

Langham Village Hall aka Langham Community Centre
Charity Commission Number 268187

Managing Trustees' Report 31st March 2023

The Managing Trustees present their Report for the year ended 31st March 2023, which should be read in conjunction with the attached Financial Statements for the same period.

Legal Status

The Charity was established on 4th April 1978 whereby Langham Parish Council is the Custodian Trustee of the freehold land now occupied by the Community Centre and Car Park.

Objects, Policies and Organisation

The Trust is established to provide and maintain the Community Centre for the benefit of the inhabitants of Langham, without distinction of political, religious or other opinions, with the object of improving the quality of life of the inhabitants.

The Centre is available for hire by any individual or organisation in accordance with the standard hiring agreement and scale of charges adopted for the year. It is intended that the scale is sufficient to generate enough income to meet the ordinary expenditure incurred in providing the Centre. Significant improvements are funded out of revenue by specific appeals, fundraising and utilising grants as available.

Review of the Year

2022/23 has once again been a challenging year. Despite all Sue Armstrong's efforts, we have found that fewer people wish to hire and regular hirers are experiencing lower attendance at their activities, although wedding and festival bookings are looking up. We have suffered, as have they, with rising costs but felt it necessary to raise our charges by 15% on 1st May 2022, as they had been rising by a small amount annually before Covid struck but had remained static since, whilst our outgoings on regular maintenance were increasing. Since then, everyone has felt the impact of high inflation and the huge price increase for fuel.

The Hall was the venue for a very successful Platinum Jubilee weekend last June and an equally successful Bonfire Night celebration in November, organised by the Parish Council. A Hearing Loop has been installed in the main hall with help from a Communities Initiative Grant obtained by Paul Armstrong and was very useful at the Anglian Water meeting held last November. A large television on wheels proved very popular for watching the Jubilee coverage and a new fridge has been installed in the bar area.

The Pre-School was redecorated last summer and the Community Shop organised its own interior redecoration. The Shop also received funding from Colchester City Council under Section 106 Developer Contributions for a wooden "Cabin" to provide a very smart café in the car park to the right of their entrance, which opened this Easter.

It is gratifying that most of our income at present comes from hires by local organisations, such as the Scouts, Bowls Club, Bridge Club, Langham Ladies and the Parish Council. The Community Café on the last Friday of each month is beginning to attract more villagers once

again and Langham Filmnights has adopted a cosier layout with spectators sitting around small tables in the hall with refreshments.

We have submitted our own list of projects asking for Section 106 payments to provide acoustic panels in the main hall to reduce echo; a stairlift to the Committee Room to make it accessible for those with reduced mobility; LED lighting throughout the LCC building, which should reduce our electricity usage; and a new disabled toilet to replace the existing facility. We hope to be able to commence these works shortly.

We have suffered a few setbacks during the year: A thankfully brief visit from travellers on the field in July; the need to sand and seal the hall floor before schedule due to hard use during Covid, when hirers' feet carried in grit because they had to enter straight from the car park; the exorbitant cost of re-roofing the whole building and the unavailability of any grants; delays regarding alterations to the car park while awaiting planning outcomes for the field to the east; re-valuation of the Community Centre, leading to an annual premium of over £3,000.

I would like to thank all Trustees for their invaluable contributions to the running of Langham Community Centre since the last AGM. We are sorry to lose Sue Thorpe, Cliff Jones and James Puxley, who have been long-serving members of the team. Maureen Shouksmith has done sterling work as Treasurer and Liz Winter has continued to plug the gap as Minutes Secretary. As Chairman I have relied on them all and we have to thank our two employees, Sue Armstrong and Cheryl for their tireless work. Cheryl Williams is nominally our Caretaker but has a variety of duties which she carries out cheerfully and efficiently and is taking on more responsibility now that Sue has "retired" after thirteen years of service.

Sue has been an incredible Commercial and Marketing Manager, always on the lookout for ways to upgrade the premises, introduce new technology, solve problems and liaise with hirers, Trustees and contractors, while keeping everyone happy. We shall all miss her and will be glad to see her at Filmnights and around the village, when she is not off sailing and otherwise enjoying herself.

In her place we have welcomed to the LCC Carol Lloyd, who lives in Boxted and has shadowed Sue during March and took over the reins at the end of April. Carol is already proving highly competent.

Finances

The Trustees are responsible for preparation of the financial statements and for keeping proper accounting records which disclose the financial position of the charity. The method employed is receipts and payments accounting.

The year-end financial statements and Treasurer Report for 2022/23 are attached to this report.

Management Committee Members for 2022/3

The members of the Committee during the past year and their appointing bodies were

Alan Cadman	Chairman	elected
Maureen Shouksmith	Treasurer	elected
No candidate	Secretary	

Martin Bottwood
Bob Schofield
Sue Thorpe
Denise Hobday
Liz Winter
Charlotte Parker
Sallie West
James Puxley
Cliff Jones
Mark Kleingeld
Elizabeth Schofield

Parish Council
Recreation Ground
Bridge Club
Parochial Church Council
Langham Ladies
Community Shop
Pre-School
Scouts
Bowls Club
Tennis Club
Co-opted

Sue Armstrong
Cheryl Williams

Commercial and Marketing Manager (employee)
Premises Manager (employee)

25th May 2023



Alan Cadman
Chairman



Maureen Shouksmith
Treasurer

LANGHAM COMMUNITY CENTRE

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES

I report on the accounts of the Charity for the year ended 31st March 2023 which are set out on pages 1 & 2.

RESPECTIVE RESPONSIBILITIES OF TRUSTEES AND INDEPENDENT EXAMINERS

The charity's trustees are responsible for the preparation of the annual report and accounts and they consider that the Charities Act 2011 s144 audit requirement does not apply. It is my responsibility to state, on the basis of procedures specified in the General Directions given by the Charity commissioners under s31(h) or (i) of the 2008 Regulations, whether particular matters have come to my attention. I am qualified to undertake the examination by being a qualified member of the Institute of Chartered Accountants in England & Wales.

It is my responsibility to:

- examine the accounts under section 145 of the Charities Act;
- to follow the procedures laid down in the general Directions given by the Charity Commission (under section 145(5)(b) of the Charities Act; and
- to state whether particular matters have come to my attention.

BASIS OF EXAMINER'S REPORT

My examination was carried out in accordance with the General Directions given by the Charity Commissioners. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records.

It also includes consideration of any unusual items or disclosures in the accounts and seeking explanations from the trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and, consequently, I do not express an audit opinion on the view given by the accounts.

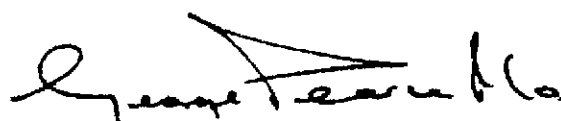
INDEPENDENT EXAMINER'S STATEMENT

No matter has come to my attention in connection with my examination which gives me reasonable cause **not** to believe that in any material respect:

- i) accounting records have been kept in accordance with s.130 of the Charities Act 2011; and
- ii) the financial statements accord with those records; and comply with the accounting requirements of the 2008 regulations.

No matter has come to my attention in connection to which, in our opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

The Forge, Langham,
Colchester, CO4 5PX.



George Pearce, F.C.A.
George Pearce & Co.,
Chartered Accountants

Dated: 1 September 2023



CHARITY COMMISSION
FOR ENGLAND AND WALES

LANGHAM COMMUNITY CENTRE

Charity no:

268187

CC16a

Receipts and payments accounts

FOR THE YEAR

from 1st April 2022


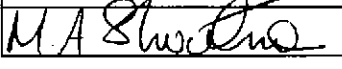
to 31st March 2023

Section A Receipts and payments

	Unrestricted funds £	Restricted funds £	Endowment funds £	Total funds £	Last year £
A1 Receipts					
Hall & car park hire	46,603	-	-	46,603	37,980
Donations	8	-	-	8	180
100 club - net income	1,244	-	-	1,244	1,251
Bank interest earned	448	-	-	448	32
Cinema receipts - net income	775	-	-	775	290
Bar & Café income (net income)	356	-	-	356	489
Grant for hearing loop	2,719	-	-	2,719	3,825
Grant - Essex Assoc of Local Councils	-	-	-	-	0
Grant - Covid-19	-	-	-	0	8,000
Other	-	-	-	0	90
Sub total (Gross income for AR)	52,153	-	-	52,153	52,147
A2 Asset and investment sales, (see table).					
	-	-	-	-	-
Sub total	-	-	-	-	-
Total receipts	52,153	-	-	52,153	52,147
A3 Payments					
General & water rates	1,105	-	-	1,105	612
Heat, light and power (net of shop re-charges)	9,228	-	-	9,228	4,017
Insurances	2,663	-	-	2,663	2,251
Salaries	16,842	-	-	16,842	15,734
Telephone & broadband (net of re-charges)	851	-	-	851	1,060
Music licences	967	-	-	967	488
Building maintenance & improvements	23,163	-	-	23,163	8,618
Professional fees	1,559	-	-	1,559	-
Sundry expenses	1,218	-	-	1,218	712
Cleaning (net of re-charges)	2,976	-	-	2,976	3,052
Catering	-	-	-	-	0
Car park safety survey	-	-	-	-	1,620
Roof repairs - professional fees	-	-	-	-	6,335
Sub total	60,562	-	-	60,562	44,499
A4 Asset and investment purchases					
	-	-	-	-	-
Sub total	-	-	-	-	-
Total payments	60,562	-	-	60,562	44,499
Net receipts/(payments)	(8,409)	-	-	(8,409)	7,648
A5 Transfers between funds	-	-	-	-	-
A6 Cash funds last year end	105,393	0	0	105,393	97,745
Cash funds this year end	96,984	0	0	96,984	105,393

Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds £	Restricted funds £	Endowment funds £
B1 Cash funds	Bank current account	3,123	-	-
	Bank saver account	87,115	-	-
	NS&I account	28,000	-	-
	Petty cash	746	-	-
	Total cash funds	96,984	-	-
	(agree balances with receipts and payments account(s))	OK	OK	OK
		Unrestricted funds £	Restricted funds £	Endowment funds £
B2 Other monetary assets		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
B3 Investment assets	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
	Fixtures, fittings and equipment	Unrestricted	-	100,810
	Car park costs	Unrestricted	-	65,610
	Freehold building	Unrestricted	-	1,380,680
			-	-
			-	-
B4 Assets retained for the charity's own use	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
B5 Liabilities	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
			-	
			-	
			-	
			-	
			-	

Signed by one or two trustees on behalf of all the trustees	Signature	Print Name	Date of approval
		A.M. CADMAN	2/11/23
		MASHOUKSMITH	2-11-23

LANGHAM COMMUNITY CENTRE				MARCH 2023				
INCOME				2021/2022	2022/2023			
	Hires							
2A	Local Regular			15,104.22	21,287.57			
2B	Local One Off			1,046.00	1,933.50			
2C	Commercial Regular			10,881.50	7,091.00			
2D	Commercial One Off			572.00	3,854.50			
2E	Non Commercial Non Local			11,519.47	11,478.25			
2F	Weddings			803.00	1,343.00			
2G	Toilets			90.00	775.51			
2H	Security deposits				1,550.00			
3A	Preschool rubbish			339.55	432.80			
3B	Hirers' rubbish			2.20	105.75			
3C	Cleaning				-			
1	100 Club			2,355.17	2,252.85			
12	Grants			11,825.00	2,718.50			
11A	Shop Electricity			2,765.74	4,429.05			
11B	Parish Council Electricity				27.99			
9	Broadband			480.00	280.00			
5	Cinema			816.41	1,380.98			
4	Bar & Café			488.51	777.76			
10	Donations			180.04	8.00			
13	Misc	Equipment hire		942.69	208.86			
14	PAT Tests				166.85			
				60,211.50	62,102.72		60046.94	
PAYMENTS				2021/2022	2022/2023			
	Electric			6,782.92	13,684.96			
	Water			240.00	324.00			
	Regular Maintenance				8,897.02			
	Rates			372.43	780.60			
	Insurance			2,251.15	2,653.34			
9B	Email/Internet			892.55	515.64			
	Building Maintenance			7,614.18	14,336.51			
3C	Cleaning			3,334.94	3,515.00			
	Salaries Admin				360.00			
	Salaries			16,094.42	16,482.02			
	Professional fees				2,525.96			
2H	Deposit Refunds			2,889.00	2,684.14			
	Langham Parish Council				-			
	Other	Misc	Sundries	9,858.27	965.12			
5	Cinema			526.38	606.24			
1	100 club			1,094.00	1,009.00			
9A	Mobile Phones			647.11	615.24			
14	PAT Tests				365.38			
	Miscellaneous Exp.				278.41			
4	Bar & Café				421.42			
				52,597.35	70,960.00		69661.80	
	Tfrs to/from Petty Cash				-			
	Bank Interest			7.29	13.51			
	PROFIT			7,621.44	- 8,843.77		- 9,614.86	-
LANGHAM COMMUNITY CENTRE				15TH APRIL 2022 - 31ST MARCH 2023				
RECONCILIATION:								
	Bank statement as at 31st March 2022				3,162.89			
	Petty cash as at 31st March 2022				62.24			
	Transfer to saver 20.04.22				- 2,500.00			
	Transfer from saver 27.06.22				1,500.00			
	Transfer from saver 31.08.22				2,000.00			
	Transfer from saver 06.09.22	29.09.22			4,000.00			
	Transfer from saver 27.10.22				3,000.00			
	TFR from saver 27.11.22				1,000.00			
	Transfer to saver 17.10.22				- 3,000.00			
	Transfer to saver 16.12.22				- 2,000.00			
	Transfer from saver 05.12.22				2,000.00			
	Transfer from saver 23.01.23				1,500.00			
	Transfer from saver 01.03.23				1,500.00			
	Transfer from saver 03.02.23				1,000.00			
	Transfer from saver 03.03.23				1,000.00			
	Transfer to saver 14.03.23				- 1,500.00			

Transfer from saver 23.03.23			2,000.00			
Transfer to saver 15.09.22			- 2,000.00			
Income			62,102.72	- 9,614.86	bank a/c m	
Payments			- 70,960.00			
Cash as at 31st March 2023			3,867.85	- 9,614.86		
Bank balance as at 31st March 2023			3,122.91			
Petty Cash Balance			744.94			
Combined Bank & Petty Cash Balance			3,867.85			
Active Saver Account		31.03.22	76,166.83			
Deposits	Langham P CC					
N S & I interest	05.04.22		11.04			
	05.05.22		10.69			
	06.06.22		11.04			
	05.07.22		10.69			
	05.08.22		18.52			
	05.09.22		26.50			
	05.10.22		25.64			
	08.11.22		31.20			
	06.12.22		38.47			
	05.01.23		47.94			
	06.02.23		53.35			
	06.03.23		55.24			
Transfer	20.04.22		2,500.00			
Transfer	27.06.22		- 1,500.00			
transfer	31.08.22		- 2,000.00			
Transfer	06.09.22		2,000.00			
Transfer	28.09.22		- 2,000.00			
Transfer	15.09.22		- 2,000.00			
Transfer	17.10.22		3,000.00			
Transfer	27.10.22		- 3,000.00			
Transfer	28.11.22		- 1,000.00			
Transfer	05.12.22		2,000.00			
Transfer	16.12.22		- 2,000.00			
Transfer	23.01.23		- 1,500.00			
Transfer	03.03.23		- 1,000.00			
Transfer	14.03.23		1,500.00			
Transfer	23.03.23		- 2,000.00			
Transfer	01.03.23		- 1,500.00			
Transfer	03.02.23		- 1,000.00			
Interest earned 22/23		05.12.22	13.51			
Interest earned 22/23		06.03.23	87.94			
Interest earned 22/23		08.11.22	6.51			
			67,115.11			
Bank balance as at 31st March 2023			67,115.11			
COMMUNITY CENTRE CONTENTS & BUILDING ASSETS						
CHAIRS	all areas	280	9,410.00			
TABLES	all areas	50	2,000.00			
ELECTRICAL ITEMS (Kitchen excluded)			77,300.00			
CURTAINS & ROLLER BLINDS		15	6,400.00			
STOCK & BAR	all areas		2,500.00			
CLEANING PLANT + FRIDGES ETC			3,200.00			
			100,810.00			
TOTAL FOR CAR PARK			65,610.00			
BUILDING TOTAL INCLUDING SHOP, PRE-SCHOOL AND COMMUNITY CENTRE			1,380,680.00			
TOTAL ASSETS			1,547,100.00			
Note: assets valuation is less because the roof repairs have not been carried out at this date.						
The NS&I bond number DR945400 in the sum of £26,000 is held in the name of Langham Parish Council (Community Investment) fund. It is held by the Custodian Trustee for the sole benefit of Langham Community Centre. Monthly interest is received into our Barclays Saver account.						