

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.

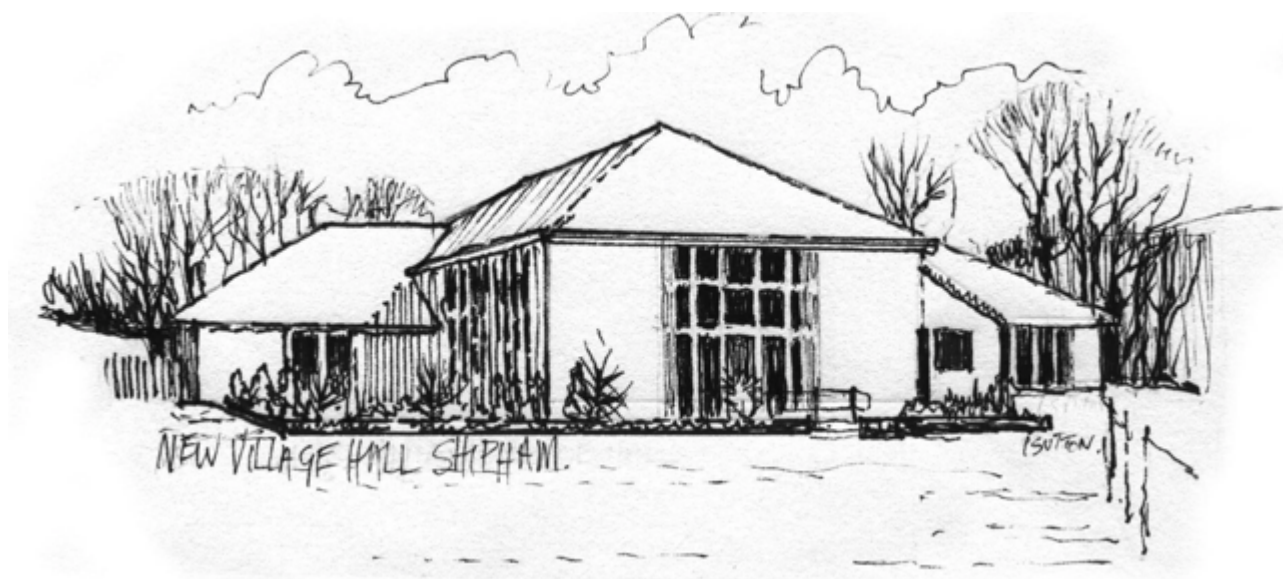
Secretary:



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>

Shiphams 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%.

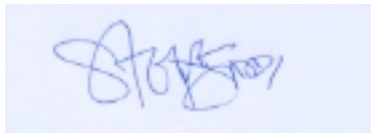
11. All unpaid and unissued hire charges at the year-end have since been settled and there are no outstanding debts due to the Trust by hirers.

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.

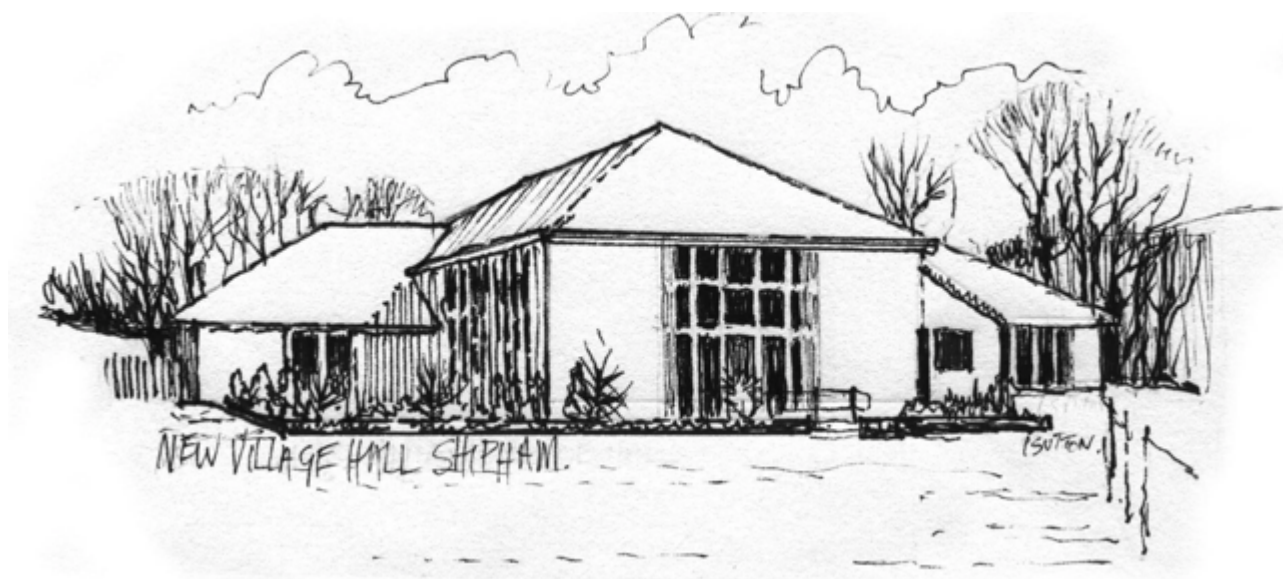
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Stephen Dodd
Honorary Treasurer
17 February 2026

Shipham Village Hall Trust

Statement of Finances for the year ended 30 June 2025



Shipham Village Hall Trust
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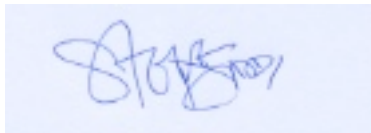
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Stephen Dodd
Honorary Treasurer
17 February 2026