



## WISBOROUGH GREEN VILLAGE HALL TRUST

### Report of the Managing Trustees Financial Year 2022/2023

The report of the Trustees covers three main areas of activity :

1. Hall Lettings and operations
2. Stewardship of the Trust
3. The Old Workhouse

#### 1. Hall Lettings and operations

The year has been a mix of consolidation and some progress with a number of new well-being activities now taking place regularly at the Hall plus many of our established regular users.

It is also pleasing to note an increase in the number of catered events for family celebrations.

Lettings Income was £10,393 an increase of 21% over the previous year but still short of the £14,847 in the last full year prior to the start of the pandemic.

With careful management operating expenses were held at £8,352 compared with £9,282. This was mainly due to reduced cost of insurance and warmer weather helping with energy costs.

As required, the Hall Accounts have been independently examined and signed off by the Examiner, the Treasurer and a Trustee. A copy of the Hall Accounts, the Independent Examiner's Report and this Report can be obtained via the Charity Commission website ([www.gov.uk/government/organisations/charity-commission](http://www.gov.uk/government/organisations/charity-commission)) once these have been approved.

On the non-operating side, the Monthly draw club continues to add to Hall funds, making a net contribution of around £1,411 after expenses.

Some small donations totalling £312.88 have been received plus a welcome and long overdue increase in interest on our deposit account providing £381.96

With the modernisation works completed and signed off, the final payment £10,386.88 was made to Valley Builders, being the retention held against any snagging and other defects together with the final payment to Philips Chartered Surveyors for their management of the project.

#### 2. Stewardship of the Trust

There has been no change to the membership of Trustees.

It was with great sadness that we learned of the untimely death of Michael Senior who joined the Hall Committee just over a year ago during which time he brought great energy and enthusiasm to the work of the Committee. He will be greatly missed.

*The Committee is still seeking additional volunteers to bring the Committee back to an optimal number.*

#### 3. The Old Workhouse

During the year, a number of matters arose regarding the Old Workhouse. A Rent Review was due to take place for the next renewal term starting in August 2023. However, before that could take place we were notified of a change in personal circumstances by the tenants that would require a change to the tenancy agreement.

The Trustees engaged Henry Adams Lettings to assist with the changes to the tenancy.



## **WISBOROUGH GREEN VILLAGE HALL TRUST**

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An updated EPC has been completed. Much time has been spent on evaluating the recommendations as to both practicality and cost. Generally the EPC recommendations were either impractical or too expensive. The Trustees have therefore registered a High Cost Exemption as required by regulation. However, new electric heaters have recently been installed which will provide much improved energy efficiency.

In November 2023, some damp issues were reported by the tenants. Two areas were affected. A blocked and damaged gutter high up on the north face of the building was causing damp in the wall below. A smaller damp patch was found on the south side adjacent to the lounge window due to a gap between the window frame and brickwork and some poor pointing. These issues have now been remedied by a local builder.

Having tackled the EPC and relevant Exemption and the damp issues, the Trustees remain in discussion with Henry Adams Lettings regarding the necessary changes to the tenancy agreement. Income from the Old Workhouse was £18,300 of which £7,686 was paid in rent to the Trust's landlord, the Parish Council. General maintenance costs for the year were £1,211 (this figure does not include cost of remedying the damp issues nor the new electric heaters which both fall outside the financial year being reported here).

### **Conclusion**

We are delighted that the new facilities are encouraging new and different activities to take place at the Hall and that more of the local community have been able to enjoy these.

Trustees of Wisborough Green Village Hall

31<sup>st</sup> December 2023



CHARITY COMMISSION  
FOR ENGLAND AND WALES

Wisborough Green Village Hall

276065

## Receipts and payments accounts

CC16a

For the period  
from

1st October 2022

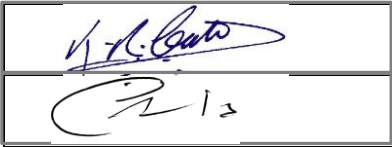
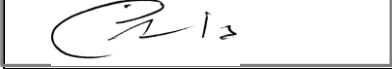
To

30th Sept 2023

### Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
<b>A1 Receipts</b>					
LETTINGS	10,393	-	-	10,393	8,581
REFUNDABLE	-	-	-	-	-
LETTING DEPOSITS - REFUNDABLE	-	-	-	-	-
LICENCE FEES/NOISE MGT	200	-	-	200	100
INSURANCE RECEIPTS	-	-	-	-	-
MONTHLY DRAW CLUB	2,736	-	-	2,736	2,876
INTEREST & CLAIM REFUND	382	-	-	382	33
DONATIONS, GIFTS & BEQUESTS	313	-	-	313	722
OLD WORKHOUSE RENT	18,300	-	-	18,300	18,300
GRANTS etc	-	-	-	-	27,232
DEPOSIT INTEREST ADJ	-	-	-	-	-
<b>Sub total (Gross income for AR)</b>	<b>32,324</b>	<b>-</b>	<b>-</b>	<b>32,324</b>	<b>57,844</b>
<b>A2 Asset and investment sales, (see table).</b>					
	-	-	-	-	-
<b>Sub total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total receipts</b>	<b>32,324</b>	<b>-</b>	<b>-</b>	<b>32,324</b>	<b>57,844</b>
<b>A3 Payments</b>					
PREMISES MAINTENANCE, INCL. C/	2,155	-	-	2,155	1,548
UTILITIES - Electricity, Oil, Water	3,416	-	-	3,416	4,159
INSURANCE & CDC RATES	1,893	-	-	1,893	2,410
PREMISES & ENTERTAINMENT LIC	368	-	-	368	332
ADVERTISING/DUES & SUBS	426	-	-	426	440
GIFTS, DONATIONS & AGM	-	-	-	-	190
EQUIPMENT PURCHASES	94	-	-	94	93
SUNDRIES incl. Postage, office supplies, p	-	-	-	-	111
PREMISES IMPROVEMENTS	-	-	-	-	4,191
MONTHLY DRAW CLUB PRIZE FUND	1,325	-	-	1,325	1,420
PARISH COUNCIL RENT	7,686	-	-	7,686	7,686
OLD WORKHOUSE EXPS	1,212	-	-	1,212	1,025
MODERNISATION PROJECT	12,245	-	-	12,245	259,236
GRANT FUNDED PROJECTS & MISC	-	-	-	-	27,232
<b>Sub total</b>	<b>30,820</b>	<b>-</b>	<b>-</b>	<b>30,820</b>	<b>310,073</b>
<b>A4 Asset and investment purchases, (see table)</b>					
	-	-	-	-	-
<b>Sub total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total payments</b>	<b>30,820</b>	<b>-</b>	<b>-</b>	<b>30,820</b>	<b>310,073</b>
<b>Net of receipts/(payments)</b>	<b>1,504</b>	<b>-</b>	<b>-</b>	<b>1,504</b>	<b>- 252,229</b>
<b>A5 Transfers between funds</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>A6 Cash funds last year end</b>	<b>62,974</b>	<b>-</b>	<b>-</b>	<b>62,974</b>	<b>315,203</b>
<b>Cash funds this year end</b>	<b>64,478</b>	<b>-</b>	<b>-</b>	<b>64,478</b>	<b>62,974</b>

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

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £																																			
<b>B1 Cash funds</b>	<table border="1"> <tr> <td>Bank Deposit</td> <td></td> <td>61,860</td> <td></td> <td>-</td> </tr> <tr> <td>WG Monthly Draw Club Account</td> <td></td> <td>317</td> <td>-</td> <td>-</td> </tr> <tr> <td>Current Account</td> <td></td> <td>1,664</td> <td>-</td> <td>-</td> </tr> <tr> <td>Petty Cash</td> <td></td> <td>228</td> <td>-</td> <td>-</td> </tr> <tr> <td>Building Project Gift Aid</td> <td></td> <td>379</td> <td>-</td> <td>-</td> </tr> <tr> <td>Receivables less Payables &amp; Undeposited</td> <td></td> <td>30</td> <td>-</td> <td>-</td> </tr> <tr> <td><b>Total cash funds</b></td> <td></td> <td><b>64,478</b></td> <td><b>-</b></td> <td><b>-</b></td> </tr> </table> <p>(agree balances with receipts and payments account(s))</p>	Bank Deposit		61,860		-	WG Monthly Draw Club Account		317	-	-	Current Account		1,664	-	-	Petty Cash		228	-	-	Building Project Gift Aid		379	-	-	Receivables less Payables & Undeposited		30	-	-	<b>Total cash funds</b>		<b>64,478</b>	<b>-</b>	<b>-</b>	OK	OK	OK
Bank Deposit		61,860		-																																			
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<b>B2 Other monetary assets</b>	<table border="1"> <tr> <td></td> <td>-</td> <td>-</td> <td>-</td> </tr> <tr> <td></td> <td>-</td> <td>-</td> <td>-</td> </tr> </table>		-	-	-		-	-	-																														
	-	-	-																																				
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	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)																																			
<b>B3 Investment assets</b>	<table border="1"> <tr> <td></td> <td></td> <td>-</td> <td>-</td> </tr> <tr> <td></td> <td></td> <td>-</td> <td>-</td> </tr> </table>			-	-			-	-																														
		-	-																																				
		-	-																																				
	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)																																			
<b>B4 Assets retained for the charity's own use</b>	<table border="1"> <tr> <td></td> <td></td> <td>-</td> <td>-</td> </tr> <tr> <td></td> <td></td> <td>-</td> <td>-</td> </tr> <tr> <td></td> <td></td> <td>-</td> <td>-</td> </tr> </table>			-	-			-	-			-	-																										
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	Details	Fund to which liability relates	Amount due (optional)	When due (optional)																																			
<b>B5 Liabilities</b>	<table border="1"> <tr> <td>NIL</td> <td></td> <td>-</td> <td></td> </tr> <tr> <td></td> <td></td> <td>-</td> <td></td> </tr> <tr> <td></td> <td></td> <td>-</td> <td></td> </tr> </table>	NIL		-				-				-																											
NIL		-																																					
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Signed by one or two trustees on behalf of all the trustees	Signature	Print Name	Date of approval																																				
		Keith Carter	05-Jan-24																																				
		Christopher Edwards	05-Jan-24																																				



# Independent examiner's report on the accounts

## Section A

## Independent Examiner's Report

**Report to the trustees/  
members of**

Charity Name  
Wisborough Green Village Hall

**On accounts for the year  
ended**

30<sup>th</sup> September 2023

**Charity no  
(if any)**

276065

**Set out on pages**

4 and 5

(remember to include the page numbers of additional sheets)

**Respective  
responsibilities of  
trustees and examiner**

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

It is my responsibility to:

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

**Basis of independent  
examiner's statement**

My examination was carried out in accordance with general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from the trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a 'true and fair' view and the report is limited to those matters set out in the statement below.

**Independent  
examiner's statement**

In connection with my examination, no matter has come to my attention (other than that disclosed below \*)

1. which gives me reasonable cause to believe that in, any material respect, the requirements:
  - to keep accounting records in accordance with section 130 of the Charities Act; and
  - to prepare accounts which accord with the accounting records and comply with the accounting requirements of the Charities Act have not been met; or
2. to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

\* Please delete the words in the brackets if they do not apply.

**Signed:**

**Date:**

5 January 2024

**Name:**

Stephen Carter

**Relevant professional  
qualification(s) or body  
(if any):**

Chartered Accountant

**Address:**

50 Carters Way

Wisborough Green

RH14 0BY

**Section B**

**Disclosure**

Only complete if the examiner needs to highlight material problems.

**Give here brief details of any items that the examiner wishes to disclose.**

