

**NORTHAM VILLAGE HALL TRUST**

**Charity No 269218**

**ACCOUNTS**

**FOR THE YEAR ENDED**

**31<sup>ST</sup> DECEMBER 2021**

**B A Taxation Services  
Lyndhurst  
Main Street  
Peasmarsh, Rye  
East Sussex  
TN31 6YA**

# NORTHIAM VILLAGE HALL TRUST

Frewen Close, Main Street, Northiam, East Sussex, TN31 6RA  
Registered Charity Number 269218

## Report of the Trustees for the financial year ended 31 December 2021

Northiam village hall was built in 1975 following the purchase of the land some years earlier by the local community from two local landowners/farmers. The buildings have since been extended to provide meeting rooms as well as a main hall, and it is now believed to be one of the largest village halls in East Sussex.

The buildings and surrounding land are held in trust by the Charity Commission's Official Custodian, on behalf of the local community. A management committee appointed from the community in Northiam has responsibility for running the hall on a day-to-day basis. The management committee is a registered charity (Northiam Village Hall Trust) which is regulated by the Charities Commission, and is answerable to the local community at each Annual General Meeting. Trustees are appointed each year at the AGM, either elected by the community or nominated by local groups that use the hall. The work of the Trustees is governed by a Trust Deed, dating from 1971, which set the original goal of providing a village hall for use by the community, with the ongoing objective of improving the conditions of life for Northiam residents.

As of 31 December 2021 the Trust comprised 11 Trustees:

Keith Whiting (Chair); Pete Sargent (Deputy Chair); Christine Palmer (Secretary); Sylvia Wickens (Bookings Secretary); Bernie Bone (Treasurer); John Fenton; Sarah Giles; John Palmer; Richard and Sandra Robinson, and Sue Schlesinger.

In normal years, the Trust generates its income from rentals paid by hall users, supplemented by donations and fund-raising activities. Running costs absorb most of the income but, where there is a surplus, this is used to contribute towards hall improvements. All monies raised, whatever the source, are used in maintaining or improving the village hall.

As with the whole community, the Covid-19 pandemic has meant that the situation has been far from normal during both 2020 and 2021. The lockdowns and other restrictions during these two years have meant that many of our regular social groups have been unable to meet. Some of our fitness and exercise classes did continue to use the hall outside of the lockdowns, but the overall picture was one of very limited use of the hall, and a significant reduction in our regular income. The gaps in our hirings, however, have given us the opportunity to undertake some major improvements to the buildings, and we have been fortunate to receive financial assistance from a number of sources to fund these improvements.

Our ambitious improvement programme began in 2020 and continued during 2021. The projects completed in 2021 were:

- Replacement main front door and windows, redecorated lobby and renovated toilet areas
- Replacement outside door for the Jenkins room
- Installation and commissioning of an access control system on the main hall front door and Jenkins room door, linked to the hall booking system
- Replacement of the guttering and downpipes around the whole building

- Re-laying the block paving paths from the side fire escapes
- Replacement of the main hall and kitchen windows with double glazed units
- Replacement fire escape doors to main hall North side, committee room and barn
- Complete redecoration of the main hall
- Installation of new blinds to the main hall windows
- Replacement of stage curtains
- Renovation of main hall floor, by sanding and re-sealing the oak strip flooring
- Upgrading of main hall lighting to replace the life-expired fluorescents with dimmable LED lights
- Upgrading of the outside lighting with LED lights, now all movement-detected
- Reorganisation of the storage barn to make more efficient use of the whole area and to provide space for library storage

It will be appreciated that all the above works were costly. Where possible, much of the labour was undertaken by the village hall committee, with specialist contractors used where necessary. All of our contractors are local firms or Northiam residents.

Funding to achieve these jobs came from the following sources:

- National Lottery grant to provide for the refurbishment of the lobby and toilet areas
- Grant from Sussex Community Foundation to fund the main hall floor renovation
- Various Government income-support grants during the Covid-19 restrictions

For the financial year ended 31 Dec 2021 our rental income was £6,370, a similar level to 2020, but a long way short of the income achieved pre-pandemic in 2019 (£19,914). Day to day running costs at £14,953 were increased from 2020 levels (£11,299), but include some of the minor costs of the improvements mentioned above. As with the previous year our costs were substantially lower than 2019 (£16,953). Other income of £3,213, and fund raising and donations of £3,207 helped to close the gap between income and expenditure, and the remaining shortfall of costs over income in 2021 was financed from the healthy cash balance that we carried over from 2020. The total cost of the improvement projects was £27,090, and this was funded by grants of £21,890, supplemented by the surplus in our reserves brought forward from 2020 (£26,416) now reduced to £18,253.

Because of the ongoing pandemic we have not yet been able to welcome back all of our local social groups, but we are very hopeful that we will be able to do so over the first few months of 2022.

January 2022



KEITH WHITING

CHAIR, NORTHIAM VILLAGE HALL TRUST

## **NORTHAM VILLAGE HALL TRUST**

### **Contents of the Financial Statements for the year ended 31 December 2021**

- Trustees' Report
- Income and Expenditure Account
- Statement of Assets and Liabilities
- Breakdown of fundraising income & special project expenditure
- Independent Examiner's Report



# **NORTHIAM VILLAGE HALL TRUST**

Registered Charity No: 269218

## **STATEMENT OF INCOME AND EXPENDITURE FOR THE YEAR ENDED 31st DECEMBER 2021**

	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
<b>INCOME</b>		
Lettings	6,370	6,581
Donations	1,557	1,500
Fund Raising	1,650	323
Fund Raising - Special Projects	4,416	14,150
Miscellaneous	3,213	2,368
Government Grants	17,474	16,334
	<u>34,680</u>	<u>41,256</u>
<b>EXPENDITURE</b>		
Insurance	1,100	1,078
Repairs, Renewals and Maintenance	6,548	3,051
Cleaning	896	835
Equipment	1,847	355
Administration	1,293	2,403
Rates	-	54
Heat and Light	1,635	2,936
Water	748	434
Fund raising expenses	843	65
Expenditure on special projects	27,090	16,721
Loan repayment	600	-
Miscellaneous	243	88
	<u>42,843</u>	<u>28,020</u>
<b>(DEFICIT)/SURPLUS FOR THE YEAR</b>	<b>(8,163)</b>	<b>13,236</b>
Cash funds brought forward 1.1.21	26,416	13,180
Cash funds carried forward 31.12.21	<u>18,253</u>	<u>26,416</u>

# NORTHAM VILLAGE HALL TRUST

Registered Charity No: 269218

## STATEMENT OF ASSETS AND LIABILITIES AS AT 31st DECEMBER 2021

	2021	2020
	£	£
<b>ASSETS</b>		
Cash at bank	18,093	26,246
Cash in hand	160	170
	<u>18,253</u>	<u>26,416</u>
<b>LIABILITIES</b>		
Loan from Don Hanson Charitable Foundation	<u>2,400</u>	<u>3,000</u>

The Income and Expenditure Account and Statement of Assets and Liabilities were approved by the Trustees.

Name KW Whitey  
KEITH WHITING, CHAIR, NORTHAM VILLAGE HALL TRUST

Date 28th Jan 2022

# **NORTHAM VILLAGE HALL TRUST**

Registered Charity No: 269218

## **BREAKDOWN OF FUNDRAISING INCOME 2021**

	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
Jumble Sales	717	-
Boot Sales	415	-
Coffee Mornings/Tea Parties	262	323
Cinema	257	-
	<u>1,650</u>	<u>323</u>

## **BREAKDOWN OF FUNDRAISING INCOME 2021 (SPECIAL PROJECTS)**

	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
Chairs	-	1,600
Jenkins Room refurbishment	-	250
Heating Control System	-	3,300
Lobby & toilet refurbishment	-	8,500
CCTV	-	500
Main hall floor renovation	4,416	-
	<u>4,416</u>	<u>14,150</u>

## **BREAKDOWN OF EXPENDITURE: SPECIAL PROJECTS**

	<b>2021</b>
Front door replacement	3,287
Heating control	103
Hall lighting and ceiling painting	2,703
Kitchen window and rear exit doors	2,357
Main hall painting	1,351
Hall/toilet window renewal	2,625
Jenkins Room door replacement	3,758
North fire exit door replacement	1,610
Main hall floor renovation	4,416
Main hall curtains and blinds	4,880
	<u>27,090</u>

**Independent Examiner's Report on the Unaudited Financial  
Statements to the Trustees of Northiam Village Hall Trust  
Charity No: 269218**

I report on the financial statements for the year ended 31<sup>st</sup> December 2021 set out on the following pages.

**Respective responsibilities of Trustees and Independent Examiner**

The charity's trustees consider that an audit is not required for this year (under section 144 of the Charities Act 2011 (the Act), and that an independent examination is needed.

It is my responsibility to:

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

**Basis of independent examiner's statement**

My examination was conducted in accordance with General Directions given by the Charity Commission. 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 accounts.

**Independent examiner's statement**

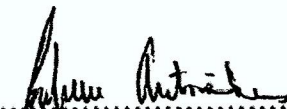
In the course of my examination, no matter has come to my attention

(1) which gives me reasonable cause to believe that, in any material respect, the trustees have not met the requirements to ensure that:

- proper accounting records are kept (in accordance with section 130 of the Act); and
- accounts are prepared which agree with the accounting requirements of the 2011 Act; or

(2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

B A Antrobus BSc (Open) FCA CTA  
Lyndhurst  
Main Street  
Peasmarsh, Rye  
East Sussex TN31 6YA

  
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1<sup>st</sup> February 2022