

**EAST COKER HALL CHARITABLE TRUST**  
**ANNUAL REPORT AND ACCOUNTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2022**

**Charity No: 278074**

**EAST COKER HALL CHARITABLE TRUST**  
**ANNUAL REPORT AND ACCOUNTS FOR THE YEAR ENDED 31<sup>ST</sup> DECEMBER 2022**

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**EAST COKER HALL CHARITABLE TRUST**  
**ANNUAL REPORT FOR THE YEAR ENDED 31 DECEMBER 2022**

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The Trustees are pleased to present their report and accounts of the Charity for the year ended 31 December 2022.

The East Coker Hall Charitable Trust was constituted by Deed of Trust in March 1979 and is a registered Charity (number 278074). Its address is Halves Lane, East Coker, Yeovil, Somerset BA22 9JJ.

Members are elected at the AGM, when co-opted members and representatives are also approved. Members, co-opted members and representatives are all registered as Trustees.

During 2022 the Committee of Management members were:-

**Elected Members**

J W Hollis	Chair
P M Dagnall	Vice Chair
J Morley	Treasurer
H E Styles	Secretary

**Co-opted Members**

R Hodder  
G Evans

**Representatives**

S Copley  
P Dunning  
S Owen

**Charitable Objectives**

The primary object of the Charity is to hold the property known as the East Coker Hall for the general benefit of the parishioners of East Coker, including making it available for meetings, lectures, classes and other forms of recreation and leisure time activities with the object of improving the conditions of life for the inhabitants.

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**ANNUAL REPORT FOR THE YEAR ENDED 31 DECEMBER 2022**

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**Review of Activities**

Hall letting income of £26446 shows an increase over the previous year (2021 - £10282). Use of the hall had increased significantly during 2022.

Interest received from investments had increased over the prior year to £1085 (2021 - £676). The Trustees keep their current asset investment strategy under review to try and improve returns where possible.

During the year Feed in Tariff receipts amounted to £5961 (2021 - £5308).

Film screening income showed a loss of £113, compared to a similar deficit of £103 in 2021. The decision was taken to continue with film screenings during 2023 as there had been an increase in audience numbers towards the end of 2022. A decision had been taken to increase the entrance charge.

Total expenditure over the year of £19857 showed a marked increase over the previous year (2021 - £14973). This was partly due to higher usage of the hall and partly to the increase in the cost of fuel. A replacement laptop and associated software was purchased during 2022.

The Trustees continue to maintain the facilities at the hall to a high standard. A rolling maintenance programme ensures work is addressed promptly. The Trustees are aware that the roof, now well in excess of 40 years old, will require substantial work to be carried out. To that end a survey was undertaken of the whole roof structure during 2021 and an additional, more detailed, survey will be carried out in 2023.

**Finances**

The attached accounts show the current state of the finances to be sound and satisfactory.

The Trustees have a policy to invest surplus funds in order to maximise returns received. At present cash funds are held in fixed rate charity bonds, COIF charity investment funds and savings accounts.

The Charity's bank is CAFBank Limited, 25 Kings Hill Avenue, Kings Hill, West Malling, Kent ME19 4JQ

An independent examination of the Charity's accounts has been undertaken by Mr M Well of Finchingfield, East Coker and by Mr C Murrell of Mill Close, East Coker.

**Reserves**

The Trustees maintain the Charity's reserves at a level considered to be sufficient to meet the everyday running costs of the hall for at least six months.

J W Hollis  
For and on behalf of the Trustees

**EAST COKER HALL CHARITABLE TRUST  
INDEPENDENT EXAMINERS' REPORTS  
FOR THE YEAR ENDED 31 DECEMBER 2022**

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I have examined the accounts and documents provided and am happy that they represent an accurate summary of the finances for the Village Hall for the year ended 30/12/22.

C Murrell  
Accountant (ACMA - retired)  
April 2023

I have examined the accounts and documents provided and am happy that they represent an accurate summary of the finances for the Village Hall for the year ended 30/12/22.

M Wells (Bank Manager – retired)  
May 2023

**EAST COKER VILLAGE HALL CHARITABLE TRUST (Reg Charity No. 278074)**

**STATEMENT OF ASSETS AND LIABILITIES FOR THE YEAR ENDED 31ST DECEMBER 2022**

	Restricted Funds £	2022 Unrestricted funds			2021
		Hall £	Sundry £	Total £	Total £
<b>Income and expenditure</b>					
<b>Generated Income</b>					
Income from letting		26,445.55		26,445.55	10,282.00
Sale of grass keep			40.00	40.00	40.00
Wayleave			20.57	20.57	22.64
Filmscreening income			-112.96	-112.96	-103.00
Investment income (Feed in Tarrif etc.)		5,961.32		5,961.32	5,308.08
Other income ( Bank interests etc.)			1,084.53	1,084.53	676.14
<b>Total generated Income</b>		<b>32,406.87</b>	<b>1,032.14</b>	<b>33,439.01</b>	<b>16,225.86</b>
<b>Non Generated Income</b>					
Grants, Donations and Legacies			3,917.00	3,917.00	18,674.00
<b>Total Income</b>		<b>32,406.87</b>	<b>4,949.14</b>	<b>37,356.01</b>	<b>34,899.86</b>
<b>Charitable Expenditure</b>					
Wessex Water charges		484.93		484.93	235.12
Electricity charges		999.24		999.24	496.64
Performing Rights & Licencing Fees		792.36		792.36	721.48
Telephone booking clerk		119.66		119.66	123.51
Website, telephone & Broadband		466.88		466.88	597.74
Insurance premiums		2,922.50		2,922.50	2,586.20
Heating oil		1,567.14		1,567.14	565.49
Booking clerk fees		3,360.00		3,360.00	3,569.10
Cleaner and window cleaner		4,101.19		4,101.19	3,314.97
Floor polishing and materials		913.50		913.50	310.00
Property maintenance		916.38		916.38	834.40
Equipment repairs & replacements		1,558.97		1,558.97	852.20
Sundry expenses		831.06		831.06	345.98
Bank charges		81.00		81.00	106.50
Miscellaneous		742.26		742.26	313.40
<b>Total Charitable Expenditure</b>		<b>19,857.07</b>		<b>19,857.07</b>	<b>14,972.73</b>
<b>Generated Income minus Charitable Expenditure</b>					
Total Generated Income				33,439.01	16,225.86
Total Expenditure				-19,857.07	-14,972.73
<b>Yearly Generated Increase or loss</b>				<b>13,581.94</b>	<b>1,253.13</b>
<b>Plus Non Generated Income, (Donations, Grants and Legacies)</b>				3,917.00	18,674.00
<b>Total yearly Increase or loss</b>				<b>17,498.94</b>	<b>19,927.13</b>
Cash funds 31/12/2022	59,276.47	72,875.29		132,338.58	114,839.64
Minus cash funds b/fwd (31/12/2021)	-59,276.47	-55,563.17		-114,839.64	-94,912.51
<b>Yearly cash fund difference</b>				<b>17,498.94</b>	<b>19,927.13</b>

**EAST COKER VILLAGE HALL CHARITABLE TRUST (Reg Charity No. 278074)**

**STATEMENT OF ASSETS AND LIABILITIES FOR THE YEAR ENDED 31ST DECEMBER 2022**

	Notes	2022		2021	
		£	£	£	£
		Restricted fund	Unrestricted fund	Restricted fund	Unrestricted fund
<b>Cash funds</b>					
CAF cash account No.00017858			1,685.83		2,114.23
CAF deposit account No. 00094377		27,000.00	69,123.43	27,000.00	51,196.09
COIF deposit A/C No. 552880001C (Land Sale)		2,276.47		2,276.00	
COIF deposit A/C No. 552880002C			2,202.85		2,202.85
Scottish Widows 90 day account		30,000.00		30,000.00	
Petty cash			50.00		50.00
		<u>59,276.47</u>	<u>73,062.11</u>	<u>59,276.00</u>	<u>55,563.17</u>
<b>Investment assets</b>					
COIF permanent endowment		<u>5,899.00</u>		<u>5,899.00</u>	
		<u>5,899.00</u>		<u>5,899.00</u>	
<b>Assets retained for the Charity's own use</b>					
Freehold property		162,385.00		162,385.00	
Fixtures and fittings			15,937.00		15,937.00
Solar photovoltaic panels		<u>25,000.00</u>		<u>25,000.00</u>	
		<u>187,385.00</u>	<u>15,937.00</u>	<u>187,385.00</u>	<u>15,937.00</u>

**STATEMENT OF ASSETS AND LIABILITIES FOR THE YEAR ENDED 31ST DECEMBER 2022**

**1 Accounting policies**

- 1.1** The financial statements have been prepared under the receipts and payments basis and in accordance with applicable accounting standards and the Charities Act
- 1.2** Investment assets are recorded in the statement of assets and liabilities at current value

<b>2 Investment income received</b>	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
CAF bank current A/c No. 00017858 interest received	2.17	
CAF bank deposit A/c No. 00094377 interest received	327.34	7.16
COIF deposit A/c No. 552880001C interest received	22.10	0.25
COIF deposit A/c No. 552880002C interest received	21.40	0.25
COIF investment A/c No. 544530001T Interest received	670.67	653.48
Scottish Widows CAF deposit A/c No. 51506770099	40.85	15.00
Solar Panel Feed in Tarrif (FIT) income received	5,961.32	5,308.05
	<u>7,045.85</u>	<u>5,984.19</u>
<b>3 Investment assets</b>		
The market value of investment assets	<b>2022</b>	<b>2021</b>
at 31/12/2022 was as follows:	<b>£</b>	<b>£</b>
COIF A/c No. 544530001T Permanent Endowment	<u>22,428.54</u>	<u>25,378.97</u>

The number of units held was 1,235.78 at a cost of £5,899

**4 Trustees remuneration**

Non of the trustees received remuneration during the year (2021-Nil)

- 5** The 2022 Accounts and Balance Sheets have been produced by the Hall Treasurer John Morley, Mill Lane, East Coker, Yeovil BA22 9LE and have been checked and approved by two examiners, Mr Clive Murrell, Mill Close, East Coker and Mr Martin Wells, 'Finchingfield', East Coker.