

**Report of the Trustees and
Accounts for the Year Ended 31 December 2024
for**

Caversham Hall
(registered charity number 234438)

Simon Porter FCA
1 Prospect Street
Caversham
Reading
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RG4 8JB

Caversham Hall
(registered charity number 234438)

Report of the Trustees
for the Year Ended 31 December 2024

The Trustees present their report with the financial statements of the charity for the year ended 31 December 2024.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number
234438

Caversham Hall address
St John's Road
Caversham
Reading
Berkshire
RG4 5AN

Registered office
2 Wolsey Road
Caversham
Reading
Berkshire
RG4 8BY

Trustees
Marie Elizabeth Barnett
Mrs Ann Deane Appointed August 2024
Ken Deane Chair (deceased April 2024)
Mrs Sue McQueen
Alastair Muirhead Chair (appointed August 2024)

Independent Examiner
Simon Porter FCA
1 Prospect Street
Caversham
Reading
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RG4 8JB

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(registered charity number 234438)

Report of the Trustees
for the Year Ended 31 December 2024

Purpose and Overview

The purpose of the charity is the provision of a hall to rent at low cost for community benefit.

In 1892 the land was transferred into trust, and covenants over the property mean that it has to be used for institutional, educational, recreational and social purposes, and that the trustees may charge for such use. Any excess funds are to be held as a reserve fund in a bank account. If the income is insufficient or the trustees determine that the continuance of the trust is no longer justified, then the hall shall be sold and the proceeds given to the Royal Berkshire Hospital. Under a title registered on 23 July 2008, the property is held in trust by Susan Mary McQueen, Kenneth George Deane, Jean Evans and Jeff Horncastle.

There are to be at least four trustees, and two represent a quorum.

Objectives and activities

The charity's aim is to provide low cost facilities rental to support those living in Lower Caversham. In 2023 a ten-year lease was signed for the whole of the car park, generating a yearly rental of £13,000, with a rent review after five years.

Recurring and party bookings increased well over the year.

An exercise to compare similar venues was conducted and it was agreed both hall and hire charges would increase from 1st January 2025 across all rates.

The hall website continues to function well and continues to generate more recurring and party hire bookings, while the booking platform, Hallmaster, also continues to work well for managing bookings and invoicing.

The car park rental continues to bring in valuable revenue – £13,000 p.a. and a review of the contract and current rental price will be assessed when rent review takes place in 2027.

The bills were monitored and a new contract fixed for both Electricity and Gas with Easy2 Switch UK Ltd who specialise in providing rates for charities. The new contract will run from February 2026.

The bell tower, which sat on the hall roof, had developed a lean and on inspection by a Chartered Surveyor it was determined that it needed to be removed before it collapsed.

Removal took some time to arrange, including having the local diocese agree to the erection of scaffolding that would rest on the drive of the neighbouring vicarage. Removal was completed and the roof made watertight in March 2024.

It has subsequently been decided that the costs of replacing the tower are too great to bear so unfortunately, it would appear this landmark has, sadly, now gone forever.

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Report of the Trustees
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Objectives and activities (continued)

The ageing gas boiler was serviced and while it had a new fan and gas valve fitted it broke down irreparably shortly after. Following a tendering process, a supplier was selected, and a new boiler fitted along with new header tank and associated piping and pump. This was completed on 22nd November 2024.

Running repairs were made as and when necessary.

The condition of the roof was addressed, and it was decided to replace various loose tiles and to repair guttering where required. To be completed in 2025.

Trustees

The Trustees are kept in constant touch by email, text message and in-person.

Mrs Ann Deane agreed to become a Trustee after the death of her husband and former Chairman, Kenneth in April 2024.

The age of the existing Trustees has been noted, and it has been proposed to try to recruit some younger trustees to ensure the future running of the hall. This is a work in progress.

The Trustees work well together, continuing to uphold the guidelines in the constitution making Caversham Hall a place for the people of Lower Caversham and surrounding area to enjoy the facilities which we hold in trust for future years.

Reserves Policy

The trustees look to hold sufficient reserves to meet operating costs for a period of at least six months, and to hold a contingency against unforeseen maintenance or repair costs.



Alastair Muirhead
Chairman of Trustees
2 October 2025

Independent Examiner's Report to the Trustees of
Caversham Hall
(registered charity number 234438)

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31 December 2024.

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.



Simon Porter FCA
1 Prospect Street
Caversham
Reading
Berkshire
RG4 8JB

2 October 2025

Caversham Hall
(registered charity number 234438)

Statement of Financial Activities
for the Year Ended 31 December 2024

		2024			2023
	Note	Unrestricted funds £	Restricted funds £	Total Funds £	Total Funds £
INCOMING RESOURCES					
Incoming resources from generated funds					
Voluntary income	2	43,672	-	43,672	41,541
Investment income	3	121	-	121	77
Total Incoming Resources		43,793	-	43,793	41,618
RESOURCES EXPENDED					
Cost of generating funds					
Fundraising trading: cost of goods sold					
and other costs		223	-	223	213
Governance costs		250	-	250	50
Other resources expended	4	33,558	-	33,558	40,544
Total Resources Expended		34,031	-	34,031	40,807
NET INCOMING RESOURCES		9,762	-	9,762	811
Total funds brought forward		36,976	-	36,976	36,165
TOTAL FUNDS CARRIED FORWARD		46,738	-	46,738	36,976

The notes form part of these financial statements

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Balance Sheet
At 31 December 2024

	Note	Unrestricted funds £	Restricted funds £	2024 Total funds £	2023 Total funds £
CURRENT ASSETS					
Cash at bank and in hand		46,738	-	46,738	36,976
		46,738	-	46,738	36,976
NET CURRENT ASSETS					
		46,738	-	46,738	36,976
NET ASSETS					
		46,738	-	46,738	36,976
FUNDS					
Unrestricted funds				46,738	36,976
				46,738	36,976

The financial statements were approved by the Board of Trustees on 2 October 2025 and were signed on its behalf by:



Alastair Muirhead
Chairman of Trustees

The notes form part of these financial statements

Notes to the Financial Statements
for the Year Ended 31 December 2024

1. ACCOUNTING POLICIES

Basis of Accounting

The accounts have been prepared using cash accounting under the historic cost convention.

Resources expended

Expenditure is accounted for on a cash basis and has been classified under headings that aggregate all cost relating to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of

Taxation

The charity is exempt from corporation tax on its charitable activities.

Fund accounting

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

	2024 £	2023 £
2. VOLUNTARY INCOME		
Lettings income	30,672	25,658
Rental income	13,000	13,300
Insurance claim income	-	2,583
	<u>43,672</u>	<u>41,541</u>
3. INVESTMENT INCOME		
Deposit account interest	<u>121</u>	<u>77</u>

4. SUPPORT COSTS

During the year the charity spent £4,980 (2023 - £12,300) with McQueen Consultancy, a business run by a family member of one of the trustees. The trustees satisfied themselves that this money was correctly authorised and spent, in order to maintain the administrative systems of the charity .

5. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 December 2024 (2023 - nil).

	2024 £	2023 £
6. STAFF COSTS		
Wages and salaries	<u>4,630</u>	<u>4,630</u>
	<u>4,630</u>	<u>4,630</u>

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Detailed Statement of Financial Activities
for the Year Ended 31 December 2024

	2024 £	2023 £
INCOMING RESOURCES		
Voluntary income		
Lettings income	30,672	25,658
Rental income	13,000	13,300
Insurance claim	-	2,583
	<u>43,672</u>	<u>41,541</u>
Investment income		
Deposit account interest	121	77
	<u>43,793</u>	<u>41,618</u>
TOTAL INCOMING RESOURCES		
RESOURCES EXPENDED		
Fundraising trading: cost of goods and other costs		
Supplies	223	213
Governance costs		
Independent examination	250	50
Support costs		
Management		
Wages	4,630	4,630
Insurance	2,071	1,561
Light and heat	3,710	3,030
Rates and trade waste	272	254
Maintenance	13,957	14,688
Window cleaning	340	340
Fire extinguishers	-	430
IT support	4,980	12,300
Accountancy	115	115
Marketing	30	-
Subscriptions	265	383
Sundry	73	20
Returned deposits	<u>3,115</u>	<u>2,793</u>
	33,558	40,544
Finance		
Bank charges	-	-
	<u>34,031</u>	<u>40,807</u>
TOTAL RESOURCES EXPENDED		
NET INCOME	<u>9,762</u>	<u>811</u>

This page does not form part of the statutory financial statements