

SHIPHAM VILLAGE HALL TRUST

England & Wales · Charity number 270556

Details

Other names	SHIPHAM COMMUNITY HALL TRUST
Status	Registered
Legal form	Other
Registered	1975-12-19
Register	View on the Charity Commission register

Contact

Address	Seagrove North Down Lane Shipham Somerset
Phone	01934842335
Email	julesofford@gmail.com
Website	www.shiphamhall.co.uk

Activities

Objects: COMMUNITY HALL FOR THE USE OF THE INHABITANTS OF THE PARISH OF SHIPHAM WITHOUT DISTINCTION OF POLITICAL RELIGIOUS OR OTHER OPINIONS INCLUDING USE FOR MEETINGS LECTURES AND CLASSES AND FOR OTHER FORMS OF RECREATION AND LEISURE-TIME OCCUPATIONS WITH THE OBJECT OF IMPROVING THE CONDITIONS OF LIFE OF THE SAID INHABITANTS.

Activities: Ownership and operation of a Village Hall

Classification

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

Geography

- **Area of benefit:** PARISH OF SHIPHAM
- Somerset

Finances

Period end	Income	Expenditure	Assets	Employees
2025-06-30	£46,324	£45,674	-	-
2024-06-30	£47,681	£33,610	-	-
2023-06-30	£49,012	£27,731	-	-
2022-06-30	£39,687	£23,767	-	-
2021-06-30	£30,483	£16,950	-	-

Trustees

Name	Role	Appointed
ANITA MARY TOWNSEND		2022-11-10
Amanda Jane Firth		2019-11-19
Deborah Andrews		2020-03-20
Gemma Joyce Gaut		2022-05-19
Helen Margaret Ingleby		2019-11-26
IAN GOODIER FIRTH LLB		2011-04-24
JOHN ARTHUR MOORHOUSE		
JULES OFFORD		2022-04-27
Jane Catherine Sanders		2014-11-04
Katharine Leach		2019-11-19
Ken Chalk		2014-04-28
Margaret Elizabeth Howell		2019-11-12
PAUL ANTHONY EDWARDS		
Rachel Gregor		2025-01-23
Ruth Ardron		2025-01-23
Stephen Dodd		2016-04-14

Accounts

Report of the Trustees for the year ended 30th June 2025

The Trust and its charitable objective

The charitable trust was first registered with the Charity Commission in 1975 to "provide community hall facilities for the use and benefit of the inhabitants of and organisations within the parish of Shipham". Modifications to the deed have been registered allowing modern means of communication.

Officers of the Trust

Steve Dodd and Jules Offord continue as Treasurer and Secretary of the Trust. We have currently chosen to have no permanent Chairperson.

Governance and day to day management

The trust deed lays down the powers governing the trust and its management, particularly keeping the premises in good repair and insured against fire, theft, public liability, and other insurable risks.

The trust is administered by a council of 8 independent trustees elected at the trust's AGM, and representative trustees elected annually by active village organisations empowered under the trust to appoint trustees. Over the years a number of these have become inactive and new organisations have been added. Additionally, the Parish Council is invited to nominate a representative.

There are currently 16 confirmed trustees:

Officers: **Treasurer:** Stephen Dodd **Secretary:** Jules Offord

Independently elected trustees

Ken Chalk	Paul Edwards	Jane Sanders
Ian Firth	John Moorhouse	Helen Ingleby

Representative Trustees for active village organisations

tbc	Friends of Shipham School
Amanda Firth	Save the Children Lunches
Anita Townsend	Shipham, Rowberrow & Star Women's Institute
Katherine Leach	Shipham Community Allotment
Frances Cartwright	Shipham Parish Council – co-opted
Jane Sanders	Shipham Community Cinema
Steve Dodd	Shipham Football Club
Ruth Ardron	Shipham Gardening Club
Abi Scotcher	Shipham Guides & Brownies
tbc	Shipham History Society
tbc	Shipham Parent and Toddler Group
Debbie Andrews	Shipham Players
Margaret Howell	Rowberrow PCC and Shipham PCC

Shipham Village Hall Trust Charity number 270556
Report of the Trustees for the year ended 30th June 2025

A management committee is appointed by the trustees to oversee the operation of the hall and at the date of this report the members are:

Management Committee members: Ken Chalk, Paul Edwards, Helen Ingleby, Jane Sanders

Secretary: Jules Offord **Treasurer:** Steve Dodd

Co-opted members: Pete Ovenden, Tony Packer, Daniel Jeffery (Hall Manager) Keith Blight, Lin Blight, Rachel Healey

Contact information:

For enquiries for availability and booking of any room **contact** our bookings clerk, **Katie Ovenden, by e-mail at shiphamhall.bookings@gmail.com** or on the dedicated **phone 07821720152**, leaving a request for a call back if this is not answered at the time.

Alternatively, to just check for availability of each of the 3 rooms, it is possible to do this at **www.bookingsmanager.biz/ShiphamVillageHall/**

All other communications should be sent to the Secretary. (See contact details on the website)

The principal officers and their contact information is:

Chair:

Secretary:

Mr J Offord Seagrove,
North Down Lane,
Shipham BS25 1SN
Tel: 01934 842335

Hon. Treasurer:

Mr S Dodd,
19. Beech Road< Shipham
BS25 1SA
Tel: 01934 843660

Public Benefit

Interest in the hall is stimulated by word of mouth, listings in free local periodicals and on the web at www.shiphamhall.co.uk, the community site www.somersetccc.org.uk, and www.hallshire.com.

The Hall is extremely well used by both villagers and those from outside the village, enhancing the social wellbeing of the village and its neighbours. The hall accepts bookings from any applicant provided the specified rooms requested are not already booked when required, and subject to its latest terms and conditions of hire. No exclusions are applied based on residence, persuasion, or opinion.

Regular activities are published on our website, hall screen, and notice boards. These include those of village organisations and others covering a wide spread of interests for all age groups, particularly those arranged for historical, cultural and creative arts, fitness and activities for children and young people. The Hall is a popular venue for weddings, anniversary celebrations, parties, and charity fundraising events.

Report of the Trustees for the year ended 30th June 2025

The Premises

Since the opening of the hall the building has been extended. An annual refurbishment program of equipment and external areas maintains the high standards set at the opening of the hall. A recent refurbishment programme has enhanced the facilities of the hall and plans are in place to further improve the experience of all hall users.

The Facilities

Hirers may either hire the whole building, or one or a combination of the following:

- A large spacious main hall with a well-equipped stage and lighting, cinema standard projection and sound
- An adjacent large kitchen, built and fitted out to a professional commercial standard
- A convivial meeting room with its own kitchenette that is ideal for smaller group meetings
- A small club/committee room, with toilets and recently fitted kitchenette that converts into a bar area for larger events

High-speed internet is freely available throughout the building, and each meeting room has an individual hearing loop system, projection facility and audio system.

There is parking for approximately 60 cars.

Reserves Policy

The policy requires that the management committee ensures that funds are always available to meet any regular payments due. Periodic assessments determine the level of funds that may be needed when equipment replacements are necessary and or other cost of work that may be needed to maintain the high standards of the premises.

These regular assessments address:

- the life all fixed assets to determine those requiring replacement within 5 years
- the impact of inflation and technological advances on the potential cost of their replacements
- the costs of replacing or renovating equipment not treated as a depreciating asset
- expenditure that may be required to renovate the building's fabric or grounds

For this purpose, the funds may include those available at the time of review, plus those reasonably expected to be set aside from operations, other regular income, and depreciation before any forecast expenditure becomes due. Any surplus funds may be applied to improve either equipment or premises.

This ensures timely program of replacements and implementation of desirable improvements.

Commentary on the accounts for the year to 30 June 2025

1. Income

The hall continues to be very well used as evidenced by a similar level of hire income to past few years although slightly down from the 23/24 levels.

Shipham Village Hall Trust Charity number 270556

Report of the Trustees for the year ended 30th June 2025

Solar energy income has shown a modest increase in income levels up from £3.9k to £4.2k.

The bank interest income was marginally lower and is reflective of lower interest rates available during the financial year.

2. Expenditure

As discussed, and approved, at the last AGM, 2025 continued a significant project to upgrade and reinvigorate the Village Hall especially the upgrades to the Star room, resulting in expenditure funded through the normal annual cycle, through fixed asset purchase or through drawdown of the premises contingency fund.

The more significant items have included:

- the upgrading of facilities in the Star room including replacement flooring which was extended through to the storeroom
- Some recurring costs have increased in line with living wage increases and expected inflation (e.g. cleaner, bookings clerk, annual maintenance contracts and insurance costs)

Repair and maintenance costs are slightly lower than 2023/24 due to a decision to only partially redecorate during this period. This year also saw a smaller demand on asset replacement.

Utility costs have increased significantly on 23/24 partly due to a change in utility contract costs but also as a consequence of the issues we experienced with the heating system during the winter of 2024/25.

3. Assets and liabilities

Whilst we show debtor balances for hire charges at the year-end (£6.4k up from £4.1k), these were all paid following the year-end, and we have no issues with non-payment of hire charges.

The balance in the Premises Contingency Fund has remained stable despite the costs of the projects to maintain and upgrade the standards of the hall.

4. Other

Whilst we have resisted increasing hire charges for a number of years, we agreed a modest increase of 5% for 2025 / 26. We have reached a relative maximum usage of the hall and so our hire income is unlikely to rise in future without an increase in hire charges, whereas annual recurring costs are likely to continue to increase over time.

Report of the Trustees for the year ended 30th June 2025

We gave reasonable notice of the increase as we are aware that it will impact our hirer base, with our increases likely being passed on to their customers in turn. There has been no downturn in use as a result.

We are also mindful that we need to remain competitively priced for the facilities that we offer and that we need to continue to maintain our premises to a high level of quality, which requires ongoing investment.

Professional Support

Lloyds Bank plc is used to bank rental income and CAF Bank Ltd is used for all other regular transactions.

Mr Dennis Carroll is the Trust's independent examiner.

Signature and Declaration

I declare, in my capacity as Secretary, that the Trustees have approved the report above and have authorised me to sign it on their behalf.

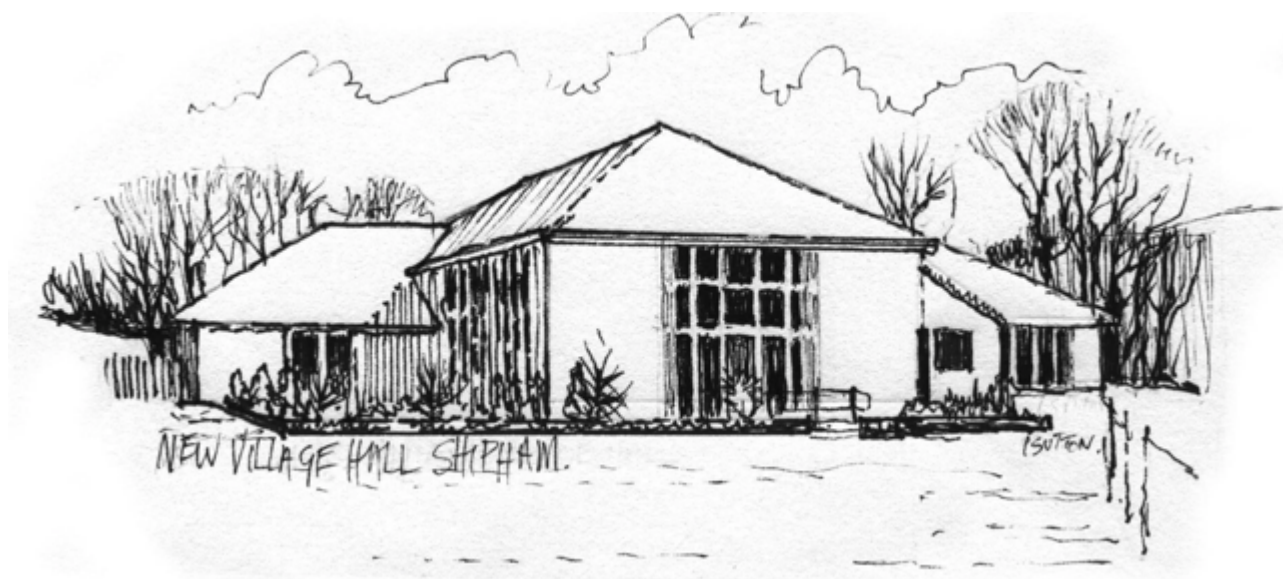
Secretary:



Jules Offord

Shipham Village Hall Trust

Statement of Finances for the year ended 30 June 2025



Shipham Village Hall Trust
Statement of finances for year ended 30 June 2025

**Independent Examiner's Report
To the Trustees of Shipham Village Hall Trust**

I report to the trustees on my examination of the accounts of Shipham Village Hall Trust ("the Trust") for the year ended 30 June 2025, which are set out on pages 3 to 6.

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.

Denis Carroll ACMA
25 Beech Road
Shipham
Somerset
BS25 1SA

17 February 2026

Shipham Village Hall Trust
Statement of finances for year ended 30 June 2025

STATEMENT OF RECEIPTS AND PAYMENTS		Note	Year Ended 30 June 2025 £	Year Ended 30 June 2024 £
RECEIPTS				
Income from charitable activities				
	Hire charges	1	40,265	43,619
	Other		0	380
			<u>40,265</u>	<u>43,999</u>
Solar energy income		2	4,225	3,996
Interest on deposits			<u>1,834</u>	<u>1,990</u>
TOTAL RECEIPTS			<u>46,324</u>	<u>49,985</u>
PAYMENTS				
Direct charitable expenditure				
Hall management				
	Bookings administration		(6,570)	(5,160)
	Annual licences	3	(1,053)	(1,224)
	Broadband, WiFi and alarm phone line		0	(10)
	Website maintenance		(16)	(14)
	Officers' postage and stationery		0	(44)
Utilities				
	Insurance	4	(1,887)	(1,834)
	Electricity	5	(2,346)	(1,212)
	Gas	5	(5,828)	(2,382)
	Water and sewerage		(450)	(67)
Hall maintenance				
	Cleaning		(4,524)	(4,863)
	Annual maintenance contracts	6	(3,695)	(3,331)
	Repairs and maintenance	7	(4,769)	(7,217)
	Asset replacement		(523)	(2,959)
	Grounds maintenance		(1,835)	(2,343)
Interior premises renovation				
	Star Room upgrade	8	(11,468)	(2,636)
	Rowberrow Hall curtains		0	(7,823)
	Rowberrow Hall speaker system		0	(3,950)
Other costs				
	Independent examiner		(135)	0
	Bank charges		(60)	(60)
	David Worker Legacy Fund	9	(250)	(50)
	Other		(266)	(898)
TOTAL PAYMENTS			<u>(45,674)</u>	<u>(48,077)</u>
NET MOVEMENT IN CASH FUNDS			<u>650</u>	<u>1,908</u>
MOVEMENT IN CASH FUNDS				
			Year Ended 30 June 2025 £	Year Ended 30 June 2024 £
Cash funds at the start of the year			95,393	93,485
Net movement in cash funds in the year			<u>650</u>	<u>1,908</u>
Cash funds at the end of the year			<u>96,043</u>	<u>95,393</u>

Shipham Village Hall Trust
Statement of finances for year ended 30 June 2025

STATEMENT OF ASSETS AND LIABILITIES

	Note	Year Ended 30 June 2025 £	Year Ended 30 June 2024 £
CASH FUNDS	10		
Lloyds Bank plc – Instant Access Account		200	4,394
CAF Bank Ltd – CafCash Account		13,542	9,518
CAF Bank Ltd – CAF Gold Account		82,301	81,481
TOTAL CASH FUNDS		96,043	95,393
		£	£
OTHER MONETARY ASSETS	11		
Unpaid hire invoices		2,129	488
Unissued hire invoices		4,299	3,584
TOTAL OTHER MONETARY ASSETS		6,428	4,072
		£	£
ASSETS RETAINED FOR TRUST'S OWN USE	12		
Land at cost		28,281	28,281
Premises at cost		501,873	501,873
TOTAL ASSETS RETAINED FOR TRUST'S OWN USE		530,154	530,154
		£	£
LIABILITIES			
Pre-paid hire charges		2,690	1,917
Hirers' deposits held		600	2,250
TOTAL LIABILITIES		3,290	4,167

Shipham Village Hall Trust
Statement of finances for year ended 30 June 2025

Notes to the statement of finances

1. Income from hire charges is shown net of deposit returns and refunds.

2. Solar energy income relates to receipts from the Feed in Tariff scheme from solar panels on the hall roof.

3. Annual licences:

	2025	2024
Performing Rights Society: music licence	£	£
Avalon: rental booking system	518	689
Somerset council: alcohol licence	240	240
Community Council of Somerset	180	180
Shipham Football Club: Land licence	110	110
	5	5
	1,053	1,224

4. Insurance cover is provided by an Allied Westminster Village Guard policy.

5. Utility charges are lower than expected and we have benefitted from a rebate on electricity costs in the year.

6. Annual contracted maintenance costs:

	2025	2024
Hall floor refurbishment	£	£
Gas safety check	1,180	1,106
Boiler service	642	642
Septic tank clearance	190	240
Security systems	0	350
Fire-fighting equipment	568	696
Electrical equipment	282	206
Children's play area safety report	740	300
	94	90
	3,696	3,630

7. Repair and maintenance costs:

	2025	2024
	£	£
Internal redecorating of the building	1,242	2,191
WI Collage upgrade	0	1,058
Grounds maintenance and repair	1,130	2,110
Solar system triennial service	0	0
Internal and external lighting repairs	185	169
Plumbing/gas repairs	1,531	946
Kitchen equipment	297	40
Sundry small repairs or replacements	374	703
	4,759	7,217

8. To increase the rental appeal of the Star Room an approved schedule of improvements was carried out. This included the laying of a new floor, installation of new doors opening on to the garden and interior redecoration.

9. A payment of £250 was approved from the David Worker legacy fund in the year and the fund remains in place to support local organisations. The value of the Fund, £4,600, is carried in the Trust's cash assets.

10. Lloyds Bank plc is used to bank rental income and CAF Bank Ltd is used for all other regular transactions. In the year, short-term funds are placed in a CAF Bank Gold account, earning interest at the year-end of 1.85%.

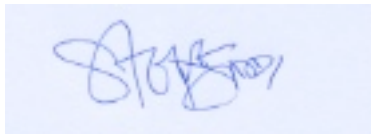
11. All unpaid and unissued hire charges at the year-end have since been settled and there are no outstanding debts due to the Trust by hirers.

Shipham Village Hall Trust
Statement of finances for year ended 30 June 2025

Notes to the statement of finances

12. Land and premises at cost represent the original cost of the land purchase and hall build. The current valuation of buildings for insurance purposes is £1.4m.
13. Trustees, the Hall Manager and other Management Committee Members were reimbursed a total of £3,224 for purchases of equipment and materials for use in the hall made at the request of the Management Committee.
14. The Trust Management Committee assess the likely schedule of future asset replacement requirements based on the age and condition of replaceable assets such as kitchen equipment. The Management Committee ringfences cash reserves to support this. Of the cash values shown in these accounts, the Management Committee has ringfenced £20k for potential medium-term future asset replacement.
15. There are no restricted or endowment funds.

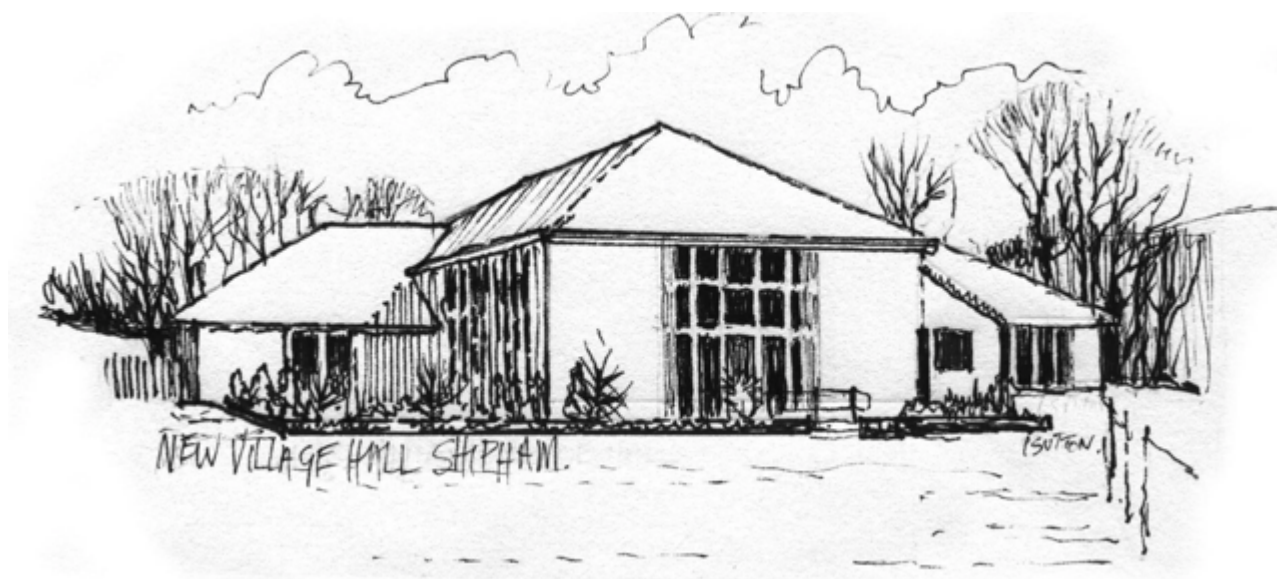
The Statement of Receipts and Payments and the Statement of Assets and Liabilities and notes relating to the period ended 30 June 2025 are as approved by the Trustees of Shipham Village Hall Trust.



Stephen Dodd
Honorary Treasurer
17 February 2026

Shipham Village Hall Trust

Statement of Finances for the year ended 30 June 2025



Shipham Village Hall Trust
Statement of finances for year ended 30 June 2025

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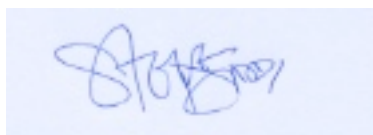
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Stephen Dodd
Honorary Treasurer
17 February 2026

SHIPHAM VILLAGE HALL TRUST

England & Wales - Charity number 270556

Accounts

Report of the Trustees for the year ended 30th June 2024

The Trust and its charitable objective

The charitable trust was first registered with the Charity Commission in 1975 to "provide community hall facilities for the use and benefit of the inhabitants of and organisations within the parish of Shipham". Modifications to the deed have been registered allowing modern means of communication.

Officers of the Trust

Steve Dodd and Jules Offord continue as Treasurer and Secretary of the Trust. The Chair, Jeff Brewster stood down at the Trustee Meeting on June 27th 2024. A process to appoint a new Chair is underway.

Governance and day to day management

The trust deed lays down the powers governing the trust and its management, particularly keeping the premises in good repair and insured against fire, theft, public liability, and other insurable risks.

The trust is administered by a council of 8 independent trustees elected at the trust's AGM, and representative trustees elected annually by active village organisations empowered under the trust to appoint trustees. Over the years a number of these have become inactive and new organisations have been added. Additionally, the Parish Council is invited to nominate a representative.

There are currently 21 trustees:

Independently elected trustees

Ken Chalk	Tony Davies	Peter Downing	Paul Edwards
Ian Firth	John Moorhouse	Keith Scanlon	Helen Ingleby

Representative Trustees for active village organisations (* organisations added)

tbc	Friends of Shipham School*
Amanda Firth	Save the Children Lunches*
Jeff Brewster	Shipham Photography Group*
Katherine Leach	Shipham Community Allotment*
Jane Sanders	Shipham Community Cinema*
Steve Dodd	Shipham Football Club
Reg Bryant	Shipham Gardening Club
Abi Scotcher	Shipham Guides & Brownies
tbc	Shipham History Society*
Rachel Gregory	Shipham Parent and Toddler Group*
Debbie Andrews	Shipham Players*
Margaret Howell	Rowberrow PCC and Shipham PCC
Anita Townsend	Shipham, Rowberrow & Star Women's Institute
tbc	Shipham Scouts and Cubs

Shipham Village Hall Trust Charity number 270556
Report of the Trustees for the year ended 30th June 2024

Co-opted trustee

Frances Cartwright

Shipham Parish Council*

A management committee is appointed by the trustees to oversee the operation of the hall and at the date of this report the members are:

Management Committee members: Ken Chalk Tony Davies Steve Dodd
Paul Edwards Abi Scotcher Helen Ingleby Rachel Healey

Secretary: Jules Offord **Treasurer:** Steve Dodd

Co-opted members: Pete Ovenden, Tony Packer, Daniel Jeffery (Hall Manager)

Contact information:

For enquiries for availability and booking of any room **contact** our bookings clerk, **Katie Ovenden, by e-mail at shiphamhall.bookings@gmail.com** or on the dedicated **phone 07821720152**, leaving a request for a call back if this is not answered at the time.

Alternatively, to just check for availability of each of the 3 rooms, it is possible to do this at **www.bookingsmanager.biz/ShiphamVillageHall/**

All other communications should be sent to the Hon. Secretary. (See contact details on the website)

The principal officers and their contact information is:

Chair:

Hon. Secretary:

Mr J Offord Seagrove,
North Down Lane,
Shipham BS25 1SN
Tel: 01934 842335

Hon. Treasurer:

Mr S Dodd, 1 The Square
Shipham, BS25 1RB
Tel: 01934 843660

Public Benefit

Interest in the hall is stimulated by word of mouth, listings in free local periodicals and on the web at www.shiphamhall.co.uk, the community site www.somersetccc.org.uk, and www.hallshire.com.

The Hall is extremely well used by both villagers and those from outside the village, enhancing the social wellbeing of the village and its neighbours. The hall accepts bookings from any applicant provided the specified rooms requested are not already booked when required, and subject to its latest terms and conditions of hire. No exclusions are applied based on residence, persuasion, or opinion.

Regular activities are published on our website, hall screen, and notice boards. These include those of village organisations and others covering a wide spread of interests for all age groups, particularly those arranged for historical, cultural and creative arts, fitness and activities for children and young people. The Hall is a popular venue for weddings, anniversary celebrations, parties, and charity fundraising events.

Report of the Trustees for the year ended 30th June 2024

The Premises

Since the opening of the hall the building has been extended. An annual refurbishment program of equipment and external areas maintains the high standards set at the opening of the hall. A recent refurbishment programme has enhanced the facilities of the hall and plans are in place to further improve the experience of all hall users.

The Facilities

Hirers may either hire the whole building, or one or a combination of the following:

- A large spacious main hall with a well-equipped stage and lighting, cinema standard projection and sound
- An adjacent large kitchen, built and fitted out to a professional commercial standard
- A convivial meeting room with its own kitchenette that is ideal for smaller group meetings
- A small club/committee room, with toilets and recently fitted kitchenette that converts into a bar area for larger events

High-speed internet is freely available throughout the building and each meeting room has an individual hearing loop system, projection facility and audio system.

There is parking for approximately 60 cars.

Reserves Policy

The policy requires that the management committee ensures that funds are always available to meet any regular payments due. Periodic assessments determine the level of funds that may be needed when equipment replacements are necessary and or other cost of work that may be needed to maintain the high standards of the premises.

These regular assessments address:

- the life all fixed assets to determine those requiring replacement within 5 years
- the impact of inflation and technological advances on the potential cost of their replacements
- the costs of replacing or renovating equipment not treated as a depreciating asset
- expenditure that may be required to renovate the building's fabric or grounds

For this purpose, the funds may include those available at the time of review, plus those reasonably expected to be set aside from operations, other regular income, and depreciation before any forecast expenditure becomes due. Any surplus funds may be applied to improve either equipment or premises.

This ensures timely program of replacements and implementation of desirable improvements.

Commentary on the accounts for the year to 30 June 2024

1. Income

The hall continues to be very well used as evidenced by a similar level of hire income to last year (£42.2k v £43.1k)

Shipham Village Hall Trust Charity number 270556

Report of the Trustees for the year ended 30th June 2024

Solar energy income has fallen off (-19% YOY) and has continued to fall into 24/25 and we need to take a closer look as to what is driving this.

The increase in bank interest (£2k v £0.8k) is reflective of better rates available and a slightly higher average balance throughout the year.

2. Expenditure

As discussed and approved at the last AGM, 2024 saw a significant project to upgrade and reinvigorate the main hall and the Star room, resulting in expenditure funded through the normal annual cycle, through fixed asset purchase or through drawdown of the premises contingency fund.

The more significant items have included:

- new curtains for the main hall and unexpected replacement of the curtain tracking (£14k)
- a new floor cleaner (£2.9k)
- upgrade to the speakers in the main hall (£4k)
- Star Room alterations (£2.6k)
- Some recurring costs have increased in line with living wage increases and expected inflation (e.g. cleaner, bookings clerk, annual maintenance contracts and insurance costs)

Repair and maintenance costs have risen (£7.2k v £5.8K) largely as a result of committee decisions to redecorate the hall and to upgrade the WI collage.

Utility costs have decreased (£2.5k v £5.3k) partly due to a rebate received through a government scheme.

3. Assets and liabilities

Cash balances have increased slightly at the year end (£95.4k v £93.5k) and are sufficient to fund short term projects, such as the continued enhancement of the Star Room and the replacement of assets.

Whilst we show debtor balances for hire charges at the year end (££4.1k v £3.8k), these were all paid following the year end and we have no issues with non payment of hire charges.

The reduced balance in the Premises Contingency Fund is reflective mainly of the costs of the project mentioned earlier to replace curtains in the main hall.

4. Other

Whilst we have resisted increasing hire charges for a number of years, we should consider doing so in 24/25. We have reached a relative maximum

Report of the Trustees for the year ended 30th June 2024

usage of the hall and so our hire income is unlikely to rise in future without an increase, whereas annual recurring costs are likely to continue to increase over time.

We will give reasonable notice of the increase as we are aware that it will impact our hirer base, with our increases likely being passed on to their customers in turn.

We are also mindful that we need to remain competitively priced for the facilities that we offer and that we need to continue to maintain our premises to a high level of quality, which requires ongoing investment.

Analysis shows that our Top 10 hirers in 23/24 accounted for 45% of our hire income and the hall's finance would be impacted were any to discontinue using the hall.

Professional Support

Lloyds Bank plc is used to bank rental income and CAF Bank Ltd is used for all other regular transactions.

Mr Dennis Carroll is the Trust's independent examiner.

Signature and Declaration

I declare, in my capacity as Secretary, that the Trustees have approved the report above and have authorised me to sign it on their behalf.

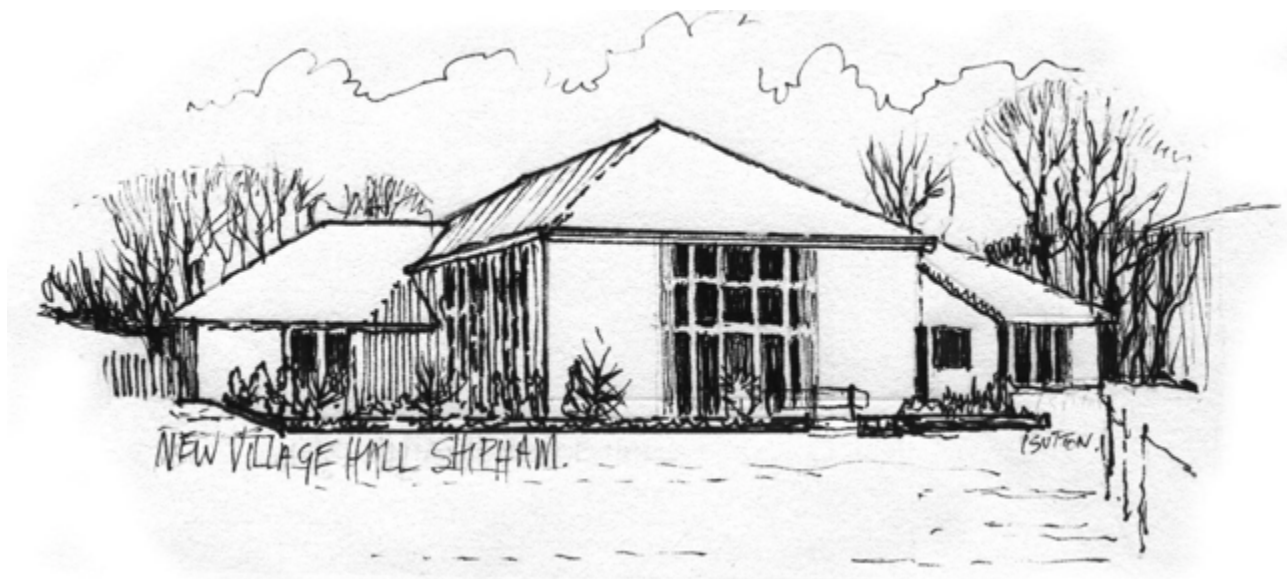
Secretary:

Jules Offord

Jules Offord

Shipham Village Hall Trust

Statement of Finances for the year ended 30 June 2024



Shipham Village Hall Trust
Statement of finances for year ended 30 June 2024

**Independent Examiner's Report
To the Trustees of Shipham Village Hall Trust**

I report to the trustees on my examination of the accounts of Shipham Village Hall Trust ("the Trust") for the year ended 30 June 2024, which are set out on pages 3 to 6.

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").

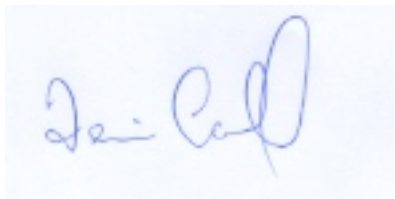
I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

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.

A handwritten signature in blue ink, appearing to read 'Denis Carroll', is shown within a light blue rectangular box.

Denis Carroll ACMA
25 Beech Road
Shipham
Somerset
BS25 1SA

28 March 2025

Shipham Village Hall Trust
Statement of finances for year ended 30 June 2024

Income & Expenditure Account
Year Ended 30 June 2024

	Note	Year ended 30 June 2024 £	Year ended 30 June 2023 £
INCOME			
Income from charitable activities			
Hire charges		42,187	43,146
Fundraising	1	0	0
Donations & grants	2	0	600
Other	3	20	133
		42,207	43,879
Solar energy income	4	3,484	4,253
Interest on deposits	5	1,990	880
TOTAL INCOME		47,681	49,012
EXPENDITURE			
Direct charitable expenditure			
Fundraising costs	1	0	0
Cleaner		(3,468)	(3,136)
Honoraria to bookings clerk		(5,160)	(4,396)
Insurance	6	(1,807)	(1,732)
Electricity	7	(298)	(2,646)
Gas	7	(2,187)	(2,651)
Water and sewerage		(67)	(69)
Annual maintenance contracts	8	(3,331)	(2,494)
Repairs and maintenance	9	(7,176)	(5,755)
Exterior premises renovation works	10	(2,343)	(2,032)
Cleaning		(1,395)	(1,337)
Broadband, WIFI and alarm phone line		(10)	(20)
Website development		(14)	(325)
Officers' postage and stationery		(44)	0
Annual licences		(1,178)	(629)
Independent examiner		(70)	(80)
Other	11	(5,062)	(429)
TOTAL EXPENDITURE	12	(33,610)	(27,731)
TOTAL NET INCOME		14,071	21,281
Depreciation	14	(5,789)	(4,740)
Premises contingency fund	17	(4,800)	(5,000)
David Worker Legacy Fund	18	(0)	(600)
NET SURPLUS		3,482	10,941

Shipham Village Hall Trust
Statement of finances for year ended 30 June 2024

Balance Sheet
Year Ended 30 June 2024

	Note	Year ended 30 June 2024 £	Year ended 30 June 2023 £
FIXED ASSETS			
Land at cost		28,281	28,281
Premises at cost	13	501,873	501,873
Equipment	14		
Net Book Value b/f		24,922	28,494
Additions		5,440	1,168
Disposals at Net Book Value		0	0
Depreciation		(5,789)	(4,740)
Net Book Value c/f		24,573	24,922
TOTAL FIXED ASSETS		554,727	555,076
CURRENT ASSETS			
Cash at bank			
Lloyds Bank plc - instant access	15	4,394	1,207
CAF Bank Limited - Cash Account Trust 1	16	9,518	7,787
CAF Bank Limited - Gold Account Trust 2	16	81,481	84,492
Debtors			
Hire charges		4,072	3,813
Solar FIT		1,200	1,711
Other prepayments and accrued income		886	7,004
TOTAL CURRENT ASSETS		101,551	106,014
CURRENT LIABILITIES			
Accruals and provisions			
General accruals and provisions		(2,500)	(2,764)
Hirers' deposits held and prepaid rents		(4,167)	(2,316)
TOTAL CURRENT LIABILITIES		(6,667)	(5,080)
NET CURRENT ASSETS		94,884	100,934
TOTAL NET ASSETS		649,611	656,010
REPRESENTED BY			
Premises contingency fund	17		
Brought forward		25,812	23,158
Additions		5,000	5,000
Withdrawals		(14,831)	(2,345)
Carried forward		15,982	25,813
General reserves fund			
Brought forward		625,347	614,406
David Worker Legacy Fund	18	4,800	4,850
Surplus for the year		3,482	10,941
Carried forward		633,629	630,197
TOTAL FUND BALANCES CARRIED FORWARD	19	649,611	656,010

Shipham Village Hall Trust
Statement of finances for year ended 30 June 2024

Notes to the statement of finances

1. In accordance with custom, fund raising events on behalf of the trust have only generally been run every other year. However, no fundraising events have been held in the year.
2. No grants were received in the year. A donation of £600 was received in the previous year for use in the David Worker Fund.
3. Other income relates to the interest earned on our main transactional account with the CAF Bank.
4. Solar energy income relates to receipts from the Feed in Tariff scheme and exported energy generated by the solar panels has decreased by 19% compared with the previous year.
5. Interest income has continued to increase in line with more favourable interest rates on offer on our accounts, mirroring general market conditions.
6. Insurance cover is provided by an Allied Westminster Village Guard policy.
7. Utility charges are lower than expected and we have benefitted from a rebate on electricity costs in the year.
8. Annual contracted maintenance costs:

	2024	2023
	£	£
Kitchen bi-annual deep cleans	0	204
Hall floor refurbishment	1,106	959
Gas equipment and heating systems	882	228
Septic tank clearance	350	333
Security systems	697	515
Fire-fighting and electrical equipment	206	171
Children's play area safety report	90	84
	<u>3,331</u>	<u>2,494</u>

Increased charges this year reflect general additional service and repair costs in line with the age of the equipment.

9. Repair and maintenance costs:	2024	2023
	£	£
Internal redecorating of the building	2,191	798
WI Collage upgrade	1,058	0
Certification of electrics	300	0
Grounds maintenance and repair	2,135	2,076
Solar system triennial service provision	450	450
Internal and external lighting repairs	235	998
Plumbing/gas repairs	506	239
Kitchen equipment	40	215
Signage	27	414
Sundry small repairs or replacements	234	565
	<u>7,176</u>	<u>5,755</u>

A full annual maintenance schedule was performed in the year and other repair and maintenance costs have risen in line with increased hall usage and the relative age of the building's contents.

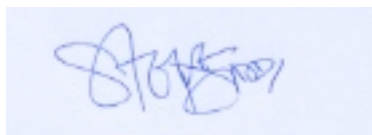
10. External renovation works:	2024	2023
	£	£
Exterior paths, trees and hedges	461	596
Sleeper replacement for planters	490	0
Repainting exterior	0	905
Maintenance to slabs & patio area	0	351
Fencing repairs	1,111	180
Drainage work	281	0
Other	0	0
	<u>2,343</u>	<u>2,032</u>

A programme of work was continued to maintain the look of the area surrounding the hall.

Shipham Village Hall Trust
Statement of finances for year ended 30 June 2024

11. Other expenditure includes the upgrade to the main hall's sound system (£3,950). Other items relate to minor expenditure that is not classified under separate headings in the accounts.
12. Trustees, the Hall Manager and other Management Committee Members were reimbursed a total of £7,428 for purchases of equipment and/or materials for use in the hall made at the request of the management committee. Total repayments of this expenditure were: Tony Packer £2,214 Jeff Brewster £912, Daniel Jeffery £3,433, Stephen Dodd £44, Ken Chalk £497, Jules Offord £36, John Moorhouse £30, Helen Ingleby £205 and Pete Ovenden £45.
13. Premises insured value
The hall is insured with Allied Westminster (Insurance Services) Limited and the sum insured under the current insurance contract is £1.1m.
This value compares with a total cost of £554,727 in the accounts, being £530,154 for premises, and £24,573 included in equipment that is the net book value of landlord's fixtures and fittings and solar panels.
14. Equipment and depreciation
Additions during the year include a floor cleaner and elements of the upgrade of the Star Room.
The depreciation policy writes down the cost of equipment over its minimum expected life to provide the money for their eventual replacement when needed.
The minimum expected life selected is set at either 5, 10 or 20 years, with the original cost and net book value at 30 June 2024 for each category shown below in brackets:
5 yr. life: Kitchenware, computers, general sanitary ware, and sundries (Cost £9,100; NBV £0)
5 yr. life: Audio/video equipment, curtains, and floor coverings (Cost £25,628; NBV £0)
10 yr. life: All other equipment and furniture (Cost £90,683; NBV £18,662)
20 yr. life: Solar panels (Cost £21,403; NBV £5,911)
Total: All equipment (Cost £146,814; NBV £24,573)
Within the total depreciation charge is £1,070 related to the hall's solar panels and their inverters.
Land and premises are not depreciated but replacements of major equipment included originally in the building cost are now added to equipment and depreciated.
15. Lloyds Bank plc is used to bank rental income and CAF Bank Ltd is used for all other regular transactions.
16. In the year, short-term funds are placed in a CAF Bank Gold account, earning interest at the year end of 2.50%.
17. A transfer to the premises contingency fund is made annually to contribute towards the cost of future major replacements or repairs of the premises, equipment and fittings integrated within the building that have not been designated as equipment in the accounts.
A further transfer of £5k was made at the end of the year, netted off by £200 that was received for the sale of the stage curtains.
During the year costs of £14,831 were incurred that have been charged against the premises contingency fund, including:
 - Curtains and tracking for main hall and stage £14,014
 - Replacement thermostats £440
 - Main hall speakers £376
18. A payment of £50 was approved from the David Worker legacy fund in the year and the fund remains in place to support local organisations.
19. There are no restricted or endowment funds.

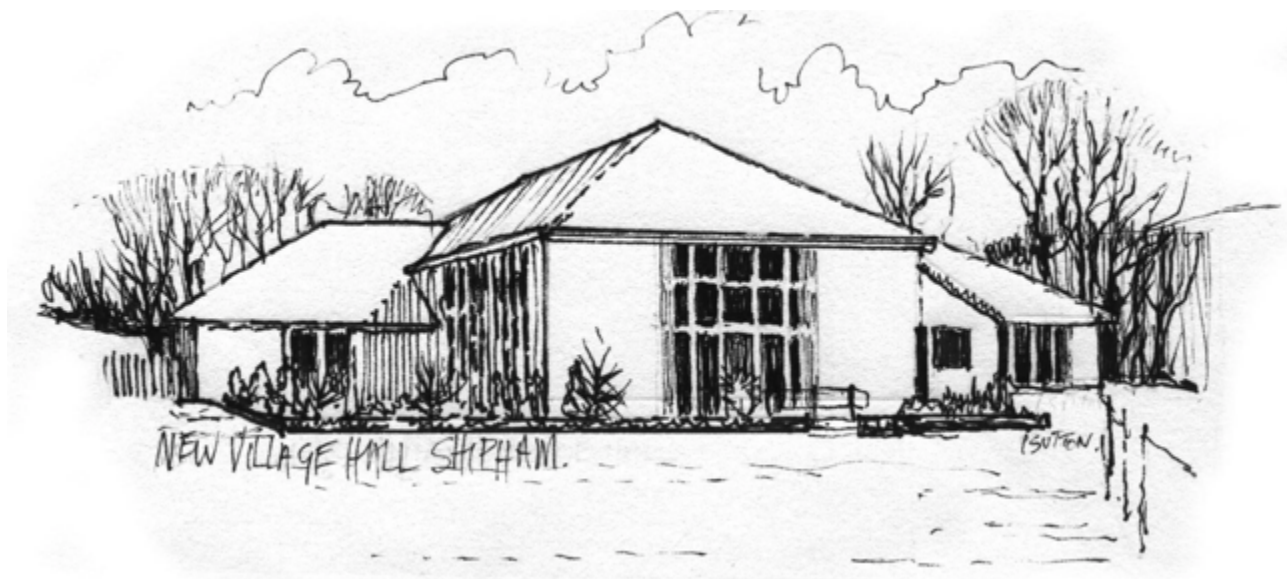
The Income and Expenditure Account, Balance Sheet and notes relating to the period ended 30 June 2024 are as approved by the Trustees of Shipham Village Hall Trust.



Stephen Dodd
Honorary Treasurer
28 March 2025

Shipham Village Hall Trust

Statement of Finances for the year ended 30 June 2024



Shipham Village Hall Trust
Statement of finances for year ended 30 June 2024

**Independent Examiner's Report
To the Trustees of Shipham Village Hall Trust**

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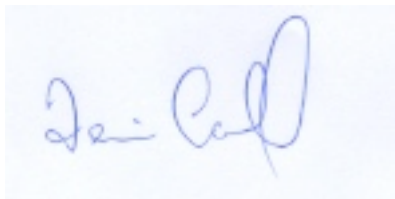
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Denis Carroll ACMA
25 Beech Road
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Somerset
BS25 1SA

28 March 2025

Shipham Village Hall Trust
Statement of finances for year ended 30 June 2024

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Year Ended 30 June 2024

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Shipham Village Hall Trust
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Shipham Village Hall Trust
Statement of finances for year ended 30 June 2024

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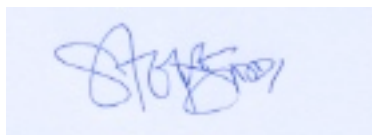
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	£	£
Exterior paths, trees and hedges	461	596
Sleeper replacement for planters	490	0
Repainting exterior	0	905
Maintenance to slabs & patio area	0	351
Fencing repairs	1,111	180
Drainage work	281	0
Other	0	0
	<u>2,343</u>	<u>2,032</u>

A programme of work was continued to maintain the look of the area surrounding the hall.

Shipham Village Hall Trust
Statement of finances for year ended 30 June 2024

11. Other expenditure includes the upgrade to the main hall's sound system (£3,950). Other items relate to minor expenditure that is not classified under separate headings in the accounts.
12. Trustees, the Hall Manager and other Management Committee Members were reimbursed a total of £7,428 for purchases of equipment and/or materials for use in the hall made at the request of the management committee. Total repayments of this expenditure were: Tony Packer £2,214 Jeff Brewster £912, Daniel Jeffery £3,433, Stephen Dodd £44, Ken Chalk £497, Jules Offord £36, John Moorhouse £30, Helen Ingleby £205 and Pete Ovenden £45.
13. Premises insured value
The hall is insured with Allied Westminster (Insurance Services) Limited and the sum insured under the current insurance contract is £1.1m.
This value compares with a total cost of £554,727 in the accounts, being £530,154 for premises, and £24,573 included in equipment that is the net book value of landlord's fixtures and fittings and solar panels.
14. Equipment and depreciation
Additions during the year include a floor cleaner and elements of the upgrade of the Star Room.
The depreciation policy writes down the cost of equipment over its minimum expected life to provide the money for their eventual replacement when needed.
The minimum expected life selected is set at either 5, 10 or 20 years, with the original cost and net book value at 30 June 2024 for each category shown below in brackets:
5 yr. life: Kitchenware, computers, general sanitary ware, and sundries (Cost £9,100; NBV £0)
5 yr. life: Audio/video equipment, curtains, and floor coverings (Cost £25,628; NBV £0)
10 yr. life: All other equipment and furniture (Cost £90,683; NBV £18,662)
20 yr. life: Solar panels (Cost £21,403; NBV £5,911)
Total: All equipment (Cost £146,814; NBV £24,573)
Within the total depreciation charge is £1,070 related to the hall's solar panels and their inverters.
Land and premises are not depreciated but replacements of major equipment included originally in the building cost are now added to equipment and depreciated.
15. Lloyds Bank plc is used to bank rental income and CAF Bank Ltd is used for all other regular transactions.
16. In the year, short-term funds are placed in a CAF Bank Gold account, earning interest at the year end of 2.50%.
17. A transfer to the premises contingency fund is made annually to contribute towards the cost of future major replacements or repairs of the premises, equipment and fittings integrated within the building that have not been designated as equipment in the accounts.
A further transfer of £5k was made at the end of the year, netted off by £200 that was received for the sale of the stage curtains.
During the year costs of £14,831 were incurred that have been charged against the premises contingency fund, including:
 - Curtains and tracking for main hall and stage £14,014
 - Replacement thermostats £440
 - Main hall speakers £376
18. A payment of £50 was approved from the David Worker legacy fund in the year and the fund remains in place to support local organisations.
19. There are no restricted or endowment funds.

The Income and Expenditure Account, Balance Sheet and notes relating to the period ended 30 June 2024 are as approved by the Trustees of Shipham Village Hall Trust.



Stephen Dodd
Honorary Treasurer
28 March 2025

Accounts

Shipham Village Hall Trust Charity number 270556

Report of the Trustees for the year ended 30th June 2023

The Trust and its charitable objective

The charitable trust was first registered with the Charity Commission in 1975 to "provide community hall facilities for the use and benefit of the inhabitants of and organisations within the parish of Shipham". Modifications to the deed have been registered allowing modern means of communication.

Officers of the Trust

Jeff Brewster, Steve Dodd and Jules Offord continue as Chair, Treasurer and Secretary of the Trust.

Governance and day to day management

The trust deed lays down the powers governing the trust and its management, particularly keeping the premises in good repair and insured against fire, theft, public liability, and other insurable risks.

The trust is administered by a council of 8 independent trustees elected at the trust's AGM, and representative trustees elected annually by active village organisations empowered under the trust to appoint trustees. Over the years a number of these have become inactive and new organisations have been added. Additionally, the Parish Council is invited to nominate a representative.

There are currently 23 trustees:

Independently elected trustees

Ken Chalk	Tony Davies	Peter Downing	Paul Edwards
Ian Firth	John Moorhouse	Keith Scanlon	Helen Ingleby

Representative Trustees for active village organisations (* organisations added)

Molly Hitchcock	Friends of Shipham School*
Amanda Firth	Save the Children Lunches*
Jeff Brewster	Shipham Photography Group*
Katherine Leach	Shipham Community Allotment*
Jane Sanders	Shipham Community Cinema*
Steve Dodd	Shipham Football Club
Reg Bryant	Shipham Gardening Club
Abi Scotcher	Shipham Guides & Brownies
New appointee awaited	Shipham History Society*
Laura Turner	Shipham Parent and Toddler Group*
Debbie Andrews	Shipham Players*
Margaret Howell	Rowberrow PCC and Shipham PCC
Anita Townsend	Shipham, Rowberrow & Star Women's Institute
New appointee awaited	Shipham Scouts and Cubs

Co-opted trustee

Frances Cartwright	Shipham Parish Council*
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Shipham Village Hall Trust Charity number 270556

Report of the Trustees for the year ended 30th June 2023

A management committee is appointed by the trustees to oversee the operation of the hall and at the date of this report the members are:

Council members: Jeff Brewster Ken Chalk Tony Davies Steve Dodd
Paul Edwards Abi Scotcher Helen Ingleby Daniel Jeffery
Secretary: Jules Offord
Co-opted members: Pete Ovenden, Tony Packer (Hall Manager), Rachel Healey

Contact information:

For enquiries for availability and booking of any room **contact** our bookings clerk, **Katie Ovenden, by e-mail at shiphamhall.bookings@gmail.com** or on the dedicated **phone 07821720152**, leaving a request for a call back if this is not answered at the time.

Alternatively, to just check for availability of each of the 3 rooms, it is possible to do this at **www.bookingsmanager.biz/ShiphamVillageHall/**

All other communications should be sent to the Hon. Secretary. (See contact details on the website)

The principal officers and their contact information is:

Chair:

Mr J Brewster, 22 Beech Rd.
Shipham, BS25 1SB
Tel: 01934 844166

Hon. Secretary:

Mr J Offord Seagrove,
North Down Lane,
Shipham BS25 1SN
Tel: 01934 842335

Hon. Treasurer:

Mr S Dodd, 1 The Square
Shipham, BS25 1RB
Tel: 01934 843660

Public Benefit

Interest in the hall is stimulated by word of mouth, listings in free local periodicals and on the web at www.shiphamhall.co.uk, the community site www.somersetccc.org.uk, and www.hallshire.com.

The Hall is extremely well used by both villagers and those from outside the village, enhancing the social wellbeing of the village and its neighbours. The hall accepts bookings from any applicant provided the specified rooms requested are not already booked when required, and subject to its latest terms and conditions of hire. No exclusions are applied based on residence, persuasion, or opinion.

Regular activities are published on our website, hall screen, and notice boards. These include those of village organisations and others covering a wide spread of interests for all age groups, particularly those arranged for art, dance, fitness, and childrens' activities. The Hall is a popular venue for weddings, anniversary celebrations, parties, and charity fundraising events.

The Impact of the Covid-19

Bookings and attendance at hall events are now returned to pre-Covid levels.

The Premises

Since the opening of the hall the building has been extended. An annual refurbishment program of equipment and external areas maintains the high standards set at the opening

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Shipham Village Hall Trust Charity number 270556

Report of the Trustees for the year ended 30th June 2023

of the hall. A recent refurbishment programme has enhanced the facilities of the hall and plans are in place to further improve the experience of all hall users.

The Facilities

Hirers may either hire the whole building, or one or a combination of the following:

- A large spacious main hall with a well-equipped stage and lighting, cinema standard projection and sound
- An adjacent large kitchen, built and fitted out to a professional commercial standard
- A convivial meeting room with its own kitchenette that is ideal for smaller group meetings
- A small club/committee room, with toilets and recently fitted kitchenette that converts into a bar area for larger events

High-speed internet is freely available throughout the building and each meeting room has an individual hearing loop system, projection facility and audio system.

There is parking for approximately 60 cars.

Reserves Policy

The policy requires that the management committee ensures that funds are always available to meet any regular payments due. Periodic assessments determine the level of funds that may be needed when equipment replacements are necessary and or other cost of work that may be needed to maintain the high standards of the premises.

These regular assessments address:

- the life all fixed assets to determine those requiring replacement within 5 years
- the impact of inflation and technological advances on the potential cost of their replacements
- the costs of replacing or renovating equipment not treated as a depreciating asset
- expenditure that may be required to renovate the building's fabric or grounds

For this purpose, the funds may include those available at the time of review, plus those reasonably expected to be set aside from operations, other regular income, and depreciation before any forecast expenditure becomes due. Any surplus funds may be applied to improve either equipment or premises.

This ensures timely program of replacements and implementation of desirable improvements.

Commentary on the accounts for the year to 30 June 2023

A brief summary of the accounts can be seen below.

There was an overall surplus of £10,941 for the year of all income, including grants, after expenses, depreciation, and exceptional charges. This was an increase on the previous year.

The hall's hire income for the year to 30th June 2023 of £43,146 was almost 20% higher than the previous year.

The trust was left a gift of £5,000 in the will of former chairman David Worker. This has been set aside as a protected fund as a means of stimulating the use of the hall for special causes or to aid groups that are struggling to cover the costs of hiring until they can re-establish themselves. Some monies have been allocated and the fund has been supplemented through generous donations from village groups.

Solar panel income increased by around 28% to £4,253. This was due, in part, to the system working more efficiently.

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Report of the Trustees for the year ended 30th June 2023

Interest earned remains low although monies invested at a higher rate this year will show in next year's accounts.

There was net operational surplus of £10,941, a significant increase compared to 2021/22.

Payments to both the bookings clerk and the cleaner were increased in line with the living wage. Annual service charges for electricity, gas, water, maintenance, and licences were also required and the hall is kept heated during the colder months.

Under the depreciation policy the costs of equipment are conservatively written down over either 5 or 10 years, based on minimum anticipated life, to provide funds for eventual replacements as and when needed. The solar panels are an exception with an advised 20-year life considered appropriate.

In line with last year, £5,000 of the overall surplus for the year has been transferred to the premises contingency fund set up to maintain or improve the long-term performance of the building and meet the replacement cost of integral fixtures and fittings of the building which are not being depreciated annually. £2,345 has been charged to this fund during the year. The contingency fund at the year-end stood at £25,812.

The Trust accepted the insurance agency's offer of a free online professional revaluation of the property for insurance purposes and this was finalised in November 2021. After adjusting for inflation, the estimated total rebuilding cost insured is c.£1.26 million with an uplift of 25% from completing the valuation survey.

Net current assets of the trust increased to £100,934 by the year end and cash available is considered adequate to meet the hall's commitments and any renovation or replacement of equipment as required in the next few years.

At the end of June 2023, the total reserves were £656,010.

The Current Year 2023/24

Bookings have recovered fully. Cash reserves of the hall are healthy and at present there appears no immediate need for fund raising.

Hire charges were last increased in July 2019 and a review is currently underway.

Professional Support

Lloyds Bank plc is used to bank rental income. CAF Bank Ltd is used for all other regular transactions and Julian Hodge Bank Ltd for other reserves.

Mr Dennis Carroll is the Trust's independent examiner.

Signature and Declaration

I declare, in my capacity as Chair, that the Trustees have approved the report above and have authorised me to sign it on their behalf.

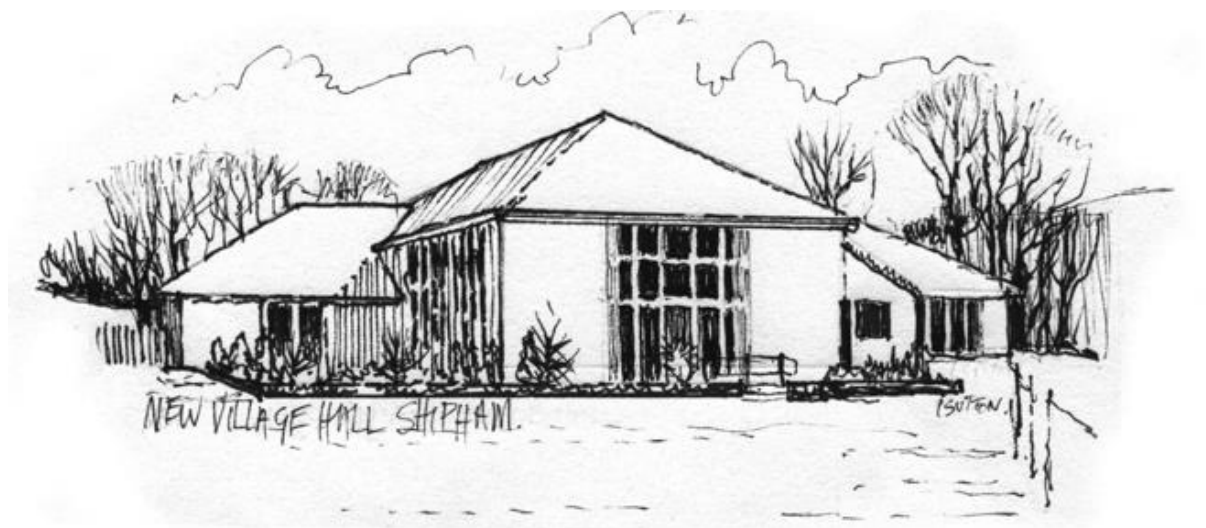
Jeff Brewster

Chair of Shipham Village Hall Trust Committee

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Shipham Village Hall Trust

Statement of Finances for the year ended 30 June 2023



**Independent Examiner's Report
To the Trustees of Shipham Village Hall Trust**

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Shipham Village Hall Trust Charity number 270556

Report of the Trustees for the year ended 30th June 2023

I report to the trustees on my examination of the accounts of Shipham Village Hall Trust ("the Trust") for the year ended 30 June 2023, which are set out on pages 3 to 6.

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.

Denis Carroll ACMA
25 Beech Road
Shipham
Somerset
BS25 1SA

14 November 2023

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Shipham Village Hall Trust Charity number 270556
Report of the Trustees for the year ended 30th June 2023

Income & Expenditure Account

Year Ended 30 June 2023

	Note	Year ended 30 June 2023 £	Year ended 30 June 2022 £
INCOME			
Income from charitable activities			
Hire charges		43,146	28,725
Fundraising	1	0	0
Donations & grants	2	600	2,667
Other	3	133	5,020
		43,879	36,412
Solar energy income	4	4,253	3,054
Interest on deposits	5	880	221
TOTAL INCOME		49,012	39,687
EXPENDITURE			
Direct charitable expenditure			
Fundraising costs	1	0	0
Wages		(3,136)	(2,974)
Honoraria to bookings clerk		(4,396)	(4,290)
Insurance	6	(1,732)	(1,631)
Electricity	7	(2,646)	(1,062)
Gas	7	(2,651)	(3,238)
Water and sewerage		(69)	(94)
Annual maintenance contracts	8	(2,494)	(1,365)
Repairs and maintenance	9	(5,755)	(2,570)
Exterior premises renovation works	10	(2,032)	(3,830)
Cleaning		(1,337)	(1,091)
Broadband, WIFI and alarm phone line		(20)	(10)
Website development		(325)	0
Officers' postage and stationery		0	(41)
Annual licences		(629)	(1,146)
Independent examiner		(80)	(99)
Other	11	(429)	(326)
TOTAL EXPENDITURE	12	(27,731)	(23,767)
TOTAL NET INCOME		21,281	15,920
Depreciation	14	(4,740)	(5,611)
Premises contingency fund	17	(5,000)	(5,000)
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Shipham Village Hall Trust Charity number 270556

Report of the Trustees for the year ended 30th June 2023

David Worker Legacy Fund	18	(600)	(5,000)
NET SURPLUS		10,941	309

Balance Sheet
Year Ended 30 June 2023

	Note	Year ended 30 June 2023 £	Year ended 30 June 2022 £
FIXED ASSETS			
Land at cost		28,281	28,281
Premises at cost	13	501,873	501,873
Equipment	14		
Net Book Value b/f		28,494	34,105
Additions		1,168	0
Disposals at Net Book Value		0	0
Depreciation		(4,740)	(5,611)
Net Book Value c/f		24,922	28,494
TOTAL FIXED ASSETS		555,076	558,648
CURRENT ASSETS			
Cash at bank			
Lloyds Bank plc - instant access	15	1,207	668
CAF Bank Limited - Cash Account Trust 1	16	7,787	7,208
CAF Bank Limited - Gold Account Trust 2	16	84,492	46,162
Julian Hodge Bank Limited - 90 day notice	16	0	32,367
Debtors			
Hire charges		3,813	1,251
Solar FIT		1,711	1,169
Other prepayments and accrued income		7,004	805
TOTAL CURRENT ASSETS		106,014	89,630
CURRENT LIABILITIES			
Accruals and provisions			
General accruals and provisions		(2,764)	(1,690)
Hirers' deposits held and prepaid rents		(2,316)	(4,024)
TOTAL CURRENT LIABILITIES		(5,080)	(5,714)
NET CURRENT ASSETS		100,934	83,916
TOTAL NET ASSETS		656,010	642,564
REPRESENTED BY			
Premises contingency fund	17		
Brought forward		23,158	20,506
Additions		5,000	5,000

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Shipham Village Hall Trust Charity number 270556

Report of the Trustees for the year ended 30th June 2023

Withdrawals		(2,345)	(2,348)
Carried forward		25,813	23,158
General reserves fund			
Brought forward		614,406	614,097
David Worker Legacy Fund	18	4,850	5,000
Surplus for the year		10,941	309
Carried forward		630,197	619,406
TOTAL FUND BALANCES CARRIED FORWARD	19	656,010	642,564

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Shipham Village Hall Trust Charity number 270556

Report of the Trustees for the year ended 30th June 2023

Notes to the statement of finances

1. In accordance with custom, fund raising events on behalf of the trust have only generally been run every other year. However, no fundraising events have been held in the year.
2. Sedgemoor Council's Covid support scheme has now finished and no further grants were received in the year. A grant of £2,667 from Sedgemoor Council was received in the previous year. A donation of £600 was received for use in the David Worker Fund.
3. Other income includes a £112 in relation to the sale of surplus crockery and plastic chairs. In the previous year this included a generous legacy gift of £5k from the former Chairman's estate that has been set aside to help fund village organisations in need of financial support, as approved by the Hall Committee.
4. Receipts from Feed in Tariff and exported energy generated by the solar panels have increased by 39% (2022: -12%). This figure is before deducting £1,070 for depreciation of the solar systems equipment.
5. Interest income has increased in line with more favourable interest rates on offer on our accounts, mirroring general market conditions.
6. Insurance cover is provided by an Allied Westminster Village Guard policy. The broker reduced their policy rates in general in 2019 and a further saving was secured by agreeing to a 5-year term of insurance ending 12 December 2023.
7. As expected, overall utility charges continue to increase, partly as a result of increased use of the hall. Fixed term contracts have also now ended as have been replaced at much higher rates.

8. Annual contracted maintenance costs:	2023	2022
	£	£
Kitchen bi-annual deep cleans	204	0
Hall floor refurbishment	959	0
Gas equipment and heating systems	228	408
Septic tank clearance	333	193
Security systems	515	563
Fire-fighting and electrical equipment	171	119
Children's play area safety report	84	82
	<u>2,494</u>	<u>1,365</u>

This year saw a return to the full suite of annual maintenance, including the hall & GT room floor resurfacing and kitchen deep clean, following the reduced schedule during the previous year that was driven by less usage during Covid.

9. Repair and maintenance costs:	2023	2022
	£	£
Internal redecorating of the building	798	250
Certification of electrics	0	228
Grounds maintenance and repair	2,076	1,632
Solar system triennial service provision	450	24
Internal and external lighting repairs	998	277
Plumbing repairs	239	0
Kitchen equipment	215	0
Signs at entrance	414	0
Sundry small repairs or replacements	565	159
	<u>5,755</u>	<u>2,570</u>

A full annual maintenance schedule was performed in the year and other repair and maintenance costs have risen in line with increased hall usage and the relative age of the building's contents.

10. External renovation works:	2023	2022
	£	£
Exterior paths, trees and hedges	596	2,017
Boules court refurbishment	0	526
Ash tree clearance	0	1,287
Repainting exterior	905	0
Maintenance to slabs & patio area	351	0
Other	180	0
	<u>2,032</u>	<u>3,830</u>

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A programme of work was continued to maintain the look of the area surrounding the hall and the hall's exterior was repainted this year.

Shipham Village Hall Trust Charity number 270556

Report of the Trustees for the year ended 30th June 2023

11. Other expenditure relates to standard monthly bank charges (£63) and other minor expenditure that is not classified under separate headings in the accounts.
12. Trustees, the Hall Manager and other Management Committee Members were reimbursed a total of £3,155 for purchases of equipment and/or materials for use in the hall made at the request of the management committee. Total repayments of this expenditure were: Tony Packer £1,966, Jeff Brewster £793, Daniel Jeffery £262, Stephen Dodd £80, Ken Chalk £54, Jules Offord £54.
13. Premises insured value
The hall is insured with Allied Westminster (Insurance Services) Limited and the sum insured under the current insurance contract is £1.1m.
This value compares with a total cost of £555,076 in the accounts, being £530,154 for premises, and £24,922 included in equipment that is the net book value of landlord's fixtures and fittings and solar panels.
14. Equipment and depreciation
There only addition during the year was a replacement solar inverter. There were no disposals of fixed assets in the year.
The depreciation policy writes down the cost of equipment over its minimum expected life to provide the money for their eventual replacement when needed.
The minimum expected life selected is set at either 5, 10 or 20 years, with the original cost and net book value at 30 June 2023 for each category shown below in brackets:
5 yr. life: Kitchenware, computers, general sanitary ware, and sundries (Cost £9,100; NBV £0)
5 yr. life: Audio/video equipment, curtains, and floor coverings (Cost £25,628; NBV £0)
10 yr. life: All other equipment and furniture (Cost £85,243; NBV £17,941)
20 yr. life: Solar panels (Cost £21,403; NBV £6,981)
Total: All equipment (Cost £141,374; NBV £24,922)
Within the total depreciation charge is £1,070 related to the hall's solar panels and their inverters.
Land and premises are not depreciated but replacements of major equipment included originally in the building cost are now added to equipment and depreciated.
15. Lloyds Bank plc is used to bank rental income and CAF Bank Ltd is used for all other regular transactions.
16. In the year, short-term funds are placed in a CAF Bank Gold account, earning interest at the year end of 1.85%.
17. A transfer to the premises contingency fund is made annually to contribute towards the cost of future major replacements or repairs of the premises, equipment and fittings integrated within the building that have not been designated as equipment in the accounts.
A further transfer of £5k was made at the end of the year.
During the year costs of £2,345 were incurred that have been charged against the premises contingency fund, including:
 - Overhead projector upgrade £267
 - Toilet repairs £955
 - Security camera power supply repair £256
 - Curtain repairs £585
 - Other sundry items £282We have committed to replacing the curtains in the main hall and a total cost of £6,192 has been included within other prepayments, representing a 50% payment towards the estimated costs of the work that will take place in the next financial year.
18. During the year the Hall Committee have approved two payments from the David Worker legacy fund to support local organisations, including £500 to the Warm Places initiative.
19. There are no restricted or endowment funds.

The Income and Expenditure Account, Balance Sheet and notes relating to the period ended 30 June 2023 are as approved by the Trustees of Shipham Village Hall Trust.

Stephen Dodd
Honorary Treasurer
14 November 2023
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Accounts

Report of the Trustees for the year ended 30th June 2022

The Trust and its charitable objective

The charitable trust was first registered with the Charity Commission in 1975 to "provide community hall facilities for the use and benefit of the inhabitants of and organisations within the parish of Shipham". Modifications to the deed have been registered allowing modern means of communication.

Officers of the Trust

Jeff Brewster and Steve Dodd continue as Chairman and Treasurer of the Trust. At the AGM Tony Davies retired from the role of Secretary although he continues as a trustee. Jules Offord has been welcomed as the new Secretary.

Governance and day to day management

The trust deed lays down the powers governing the trust and its management, particularly keeping the premises in good repair and insured against fire, theft, public liability, and other insurable risks.

The trust is administered by a council of 8 independent trustees elected at the trust's AGM, and representative trustees elected annually by active village organisations empowered under the trust to appoint trustees. Over the years 8 of these have become inactive, 10 new organisations have been added, and the parish council is invited to nominate a representative.

There are currently 23 trustees:

Independently elected trustees

Ken Chalk	Tony Davies	Peter Downing	Paul Edwards
Ian Firth	John Moorhouse	Keith Scanlon	Helen Ingleby

Hon. Secretary Jules Offord

Representative trustees for active village organisations (* organisations added)

Molly Hitchcock	Friends of Shipham School*
Amanda Firth	Save the Children Lunches*
Jeff Brewster	Shipham Photography Group*
Katherine Leach	Shipham Community Allotment*
Jane Sanders	Shipham Community Cinema*
Steve Dodd	Shipham Football Club
Reg Bryant	Shipham Gardening Club
Sally Hansford	Shipham Guides & Brownies
Ray Burgess	Shipham History Society*
Laura Turner	Shipham Parent and Toddler Group*
Debbie Andrews	Shipham Players*
Margaret Howell	Rowberrow PCC and Shipham PCC
Anita Townsend	Shipham, Rowberrow & Star Women's Institute
New appointee awaited	Shipham Scouts and Cubs

Co-opted trustee

Gemma Gaut Shipham Parish Council*

Management Committee

A management committee is appointed by the trustees to oversee the operation of the hall and at the date of this report the members are:

Council: Jeff Brewster Ray Burgess Ken Chalk Tony Davies Steve Dodd
Paul Edwards Sally Hansford Helen Ingleby John Moorhouse Jules Offord
Co-opted members: Pete Ovenden Tony Packer (Hall Manager) Rachel Healey

Contact information

For availability or booking any room: contact our bookings clerk, **Katie Ovenden** either by **e-mail: shiphamhall.bookings@gmail.com**, or on the dedicated **phone 07821720152** leaving a request for a call back if this is not answered personally at the time.

Availability of any room may be checked at **www.bookingsmanager.biz/ShiphamVillageHall**, but there is no facility to arrange a booking on the site

All other communications should be addressed to the Hon. Secretary.

Shipham Village Hall Trust Charity number 270556
Report of the Trustees for the year ended 30th June 2022

The principal officers, and their contact information, are:

Chairman:

Mr J Brewster, 22 Beech Rd.
Shipham, BS25 1SB
Tel: 01934 844166

Hon. Secretary:

Mr Jules Offord, Seagrove, North
Down Lane, Shipham BS25 1SN
Tel: 07980693555

Hon. Treasurer:

Mr S Dodd, 1 The Square
Shipham, BS25 1RB
Tel: 01934 843660

Public Benefit

Interest in the hall is stimulated by word of mouth, listings in free local periodicals and on the web at www.shiphamhall.co.uk, the community site www.somersetccc.org.uk, and www.hallshire.com.

The Hall is well used by both villagers and those from adjacent villages, enhancing the social wellbeing of the village and its neighbours. The hall accepts bookings from any applicant provided the specified rooms requested are not already booked when required, and subject to its latest terms and conditions of hire. No exclusions are applied based on residence, persuasion, or opinion.

Regular activities are published on our web site, hall information screen, and notice boards. These include those of village organisations and others covering a wide spread of interests for all age groups, particularly those arranged for art, dance, fitness, and childrens' activities. The Hall is a popular venue for weddings, anniversary celebrations, parties, and charity fund raisers.

The Impact of the Covid-19

The committee continues to maintain facilities to mitigate the potential risks of Covid. Fortunately the loss of rental income was again offset for the financial year ended 30.03.22 by a further grant of £2,667 received from the government.

The Premises

Since the opening of the hall the building has been extended. An annual refurbishment program of equipment and external areas maintains the high standards set at the opening of the hall.

The Facilities

Hirers may either hire the whole building, or one or a combination of the following:

- A large spacious main hall with a well-equipped stage, cinema standard projection and sound
- An adjacent large kitchen, built and fitted out to a professional commercial standard
- A convivial meeting room with its own kitchenette that is ideal for smaller group meetings
- A small club/committee room, with toilets, that converts into a bar area for larger events

True-Speed's high speed internet is freely available throughout the building and each meeting room has an individual hearing loop system, projection facility and audio system.

There is parking for approximately 60 cars.

Reserves Policy

The policy requires that the management committee ensures that funds are always available to meet any regular payments due. Periodic assessments determine the level of funds that may be needed when equipment replacements are necessary and or other cost of work that may be needed to maintain the high standards of the premises. These regular assessments address:

- the life all fixed assets to determine those requiring replacement within 5 years
- the impact of inflation and technology on the potential cost of their replacements
- the costs of replacing or renovating equipment not treated as a depreciating asset
- expenditure that may be required to renovate the building's fabric or grounds

For this purpose the funds may include those available at the time of review, plus those reasonably expected to be set aside from operations, other regular income, and depreciation before any forecast expenditure becomes due. Any surplus funds may be applied to improve either equipment or premises. This ensures timely program of replacements and implementation of desirable improvements.

Commentary on the accounts for the year to 30 June 2022

The trust was left a gift of £5,000 in the will of former chairman David Worker and this has been set aside as a protected fund as a means of stimulating the use of the hall for special causes or to aid groups that are struggling to cover the costs of hiring until they can re-establish themselves.

Shipham Village Hall Trust Charity number 270556
Report of the Trustees for the year ended 30th June 2022

A brief analysis is set on page 4 summarising income and costs for general operation and then those that are non-operational.

There was an overall surplus of £10,309 for the year of all income, including grants, after expenses, depreciation, and exceptional charges. This compared to £7,288 in the previous year.

The hall was allowed to open just before July 2021 without strict Covid restrictions, and hire income for the year of £28,725 almost recovered to pre-pandemic levels. No fund-raising could take place.

Solar income was circa 10% down at £3,054 despite a prolonged period when one of the three systems was not fully operational.

Interest earned remains negligible due the paucity of available interest rates.

The net operational profit before grants for the year of £717 compared to £13,791 loss in for 2020/21. During the shutdown in 2020/21 payments to both the bookings clerk and the cleaner had been maintained and annual service charges for electricity, gas, water, maintenance, and licences had been required, and the hall had been kept heated during the colder months.

Under the depreciation policy the costs of equipment are conservatively written down over either 5 or 10 years, based on minimum anticipated life, to provide funds for eventual replacements as and when needed. The solar panels are an exception with an advised 20 year life considered appropriate.

There were no additions to equipment, and no disposals, during the year. However as more assets became fully depreciated at the end of last year the annual depreciation charge fell by £634.

£5,000 of the overall surplus for the year has been transferred to the premises contingency fund set up to maintain or improve the long term performance of the building and meet the replacement cost of integral fixtures and fittings of the building which are not being depreciated annually. £2,348 has been charged to the fund, including an upgrade of the main hall overhead projector £1,691, radiator repairs £280, and security camera replacements £310, leaving the fund at £23,158 at the year-end

At 30 June 2022 the historic costs of equipment were £140,205 and land and buildings were £530,154. The cost of the premises is not depreciated even though these include some "landlord's fixtures and fittings". The Trust accepted the insurance agency's offer of a free online professional revaluation of the property for insurance purposes and this was finalised in November 2021 with a valuation of £1.1 million. This valuation was uplifted in the insurance renewal in December 2021 by a free additional cover of 25% for completing the revaluation survey.

Net current assets of the trust increased to £83,917 by the year end and cash available is definitely considered adequate to meet the hall's commitments and any renovation or replacement of equipment as required in the next few years.

At the end of June 2022 the total reserves were £642,564

The Current Year 2022/23

Bookings have recovered close to the levels just before the impact of Covid. Cash reserves of the hall are healthy and at present there appears no immediate need for fund raising.

Hire charges were last increased in July 2019 and no increases are currently under consideration.

Professional Support

Lloyds Bank plc is used to bank rental income and CAF Bank Ltd is used for all other transactions.

Mr Dennis Carroll is the Trust's independent examiner.

Signature and Declaration

I declare, in my capacity as Chairman, that the Trustees have approved the report above and have authorised me to sign it on their behalf.

J. Brewster Chairman

29 January 2023

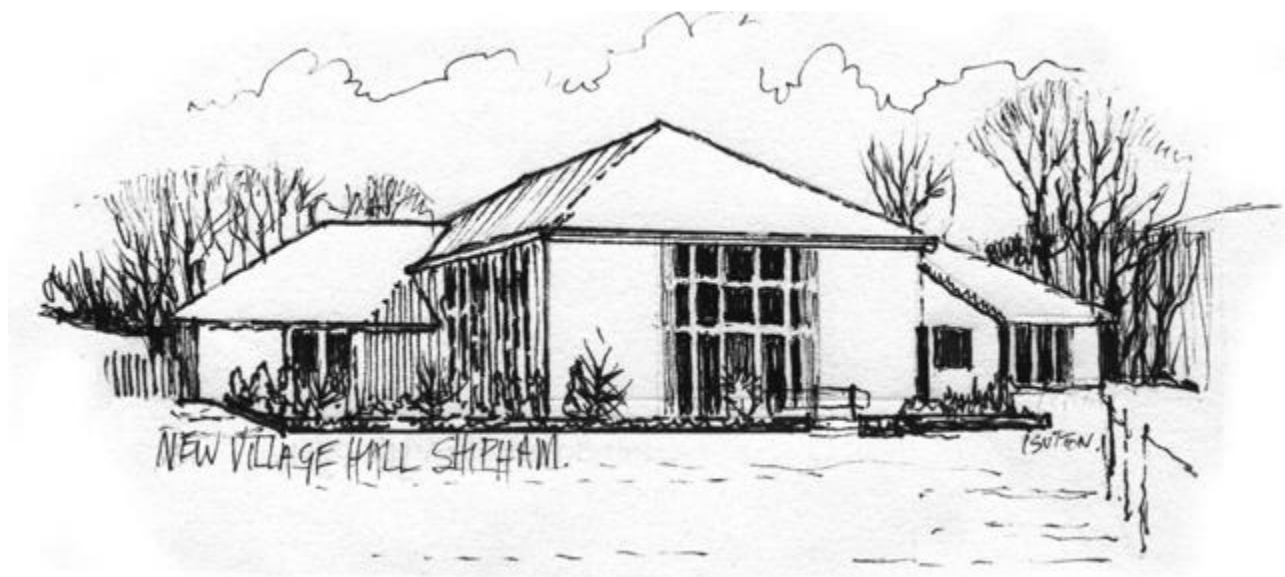
Shipham Village Hall Trust
Statement of finances for year ended 30 June 2022
Summary presentation of accounts

Income & Expenses Summary	y.e.30/06/22	y.e.30/06/21
General hall operation	£	£
Hire charges	28,725	8,034
General hall expenses	23,767	-16,950
Net (loss)/Income before depreciation	4,958	-8,916
Depreciation of equipment	-4,241	-4,875
Gain on sale of redundant equipment	0	0
Operational profit/loss	717	-13,791
Non-operational income		
Net fund raising proceeds	0	0
Grants and donations	7,687	18,784
Solar energy contribution		
FIT export income	3,054	3,434
Solar equipment depreciation	-1,370	-1,370
Net gain from solar	1,684	2,064
Interest on deposits	222	231
Non-operational total surpluses	9,592	21,079
Overall surpluses available	10,309	7,288
Transfer to Premises contingency fund	-5,000	-5,000
Transfer to Legacy Fund	-5,000	-
Transfer to General Reserves	309	2,288
Premises Contingency Fund movements		
Transfer for the year	5,000	5,000
Expenditure in the year	-2,348	-1,375
Increase in the fund in the year	2,652	3,625
Balance Sheet Summary		
Fixed Assets		
Land and premises	530,154	530,154
Equipment cost	140,205	140,205
Equipment depreciation	-111,711	-105,432
Net book value of fixed assets	558,648	564,259
Net Current Assets		
Cash and deposits	86,405	68,124
Debtors	3,225	4,118
Current liabilities	-5,713	-1,898
Net current assets	83,917	70,344
Total Assets	642,564	634,603
Premises Contingency Fund	23,158	20,505
General Reserves Fund	614,406	614,098
Legacy Fund	5,000	0
Total Reserves	642,564	634,603

The full accounts for the year ended 30 June 2022 and the independent examiner's report are available as a separate document

Shipham Village Hall Trust

Statement of Finances for the year ended 30 June 2022



Shipham Village Hall Trust
Statement of finances for year ended 30 June 2022

**Independent Examiner's Report
To the Trustees of Shipham Village Hall Trust**

I report to the trustees on my examination of the accounts of Shipham Village Hall Trust ("the Trust") for the year ended 30 June 2022, which are set out on pages 3 to 6.

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").

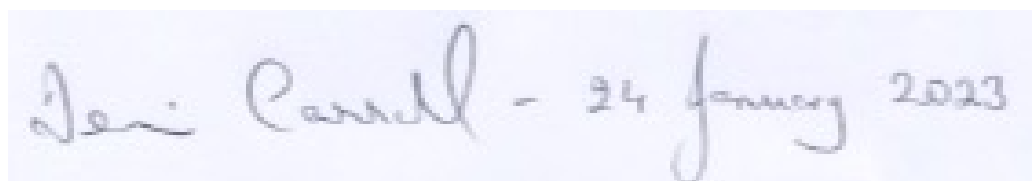
I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

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.

A handwritten signature in blue ink that reads "Denis Carroll - 24 January 2023". The signature is written in a cursive style and is positioned on a light blue background.

Denis Carroll ACMA
25 Beech Road
Shipham
Somerset
BS25 1SA
24 January 2023

Shipham Village Hall Trust
Statement of finances for year ended 30 June 2022

**Income & Expenditure Account
Year Ended 30 June 2022**

	Note	Year ended 30 June 2022 £	Year ended 30 June 2021 £
INCOME			
Income from charitable activities			
Hire charges		28,725	8,034
Fundraising	1	0	0
Donations & grants	2	2,667	18,734
Other	3	5,020	50
		36,412	26,818
Solar energy income	4	3,054	3,434
Interest on deposits	5	222	231
TOTAL INCOME		39,687	30,483
EXPENDITURE			
Direct charitable expenditure			
Fundraising costs	1	0	0
Wages		(2,974)	(2,964)
Honoraria to bookings clerk		(4,290)	(3,960)
Insurance	6	(1,631)	(1,595)
Electricity	7	(1,062)	(924)
Gas	7	(3,238)	(1,826)
Water and sewerage		(94)	45
Annual maintenance contracts	8	(1,365)	(2,741)
Repairs and maintenance	9	(2,570)	(1,361)
Exterior premises renovation works	10	(3,830)	(68)
Cleaning		(1,091)	(328)
Broadband, WIFI and alarm phone line		(10)	(92)
Officers' postage and stationery		(41)	0
Annual licences		(1,146)	(1,057)
Independent examiner		(99)	(0)
Other	11	(325)	(79)
TOTAL EXPENDITURE	12	(23,767)	(16,950)
TOTAL NET INCOME		15,920	13,533
Depreciation	14	(5,611)	(6,245)
Premises contingency fund	17	(5,000)	(5,000)
David Worker Legacy Fund		(5,000)	0
NET SURPLUS		309	2,288

Shipham Village Hall Trust
Statement of finances for year ended 30 June 2022

Balance Sheet
Year Ended 30 June 2022

	Note	Year ended 30 June 2022 £	Year ended 30 June 2021 £
FIXED ASSETS			
Land at cost		28,281	28,281
Premises at cost	13	501,873	501,873
Equipment	14		
Net Book Value b/f		34,105	40,350
Additions		0	0
Disposals at Net Book Value		0	0
Depreciation		(5,611)	(6,245)
Net Book Value c/f		28,494	34,105
TOTAL FIXED ASSETS		558,648	564,259
CURRENT ASSETS			
Cash at bank			
Lloyds Bank plc - instant access	15	668	601
CAF Bank Limited - Cash Account Trust 1	16	7,208	2,215
CAF Bank Limited - Gold Account Trust 2	16	46,162	33,134
Julian Hodge Bank Limited - 90 day notice	16	32,367	32,174
Debtors			
Hire charges		1,251	1,467
Solar FIT		1,169	1,531
Other prepayments and accrued income		805	1,120
TOTAL CURRENT ASSETS		89,630	72,242
CURRENT LIABILITIES			
Accruals and provisions			
General accruals and provisions		(1,690)	(898)
Hirers' deposits held and prepaid rents		(4,023)	(1,000)
TOTAL CURRENT LIABILITIES		(5,713)	(1,898)
NET CURRENT ASSETS		83,917	70,344
TOTAL NET ASSETS		642,564	634,603
REPRESENTED BY			
Premises contingency fund	17		
Brought forward		20,506	16,881
Additions		5,000	5,000
Withdrawals		(2,348)	(1,376)
Carried forward		23,158	20,505
General reserves fund			
Brought forward		614,097	611,810
David Worker Legacy Fund	4	5,000	0
Surplus for the year		309	2,288
Carried forward		619,406	614,098
TOTAL FUND BALANCES CARRIED FORWARD	18	642,564	634,603

Shipham Village Hall Trust
Statement of finances for year ended 30 June 2022

Notes to the statement of finances

1. In accordance with custom, fund raising events on behalf of the trust have only generally been run every other year. However, no fundraising events have been held in the year as there are no current projects requiring funds.
2. A grant of £2,667 was received from Sedgemoor District Council to mitigate the loss of rental income and the increase in cleaning costs due to the impact of Covid 19.
3. Other income includes a generous legacy gift of £5k from the former Chairman's estate that has been set aside to help fund village organisations in need of financial support, as approved by the Hall Committee..
4. Receipts from Feed in Tariff and exported energy generated by the solar panels have dropped by 12% (2021: - 8%). This figure is before deducting £1,070 for depreciation of the solar systems equipment.
5. Interest income remained relatively steady and available interest rates remained very low during the year.
6. Insurance cover is provided by an Allied Westminster Village Guard policy. The broker reduced their policy rates in general in 2019 and a further saving was secured by agreeing to a 5-year term of insurance ending 12 December 2023.
7. Utility charges are likely to continue to increase over time but the full impact of the increases to date was subdued last year by the closure of the hall during the Covid 19 lockdown. Charges for the current year reflect a return to near average usage rates.

8. Annual contracted maintenance costs:	2022	2021
	£	£
Kitchen bi-annual deep cleans	0	178
Hall floor refurbishment	0	800
Gas equipment and heating systems	408	372
Septic tank clearance	193	283
Security systems	563	472
Doors and windows	0	300
Fire-fighting and electrical equipment	119	254
Children's play area safety report	82	82
	<u>1,365</u>	<u>2,741</u>

Most annual contracted maintenance activity took place in 2021 despite the lockdown to maintain the high standard of the hall's facilities and to comply with relevant regulations. Costs have remained relatively predictable. The main hall floor resurfacing was not performed in August 2021.

9. Repair and maintenance costs:	2022	2021
	£	£
Internal redecorating of the building	250	0
Certification of electrics	228	300
Grounds maintenance and repair	1,632	820
Solar system triennial service provision	24	0
Internal and external lighting repairs	277	220
Sundry small repairs or replacements	159	21
	<u>2,570</u>	<u>1,361</u>

Repair and maintenance costs have risen in line with increased hall usage and with extensive work to tidy the area surrounding the hall and to refresh the planters.

Expenditure on upgrading of the overhead projectors, repairs to the radiators, the replacement of security cameras and replacement of extractor fans have been charged to the premises contingency fund (£2,348).

10. External renovation works:	2022	2021
	£	£
Exterior paths, trees and hedges	2,017	68
Boules court refurbishment	526	0
Ash tree clearance	1,287	0
	<u>3,830</u>	<u>68</u>

Extensive clearance and tree felling work was carried out during the year to maintain and enhance the look of the area surrounding the hall.

Shipham Village Hall Trust
Statement of finances for year ended 30 June 2022

11. Other expenditure relates to standard monthly bank charges and gifts.
12. Trustees, the Hall Manager and other Management Committee Members were reimbursed a total of £2,272 for purchases of equipment and/or materials for use in the hall made at the request of the management committee. Total repayments of this expenditure were: Tony Packer £1,266, John Moorhouse £365, Jeff Brewster £333, Stephen Dodd £138, Ken Chalk £72, Sally Hansford £70, Tony Davies £27.
13. Premises insured value
The hall is insured with Allied Westminster (Insurance Services) Limited and the sum insured under the current insurance contract is £1.1m.
This value compares with a total cost of £558,648 in the accounts, being £530,154 for premises, and £28,494 included in equipment that is the net book value of landlord's fixtures and fittings and solar panels.
14. Equipment and depreciation
There were no additions or disposals of fixed assets in the year.
The depreciation policy writes down the cost of equipment over its minimum expected life to provide the money for their eventual replacement when needed.
The minimum expected life selected is set at either 5, 10 or 20 years, with the original cost and net book value at 30 June 2022 for each category shown below in brackets:
5 yr. life: Kitchenware, computers, general sanitary ware, and sundries (Cost £9,100; NBV £201)
5 yr. life: Audio/video equipment, curtains, and floor coverings (Cost £25,628; NBV £0)
10 yr. life: All other equipment and furniture (Cost £84,075; NBV £20,242)
20 yr. life: Solar panels (Cost £21,403; NBV £8,051)
Total: All equipment (Cost £140,206; NBV £28,494)
Within the total depreciation charge £1,070 related to solar panels and their inverters.
Land and premises are not depreciated but replacements of major equipment included originally in the building cost are now added to equipment and depreciated.
15. Lloyds Bank plc is used to bank rental income and CAF Bank Ltd is used for all other regular transactions.
16. In the year, short-term funds are placed in a 90-day notice account with Julian Hodge Bank Limited and CAF Bank Gold account, earning interest during the year at 0.6% and 0.01% respectively. Since the year end, Julian Hodge Bank Limited have closed their charity savings accounts and we are in process of identifying a suitable alternative banking solution for long term funds.
17. A transfer to the premises contingency fund is made annually to contribute towards the cost of future major replacements or repairs of the premises, equipment and fittings integrated within the building that have not been designated as equipment in the accounts.
A further transfer of £5,000 was made at the end of the year.
During the year costs of £2,348 were incurred that have been charged against the premises contingency fund, including:
 - Overhead projector upgrade £1,691
 - Radiator repairs £280
 - Security camera replacements £310
 - Extractor fan replacement £67
18. There are no restricted or endowment funds.

The Income and Expenditure Account, Balance Sheet and notes relating to the period ended 30 June 2022 are as approved by the Trustees of Shipham Village Hall Trust.



Stephen Dodd
Honorary Treasurer
24 January 2023

Shipham Village Hall Trust

Independent Examiner's Report

To the Trustees of Shipham Village Hall Trust

I report to the trustees on my examination of the accounts of Shipham Village Hall Trust ("the Trust") for the year ended 30 June 2022, which are set out on pages 3 to 6.

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.

Deni Carroll - 24 January 2023

25 Beech Road
Shipham
Somerset
BS25 1SA

SHIPHAM VILLAGE HALL TRUST

England & Wales - Charity number 270556

Accounts

Report of the Trustees for the year ended 30th June 2021

Trust's Chairman

Jeff Brewster continues as the chairman of the Trust.

The Trust and its charitable objective

The Trust was established by deed and registered with the Charity Commission in 1975 - Registered N^o. 270556. Modifications to the rules in the Deed were registered in 2003, 2005, and 2007. The Trust's charitable objective is "to provide community hall facilities for the use and benefit of the inhabitants of and organisations within the parish of Shipham".

Governance and day to day management

A council of trustees administers the Trust. Trustees are elected annually either by parishioners at the trust's AGM or by village organisations with the right to representation on the trust council. A management committee is elected from these trustees to oversee daily operation of the hall.

The trust deed lays down the powers governing the trust council and requires the premises to be kept in good repair and insured against fire, theft, public liability and other insurable risks.

Those village organisations empowered to appoint trustees to represent them on the trust council have changed since the trust's inception. Although 7 out of the original 14 organisations are no longer active, and have lost their right to representation, 10 new village organisations and a co-opted member have been added under the deed's provisions (as annotated with an * in the list below).

We are proud to announce that this summer the hall once again retained the top 3 star Hall Mark rating held since the scheme was introduced and it was recognised as 'Best Village hall in Sedgemoor'

The 24 current trustees are:

Independent trustees - elected annually by parishioners at the AGM of the trust

Ken Chalk	Tony Davies	Peter Downing	Paul Edwards
Ian Firth	John Moorhouse	Keith Scanlon	Helen Ingleby

Representative trustees - elected at the AGMs of the respective village organisations

Molly Hitchcock	Friends of Shipham School*
Amanda Firth	Save the Children Lunches*
Elizabeth Palmer	Shipham Active Living Group*
Jeff Brewster	Shipham Photography Group*
Katherine Leach	Shipham Community Allotment*
Jane Sanders	Shipham Community Cinema*
Steve Dodd	Shipham Football Club
Reg Bryant	Shipham Gardening Club
Sally Hansford	Shipham Guides & Brownies
Ray Burgess	Shipham History Society*
Louise Holley	Shipham Parent and Toddler Group*
Debbie Andrews	Shipham Players*
Appointee awaited	Rowberrow PCC
Margaret Howell	Shipham PCC
Helen Stickland	Shipham, Rowberrow & Star Women's Institute
Sarah Norwood	Shipham Scouts and Cubs
Appointee awaited	Shipham Wine Information Group*

Co-opted trustee

Kate Hillis	Shipham Parish Council*
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The management committee at the date of this report were:

Trustees: Jeff Brewster Ray Burgess Ken Chalk Tony Davies Steve Dodd
Paul Edwards Sally Hansford Helen Ingleby John Moorhouse

Co-opted: Stephen Foster Pete Ovenden Tony Packer (Hall Manager)

Contact information

For enquiries for availability and booking of any rooms contact our bookings clerk, Katie Ovenden, either **by e-mailing** Shiphamhall.bookings@gmail.com or by **phone** on the dedicated number **07821720152**, and if necessary leave a message requesting a call back.

All other communications should be sent to the Hon. Secretary. (See contact details on the website)

Report of the Trustees for the year ended 30th June 2021

The principal officers and their respective contact information are:

Chairman:

Mr J Brewster, 22 Beech Rd.
Shipham, BS25 1SB
Tel: 01934 844166

Hon. Secretary:

Mr N A Davies, Callow Cottage
Cuck Hill, Shipham, BS25 1RD
Tel: 01934 843951

Hon. Treasurer:

Mr S Dodd, 1 The Square
Shipham, BS25 1RB
Tel: 01934 843660

Public Benefit

Interest in the hall is stimulated by word of mouth, listings in local free periodicals and on the web at www.shiphamhall.co.uk, the community site www.somersetccc.org.uk, and www.hallshire.com.

The Hall is normally well used by both villagers and those from outside the village, enhancing the social wellbeing of the village and its neighbours. The hall accepts bookings from any applicant provided specified rooms requested are not already booked when required and subject to its latest terms and conditions of hire. No exclusions are applied based on residence, persuasion, or opinion.

Regular activities are published on our web site and notice boards. These include many village organisations and a wide variety of activities. These activities provide for a wide spread of interests for all age groups, particularly those arranged for art, dance, fitness, and childrens' activities. The Hall is a popular venue for weddings, anniversary celebrations, parties, and charity fund raisers.

The Impact of the Covid-19

As a result of government stipulations the hall remained closed for much of the financial year. Just as bookings were recovering the hall was required to close again in November 2019 and did not reopen until May elections. The limitations on numbers were then relaxed but there were very few hires until after the financial year end on 30th June. Before each reopening the committee had taken all the action required to mitigate the risks of Covid in line with government advice and continues to do so.

Fortunately the loss of rental income since the start of the pandemic has been more than offset by the grants that the trust has received from the government, with a further £18,734 received this financial year adding to the £10,176 in the previous year. These were sufficient to meet the shortfall in income in both years and also meet some of the ongoing shortfall while bookings fully recover.

The Premises

The building was completed to a high standard in 2005 and in order to maintain those standards there is an extensive annual refurbishment program. As funds became available the trust has extended and upgraded the building, its equipment, and external areas as considered appropriate.

The Facilities

Hirers may either hire the whole building, or one or a combination of the following:

- A large spacious main hall with a well-equipped stage, cinema standard projection and sound
- A large kitchen, built and fitted out to a professional commercial standard
- A convivial meeting room with its own kitchenette that is ideal for smaller group meetings
- A small club/committee room, with toilets, that converts into a bar area for larger events

True-Speed's high speed internet is freely available throughout the building and each meeting rooms has in individual hearing loop systems, projection facilities and audio systems.

There is parking for approximately 60 cars.

Reserves Policy

The policy requires that the management committee ensures that funds are always available to meet any regular payments due. Periodic assessments determine the level of funds that may be needed when equipment replacements are necessary and or other cost of work that may be needed to maintain the high standards of the premises. These regular assessments address:

- the life all fixed assets to determine those requiring replacement within 5 years
- the impact of inflation and technology on the potential cost of their replacements
- the costs of replacing or renovating equipment not treated as a depreciating asset
- expenditure that may be required to renovate the building's fabric or grounds

For this purpose the funds may include those available at the time of review, plus those reasonably expected to be set aside from operations, other regular income, and depreciation before any forecast expenditure becomes due. Any surplus funds may be applied to improve either equipment or premises.

This ensures timely program of replacements and implementation of desirable improvements.

Report of the Trustees for the year ended 30th June 2021

Commentary on the accounts to 30 June 2020

A brief summary of the accounts is attached on page 4.

There was an overall surplus for the year of all income, including grants, after expenses, depreciation, and exceptional charges of £7,288. This compared to £8,786 in the previous year.

During the brief periods that the hall was allowed to open hire income generated was only £8,034, compared to the historic norm of circa £30K p.a. before Covid struck. Obviously no fund-raising could take place in the year.

Although the weather was not quite as advantageous as the previous year solar panel income was only a little less at £3,434.

Interest earned continues to be negligible due to the paucity of available interest rates.

The general operational loss before grants for the year was £13,791 compared to £4,059 for 2019/20, with all non-essential and avoidable expenses strictly limited, but still totalling £16,950. Payments to both the bookings clerk and the cleaner were maintained. Annual service charges for electricity, gas, water, maintenance, and licences were also required and the hall was kept heated during the colder months.

Under the depreciation policy the costs of equipment are conservatively written down over either 5 or 10 years, based on minimum anticipated life, to provide funds for eventual replacements as and when needed. The solar panels are an exception with an advised 20 year life considered appropriate.

There were no additions to equipment, and no disposals, during the year. However as some assets became fully depreciated at the end of last year the annual depreciation charge fell by £1,114.

£5,000 of the overall surplus for the year has been transferred to the premises contingency fund set up to maintain or improve the long term performance of the building and meet the replacement cost of integral fixtures and fittings of the building which are not being depreciated annually. Expenses met by the fund in the year were £1,375. As a result the contingency fund at the year-end stood at £20,505.

At 30 June 2021 the historic costs of equipment were £140,205 and land and buildings were £530,154. The cost of the premises is not depreciated even though these include some "landlord's fixtures and fittings". The Trust accepted the insurance agency's offer of a free online professional revaluation of the property for insurance purposes and this was finalised in November 2021. This estimated a total rebuilding cost of c. £1.1million with the insured cover in the event of a claim increased by 25% free of charge in return for completing the valuation survey.

Net current assets had increased to £70,345 and the cash available is definitely considered adequate to meet our commitments and possible renovation or replacement of equipment as required in the next few years. At the end of June 2021 the total reserves were £634,604

The Current Year 2021/22

Grants have again mitigated the continuing impact of Covid and regular hires are now back close to normal. However it is difficult to make forecasts with the risks of Covid 19 uncertain. Fortunately cash reserves of the hall are healthy, although further loss of income may eventually mean some future fund raising may be desirable. Hire charges were last increased from July 2019 and may possibly need to be reviewed once the use of the hall has recovered or established a new norm.

Professional Support

Lloyds Bank plc is used to bank rental income and CAF Bank Ltd is used for all other regular transactions. There is also a 90 day notice deposit account with Julian Hodge Bank Limited.

Mr Dennis Carroll was appointed as the independent examiner last year.

Signature and Declaration

I declare, in my capacity as Secretary, that the Trustees have approved the report above and have authorised me to sign it on their behalf.

N.A. Davies

Hon Secretary

24th January 2021

Report of the Trustees for the year ended 30th June 2021

Summary presentation of accounts

Income & Expenses Summary	y.e.30/06/21	y.e.30/06/20
General hall operation	£	£
Hire charges	8,034	25,461
General hall expenses	-16,950	-25,381
Net (loss)/Income before depreciation	-8,916	80
Depreciation of equipment	-4,875	-5,989
Gain on sale of redundant equipment	0	1,850
Operational loss	-13,791	-4,059
Non-operational income		
Net fund raising proceeds	0	0
Grants and donations	18,784	10,176
Solar energy contribution		
FIT export income	3,434	3,748
Solar equipment depreciation	-1,370	-1,370
Net gain from solar	2,064	2,378
Interest on deposits	231	291
Non-operational total surpluses	21,079	12,845
Overall surpluses available	7,288	8,786
Transfer to Premises contingency fund	-5,000	-7,000
Transfer to General Reserves	2,288	1,786
Premises Contingency Fund movements		
Transfer for the year	5,000	7,000
Expenditure in the year	-1,375	-2,762
Increase in the fund in the year	3,625	4,238
Balance Sheet Summary		
Fixed Assets		
Land and premises	530,154	530,154
Equipment cost	140,205	140,205
Equipment depreciation	-105,432	-99,855
Net book value of fixed assets	564,259	570,504
Net Current Assets		
Cash and deposits	68,124	58,899
Debtors	4,118	3,054
Current liabilities	-1,898	-4,664
Net current assets	70,344	61,945
Total Assets	634,603	622,666
Premises Contingency Fund	20,505	16,880
General Reserves Fund	614,098	611,809
Total Reserves	634,603	628,690

The full accounts for the year ended 30 June 2021 and the independent examiner's report are available as a separate document

Shipham Village Hall Trust

Statement of Finances for the year ended 30 June 2021



Shipham Village Hall Trust
Statement of finances for year ended 30 June 2021

**Independent Examiner's Report
To the Trustees of Shipham Village Hall Trust**

I report to the trustees on my examination of the accounts of Shipham Village Hall Trust ("the Trust") for the year ended 30 June 2021, which are set out on pages 3 to 6.

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.

Denis Carroll ACMA
25 Beech Road
Shipham
Somerset
BS25 1SA
18 January 2022

Shipham Village Hall Trust
Statement of finances for year ended 30 June 2021

**Income & Expenditure Account
Year Ended 30 June 2021**

	Note	Year ended 30 June 2021 £	Year ended 30 June 2020 £
INCOME			
Income from charitable activities			
Hire charges		8,034	25,461
Fundraising	1	0	0
Donations & grants	2	18,734	10,176
Other	3	50	1,850
		26,818	37,487
Solar energy income	4	3,434	3,748
Interest on deposits	5	231	291
TOTAL INCOME		30,483	41,526
EXPENDITURE			
Direct charitable expenditure			
Fundraising costs	1	0	0
Wages		(2,964)	(2,912)
Honoraria to bookings clerk		(3,960)	(3,960)
Insurance	6	(1,595)	(1,516)
Electricity	7	(924)	(1,497)
Gas	7	(1,826)	(2,227)
Water and sewerage		45	(330)
Annual maintenance contracts	8	(2,741)	(3,067)
Repairs and maintenance	9	(1,361)	(4,880)
Exterior premises renovation works	10	(68)	(500)
Cleaning		(328)	(1,430)
Broadband, WIFI and alarm phone line		(92)	(223)
Officers' postage and stationery		0	0
Annual licences		(1,057)	(1,121)
Independent examiner		(0)	(69)
Other	11	(79)	(1,649)
TOTAL EXPENDITURE	12	(16,950)	(25,381)
TOTAL NET INCOME		13,533	16,145
Depreciation	14	(6,245)	(7,359)
Premises contingency fund	17	(5,000)	(7,000)
NET SURPLUS		2,288	1,786

Shipham Village Hall Trust
Statement of finances for year ended 30 June 2021

Balance Sheet
Year Ended 30 June 2021

	Note	Year ended 30 June 2021 £	Year ended 30 June 2020 £
FIXED ASSETS			
Land at cost		28,281	28,281
Premises at cost	13	501,873	501,873
Equipment	14		
Net Book Value b/f		40,350	30,567
Additions		0	17,141
Disposals at Net Book Value		0	0
Depreciation		(6,245)	(7,359)
Net Book Value c/f		34,105	40,350
TOTAL FIXED ASSETS		564,259	570,503
CURRENT ASSETS			
Cash at bank			
Lloyds Bank plc - instant access	15	601	544
CAF Bank Limited - Cash Account Trust 1	16	2,215	1,277
CAF Bank Limited - Gold Account Trust 2	16	33,134	25,132
Julian Hodge Bank Limited - 90 day notice	16	32,174	31,946
Debtors			
Hire charges		1,467	106
Solar FIT		1,531	1,600
Other prepayments and accrued income		1,120	1,348
TOTAL CURRENT ASSETS		72,242	61,953
CURRENT LIABILITIES			
Accruals and provisions			
General accruals and provisions		(898)	(1,333)
Hirers' deposits held and prepaid rents		(1,000)	(2,434)
TOTAL CURRENT LIABILITIES		(1,898)	(3,767)
NET CURRENT ASSETS		70,344	58,186
TOTAL NET ASSETS		634,603	628,690
REPRESENTED BY			
Premises contingency fund	17		
Brought forward		16,881	12,643
Additions		5,000	7,000
Withdrawals		(1,376)	(2,762)
Carried forward		20,505	16,881
General reserves fund			
Brought forward		611,810	610,023
Surplus for the year ended 30 June 2019		2,288	1,786
Carried forward		614,098	611,809
TOTAL FUND BALANCES CARRIED FORWARD	18	634,603	628,690

Shipham Village Hall Trust
Statement of finances for year ended 30 June 2021

Notes to the statement of finances

1. In accordance with custom, fund raising events on behalf of the trust have only generally been run every other year. However, no fundraising events have been held in the year as there are no current projects requiring funds.
2. A grant of £18,707 was received from Sedgemoor District Council to mitigate the loss of rental income and the increase in cleaning costs due to the impact of Covid 19.
3. Other income relates to a donation of £50 made in recognition of occasional informal use of the hall car park.
4. Receipts from Feed in Tariff and exported energy generated by the solar panels have dropped by 8% (2020: +11%). This figure is before deducting £1,070 for depreciation of the solar systems equipment.
5. Interest income remained relatively steady and available interest rates remain very low.
6. Insurance cover is provided by an Allied Westminster Village Guard policy. The broker reduced their policy rates in general in 2019 and a further saving was secured by agreeing to a 5-year term of insurance ending 12 December 2023.
7. Utility charges are likely to continue to increase over time but the full impact of the increases to date has been subdued by the closure of the hall during the Covid 19 lockdown.

8. Annual contracted maintenance costs:	2021	2020
	£	£
Kitchen bi-annual deep cleans	178	188
Hall floor refurbishment	800	800
Gas equipment and heating systems	372	515
Septic tank clearance	283	276
Security systems	472	570
Doors and windows	300	300
Fire-fighting and electrical equipment	254	336
Children's play area safety report	82	82
	<u>2,741</u>	<u>3,067</u>

Annual contracted maintenance activity has taken place despite the lockdown in order to maintain the high standard of the hall's facilities and to comply with relevant regulations. Costs have remained relatively predictable.

9. Repair and maintenance costs:	2021	2020
	£	£
Internal redecorating of the building	0	984
Certification of electrics	300	435
Grounds maintenance and repair	820	1,408
Solar system triennial service provision	0	150
Internal and external lighting repairs	220	243
Central heating repair	0	234
Repair kitchen equipment	0	866
Plumbing repairs	0	175
Firefighting & electrical equipment	0	0
Sundry small repairs or replacements	21	385
	<u>1,361</u>	<u>4,880</u>

Repair and maintenance costs are significantly lower this year due to the prolonged closure of the hall. Expenditure on repairs to the fire alarm system, smoke detectors, the main entrance door and the boiler have been charged to the premises contingency fund (£1,376). The solar system has been serviced since the year end and no further accrual was required in 2021.

10. External renovation works:	2021	2020
	£	£
Exterior paths, trees and hedges	<u>68</u>	<u>500</u>

Shipham Village Hall Trust
Statement of finances for year ended 30 June 2021

11. Other expenditure relates to standard monthly bank charges totalling £78.
12. Three of the Trustees and the Hall Manager were reimbursed a total of £756 for purchases of equipment and/or materials for use in the hall made at the request of the management committee. Total repayments of this expenditure were: Jeff Brewster £236, Ray Burgess £21, John Moorehouse £351, Tony Packer £148.
13. Premises insured value
We accepted the insurance agents' offer of a free revaluation of the property in November 2021 by the firm "Rebuild Cost Assessment" for insurance purposes.
This revalued the premise at £1,054,571 (inclusive of professional fees and demolition).
The insured replacement value is uplifted free of charge by 25% to give a maximum claim value of £1.356m
This value compares with a total cost of £564,259 in the accounts, being £530,154 for premises, and £34,105 included in equipment that is the net book value of landlord's fixtures and fittings and solar panels.
14. Equipment and depreciation
There were no additions or disposals of fixed assets in the year.
The depreciation policy writes down the cost of equipment over its minimum expected life to provide the money for their eventual replacement when needed.
The minimum expected life selected is set at either 5, 10 or 20 years, with the original cost and net book value at 30 June 2021 for each category shown below in brackets:
5 yr. life: Kitchenware, computers, general sanitary ware, and sundries (Cost £9,100; NBV £402)
5 yr. life: Audio/video equipment, curtains, and floor coverings (Cost £25,628; NBV £131)
10 yr. life: All other equipment and furniture (Cost £84,075; NBV £24,450)
20 yr. life: Solar panels (Cost £21,403; NBV £9,121)
Total: All equipment (Cost £140,206; NBV £34,105)
Within the total depreciation charge £1,070 related to solar panels and their inverters.
Land and premises are not depreciated but replacements of major equipment included originally in the building cost are now added to equipment and depreciated.
15. Lloyds Bank plc is used to bank rental income and CAF Bank Ltd is used for all other regular transactions.
16. Short-term funds are placed in a 90-day notice account with Julian Hodge Bank Limited and CAF Bank Gold account, earning interest during the year at 0.6% and 0.01% respectively.
17. A transfer to the premises contingency fund is made annually to contribute towards the cost of future major replacements or repairs of the premises, equipment and fittings integrated within the building that have not been designated as equipment in the accounts.
A further transfer of £5,000 was made at the end of the year.
During the year costs of £1,376 were incurred that have been charged against the premises contingency fund, including:
 - Repair and replacement of fire alarms and detection equipment £769
 - Boiler repairs £287
 - Repair to main entrance door £320.
18. There are no restricted or endowment funds.

The Income and Expenditure Account, Balance Sheet and notes relating to the period ended 30 June 2021 are as approved by the Trustees of Shipham Village Hall Trust.

Stephen Dodd
Honorary Treasurer
18 January 2022

**Independent Examiner's Report
To the Trustees of Shipham Village Hall Trust**

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