Steven.

Secretary's Report

This report relates to the activities of the Trustees and the use of the hall over the last year. The Committee during that time has comprised of Christine Renouf as Chair, Neil Beresford as vice Chair, David Evans at Treasurer and myself, Steven Oldfield. as Secretary. Other committee members are Barbara Lowesmith as the rep. from the Threlkeld Activities group, David Arkley as rep of the Parish Council, Emma Moody as rep of the Youth section. Chris. Smith is a co-opted member and, as already reported, Kim Ellsender joined us mid-term, as a second co-opted member.

This year has been quite demanding for several reasons. In addition to the building work going on around us which has created much improved facilities, this has also caused significant physical work in transferring virtually every hall possession from one part of the building to another. The hall was flooded in July 2024 causing cancellation and reorganising of bookings and then subsequently closure of the hall to allow workmen in to repair the hall floor. It has long been our intention to carry out a full re-furbishment of the building which will go ahead 6th to 17th January 2025 with the hall closed for the entirety. This, again, has caused a few problems with cancelling and/or re-arranging bookings.

In view of all this plus the continued loss of the car park for most of the year it is unsurprising that the takings from hall hire are down on last year but, with my other hat on, I feel qualified to say general use of and appreciation of the hall is very positive. During the last year we have lost one regular dance class due to the instructor finding premises nearer her home. We also temporarily lost a second dance class when the hall floor was damaged by the flooding. That lady has now taken a long break and it remains to be seen whether she returns to us in the new year. However, I suspect those of you sufficiently interested in the hall will be aware I put up an activity sheet every week and I think that shows every reason to be positive. The hall's uses are many and varied, it is regularly used for meetings, we have routine yoga, dance, keep fit, bowls, brownies, youth club, women's group, mother and baby groups, two different types of art groups, several types of textile groups with the common factor of Pat Knifton, Parish Council. We have had numerous parties, 3 baby showers, church run lunches, several long distance running

events using us as a re-fuelling station, campers, election days, school play. Of the slightly less run of the mill, we have hosted a group meeting of Scotty dog owners. The stand out event was a week long exhibition of sketches and history of local men who had fallen during the Great War. We have, of course, had a full programme provided by Threlkeld Activities, which has unfortunately been affected by three cancellations, none of which were within our own control. The 'tea and chat' which runs every week October to June was originally started along with 7 other premises within CA12 area, we are one of the surviving two.

Every year, non-specific jobs crop up and are dealt with in house. It is almost always that the same people are there but as last year, I decline to name anyone for fear of upsetting someone else. However, this is a very appropriate time to mention John Knifton who we lost early in the year. He was a very experienced, knowledgeable, gifted and willing friend to have had.

The new C.I.O. will permit us to have more Trustees than we are presently allowed. I make a plea every year for help, we are all a year older and I think some of us are feeling it. Trustees meet once every two months, we generally are the first to be called up to help with little jobs and/but we also have the comfort of knowing that we are doing something useful for our own community, will be associated with a fabulous facility, will be admired and much envied by our friends from Keswick and other surrounding villages.

Treasurer's Report

Summary

- This is the final report for the Threlkeld Village Hall Trust before the Threlkeld Village Hall CIO takes over all responsibilities on 1st December 2024.
- To accommodate the change, this final financial year has been extended by two months to match the change-over date.
- A loss of £104,863.29 was recorded for the year.
- Funds at the Year End stand at £81,273.
- The extension project has dominated expenditure and is the reason for the loss. This work is now complete but there remain some items still to be paid for.
- Refurbishment work to be carried out in January should be affordable despite the recent high expenditure.
- The next six months will require careful financial oversight as we reach the nadir of funds.
- Repair work has been high this year due to flood damage of the floor. This was covered by the insurance but in future we will have to pay for this due the insurance excess being increased to £5,000.
- Professional fees remain high as we consult lawyers to cover the transfer to the CIO.

Accounts

This year marks the final one for the Threlkeld Village Hall Trust before the Threlkeld Village Hall CIO takes over on 1st December 2024. To accommodate this the end of the financial year was moved from 30th September 2024 to 30th November 2024. These accounts thus cover 14 months rather than 12.

Aside from the very large expenditure on the extension, this has been a stable year for the hall. The operating costs (see below) show a modest surplus this year compared to a small loss last year. This is gratifying and is partly a result of increased rental charges and also a return to the pre-Covid levels of hall usage if not a little more. On average the hall now brings in about £1,000 per month in rent. Credit is due to the Bookings Secretary for vigilant work in promoting the hall.

The Coffee Shop continues to do excellent work in providing a meeting place for the community and providing our single largest source of income. The accounts report this varying quite a bit but this is on account of donations being provided earlier than normal to cover the costs of the extension. The income from the rent also seems variable but this is just down to cut-off points of cash accounting. We are moving to a system where this is paid by a standing order each month so this will smooth things out. Overall, we expect the Coffee Shop to provide an income of around £5,000 per month on average. The hard work by the Coffee Shop team is keeping this on track.

Cleaning costs have settled down now, but this remains an area of concern in terms of service levels. It is most likely that this cost area will increase in the coming months as we move to a more sustainable model for cleaning provision.

Maintenance shows a significant increase this year but this was largely due to a flood in the hall in July which resulted in damage to the floor. The cost of this was largely covered by our insurance but it should be noted that our insurers have now raised our excess for this to £5,000. Effectively, we will have to cover the cost of this in future.

The only other item of note is the continuing large amount spent on professional fees. This is a result of the conversion to CIO and should be much less next year.

This year has seen the bulk of the expenditure on the extension resulting in the large loss. This was largely planned for and there is not much left to pay now.

The current position (see below) is that the charity has total funds of £81,273 as of 30th November 2024. Note that we operate cash accounting so the physical assets have not been included. A donation of around £22,000 from the coffee shop is expected shortly. Against this a final payment for building work, excluding the 5% retention, is expected to be £36,000 and an upper limit of refurbishment expenditure of £45,000 has been set. If these both come in at their maximum then this will leave the hall with about £22,000 in funds, sufficient for the short term but a lower balance than I would be comfortable with for the longer term.

David Evans

2nd December 2024

OVERALL INCOME AND EXPENDITURE

The financial year just gone was 14 months long so to ease comparison, a column with 12/14 of the amounts has been included.

Operating Costs

Operating Account		2024 (14 Months)	x 12/14	2023
Income	Bank Interest	£5.27	£4.52	£2.33
	Coffee Shop Licence	£22,400.00	£19,200.00	£15,000.00
	FITS	£3,487.11	£2,988.95	£0.00
	Hall Hire	£14,474.89	£12,407.05	£13,612.65
	Insurance Payment	£4,950.00	£4,242.86	£0.00
	RHI	£3,786.56	£3,245.62	£2,831.30
		£49,103.83	£42,089.00	£31,446.28
Expenses	Caretaking & Cleaning	(£8,989.00)	(£7,704.86)	(£7,343.00)
	Cleaning Materials	(£2,776.57)	(£2,379.92)	(£3,268.48)
	Electricity	(£10,183.86)	(£8,729.02)	(£8,954.44)
	Equipment & Fittings Projects	(£149.49)	(£128.13)	(£22.92)
	Equipment & Fittings Replacements	(£184.97)	(£158.55)	(£664.87)
	Grants	(£2,500.00)	(£2,142.86)	(£147.00)
	Insurance	(£2,033.00)	(£1,742.57)	(£1,812.41)
	IT Materials and Equipment	(£525.05)	(£450.04)	(£2,556.50)
	IT Software, Licences, Support	(£813.63)	(£697.40)	(£316.95)
	Loans	£0.00	£0.00	£75.00
	Maintenance Repairs Renewals	(£9,666.50)	(£8,285.57)	(£1,853.63)
	Marketing	(£25.00)	(£21.43)	£0.00
	Misc	(£23.50)	(£20.14)	£0.00
	Office Expenses	(£46.67)	(£40.00)	(£134.69)
	Phone & Broad Band	(£1,275.31)	(£1,093.12)	(£978.67)
	Professional Fees	(£5,021.00)	(£4,303.71)	(£3,100.00)
	Subs & Licences	(£470.22)	(£403.05)	(£423.02)
	Water & Waste	(£3,458.56)	(£2,964.48)	(£2,875.43)
		(£48,142.33)	(£41,264.85)	(£34,377.01)
Operating Surplus/Loss		£961.50	£824.14	(£2,930.73)

Other

Donations	Donations Received - CIC	£57,097.00	£48,940.29	£30,000.00
	Donations Received - Collection Boxes	£339.09	£290.65	£225.97
	Donations Received - Misc	£3,413.95	£2,926.24	£31.49
		£60,850.04	£52,157.18	£30,257.46
Extension Project	Extension Project 2020	(£166,674.83)	(£142,864.14)	(£42,893.66)
Net loss		(£104,863.29)	(£89,882.82)	(£15,566.93)

Balance Sheet

		2024	2023
Cash held	Barclays Current and High Interest	£26,489	£160,440
	Barclays Project	£45,335	£19,196
	CO-OP Current	£2,567	£0
	Petty Cash	£152	£0
		£74,543	£179,636
Creditors	Net VAT due	(£77)	£6,501
	VAT - Input	£7,822	£0
	VAT - Output	(£1,015)	£0
		£6,730	£6,501
Net assets		£81,273	£186,137
Funds	Profit and loss account	£186,137	£201,703
	Net surplus/loss	(£104,863)	(£15,566)
Total Funds		£81,273	£186,137



**Report to the trustees/
members of**

Threlkeld Village Hall Trust

**On accounts for the year
ended**

30th November 2024

**Charity no
(if any)**

231380

Set out on pages

5 & 6

(remember to include the page numbers of additional sheets)

**Responsibilities and basis of
report**

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 30/11/2024

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 section 145 of the 2011 Act and in carrying out my examination, I have followed the applicable Directions given by the Charity Commission under section 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 which gives me cause to believe that in, any material respect:

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

I have no concerns and 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..

Signed:

Date:

29.09.2025

Name:

K Shaw

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

--

Address:

12 Merlin Gardens

Fareham

PO16 8HB

THRELKELD VILLAGE HALL TRUST

England & Wales - Charity number 231380

Accounts

Threlkeld Village Hall Trust – Charity Number 231380

Annual Report for Year to 30th September 2023

Chairperson's Report

It has been another busy year at the Hall. I'm pleased we have been able to continue our tea and chat sessions, which are now on a Wednesday afternoon and have proved very popular. Threlkeld Events have had another successful year of entertainment events and included a plant sale in May.

This year the committee has been focussed on two important developments: the extension and establishing the Village Hall Trust as Charitable Incorporated Organisation.

Building the extension has taken longer than we envisaged but it is progressing now and we look forward to having more storage space and a larger kitchen for the Coffee Shop before too long. When we commenced the new extension, it had been hoped that the building would be complete and occupied by the end of 2023. However, delays arising from issues with the foundation and roof design, and more recently weather-related delays, mean that completion is now likely to be early spring 2024.

Highly regrettable as these delays are, the Trustees remain convinced that the work will provide much needed improvements which will benefit the Village Hall for many years to come.

The additional kitchen area will enable our highly successful Coffee Shop to offer a wider selection of food and improve service to customers. They will not have to share the Village Hall kitchen with Hall users, and all the food and consumables some of which are spread around the building, will be held in the new food preparation area.

The new Hall Equipment Store will provide more space to hold much of our existing equipment which is only required intermittently, for example extra chairs and tables. It will also enable us to offer to regular users the ability to keep on site any of their own equipment they may need. This has often not been possible in the past and should make our Hall more attractive to some groups. The upstairs office area will no longer be used for storage, and this will, in due course, become a well-equipped meeting room which can be available to small groups throughout the day. A much-needed additional facility.

The building delays are a short term frustration. We believe the new space will significantly enhance the Hall for years to come. I want to thank Neil Beresford, Barbara Lowesmith and David Evans for the time and energy they have given to this project.

When Trevor Roberts launched the Coffee Shop in 2014 his vision was that it would be such a success that it would make enough money to benefit the village and surrounding area. Over the years the Coffee Shop has enabled the Village Hall to give grants to the Youth Club, Brownies and support other local activities. But we have been very limited in what we can do because of the Charity Commission rules governing Village Halls. The Charity Commission never envisaged that a village hall would have sufficient money to give some of it away. Once we have paid for the extension we will begin building up a reserve of money over and above what we need to maintain the hall. We want to be able to use that money to support the village and contribute towards such causes as the playground improvement. This is why we need the Village Hall to become a Charitable Incorporated Organisation.

It is important to us that local people use the Village Hall, we have a range of classes running each week but are always open to the hall being used for different activities. This year we have been keen to ensure everyone knows what is going on, we have a regular slot in Beneath Blencathra now and have recently undertaken a survey to get feedback from users and non-users of the hall. We want the Hall to be central to village life, a go to place for everyone

I want to thank all those who contribute to making the Village Hall the success it is: our trustees, the team of volunteers who Steven calls on to help with maintenance, the Coffee shop staff and our cleaners.

Secretary's Report

This report relates to the activities of the Village Hall Committee and the uses to which the village hall has been put. Through the past year Christine Renouf has been the Chair, Neil Beresford the deputy Chair, David Evans the Treasurer. David Arkley is the representative of the Parish Council. Barbara Lowesmith is the Thelkeld Events (TE) rep. and Emma Moody is the Threlkeld Young People (TYP) rep. I have continued in my role as Secretary and Bookings Secretary. Chris Smith is a co-opted member and with his skills and knowledge of the computer world he has been very active. Adam Bazire, the Coffee Shop Board Chairperson, attends the Trustee meetings in relation to business mainly concerning the coffee shop.

During the past 12 months the Committee met six times with one additional ad hoc meeting to consider the very relevant matter of the C.I.O.

Ongoing maintenance work has been carried out. Occasionally hall supporters met to tackle issues such as keeping the car park tidy, cleaning parts of the main hall that the cleaners would not be expected to reach and other minor upgrades and improvements. Speaking of hall supporters, there are a number who regularly turn out to make things tick; if I start to name names the list would be quite long and I would still forget someone so, this year, I am going to say no more on that subject. They know who they are.

Throughout the year the hall has been well used by all the obvious groups. Our long term hirers are still here, suggesting they are satisfied with the facilities, services and prices. Obviously, having the coffee shop attached is the great draw it was expected to be when we were drawing up the original plans. I believe we are known and appreciated further afield than just Threlkeld, or Keswick even. We have meetings booked here by county wide associations, parties and weddings booked by people from far away and camping groups coming from all corners of England and Scotland. Two weeks ago we received an email from the Lake District National Park Authority which said, among other things "We saw you as being an excellent example of a true community asset that people were proud of and saw you as the centre point of the community". I expect the Treasurer will point out the increase in yearly takings from hirings. One particularly significant success is the "Tea and Chat" which now occurs on Wednesday afternoons and is routinely visited by over 20 (mainly) locals. As last year, one of our local young entrepreneurs hired the hall to set up a 'pop-up' coffee shop during the two days of Christmas that the coffee shop was closed.

As always, we are seeking actual help. We do have a couple of young couples who are now helping out, we haven't quite pressured them onto the Committee yet, but I am very confident by this time next year we will have some additional, new Trustees. We have also had one local gent who, with his professional knowledge, examined and certified our lift and tall ladders. Anyone who thinks they can help out in any way would be very welcome. I would just point out that being a Trustee just really means attending one meeting every two months, helping to steer and guide the good ship Threlkeld Village Hall and drop in for the occasional little job or responsibility, but we do actually enjoy it.

Treasurer's Report

Summary

- A loss of £15,566.34 was recorded for the year
- Available Funds at the Year End stand at £186,136.55.
- The extension project dominates expenditure and is the reason for the loss. This is despite slow progress with the construction owing to technical design issues amongst others.
- The cost of cleaning materials continues to grow significantly while the salary costs for our cleaners has stabilised
- Insurance costs are rising year on year in line with industry trends

Accounts

The year to 30th September 2023 marks a return to normal operations after a slow recovery from the Covid shutdown during the previous year. The operations (finances purely related to the running of the hall) income and expenditure have more or less broken-even when taking account of late invoicing for the Coffee Shop rental. Hall hire rates have been increased over the last two years to account for the rise in our costs related to general inflation. Costs, notably cleaning and related materials, have also risen as a result of increased footfall in the Coffee Shop compared to pre-Covid times. We have limited increases to hall hire rates with the aim of breaking even in terms of operating costs and spread the rises over two years to reduce the impact on our users. Non-Coffee Shop rentals have increased by 46% over the year indicating the return to normal levels of usage.

The Coffee Shop continues to be popular. The number of customers has probably dropped a little from the height of the "staycation" boom but the level of donations remains buoyant. Donations from the Coffee Shop to the Hall were accelerated in the previous year to prepare for the costs of the extension and so are lower this year. Further donations are due but will fall in the next financial year.

The increase in cleaning material costs is a concern and this will be investigated in more detail over the next few months to identify any trends we should be aware of. Insurance costs are rising generally but these will need a complete renewal once the extension is complete with revised rebuilding costs. At this time, we will search more widely for quotes. The office computer was over ten years old and was showing its age so we have replaced it this year. The professional fees are legal costs related to the conversion to a CIO. We have decided to do as much of this work as we can ourselves to keep costs under control.

The costs of the extension work have shifted from design and planning work to construction. The completion of this has been delayed by at least three months and probably more for various reasons and along with this we have increased costs. At present we believe we can comfortably cover these from our own funds.

Overall, it has been a good year and the fact that we can cover the extension costs internally is gratifying. This all bodes well for the future when we hope to be able to support other groups in our vicinity with the funds provided by our Coffee Shop.

David Evans

27th July 2024

OVERALL INCOME AND EXPENDITURE

Operating Profit & Loss			
		2023	2022
Income	Bank Interest	£2.33	£0.16
	VAT Interest	£0.59	£0.00
	Coffee Shop Licence	£7,800.00	£10,400.00
	Donations Received - Collection Boxes	£225.97	£206.41
	Hall Hire	£20,812.65	£14,510.69
	Loans	£75.00	£0.00
	Rates Refund	£0.00	£144.50
	RHI	£2,831.30	£2,855.20
		£31,747.84	£28,116.96
		2023	2022
Expenses	Caretaking & Cleaning	(£7,343.00)	(£6,955.07)
	Cleaning Materials	(£3,268.48)	(£2,235.79)
	Electricity	(£8,954.44)	(£7,962.43)
	Equipment & Fittings Projects	(£22.92)	(£379.08)
	Equipment & Fittings Replacements	(£664.87)	(£15.00)
	Grant	(£147.00)	(£1,500.00)
	Insurance	(£1,812.41)	(£1,260.64)
	IT Materials and Equipment	(£2,556.50)	(£16.24)
	IT Software, Licences, Support	(£316.95)	(£1,634.46)
	Loans	£0.00	(£75.00)
	Maintenance Repairs Renewals	(£1,853.63)	(£4,035.62)
	Marketing	£0.00	(£67.98)
	Office Expenses	(£134.69)	(£12.39)
	Phone & Broad Band	(£978.67)	(£843.76)
	Professional Fees	(£3,100.00)	£0.00
	Subs & Licences	(£423.02)	(£415.55)
	Water & Waste	(£2,875.43)	(£2,651.86)
		(£34,452.01)	(£30,060.87)
Operating profit/loss		(£2,704.17)	(£1,943.91)



Section A

Independent Examiner's Report

**Report to the trustees/
members of**

Threlkeld Village Hall Trust

**On accounts for the year
ended**

30th September 2023

**Charity no
(if any)**

231380

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 30/09/2023

**Responsibilities and
basis of 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 section 145 of the 2011 Act and in carrying out my examination, I have followed the applicable Directions given by the Charity Commission under section 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 which gives me cause to believe that in, any material respect:

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

I have no concerns and 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..

Signed:

Date:

26.07.2024

Name:

K Shaw

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

Address:

12 Merlin Gardens

Fareham

PO16 8HB

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).

THRELKELD VILLAGE HALL TRUST

England & Wales - Charity number 231380

Accounts

THRELKELD VILLAGE HALL TRUST AGM

11 JANUARY 2023

CHAIR'S ADDRESS

Welcome to our first face to face AGM since 2020, how ignorant we were in the first couple of months of that year about the challenges that would face us. Although we entered 2022 with some restrictions still in place these were mostly ended in March and normality began to return. Since then we have seen regular bookings for classes resume and as well as bookings for weddings, camping weekends and parties. Steven will tell us more about these shortly. A new event in the hall was the plant sale organised by the TAA (now Threlkeld Events Ltd), this was very successful and those of us with gardens look forward to a re-run this year.

As the hall has got busier again the demands on the cleaners have grown and I want to thank Steph Malik and Navy Bostock for their hard work.

With the exception of January, we have held all our committee meetings face to face in the hall. We also had a strategic planning meeting in August when we focussed on the future of the Village Hall, more of this to follow. As always the real work gets done outside the meetings by committee members and volunteers. Steven Oldfield continues to balance his secretarial duties, managing bookings and all that involves, with keeping an eye out for maintenance issues and with the help of others including Craig Beaty and John Knifton dealing with any as they arise. Steven will be handing over the responsibility for bookings very soon and on behalf of the Committee I want to thank him for the time and energy he has put into this for many years. I am relieved to say Steven is remaining as secretary and a very active member of the Committee and will continue to be involved in maintaining the hall and keeping me on the ball. Other Committee members are Neil Beresford, Vice Chair, David Evans, Treasurer, Barbara Lowesmith, Threlkeld Events representative, David Arkley, Parish Council representative and Tina Morland, Threlkeld Young People's representative. We looked forward to Chris Smith rejoining us on his return to Threlkeld in a couple of months time. Without each of these members the hall would not function. Tina Morland is stepping down this year and I want to thank her for her contribution over a number of years both to the Committee and the Youth Club. I am very pleased to say Tina is continuing to

support the Youth Club and I know she would welcome other volunteers to support her with the club.

Neil Beresford has led a small group of Committee members in progressing our plans to extend the hall building to allow for additional kitchen area for the Coffee Shop and much needed storage for the Hall and Coffee Shop. The work involved in this should not be underestimated. Given the significance of the extension we have asked Neil to talk about it at this meeting. Thank you Neil, Barbara Lowesmith, David Evans and Adam Bazire (Coffee Shop Board Chair) for your work on this project. And thanks to Veronica Pollitt who could be seen digging a trench at the back of the toilets last week in preparation for the building works.

Very soon we will be launching a new Village Hall website. Chris Smith kicked this project off before moving to Germany. In March this year we agreed to outsource the development of the site and Barbara has led the liaison with the developers. Barbara has been supported by Chris, Neil, David Felton (Coffee Shop Board Director) and Helen O'Brien. Thank you to all those involved, particularly Helen who is not a committee member and no longer lives in Threlkeld. Helen has supported the technical side of the website for many years and continued to do so after she moved away from the village. I know that Barbara has found her advice throughout the website development process invaluable. Thank you Helen.

We will have a separate report on the Coffee Shop and will hear how it has been both a challenging and successful year. Like many cafes and restaurants in the hospitality sector the Coffee Shop has struggled to recruit staff while continuing to be a very attractive venue for coffee, lunch and tea. We are grateful for the hard work and commitment of the staff which enables the Coffee Shop to be so successful. Each year the Coffee Shop gives its profit after all costs have been covered, plus some small local donations, to the Village Hall Trust. This is used to cover the costs of maintaining the Hall as the income from hirers is insufficient to do so. Going forward if the Coffee Shop continues to be successful we anticipate that the Village Hall will have surplus funds which we want to use to benefit local people. To do this we have to change our Charitable Objects, as these only allow the Village Hall Trust to maintain the Hall for local use. This involves negotiation with the Charity Commission, and we are seeking legal advice on how to achieve the change. So watch this space.

While I am talking about money I want to thank David Evans for continuing as our Treasurer, David will report on the current state of our finances shortly.

The future role of the Village Hall cannot be decided in isolation to what is happening around us particularly the impact of the financial recession and the crisis facing the NHS and Adult Social Care. I am pleased the hall has been able to play a part in supporting our local community by providing a warm space on Friday afternoons for people to meet up with others for a cup of tea and a chat. We will continue doing this until the end of March and we will be open to other ways we can help beyond then, particularly when we have changed our objects and have the ability to make a bigger contribution to enhancing life in the village. It is an exciting time ahead and a great time to get involved and influence the direction we move in, so if you would like to be part of it either by joining the committee or helping from time to time as a volunteer please get in touch with one of the Committee Members.

SECRETARY'S ADDRESS

This report relates to the activities of the Village Hall Committee and the uses to which the village hall has been put from last year's A.G.M. to the present time. Through the past year Christine Renouf has been the Chair, Neil Beresford the deputy Chair, David Evans the Treasurer. David Arkley is the representative of the Parish Council. Barbara Lowesmith is the TE, old T.A.A, rep. Tina Morland has stood down as the TYP rep. and we are looking to replace her. I have continued in my role as Secretary and Bookings Secretary. Chris Smith has been on the Committee for a year but unfortunately due to his wife's work has spent most of that time in Germany. However, there is always work to do and anyone not already involved with the hall will be warmly received, and probably given a job.

During the past 12 months the Committee met six times and apart from the everyday issues we have spent much time talking about our prices for the hall, which had to be raised, we held a Strategic Thinking Day during which we tried to identify what we did, what we did well, what we didn't do so well and ultimately how we could provide more and better for our community.

On going maintenance work has been carried out. Occasionally hall supporters met to tackle issues such as keeping the car park tidy, cleaning parts of the main hall that the cleaners would not be expected to reach and other minor upgrades and improvements. Speaking of hall supporters, there are a number who regularly turn out to make things tick, if I start to name names the list would be quite long and I would still forget someone so, this year, I am going to say no more on that subject. They know who they are.

The hall hosted only 1 wedding last year but we had seven lots of campers and seven family parties. One off events included a craft day, a plant sale and the Platinum party, all being very successful. Virtually all our regular hirers are...just that. We have had numerous hirings by friends of Pat Knifton and Linda Austin around the subject of textiles. The hall provides a 'warm space' every Friday afternoon with usually soup, cake, biscuits, tea, coffee and company. The hall made one grant of £1,500 to the T.Y.P. to help with equipment and supervisors. One enterprising young lady hired the village hall on two days when the coffee shop was closed and set up here own 'pop up café' to raise money to help finance her school trip abroad. The hall was also opened on New Year's Eve to receive all comers and welcome in the new year.

Steven Oldfield (Sec).

Treasurer's Report to Threlkeld Village Hall Trustees

Year ending 30th September 2022

Summary

- A surplus of £73,764 for the year
- Available Funds at the Year End stand at £205,072
- An unprecedented year for the Coffee Shop has provided this surplus
- Work on the extension has ramped up this year and has been a significant cost, particularly the need to re-route electricity cables. The rest has largely been covered by a National Lottery Development grant.
- The surplus puts us in a good position for the building of the extension which is planned to start in the next financial year
- For hall operations this has been a transition year from Covid to normal working.
- Costs have risen, not only with inflation but also with increased traffic as a result of the Coffee Shop success.
- Our charge out rates for the hall are under review to ensure that our costs are covered

Accounts

Operating Income and Expenditure

Hall Operations		2021-22		2020-21					
Income	Coffee Shop Licence	£10,400.00		£14,200.00					Latest rental payment in October
	Donations Received - Collection Boxes	£206.00		£0.00					
	Hall Hire	£14,511.00		£2,678.00					Notable increase in the last quarter
	Rates Refund	£144.00		£0.00					Historic errors by Eden Council
	RHI	£2,855.00		£3,174.00					
			£28,116.00		£20,052.00				
Expenses	Caretaking & Cleaning	-£6,955.00		-£3,461.00					
	Cleaning Materials	-£2,236.00		-£1,086.00					
	Electricity	-£7,962.00		-£5,068.00					
	Equipment & Fittings Projects	-£379.00		-£19.00					
	Equipment & Fittings Replacements	-£15.00		-£2,035.00					
	Grant	-£1,500.00		£0.00					
	Insurance	-£1,261.00		-£1,209.00					
	IT Materials and Equipment	-£16.00		£0.00					
	IT Software, Licences, Support	-£1,634.00		-£295.00					Mostly first installment (50%) to KCS for website
	Maintenance Repairs Renewals	-£4,036.00		-£2,860.00					
	Marketing	-£68.00		£0.00					
	Office Expenses	-£12.00		£0.00					
	Phone & Broad Band	-£844.00		-£571.00					
	Subs & Licences	-£416.00		-£180.00					PRS is back
	Water & Waste	-£2,652.00		-£2,099.00					
			-£29,986.00		-£18,883.00				
Net profit			-£1,870.00		£1,169.00				

Other Items

Extension											
	Extension Project 2020	-£24,589.00			-£1,474.00						
			-£24,589.00			-£1,474.00					
Donations											
	Donations Received - CIC	£100,000.00			£30,877.00						
	Donations Received - Misc	£98.00			£22,824.00						
	Donations Received - TAA	£125.00			£1,100.00						
			£100,223.00			£54,801.00					
Overall Net Profit			£73,764.00			£54,496.00					

Balance Sheet

Balance Sheet										
Available Funds at 30th September 2022			£131,398.00							
Surplus 2021-22			£73,764.00							
Creditors			-£90.00					Loan to Thre;keld Young People		
Available Funds at 30th September 2022			£205,072.00							

This has been a transition year between the Covid lockdown when, apart from the Coffee Shop, the hall was largely closed, through to now when the hall is largely operating normally again. This has taken some time and hall hire income only returned to near normal in the last quarter. At the same time costs have increased significantly. These increases are partly due to increased use of the hall by coffee shop customers and partly by the increases in costs that we are all seeing in many services and commodities. The major operating costs are electricity, water, and cleaning. Overall these have gone up by about one third.

As a result of the increased costs we took the view that our charge out rates should be increased by a similar amount. Given that everyone is facing significant costs we did not want to impose a large increase to our clients in one go. It was decided to increase the charge out rates in two parts, the first in April 2022 and the second in April 2023. General hiring costs were increased by 10% in April 2022 while the equivalent rates for the coffee shop were increased by 15% reflecting their increased use of hall facilities.

Notable aspects of the accounts are:

- Hall hire has increased dramatically but still needs to recover further to reach normal levels. This should happen in the next financial year.
- Cleaning costs have doubled, mainly due to the high footfall
- Electricity cost increases have been limited by a lucky renewal of the contract before large costs increases appeared in the market.
- We are rebuilding our website and this has resulted in an increase to the software costs
- Large increases in costs and the slow recovery of hall hire income have resulted in a small annual loss.
- The Extension project was largely funded by a National Lottery Development grant but we have had to bear the costs of moving electricity cables (approx. £15k).
- Coffee shop donations of £100k have allowed the extension project to continue
- Covid grants have now stopped.

The external audit has identified a couple of anomalies which will be rectified.

Available Funds

At the end of September 2022 the Trust held available cash funds of £205,072.

David Evans

25th July 2023

Accounts Examination

I have checked the 2021-22 accounts for the Threlkeld Village Hall Trust and can verify that all transactions have been accounted for correctly.

Kim Shaw, CIMA qualified, Finance Manager

21st July 2023

K Shaw

Balanced Books

Accounts Examination

I have checked the 2021-22 accounts for the Threlkeld Village Hall Trust and can verify that all transactions have been accounted for correctly.

I have been through the accounts and there are just a few very little things.

The loans in expenses £90 should be held in creditors if the money is due back as it is not an actual expense.

The Vat is not reconciling – it may be that you will need to include it in income at some point to get the reconciliation correct or include in your next vat return.

I have a closing vat figure of £3250.41 as per your claim but I think there is VAT owed in the account after this of £171.43 given that the opening VAT paid is £152, the closing figure last year.

Kim Shaw, CIMA qualified, Finance Manager
21st July 2023

K Shaw

Balanced Books

THRELKELD VILLAGE HALL TRUST

England & Wales - Charity number 231380

Accounts

THRELKELD VILLAGE HALL TRUST

Annual Report, 2020-21

In my closing remarks last year I said I wouldn't try and predict what the year would bring. Thank goodness I didn't. We were in our third lockdown and the hall remained closed until July. I had a look at the government Covid-19 timeline and was reminded that during the year we progressed from Step 1 in March, Step 2 in April, Step 3 in May and then Step 4 was delayed to July 19th. Then there was Plan B!

We continued to hold our committee meetings by zoom, with the exception of the one in August when we met in the hall. In October Joe Davies stepped down as a committee member and as our meeting minute taker. Joe also ensured we were fully covered by our insurance policies, so he will be missed in many ways. Thank you Joe for your support over many years. The role of minute taker is still vacant so if you would like to support the Village Hall in a very practical way you will be welcomed with open arms or perhaps I should say elbows.

As always committee members have been busy maintaining the hall. The cause of water ingress into the Coffee Shop was finally identified and resolved thanks to the perseverance of Neil Beresford. Steven Oldfield maintained oversight of the building and liaised with regular hirers of the hall while the building was closed. Thank you to all my colleagues on the Village Hall Committee for the time and effort they have committed to the hall over the year.

The Coffee Shop was able to operate for more of the year than in 2020, initially offering take way snacks at the beginning of March and moving to outside seating only and indoor seating as the rules were relaxed. It has continued to be a very popular venue, especially with the opening of the Threlkeld to Keswick railway path and, as always, the staff team have risen to the challenges the year has presented. Adam Bazire will report on the Coffee Shop's year later

We welcomed back some of our regular hirers in July and more in September. Wedding celebrations and other parties plus some weekend campers made bookings from September onward and Steven Oldfield will talk about this in his address. The Brownies and Youth Club also returned, both are reliant on volunteers and the Youth Club in particular needs more volunteer support if it is to continue. If you have some time and are interested in supporting local young people please contact Tina Morland. The Threlkeld Activities Association began putting on arts and social events in September. Numbers attending have been limited to meet with Covid-19 rules but as always the events have been very popular and there is a full programme planned for the coming year.

After two years of disrupted operations our income has taken a knock, but we have been supported by grants from Eden District Council and with income from the Coffee Shop we are in a much better place than many other village halls. David Evans will report on our finances shortly. Thank you David for continuing to oversee and report on our finances.

The Committee are assured that we still have the financial security to continue with our planned extension using the area where the public toilets are located. The planned work will give the Coffee Shop more space for food preparation as well as storage for provisions and more storage space for the Village Hall. The Village Hall received a grant from the Lottery Fund towards the design and planning stage of the project. Further grant applications will be made to support the overall cost of the building work. It is hoped that building work will commence before the end of the year. So watch the space behind the hall.

One of our biggest challenges this year came from the opening of the Threlkeld to Keswick railway path. We welcomed the re-opening of the path and the Coffee Shop has definitely benefited from the increased footfall into the village. The challenge has been the increased use of the hall toilets. With the closure of the external public toilets provided by Eden District Council the hall toilets were re-designated as public toilets. In particular, this has involved increased cleaning demands, I won't go into details but sadly some members of the public show no respect for the toilets and the fact that others use them. Our cleaning team, Steph Malik, Sue Plant and Navy Bostock have had to deal with some very unpleasant situations. I want to thank them on behalf of the committee for all their work over the past year and for taking on the extra cleaning of the toilets when it has been required. I can't mention the toilets with referring to What's App. We now have a Coffee Shop/Village Hall Whats app group which I resisted calling the Toilet Group, so that Coffee Shop staff can alert the cleaning team to the state of the toilets before they come into clean them!

There is a rumour that Covid-19 is moving from pandemic to endemic and that we may not have further restrictions imposed on the way we lead our lives but, as with last year, I am not going to make any predictions. However, we are in changing times and we do need to look to the future. 2022 seems a good year to pause and review the role of the Village Hall in the village, to ensure that we keep pace with the changing needs and interests of our local community and thrive as a community hub. Over the coming months we will be looking at how we involve more local people with what we do, seeking the views of residents about what they want from the hall and looking creatively at any changes we need to make to continue to play a valuable role in the village.

Christine Renouf, Chair, TVHT

This report relates to the activities of the Village Hall Committee and the uses to which the village hall has been put from last year's A.G.M. to the present time. Through the past year Christine Renouf has been the Chair, Neil Beresford the deputy Chair, David Evans the Treasurer, Joe Davis started the year as the Minutes Secretary but after a number of years on the Committee he resigned in October. Graham Anderson, also having served for a number of years, partly as Vice Chairman, declines to stand for re-election. David Arkley joined as the representative of the Parish Council. Barbara Lowesmith is the TAA rep and Tina Morland is still the TYP rep. I have continued in my role as Secretary and Bookings Secretary. We have a young man, Chris Smith, who will move onto the Committee to replace Joe but having said that, there is always work to do and anyone not already involved with the running of the hall will be warmly received, and probably given a job.

During the past 12 months the Committee met six times, once face to face and five times via Zoom. Due to various levels of covid the hall was occasionally taken into use as an extension of the coffee shop. As things settled down, hall activities started to build up again from May onwards. As of this present time virtually all regular hall users are back and we have hosted 4 weddings, 6 private parties and 4 groups of campers. The Brownies and Youth Group are back whilst taking various breaks for holidays and the TAA have put on concerts and one talk. At the first signs of covid receding I had significant concerns that people would not return to their pre covid activities but I have been pleasantly surprised to see that every earlier class or session are now meeting again.

The biggest single issue to engage the committee was the preparatory work going into the conversion of the old public toilet block into an extension of the hall, that space to be used up by further facilities for the coffee shop and extended storage space for the hall. On going maintenance work has been carried out, particularly to resolve a problem of a leaking roof now, hopefully, sealed. Occasionally hall supporters met to tackle issues such as keeping the car park tidy, cleaning parts of the main hall that the cleaners would not be expected to reach and other minor upgrades and improvements. Speaking of hall supporters, there are a number who regularly turn out to make things tick, if I start to name names I am bound to forget someone so I will refrain from that but have to thank John Knifton and Craig Beaty as being a constant source of support and practical help.

Steven Oldfield, Secretary, TVHT

Treasurer's Report to Threlkeld Village Hall Trustees

Year ending 30th September 2021

Summary

- A surplus of £35,387 for the year
- Available Funds at the Year End stand at £131,398
- Covid grants from Eden Council form a large part of the surplus
- Cleaning costs are becoming a more significant cost in terms of both personnel and materials
- Development of the extension project is progressing but at a slower rate than was hoped due to complications surrounding Covid but the development costs for this have been covered by a National Lottery grant

Accounts

We operate a simple cash accounting system given the relative simplicity of our work. The end of year accounts are shown below.

TVHT					
Profit And Loss Account					
For the year ended 30 September 2021					
			2021		2020
Income	Coffee Shop Licence		£14,200		£5,507
	Donations Received - CIC		£30,877		£0
	Donations Received - Misc		£22,824		£13,084
	Donations Received - TAA		£1,100		£3,660
	FITS		£0		£275
	Hall Hire		£2,678		£7,205
	Rates Refund		£0		£289
	RHI		£3,174		£2,505
				£74,853	£32,525
Expenses	Caretaking & Cleaning	(£3,461)			(£3,009)
	Cleaning Materials	(£1,086)			(£695)
	Electricity	(£5,068)			(£5,166)
	Equipment & Fittings Projects	(£19)			(£925)
	Equipment & Fittings Replacements	(£2,035)			(£2,155)
	Extension Project 2020	(£1,474)			(£2,026)
	Insurance	(£1,209)			(£1,197)
	IT Software, Licences, Support	(£295)			(£513)
	Maintenance Repairs Renewals	(£2,860)			(£3,112)
	Misc	£0			(£84)
	Office Expenses	£0			(£206)
	Phone & Broad Band	(£571)			(£425)
	Professional Fees	£0			(£140)
	Subs & Licences	(£180)			(£180)
	Water & Waste	(£2,099)			(£1,087)
				(£20,357)	(£20,920)
Net profit			£54,496		£11,605

These accounts have been adjusted to accommodate a small number of significant payments that for various reasons reached our bank account a few days before or after the accounting year. Following strict cash accounting practice led to very different outcomes in this and the previous financial year. This makes meaningful comparisons very difficult. The adjustments move the payments concerned into the year that they would naturally occur in and hence mean that relative figures from one year to the next indicate real trends. The adjusted accounts are given below.

Accounts Examination

I have checked the accounts and can verify that all transactions have been accounted for above.

Kim Shaw, CIMA qualified, Finance Manager

29/7/22

THRELKELD VILLAGE HALL TRUST

England & Wales - Charity number 231380

Accounts

Threlkeld Village Hall Trust Annual Report

Chair's Report

Welcome to you all. At the last AGM when we were all seated in the Village Hall and had the pleasure of Rosie Cumella talking to us about the work of the Calvert Trust, we could not have imagined how 2020 would turn out. At that meeting I thanked individual committee members for the work they had done during the year, we are all volunteers and I am sure that for some of them it feels like at least a part-time job. You might have thought that this year, the year of COVID 19, or should I say the first year of COVID 19, will have been a bit of a rest year for them. but that has not been the case.

Steven Oldfield, our secretary, ably supported by John Knifton and fellow committee members, took the opportunity to do a number of maintenance jobs in the hall and organised some external painting. Graham Anderson made weekly checks on the hall and tested the fire alarm when it was closed. Neil Beresford skilfully completed the negotiations with the district council for us to take over the Public Toilets in the hall car park.

We have held more meetings than usual, all by skype or zoom, our last face to face meeting was last year's AGM. So Joe Davies has had more minutes to write and he has made sure we are meeting all our insurance requirements when the hall has been closed.

David Evans, our treasurer, will talk about our finances shortly. He has kept us all informed of the impact of the hall being closed on our income and expenditure and has ensured that we received the grants we have been entitled to. David also led the work on making the hall a safe place for people to use during the short period that it was open.

We have been very pleased that we have been able to support the Coffee Shop during the weeks they have been able to operate. Providing them with the extra space in the hall has meant they have been able to offer more customers a safe environment. The regular flow of customers and feedback on Face book is testament to what a wonderful job they have been doing in welcoming people back and making them feel safe.

Keeping the hall clean has been an essential priority over the past nine months and I want to thank our cleaning team: Steph Malik, Sue Plant and Navi Bostock. They have had to be very flexible throughout the pandemic being ready to work when we have been able to be open

but also having down periods when the Hall and Coffee Shop have been closed. It has been very reassuring knowing that their high cleaning standards are being maintained. And of course the Coffee Shop staff have taken on extra cleaning responsibility ensuring that the toilets are clean throughout the day. I also want to mention Sylvia Tuer who has been involved with the Village Hall probably longer than anyone else and in more recent years has continued to clean the hall at the weekend and after events. Sylvia has had to shield during the pandemic so was unable to come into the Hall. I want to thank Sylvia for her support of the Hall over many years and to say when it is safe for her to do so we will welcome her back.

When we were able to open the Hall in September, October, November and December it was lovely to be able to welcome back the line dancing and circle dancing groups and yoga and keep fit classes as well as the Brownies. We look forward to them and our other groups and classes returning later in 2021. We are also eagerly awaiting the return of the regular music events organised by the TAA.

This year I also want to thank an external organisation: ACT (Action with Communities in Cumbria) who with ACRE (Action with Communities on Rural England) have provided regular updates and guidance on what the various Covid 19 restrictions have meant for village halls. Steven Oldfield and I have attended a number of their zoom seminars which have been extremely helpful as the government guidance has at times been confusing and open to different interpretation.

What does 2021 hold – well after this year no one will try and predict the future. I am definitely not going to. But we do have some exciting things on the horizon. Chris Smith a new committee member has taken on the task of revitalising our website so keep an eye on the website over the next few months. Neil is leading a project group working on transforming the public toilets into an additional preparation area for the Coffee Shop and much needed extra storage capacity for the Coffee shop and Village Hall activities. We will need financial support to do this so if you know of any funding bodies who give grants for community buildings please let Neil or David know.

I want to finish by reassuring you all that the Village Hall will re-open and will be 'the venue' for classes, groups, weddings, parties and music events in the future as it has been in the past. We look forward to welcoming everyone back. Thank you.

Secretary's Report.

This Secretary's Report relates to the work of the V.H. Trust Management Committee since the date of the last A.G.M, up to the present time.

The Committee during 2019 comprised Graham Anderson, Joe Davis and myself, elected at the A.G.M., Jo Alberti, Christine Renouf and David Evans were co-opted by the Committee and Moira Suringar, Tina Morland and Dot. Benson, appointed by the TAA, TYP and PC respectively. In March, 2019 Jo resigned from the Committee due to her re-location to Keswick and at the end of last year Dot stood down for personal reasons, no replacement has yet been identified by the P.C.. Jo was replaced as Chair by Christine, Graham Anderson continued as Vice Chair, Joe Davis continued as minutes secretary and myself as Secretary. In addition Neil Beresford – Treasurer and Barbara Lowesmith – monitoring officer/TAA chair have attended meetings but without voting rights. Neil resigned as Treasurer a couple of months ago, having carried out those duties since long before the new hall, he has agreed to stay on as a Trustee and David is now the treasurer. We now routinely have an item on the Agenda to cover any coffee shop matters that may be of relevance to the sole share holder, the Village Hall, and in consequence a member of the coffee shop board, usually Adam Bazire, has also attended our meetings. We have managed on average 78% attendance over 5 x two monthly meetings, which is one percentage point down on last year.

Continuous efforts are made to attract new people onto the Management Board, we are 'technically' up to strength but would always welcome more assistance or interest.

At the regular meetings we discussed all the usual matters plus taking over the public toilets building and the constant interest in the plans for the field out front, which we desire for car parking purposes. For those who are not clear on how the Village Hall, the TAA and the Coffee Shop work together, basically the TAA are a completely separate organisation run by

their own management, Chaired by Barbara Lowesmith. They organise most of the non-private events that go on in the hall, they raise appreciable monies, most of which comes to the Village Hall. The Coffee Shop is, again, a separate organisation run by their own management, their Chair being Adam Bazire. They are non profit making, they pay rent to the village hall and also make an appreciable donation to the Village Hall every year. Both organisations are free to make contributions to other outside organisations. With money provided by the TAA and the Coffee Shop, plus the not insignificant money raised by the hiring out of the hall the Village Hall management look to pay all the bills, keep the building and contents up to scratch and, so far, make contributions to the running of the Youth Club, the Brownies and the Rainbows. We are aware that the roof of the main hall will need replacing sometime and we are also looking to purchase new stage lights for the main hall, which won't be cheap. We have raised the hiring rate for the hall for the first time since the new hall opened but I have had no complaints or withdrawal of use as a result.

We need to thank Steph. Malik and Sylvia Tuer who take care of the cleaning of the hall and prepare the hall for upcoming events. Sylvia and I look after the 'meeting and greeting' of hall hirers. The Committee are very grateful to Steph and Sylvia for carrying out their present roles. Whilst on the subject of appreciation for help given, Helen O'Brien still keeps our web-site in good order and John Knifton has saved the Village Hall hundreds of pounds and also provided work of an exceptional standard carrying out maintenance and installation work of all kinds. We are very grateful to these two, as well as to those too numerous to individually name for providing other types of assistance such as setting up and taking down for events in the hall, the clearing up, washing up etc. after events. The putting out of the Christmas decorations and the attendance on the occasional day when we have a general spring clean.

In the last financial year the hall has hosted campers, brides and grooms and people throwing parties for all sorts of reasons. We have acted as a staging post for long distance walkers and runners, The TAA has hired the hall for music events, films, talks, drama, comedy, ceilidhs and a craft fayre, plus keep fit classes and TAA meetings. The TYP, that's the Threlkeld Young People, report that the Youth Club, the Brownies and the Rainbows are all going strong. This is an area the trustees are particularly pleased with. Professional leaders are employed with the youth group but all three activities also rely upon voluntary

help. Again, anyone feeling they have something to offer would be most welcome. In addition to those activities, regularly held in the hall are meetings by Threlkeld Housing, the Women's Group, the Cumbria Commoners, the Parish Council, friends of Blencathra and Friends of Threlkeld Quarry, the Herdwick Sheep Farmers, the National Parks and the Cumbria Rivers Trust, events by the school, the Blencathra Foxhounds, St. Mary's Church, indoor bowls, circle dancing, Yoga, Pilates, keep fit, various art groups, independent drama productions and independent musical performers to name just about all of them. To sum up the hall hire, during the last calendar year we had 524 hirings of the main hall and coffee shop area, not counting the actual coffee shop day to day work, as against 512 last year, however the total hours is down from 1668 to 1533 This means the hall is hired out on average for 29 hours per week.

I believe a tremendous amount of good will has been created around the village hall by the activities carried on here. Much work is done, time given voluntarily by a relatively small group of people, however, there is no closed shop. Anyone is invited to get involved, there is enough work to go round and if anyone feels they have something to offer please make yourself known to any of the people already involved.

You may realise my report is very similar to the one I made last year, I think this is an indication that everything is stable and going well.

Treasurer's Report to Threlkeld Village Hall Trustees

Year ending 30th September 2020

Summary

- A surplus of £17,145 for the year
- Available Funds at the Year End stand at £78,899
- Covid closures reduced hall income significantly
- Strong sales from the Coffee Shop outside of lockdown meant licence fee income was unaffected
- Covid related donations and grants, notably from Eden Council, led to a 19% increase in surplus
- This puts us in a good position to move forward with the extension project

Accounts

Despite the Covid pandemic the Trust has recorded a 19% increase in surplus compared to the previous year at £17,145. Non coffee shop rental income has seen a significant drop of 40%. Fortunately the Coffee Shop was able to trade strongly when allowed to open and thus has been able to continue paying rental income. The other major source of income has been grants from Eden Council and donations from the TAA and individuals.

Notable aspects of the accounts are:

- The Coffee Shop were concerned about cash flow during lock down so delayed their donation to the hall. Seventeen thousand pounds was received in December 2020 from trading in the year to 31st March 2020.
- Grants provided by Eden Council have been the main reason for our improved surplus this year. In due course this money will go towards the extension project thus supporting local businesses and people.
- The kind donation from the TAA reflects the successful events carried out before the effects of the pandemic.
- Hall hire income has been reduced because the hall was only open for just under half the year due to Covid.
- The rates refund is an overlooked payment from when the Hall was effectively out on 100% rates rebate about three year years ago.
- Cleaning costs are reduced overall due to the closures but when reopened were slightly increased due to the extra requirements of Covid.
- Electricity costs have risen by 6.6% despite a big drop in usage during lockdown. The unit cost is unchanged but a change in meter reading date during the year has resulted in us paying for 12.5 months' worth of electricity in the financial year 2019-20. In addition, the electricity usage when the Coffee Shop was trading strongly was about 20% above normal.
- New stage lights have been installed at the request of the TAA and paid for through their donation. These significantly reduces the heat felt by performers.
- The extension project has started work and has spent about £2,000 so far on legal fees for the property transfer and architect's fees for the initial design work.
- No grants were issued this year due to most local groups having very little activity.

Available Funds

At the end of September 2020 the Trust held available cash funds of £78,899, after allowing for a VAT refund of £822 and the CIC licence fee which were paid in October and November.

Accounts Examination

The accounts have been submitted to an accountant for review and have been found to be an accurate record.

David Evans

20th July 2021

OVERALL INCOME AND EXPENDITURE

TVHT					
Profit And Loss Account					
For the year ended 30 September 2020					
		2020	2019	Change	%
Income	Bank Interest	£0	£1	(£1)	
	Coffee Shop Licence	£11,047	£10,780	£267	2.5
	Donations Received - CIC	£0	£5,000	(£5,000)	(100.0)
	Donations Received - Misc	£13,084	£92	£12,992	14,121.7
	Donations Received - TAA	£3,660	£3,000	£660	22.0
	FITS	£275	£478	(£203)	(42.5)
	Hall Hire	£7,205	£12,151	(£4,946)	(40.7)
	Rates Refund	£289	£0	£289	
	RHI	£2,505	£2,547	(£42)	(1.6)
		£38,065	£34,049	£4,016	11.8
Expenses	Advertising	£0	(£40)	£40	100.0
	Caretaking & Cleaning	(£3,009)	(£4,320)	£1,311	30.3
	Cleaning Materials	(£695)	(£841)	£146	17.4
	Electricity	(£5,166)	(£4,848)	(£318)	(6.6)
	Equipment & Fittings Projects	(£925)	(£582)	(£343)	(58.9)
	Equipment & Fittings Replacements	(£2,155)	(£71)	(£2,084)	(2,935.2)
	Extension Project 2020	(£2,026)	£0	(£2,026)	
	Grant	£0	(£1,550)	£1,550	100.0
	Insurance	(£1,197)	(£1,194)	(£3)	(0.3)
	IT Software, Licences, Support	(£513)	(£431)	(£82)	(19.0)
	Items for Sale	£0	(£333)	£333	100.0
	Maintenance Repairs Renewals	(£3,112)	(£2,659)	(£453)	(17.0)
	Misc	(£84)	£0	(£84)	
	Office Expenses	(£206)	(£101)	(£105)	(104.0)
	Phone & Broad Band	(£425)	(£500)	£75	15.0
	Professional Fees	(£140)	(£55)	(£85)	(154.5)
	Subs & Licences	(£180)	(£723)	£543	75.1
	Trust Expenses	£0	(£69)	£69	100.0
	Water & Waste	(£1,087)	(£1,347)	£260	19.3
		(£20,920)	(£19,664)	(£1,256)	(6.4)
Net surplus		£17,145	£14,385	£2,760	19.2

Available Funds (30 Sep 2019)	£61,754	Cash at bank 30 Sep 2020	£72,538
Surplus 2019-20	£17,145	Creditors (VAT due etc.)	
		Debtors	£6,361
Available Funds (30 Sep 2020)	£78,899	Available Fund (30 Sep 2020)	£78,899

Independent examiner's report on the accounts

Section A

Independent Examiner's Report

Report to the trustees/ members of	Threlkeld Village Hall Trust		
On accounts for the year ended	30 th September 2020	Charity no (if any)	231380
Set out on page	1		

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended **30 / 09 / 2020**.

Responsibilities and basis of report

As the charity's trustees, 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 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

I have completed my examination. I confirm that no material matters have come to my attention 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 Charities 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.

Signed:  Date: 23rd Sep. 2021

Name: Kim Shaw

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

Address: 12 Merlin Gardens
Fareham
Hants

Only complete if the examiner needs to highlight material 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.

[Empty disclosure box]