

# THAKEHAM VILLAGE HALL

England & Wales - Charity number 279177

## Details

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**Status** Registered

**Legal form** Other

**Registered** 1980-01-31

**Register** [View on the Charity Commission register](#)

## Contact

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**Address** 1 Abingworth Crescent  
Thakeham  
Pulborough  
West Sussex  
RH20 3GW

**Phone** 01798 815467

**Email** [info@thakehamvillagehall.co.uk](mailto:info@thakehamvillagehall.co.uk)

**Website** [www.thakehamvillagehall.co.uk](http://www.thakehamvillagehall.co.uk)

## Activities

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**Objects:** THE PROVISION OF A VILLAGE HALL FOR THE USE OF THE INHABITANTS OF THE PARISH OF THAKEHAM IN THE COUNTY OF WEST SUSSEX WITHOUT DISTINCTION OF POLITICAL, RELIGIOUS OR OTHER OPINIONS, INCLUDING USE FOR MEETINGS, LECTURES AND CLASSES AND FOR OTHER FORMS OF RECREATION AND LEISUR TIME OCCUPATION, WITH THE OBJECT OF IMPROVING THE CONDITIONS OF LIFE FOR THE SAID INHABITANTS.

**Activities:** Support for local community clubs and societies.

## Classification

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- **How:** Provides Buildings/facilities/open Space
- **What:** Education/training, Arts/culture/heritage/science, Amateur Sport, Recreation
- **Who:** Children/young People, Elderly/old People, The General Public/mankind

## Geography

- **Area of benefit:** PARISH OF THAKEHAM
- West Sussex

## Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£66,390	£133,917	-	-
2024-03-31	£60,205	£58,717	-	-
2023-03-31	£49,845	£51,262	-	-
2022-03-31	£48,367	£37,635	-	-
2021-03-31	£29,923	£19,209	-	-

## Trustees

Name	Role	Appointed
<b>JOHN BEARMAN</b>	Chair	
Anthony David Harman		2026-05-19
<b>BARRY CHARLES LAKER</b>		
Cecily Mary Linfield		2019-04-01
Derrick Randall		2022-06-06
John Instance		2016-06-06
Karen Conway		2026-05-19
Ken Berry		2025-06-30
<b>NORMAN PRINCE</b>		
Stephen Watkins		2020-07-06
Vanessa Chenery		2025-09-29

**THAKEHAM VILLAGE HALL**

England & Wales - Charity number 279177

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# Accounts

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# **THAKEHAM VILLAGE HALL**

## **Registered Charity No 279177**

The Management Committee presents its report for the year 2024/25

### **Registered Office:**

The registered office is 1 Abingworth Crescent, Thakeham, Pulborough, West Sussex, RH20 3GW.

### **Trustees at the date this report was approved:**

Official Custodian for Charities (Custodian Trustee)

Mr John Bearman (Chairman---Elected)

Mr John Instance (Secretary/Treasurer-----Elected)

Mr Norman Prince (Representative of Thakeham Short Mat Bowls Club)

Mr Barry Laker (Representative of Thakeham Parochial Church Council)

Mr Steve Watkins (Representative of Thakeham Parish Council)

Mrs Cecily Linfield (Representative of Thakeham Bridge Club)

Mr Dave Kirkwood (Representative of Thakeham Gardeners Club)

Mr David MacEachern (Elected)

Mr Derrick Randall (Elected)

Mr Keith Abbott (Elected)

### **Structure, Governance, and Management**

a) The Conveyance and Trust Deed setting up the Charity is dated 12th October 1979, for land at Greendene Farm for a Village Hall. Thakeham Parish Council was the original Custodian Trustee. The Hall was never built, but a village hall was established at Abingworth, and the Greendene land was leased to the Pulborough Congregation of Jehovah's Witnesses. In November 2018, the Official Custodian for Charities replaced the Parish Council as Custodian Trustee, and in December 2018 a new Village Hall was completed as a Community Benefit at Abingworth Meadows. In January 2020, the Trust signed a 99-year Lease for the new Village Hall with the Parish Council, and a Sub-Lease for the use of the Parish Office, along with a Financial Agreement. In October 2022 the Freehold of the Greendene land was transferred to the Pulborough Congregation of Jehovah's Witnesses through an agreed compulsory purchase. Details of all Leases, Conveyances, and Transfers are available in the Village Hall records.

b) Committee of Management: the original Conveyance and Trust Deed provides as follows:

"The Committee shall consist of Three members elected at the Annual General Meeting, at least Five representative members, and not more than two co-opted members."

The original Trust Deed was amended in April 2017 to permit 5 elected members and 4 co-opted members.

The present five representative members are appointed by Thakeham Parish Council, Thakeham Parochial Church Council, Thakeham Gardeners' Club, Thakeham Bridge Club and Thakeham Short Mat Bowls Club.

All members of the Committee shall retire from office together at the end of the Annual General Meeting next after the date on which they came into office, but they may be re-elected or re-appointed. There are further detailed provisions dealing with co-options, casual vacancies, and dates of appointment.

**Objects:**

The objects of the Charity are to hold the Trust Property for the purpose of a Village Hall for the use of the inhabitants of the Parish of Thakeham, including use for meetings, lectures, and classes, and for other forms of recreation and leisure time occupation with the object of improving the conditions of life for the said inhabitants.

**Financial Review, Achievements, and Performance**

The result for the year was a deficit of £28,027, compared to a surplus last year of £1,488. However, this is wholly due to the capital expenditure incurred in installing solar panels and making other significant improvements in the Hall's infrastructure. Considering just operating income and expenditure, excluding capital expenditure, grants and investment income, the Hall made a surplus of £9,200 compared to a surplus last year of £2,700.

There was an increase in income from hall hire fees to £54,441 from last year's £47,391. There was a substantial increase in employment costs to £20,927 from £13,213 as we decided to employ a cleaner directly when our cleaning contractor terminated its contract although this was offset by the reduction in third-party cleaning costs.

The proceeds from the sale of Kingdom Hall were invested with £100,000 being invested for the medium-term in the COIF Charities Deposit Fund and £180,000 invested for the long-term in the COIF Charities Ethical Investment Fund. The Charity has no specific reserves policy except to maintain funds of around one year's operating expenditure to meet contingencies, such as unexpected structural repairs, and to meet its service to the community.

The Hall continues to be very well used, particularly by several locally based clubs and other regular hirers. Although some classes have been discontinued, other new classes and activities have been added.

A £75,000 investment was made in June 2024 in installing solar panels on the roof of the Village Hall supported by a substantial grant of £39,500 from the Parish Council. The Hall is now benefitting from the electricity produced and stored both in meeting its electricity needs and getting income from the excess electricity being generated.

The Fire Safety Policy has been reviewed and updated, and other policies are being reviewed.

The Trust has this year made several other smaller improvements to the Hall's fittings and equipment. The Audio Loop system has been upgraded, the computers have been replaced, and the Wi-Fi system has been updated. A washing machine has been installed in the Cleaner's Room, and the hot water boiler in the kitchen has been replaced. Doorbells for each hall have been installed, as requested by some Hall users with numerous attendees. The Main Hall lighting was failing, and has been replaced and improved, and the Chesswood Room hatch has been soundproofed.

Further improvements are planned. A micro-louvres system on the outside of the Main Hall window, to reduce the glare from the sun and the heat on the window was installed in May 2025. We will be

replacing the failing bi-fold door with a sliding door system. The Trust has recently been successful in its application for a National Lottery grant to replace and update the audio-visual equipment in the Chesswood Room. The Parish Council has given the Hall a grant of £26,700, representing the remaining balance of the s.106 funds set aside for the Hall. This will be used to fund the improvements described above with the balance being invested to secure the long-term future of the Hall.

Volunteer Trustees have decorated the two halls, and will next be decorating the entrance hall, corridors and toilets. The corridors are now being used by the two Camera Clubs for their Photographic displays. As usual, thanks are due to Barry Laker for the many minor repairs and improvements over the year.

Throughout the year, the Hall Managers, Carolyn and Corinne, supported by Tracy, our cleaner, have worked hard and efficiently to run and maintain the Village Hall, and to increase its use. There has been positive feedback for the service they provide, and the facilities the Hall offers. We are grateful for their vital contributions.

Issued and approved by the Management Committee at the Annual General Meeting held on the 19<sup>th</sup> May 2025.

Signed: 

Date: 19<sup>th</sup> May 2025

John Bearman (Chairman, Thakeham Village Hall Management Committee)

RECEIPTS AND PAYMENTS ACCOUNT

FOR THE YEAR ENDED 31st MARCH 2025

	Notes	Unrestricted £	Restricted £	Total 2025 £	Total 2024 £
<b>Receipts</b>					
Donations		82	-	82	36
Grants	1	39,500	-	39,500	-
Hall hire fees	2	54,441	-	54,441	47,391
Deposits received	3	4,684	-	4,684	4,853
Interest		6,980	-	6,980	7,925
Other Income		202	-	202	-
<b>Total Receipts for the Year</b>		<b>105,890</b>	<b>-</b>	<b>105,890</b>	<b>60,205</b>
<b>Payments</b>					
Employment costs	4	20,927	-	20,927	13,213
Telecoms/Internet		766	-	766	869
Subscriptions		1,099	-	1,099	1,152
Other running costs		3,043	-	3,043	2,032
Insurance		1,302	-	1,302	1,253
Equipment	5	83,982	-	83,982	3,775
Electricity		1,369	-	1,369	2,223
Gas		3,843	-	3,843	3,361
Cleaning and materials		1,941	-	1,941	10,121
Water		575	-	575	327
Non-domestic rates		202	-	202	193
Repairs and maintenance		9,285	-	9,285	14,283
Refuse collection		329	-	329	291
Professional fees		693	-	693	2,060
Deposits repaid	3	4,563	-	4,563	3,564
<b>Total Payments for the year</b>		<b>133,917</b>	<b>-</b>	<b>133,917</b>	<b>58,717</b>
Net Receipts/(Payments)		(28,027)	-	(28,027)	1,488
Realised Gains		-	-	-	-
Unrealised Gains/(Losses)		(6,965)	-	(6,965)	-
Opening Balance b/fwd at 1 April		387,771	-	387,771	386,283
<b>Balance c/fwd at 31 March</b>		<b>352,779</b>	<b>-</b>	<b>352,779</b>	<b>387,771</b>

STATEMENT OF ASSETS AND LIABILITIES

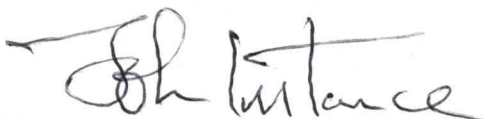
FOR THE YEAR ENDED 31st MARCH 2025

ASSETS	Notes	Unrestricted £	Restricted £	Total 2025 £	Total 2024 £
Tangible Fixed Assets	5	1	-	1	1
Cash Funds at the Year End	6	79,744	-	79,744	387,771
Investments	7, 8	273,035	-	273,035	-
Debtors - Hall Hire Fees	9	3,524	-	3,524	4,260
<b>Total Assets</b>		<b>356,304</b>	<b>-</b>	<b>356,304</b>	<b>392,032</b>
<b>LIABILITIES</b>					
Liabilities - immediate					
Independent Examination		300	-	300	275
Hire Fees in advance	10	3,052	-	3,052	2,056
Deposits	3	3,989	-	3,989	3,868
Property costs		706	-	706	587
<b>Total Liabilities</b>		<b>8,047</b>	<b>-</b>	<b>8,047</b>	<b>6,786</b>

Presented and approved by the Committee of Trustees at their meeting held on 19 May 2025,  
and signed on their behalf



Chairman



Treasurer

NOTES TO THE ACCOUNTS

Note

1 Grants

	Year ending	
	31st March 2025	31st March 2024
	£	£
From Thakeham Parish Council to cover expected operating shortfall	-	2,400
to cover costs of the Pantomime contribution to cost of solar panel installation	-	500
<b>Total</b>	<b>39,500</b>	<b>2,900</b>

2 Hall Hire Fees

The amount received in the year for the use of the Hall & Playing Fields

In respect of the year ending	Year ending	
	31st March 2025	31st March 2024
	£	£
31st March 2023	-	3,000
31st March 2024	4,504	41,683
31st March 2025	45,876	1,806
31st March 2026	3,052	-
Sub-total Hall	53,433	46,489
Playing fields	1,009	562
Equipment	-	340
<b>Total</b>	<b>54,441</b>	<b>47,391</b>

3 Deposits

The Hall requests a refundable deposit from potential users. This is refunded once the hire has been completed.

Year Ending	Deposits	Deposits	Deposits
	Received	Refunded by 31 March 2025	Refunded by 31 March 2024
	£	£	£
31st March 2019	1,965	1,710	1,650
31st March 2020	3,700	3,038	3,038
31st March 2021	252	218	218
31st March 2022	2,953	2,425	2,350
31st March 2023	4,470	4,225	4,155
31st March 2024	4,853	4,591	2,914
31st March 2025	4,684	2,681	0
	<b>22,877</b>	<b>18,888</b>	<b>14,325</b>

NOTES TO THE ACCOUNTS cont'd

Note

**4 Employment costs and Trustees**

There are three part-time employees.

There are no employees being paid in excess of £60,000 per annum.

The number of equivalent full time employees during the year = .72 (2024: .49)

During the year the trustees received £nil in remuneration (2024: £nil).

The total expenditure reimbursed to trustees amounted to £nil (2024: £nil).

- 5 Tangible fixed assets** comprises furniture and equipment used in the Village Hall. It is valued at a notional amount of £1 (2024: £1). Solar panels were installed on the roof of the Village Hall in the year at a cost, including installation, of £75,143 which was fully expensed in the year.

**6 Cash funds at year end**

	Unrestricted £	Restricted £	Total 31st March 2025 £	Total 31st March 2024 £
Lloyds Treasurers No: 00914421	7,115	-	7,115	7,715
Fundraising accounts No: 79101868	1,412	-	1,412	1,163
Lloyds Business No: 03794141	45,845	-	45,845	40,244
Lloyds 32 day deposit	25,372	-	25,372	299,149
Fixed Term Deposit 20379920LS	-	-	-	39,500
	<b>79,744</b>	<b>-</b>	<b>79,744</b>	<b>387,771</b>

**7 Investments**

	Year ending 31st March 2025		Year ending 31st March 2024	
	Purchases £	Disposals £	Purchases £	Disposals £
COIF Charities Deposit Fund	100,000	-	-	-
COIF Charities Ethical Investment Fund Acc	180,000	-	-	-
	<b>280,000</b>	<b>-</b>	<b>-</b>	<b>-</b>

**8 Value of investments at year end**

	Unrestricted £	Restricted £	Total 31st March 2025 £	Total 31st March 2024 £
COIF Charities Deposit Fund	100,000	-	100,000	-
COIF Charities Ethical Investment Fund Acc	173,035	-	173,035	-
	<b>273,035</b>	<b>-</b>	<b>273,035</b>	<b>-</b>

NOTES TO THE ACCOUNTS cont'd

Note

**9 Debtors - Hall hire fees**

Hall hire fees due from regular users are invoiced monthly in arrears and are due 14 days after the date of the invoice. This amount is the amount due for hires to 31 March 2025.

**10 Hire fees in advance**

This represents amounts paid in respect of hires in 2025-26.

**11 Property costs**

This represents amounts due for utilities consumed in the year but due for settlement in 2025-26.

**12 Ultimate Controlling Party**

The charity is under the ultimate control of its trustees, whose names are shown at the front of the financial statements.

RECEIPTS AND PAYMENTS ACCOUNT

FOR THE YEAR ENDED 31st MARCH 2025

	Notes	Unrestricted £	Restricted £	Total 2025 £	Total 2024 £
<b>Receipts</b>					
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Deposits received	3	4,684	-	4,684	4,853
Interest		6,980	-	6,980	7,925
Other Income		202	-	202	-
<b>Total Receipts for the Year</b>		<b>105,890</b>	<b>-</b>	<b>105,890</b>	<b>60,205</b>
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Non-domestic rates		202	-	202	193
Repairs and maintenance		9,285	-	9,285	14,283
Refuse collection		329	-	329	291
Professional fees		693	-	693	2,060
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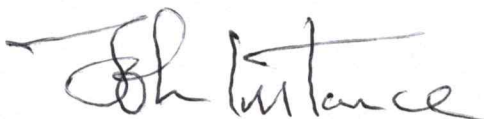
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Presented and approved by the Committee of Trustees at their meeting held on 19 May 2025,  
and signed on their behalf



Chairman



Treasurer

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	<b>22,877</b>	<b>18,888</b>	<b>14,325</b>

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Fixed Term Deposit 20379920LS	-	-	-	39,500
	<b>79,744</b>	<b>-</b>	<b>79,744</b>	<b>387,771</b>

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	Year ending 31st March 2025		Year ending 31st March 2024	
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COIF Charities Deposit Fund	100,000	-	-	-
COIF Charities Ethical Investment Fund Acc	180,000	-	-	-
	<b>280,000</b>	<b>-</b>	<b>-</b>	<b>-</b>

**8 Value of investments at year end**

	Unrestricted £	Restricted £	Total 31st March 2025 £	Total 31st March 2024 £
COIF Charities Deposit Fund	100,000	-	100,000	-
COIF Charities Ethical Investment Fund Acc	173,035	-	173,035	-
	<b>273,035</b>	<b>-</b>	<b>273,035</b>	<b>-</b>

NOTES TO THE ACCOUNTS cont'd

Note

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**11 Property costs**

This represents amounts due for utilities consumed in the year but due for settlement in 2025-26.

**12 Ultimate Controlling Party**

The charity is under the ultimate control of its trustees, whose names are shown at the front of the financial statements.

**Brenda Peers-Ross  
29 Drift Road  
Selsey  
Chichester  
West Sussex  
PO20 0PW**

To the Trustees:  
**THAKEHAM VILLAGE HALL**  
**Registered Charity Number: 279177**

## **INDEPENDENT EXAMINER'S REPORT ON THE ACCOUNTS**

### **Responsibilities and basis of report.**

I have Independently Examined the Financial Statements on Pages 1 -5, for the financial year ending 31<sup>st</sup> March 2025.

### **Respective responsibilities of Trustees and Examiner**

As the charity's trustees, you are responsible for the preparations of the accounts in accordance with the requirements of the Charities Act 2011 ("the 2011 Act"). The charity's Trustees consider an audit is not required for this year under section 144(2) of the Charities Act 2011 and that an independent examination is needed.

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

### **Basis of Independent Examiner's Report**

My examination was carried out in accordance with general Directions given by the Charity Commission and in accordance with section 145 of the Charities Act 2011. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with these records. It also includes consideration of any unusual items or disclosures in the accounts and seeking explanations from you and the trustees concerning 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 next statement.

### **Independent Examiner's Statement**

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe that in material respect:

- the accounting records were not kept in accordance with section 130 of the 2011 Act: or
- the accounts did 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 this report in order to enable a proper understanding of the accounts to be reached.

*Brenda Peers-Ross*

Brenda Peers-Ross FMAAT ACIE  
Date: 1st December 2025

**THAKEHAM VILLAGE HALL**

England & Wales - Charity number 279177

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# Accounts

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Register Charity Number: 279177

# **THAKEHAM VILLAGE HALL**

**Trustee Report and Receipts and Payments Account**

**For Year Ended 31<sup>st</sup> March 2024**

**Brenda Peers-Ross  
29 Drift Road  
Selsey  
Chichester  
West Sussex  
PO20 0PW**

To the Trustees:  
**THAKEHAM VILLAGE HALL**  
**Registered Charity Number: 279177**

## **INDEPENDENT EXAMINER'S REPORT ON THE ACCOUNTS**

### **Responsibilities and basis of report.**

I have Independently Examined the Financial Statements on Pages 1 -4, for the financial year ending 31<sup>st</sup> March 2024.

### **Respective responsibilities of Trustees and Examiner**

As the charity's trustees, you are responsible for the preparations of the accounts in accordance with the requirements of the Charities Act 2011 ("the 2011 Act"). The charity's Trustees consider an audit is not required for this year under section 144(2) of the Charities Act 2011 and that an independent examination is needed.

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

### **Basis of Independent Examiner's Report**

My examination was carried out in accordance with general Directions given by the Charity Commission and in accordance with section 145 of the Charities Act 2011. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with these records. It also includes consideration of any unusual items or disclosures in the accounts and seeking explanations from you and the trustees concerning 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 next statement.

### **Independent Examiner's Statement**

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe that in material respect:

- the accounting records were not kept in accordance with section 130 of the 2011 Act: or
- the accounts did 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 this report in order to enable a proper understanding of the accounts to be reached.

*Brenda Peers-Ross*

Brenda Peers-Ross FMAAT ACIE  
Date: 19<sup>th</sup> January 2025

## **THAKEHAM VILLAGE HALL**

### **Registered Charity No 279177**

The Management Committee presents its report for the year 2023/24

#### **Registered Office:**

The registered office is 1 Abingworth Crescent, Thakeham, Pulborough, West Sussex, RH20 3GW.

#### **Trustees at the date this report was approved:**

Official Custodian for Charities (Custodian Trustee)

Mr John Bearman (Chairman---Elected)

Mr John Instance (Secretary/Treasurer-----Elected)

Mr Norman Prince (Representative of Thakeham Short Mat Bowls Club)

Mr Barry Laker (Representative of Thakeham Parochial Church Council)

Mr Steve Watkins (Representative of Thakeham Parish Council)

Mrs Cecily Linfield (Representative of Thakeham Bridge Club)

Mr Dave Kirkwood (Representative of Thakeham Gardeners Club)

Mr David MacEachern (Elected)

Mr Derrick Randall (Elected)

#### **Structure, Governance, and Management**

- a) The Conveyance and Trust Deed setting up the Charity is dated 12th October 1979, for land at Greendene Farm for a Village Hall. Thakeham Parish Council was the original Custodian Trustee. The Hall was never built, but a village hall was established at Abingworth, and the Greendene land was leased to the Pulborough Congregation of Jehovah's Witnesses. In November 2018, the Official Custodian for Charities replaced the Parish Council as Custodian Trustee, and in December 2018 a new Village Hall was completed as a Community Benefit on the Abingworth Meadows housing development. In January 2020, the Trust signed a 99 year Lease for the new Village Hall with the Parish Council, and a Sub-Lease for the use of the Parish Office, along with a Financial Agreement. In October 2022 the Freehold of the Greendene land was transferred to the Pulborough Congregation of Jehovah's Witnesses through an agreed compulsory purchase. Details of all Leases, Conveyances, and Transfers are available in the Village Hall records.
  
- b) Committee of Management: the original Conveyance and Trust Deed provides as follows:

The Committee shall consist of Three members elected at the Annual General Meeting, at least Five representative members, and not more than Two co-opted members.

One representative member shall be appointed by Thakeham Parish Council, Thakeham Parochial Church Council, Thakeham Women's Institute (now defunct), Thakeham Community Committee (now defunct), Thakeham Gardeners Club, and/or such other community organisation as the Committee shall determine. Thakeham Bridge Club and Thakeham Short Mat Bowls Club are now included as hall users representatives. The original Trust Deed was amended in April 2017 to permit 5 elected members and 4 co-opted members. All members of the Committee shall retire from office together at the end of the Annual General Meeting next after the date on which they came into office, but they may

be re-elected or re-appointed. There are further detailed provisions dealing with co-options, casual vacancies, and dates of appointment. New Trustees are sought from the community as the need arises.

**Objects:**

The objects of the Charity are to hold the Trust Property for the purpose of a Village Hall for the use of the inhabitants of the Parish of Thakeham, including use for meetings, lectures, and classes, and for other forms of recreation and leisure time occupation with the object of improving the conditions of life for the said inhabitants.

**Financial Review, Achievements, and Performance**

The result for the year was a small surplus of £1,488, compared to a deficit last year of £1,417. There was an increase in income from hall hire fees and bank interest, an increase in expenditure on employment costs and repairs and maintenance, but reduced expenditure on cleaning and materials. The overall assets were slightly increased from £389,053 to £392,032. The Liabilities were increased to £6,786 from £4,630, due to an increase in Hire Fees in advance and Booking Deposits. The actual Letting income increased to £47,391 from last year's £44,044. The Hall charges were increased from April 1<sup>st</sup> but the discounts and Standing Charge remained the same. The Charity has no specific reserves policy except to maintain sufficient funds to meet contingencies, such as unexpected structural repairs, and to meet its service to the community.

The Hall continues to be very well used, and several new classes, activities, and meetings have been added. On occasions, the cricket pavilion has been used when the hall facilities are full. New flip-top tables, much easier to use, have been bought for the Chesswood room, to replace the worn out GOPAC tables (inherited from the old hall!). After much discussion and some financial changes, the solar installation was finally started in May, and is scheduled to be finished in June. It was agreed with the Parish Council that it would now be financed using s106 money and TVH money, and the Hall itself would now benefit from the electricity produced and stored.

Problems arose with the company responsible for the cleaning of the hall, and their employee Warren. The contract was cancelled in January, but the Trust then found itself in a difficult working and legal situation regarding the employment of Warren. Legal advice was sought, and the problem was eventually resolved when Warren resigned as the hall cleaner. However, the hall is having difficulty finding a replacement cleaner.

The Main Hall has had problems with the Audio Loop system, and with ventilation, both of which are still ongoing. Improvements have been made to some of the lighting in the hall, and the Hall floor was re-furnished. Grateful thanks are due to Barry Laker for the many minor repairs and improvements over the year.

Our Hall Manager Amanda decided to move on at the end of December. We are grateful for her 5 years of hard work setting up the new hall, and Corinne has now taken her place. Throughout the year, the Hall Managers Carolyn, Corinne, and Amanda have worked hard and efficiently to run and maintain the Village Hall, and to increase its use. We are very grateful for their vital contributions, and there has been positive feedback for the service the hall provides and the facilities offered.

Issued and approved by the Management Committee at the Annual General Meeting held on the 3rd June 2024.

Signed: 

Date: 3<sup>rd</sup> June 2024

John Bearman (Chairman, Thakeham Village Hall Management Committee)

**THAKEHAM VILLAGE HALL**  
**Registered Charity Number 279177**

**RECEIPTS AND PAYMENTS ACCOUNT**

**FOR THE YEAR ENDED 31st MARCH 2024**

	Notes	Unrestricted £	Restricted £	Total 2024 £	Total 2023 £
<b>Receipts</b>					
Donations		36	-	36	-
Grants	1	-	-	-	2,900
Hall hire fees	2	47,391	-	47,391	44,044
Deposits received	3	4,853	-	4,853	4,470
Interest		7,925	-	7,925	1,699
Kingdom Hall rent		-	-	-	127
Other Income		-	-	-	1,118
<b>Total Receipts for the Year</b>		<b>60,205</b>	<b>-</b>	<b>60,205</b>	<b>54,358</b>
<b>Payments</b>					
Employment costs	4	13,213	-	13,213	8,682
Telecoms/Internet		869	-	869	735
Subscriptions		1,152	-	1,152	922
Other running costs		2,032	-	2,032	797
Insurance		1,253	-	1,253	1,037
Equipment		3,775	-	3,775	7,013
Electricity		2,223	-	2,223	1,967
Gas		3,361	-	3,361	3,956
Cleaning and materials		10,121	-	10,121	19,456
Water		327	-	327	446
Non-domestic rates		193	-	193	358
Repairs and maintenance		14,283	-	14,283	4,271
Refuse collection		291	-	291	252
Professional fees		2,060	-	2,060	1,370
Deposits repaid		3,564	-	3,564	4,513
<b>Total Payments for the year</b>		<b>58,717</b>	<b>-</b>	<b>58,717</b>	<b>55,775</b>
Net Receipts/(Payments)		1,488	-	1,488	(1,417)
Realised Gains		-	-	-	340,000
Opening Balance b/fwd at 1 April		386,283	-	386,283	47,700
<b>Balance c/fwd at 31 March</b>		<b>387,771</b>	<b>-</b>	<b>387,771</b>	<b>386,283</b>

STATEMENT OF ASSETS AND LIABILITIES

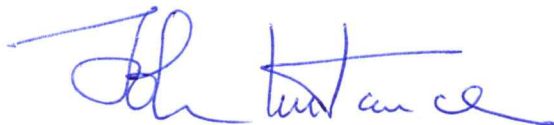
FOR THE YEAR ENDED 31st MARCH 2024

	Notes	Unrestricted £	Restricted £	Total 2024 £	Total 2023 £
<b>Assets</b>					
Tangible Fixed Assets	5	1	-	1	1
Cash Funds at the Year End	6	387,771	-	387,771	386,283
Debtors - Hall Hire Fees	7	4,260	-	4,260	2,769
<b>Total Assets</b>		<b>392,032</b>	<b>-</b>	<b>392,032</b>	<b>389,053</b>
<b>Liabilities</b>					
Liabilities - immediate					
Independent Examination		275	-	275	275
Hire Fees in advance	8	2,056	-	2,056	972
Deposits		3,868	-	3,868	2,579
Property costs	9	587	-	587	804
<b>Total Liabilities</b>		<b>6,786</b>	<b>-</b>	<b>6,786</b>	<b>4,630</b>

Presented and approved by the Committee of Trustees at their meeting held on 3 June 2024,  
and signed on their behalf



Chairman



Treasurer

**NOTES TO THE ACCOUNTS**

**Note**

**1 Grants**

	Year ending	
	31st March 2024	31st March 2023
	£	£
From Thakeham Parish Council to cover expected operating shortfall	-	2,400
to cover costs of the Pantomime	-	500
<b>Total</b>	<b>-</b>	<b>2,900</b>

**2 Hall Hire Fees**

The amount received in the year for the use of the Hall & Playing Fields

In respect of the year ending	Year ending	
	31st March 2024	31st March 2023
	£	£
31st March 2022	-	3,410
31st March 2023	3,000	38,728
31st March 2024	41,683	922
31st March 2025	1,806	-
Sub-total Hall	46,489	43,060
Playing fields	562	584
Equipment	340	400
<b>Total</b>	<b>47,391</b>	<b>44,044</b>

**3 Deposits**

The Hall requests a refundable deposit from potential users. This is refunded once the hire has been completed.

Year Ending	Deposits Received	Deposits Refunded by 31 March 2024	Deposits Refunded by 31 March 2023
	£	£	£
31st March 2019	1,965	1,650	1,650
31st March 2020	3,700	3,038	3,038
31st March 2021	252	218	168
31st March 2022	2,953	2,350	2,350
31st March 2023	4,470	4,155	3,555
31st March 2024	4,853	2,914	-
<b>Total</b>	<b>18,193</b>	<b>14,325</b>	<b>10,761</b>

NOTES TO THE ACCOUNTS cont'd

Note

**4 Employment costs and Trustees**

There are two part-time employees in the role of Village Hall Manager.

There are no employees being paid in excess of £60,000 per annum.

The number of equivalent full time employees during the year = .49 (2023: .26)

During the year the trustees received £nil in remuneration. (2023: £nil)

The total expenditure reimbursed to trustees amounted to £nil. (2023: £nil)

**5 Tangible fixed assets** comprises furniture and equipment used in the Village Hall. It is valued at a notional amount of £1. (2023: £1)

**6 Cash funds at year end**

	Unrestricted £	Restricted £	Total 31/03/2024 £	Total 31/03/2023 £
Lloyds Treasurers No: 00914421	7,715	-	7,715	4,188
Fundraising accounts No: 79101868	1,163	-	1,163	1,114
Lloyds Business No: 03794141	40,244	-	40,244	114,465
Lloyds 32 day deposit	299,149	-	299,149	266,516
Fixed Term Deposit 20379920LS	39,500	-	39,500	-
	<b>387,771</b>	<b>-</b>	<b>387,771</b>	<b>386,283</b>

**7 Debtors - Hall hire fees**

Hall hire fees due from regular users are invoiced monthly in arrears and are due 14 days after the date of the invoice. This amount is the amount due for hires to 31 March 2024.

**8 Hire fees in advance**

This represents amounts paid in respect of hires in 2024-25.

**9 Property costs**

This represents amounts due for utilities consumed in the year but due for settlement in 2024-25.

**10 Ultimate Controlling Party**

The charity is under the ultimate control of its trustees, whose names are shown at the front of the financial statements.

**THAKEHAM VILLAGE HALL**

England & Wales - Charity number 279177

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# Accounts

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# **THAKEHAM VILLAGE HALL**

## **Registered Charity No 279177**

The Management Committee presents its report for the year 2022/23

### **Registered Office:**

The registered office is 1 Abingworth Crescent, Thakeham, Pulborough, West Sussex, RH20 3GW.

### **Trustees at the date this report was approved:**

Official Custodian for Charities (Custodian Trustee)

Mr John Bearman (Chairman---Elected)

Mr John Instance (Secretary/Treasurer-----Elected)

Mr Norman Prince (Representative of Thakeham Short Mat Bowls Club)

Mr Barry Laker (Representative of Thakeham Parochial Church Council)

Mr Steve Watkins (Representative of Thakeham Parish Council)

Mrs Cecily Linfield (Representative of Thakeham Bridge Club)

Mr Dave Kirkwood (Representative of Thakeham Gardeners Club)

Mr David MacEachern (Elected)

Mr Derrick Randall (Elected)

### **Structure, Governance, and Management**

- a) The Conveyance and Trust Deed setting up the Charity is dated 12th October 1979, for land at Greendene Farm. Thakeham Parish Council was the original Custodian Trustee, replaced in November 2018 by the Official Custodian for Charities. The land at Greendene was leased in May 1989 for 35 years, with due authority from the Charity Commission, to the Pulborough Congregation of Jehovah's Witnesses. In July 1980, alternative land for a village hall at Abingworth was acquired by way of a Lease from A G Linfield Limited, and a building erected as a Village Hall. This building and land were handed over to Abingworth Developments in December 2018, when a new Village Hall was completed as a Community Benefit on the Abingworth Meadows housing development. In January 2020, a 99 year Lease for the new Village Hall and Sub-Lease for the use of the Parish Office were signed with the Parish Council, along with a Financial Agreement. In October 2022 the Freehold of the Greendene land was transferred to the Pulborough Congregation of Jehovah's Witnesses through an agreed compulsory purchase. Details of all Leases, Conveyances, and Transfers are available in the Village Hall records.
  
- b) Committee of Management: the original Conveyance and Trust Deed provides as follows:
  - The Committee shall consist of Three members elected at the Annual General Meeting, at least Five representative members, and not more than Two co-opted members.
  - One representative member shall be appointed by Thakeham Parish Council, Thakeham Parochial Church Council, Thakeham Women's Institute (now defunct), Thakeham Community Committee (now defunct), Thakeham Gardeners Club, and/or such other community organisation as the Committee shall determine. Thakeham Bridge Club and Thakeham Short Mat Bowls Club are now included as hall users representatives. The original Trust Deed was amended in April 2017 to permit 5 elected members and 4 co-opted members.

All members of the Committee shall retire from office together at the end of the Annual General Meeting next after the date on which they came into office, but they may be re-elected or re-appointed. There are further detailed provisions dealing with co-options, casual vacancies, and dates of appointment. New Trustees are sought from the community as the need arises, and Derrick Randall joined in September 2022.

### **Objects:**

The objects of the Charity are to hold the Trust Property for the purpose of a Village Hall for the use of the inhabitants of the Parish of Thakeham, including use for meetings, lectures, and classes, and for other forms of recreation and leisure time occupation with the object of improving the conditions of life for the said inhabitants.

### **Financial Review, Achievements, and Performance**

The result for the year was a small deficit of £1417, compared to a surplus last year of £10,731. This was in part due to an increase in expenditure on Equipment and Cleaning costs. Our income included Grants of £2900 from Thakeham Parish Council. The overall assets were slightly reduced to £389,053 from £390,955. The Liabilities were reduced to £3022 from £6,595, due to a reduction in Hire Fees in advance and Booking Deposits. The actual Letting income increased to £44,043 from last year's £31,036. The Hall charges were increased from April 1<sup>st</sup> and the Covid charge maintained but renamed as a Standard Charge. The Charity has no specific reserves policy except to maintain sufficient funds to meet contingencies, such as unexpected structural repairs, and to meet its service to the community.

The Hall Managers continue to look for new classes and regular users, and Storrington Camera Club now meet regularly at the Hall. The Police and the NHS both regularly use the Hall for training purposes. The Main Door has now been replaced and the system updated, with agreed funding of 50% from the Parish Council. Subsequently the Fire Exit doors have now been alarmed and are for emergency use only. The heating system has again given us some problems due to some faulty original installation, so further repairs have been made. A new dishwasher has been installed to replace the original inefficient one, a new coffee machine installed, and new white tableware for 120 settings purchased. Three Robot cleaners have also been purchased, in order to save on our contract cleaning costs. The Fire Alarm system developed a fault, again due to poor installation, and needed upgrading and expanding. The Main Hall floor still had problems, and it was decided to bring forward the first scheduled sanding and sealing to December 2023. Together with the Parish Council we have been looking at quotes for solar panels systems for generating and storing our own electricity.

The Hall Managers Amanda and Carolyn have worked hard to run and maintain the Village Hall, and to increase its use. We are very grateful for their vital contributions.

Issued and approved by the Management Committee at the Annual General Meeting held on the 5<sup>th</sup> June 2023.

Signed:

Date:

John Bearman (Chairman, Thakeham Village Hall Management Committee)

**THAKEHAM VILLAGE HALL**  
**Registered Charity Number 279177**  
**RECEIPTS AND PAYMENTS ACCOUNT**

**FOR THE YEAR ENDED 31st MARCH 2023**

	Notes	Unrestricted £	Restricted £	Total 2023 £	Total 2022 £
<b>Receipts</b>					
Donations		-	-	-	18
Grants	1	2,900	-	2,900	15,367
Hall hire fees	2	44,044	-	44,044	31,035
Deposits	3	(43)	-	(43)	1,158
Interest		1,699	-	1,699	9
Kingdom Hall rent		127	-	127	-
Other Income	4	1,118	-	1,118	779
<b>Total Receipts for the Year</b>		<b>49,845</b>	<b>-</b>	<b>49,845</b>	<b>48,366</b>
<b>Payments</b>					
Employment costs	5	8,682	-	8,682	6,028
Telecoms/Internet		735	-	735	663
Subscriptions		922	-	922	836
Other running costs		797	-	797	993
Insurance		1,037	-	1,037	987
Equipment		7,013	-	7,013	930
Electricity		1,967	-	1,967	3,082
Gas		3,956	-	3,956	2,025
Cleaning and materials		19,456	-	19,456	15,984
Water		446	-	446	286
Non-domestic rates		358	-	358	114
Repairs and maintenance		4,271	-	4,271	4,319
Refuse collection		252	-	252	218
Professional fees	6	1,370	-	1,370	1,170
<b>Total Payments for the year</b>		<b>51,262</b>	<b>-</b>	<b>51,262</b>	<b>37,635</b>
Net Receipts/(Payments)		(1,417)	-	(1,417)	10,731
Realised gains	7	340,000	-	340,000	-
Opening Balance b/fwd at 1 April		47,700	-	47,700	36,969
<b>Balance c/fwd at 31 March</b>		<b>386,283</b>	<b>-</b>	<b>46,283</b>	<b>47,700</b>

**THAKEHAM VILLAGE HALL**  
**Registered Charity Number 279177**  
**STATEMENT OF ASSETS AND LIABILITIES**

**FOR THE YEAR ENDED 31st MARCH 2023**

<b>ASSETS</b>	<b>Notes</b>	<b>Unrestricted £</b>	<b>Restricted £</b>	<b>Total 2023 £</b>	<b>Total 2022 £</b>
Tangible Fixed Assets	7	1	-	1	340,001
Cash Funds at this Year End	8	386,283	-	386,283	47,700
Debtors - Hall Hire Fees	9	2,769	-	2,769	3,254
<b>Total Assets</b>		<b>389,053.00</b>	<b>-</b>	<b>389,053</b>	<b>390,955</b>
<b>LIABILITIES</b>					
Liabilities - immediate					
Independent Examination		275	-	275	275
Hire Fees in advance	10	972	-	972	2,964
Deposits		970	-	970	2,599
Property costs	11	804	-	804	757
<b>Total Liabilities</b>		<b>3,022</b>	<b>-</b>	<b>3,022</b>	<b>6,595</b>

Presented and approved by the Committee of Trustees at their meeting held on 5 June 2023,  
and signed on their behalf

Chairman

Treasurer

NOTES TO THE ACCOUNTS

Note

1 Grants

	Year ending	
	31st March 2023	31st March 2022
	£	£
From Thakeham Parish Council to cover expected operating shortfall	2,400	2,700
to cover costs of the Pantomime	500	-
From HDC Covid related grants	-	12,667
<b>Total</b>	<b>2,900</b>	<b>15,367</b>

2 Hall Hire Fees

The amount received in the year for the use of the Hall & Playing Fields in respect of the years ending:

	Year ending	
	31st March 2023	31st March 2022
	£	£
31st March 2021	-	584
31st March 2022	3,410	26,672
31st March 2023	38,727	2,916
31st March 2024	922	-
Sub-total Hall	43,059	30,172
Playing fields	584	864
Equipment	400	-
<b>Total</b>	<b>44,043</b>	<b>31,036</b>

3 Deposits

The Hall requests a refundable deposit from potential users. This is refunded once the hire has been completed subject to any costs resulting from damage or additional cleaning being deducted .

Deposit paid in year ending	Year ending 31st March 2023		Year ending 31st March 2022	
	Deposits Received	Deposits Refunded	Deposits Received	Deposits Refunded
	£	£	£	£
31st March 2019	-	50	-	-
31st March 2020	-	70	-	-
31st March 2021	-	48	-	245
31st March 2022	-	800	3,078	1,675
31st March 2023	4,470	3,545	-	-
<b>Total</b>	<b>4,470</b>	<b>4,513</b>	<b>3,078</b>	<b>1,920</b>

NOTES TO THE ACCOUNTS

Note

4 Other Income

	Year ending	
	31st March 2023	31st March 2022
	£	£
Parish Council Service Charge	-	779
Pantomime	600	-
Equipment sales	518	-
	<u>1,118</u>	<u>779</u>

5 Employment costs and Trustees

There are two (2022 - one) part-time employees in the role of Village Hall Manager.  
There are no employees being paid in excess of £60,000 per annum.  
The number of equivalent full time employees during the year = .36 (2022: .24)

During the year the trustees received £nil in remuneration. (2022: £nil)  
The total expenditure reimbursed to trustees amounted to £nil. (2022 £nil)

6 Professional Fees

Professional fees includes:

	Year ending	
	31st March 2023	31st March 2022
	£	£
Independent Examination of the accounts	275	275

7 The land leased to The Jehovah's Witnesses for an annual rent of £252.14 was purchased by the Jehovah's Witnesses for £340,000 cash on 11th November 2022. The balance of tangible fixed assets represents the value of equipment in the Village Hall and is carried at £1.

8 Cash funds at year ending 31st March

	2023			2022
	Unrestricted	Restricted	Total	Total
	£	£	£	£
Lloyds Treasurers No: 00914421	4,188	-	4,188	5,500
Fundraising account No: 79101868	1,114	-	1,114	593
Lloyds Business No: 03794141	114,465	-	114,465	16,590
Lloyds 32 day deposit	266,516	-	266,516	25,017
	<u>386,283</u>	<u>-</u>	<u>386,283</u>	<u>47,700</u>

**NOTES TO THE ACCOUNTS**

**Note**

- 9 Debtors - Hall hire fees**  
Hall hire fees due from regular users are invoiced monthly in arrears and are due 14 days after the date of the invoice. This amount is the amount due for hires to 31 March 2023.
- 10 Hire fees in advance**  
This represents amounts paid in respect of hires in 2023-2024
- 11 Property costs**  
This represents amounts due for utilities consumed in the year but due for settlement in April 2023.
- 12 Ultimate Controlling Party**  
The charity is under the ultimate control of its trustees, whose names are shown at the front of the financial statements.

**Brenda Peers-Ross  
29 Drift Road  
Selsey  
Chichester  
West Sussex  
PO20 0PW**

To the Trustees:  
**THAKEHAM VILLAGE HALL**  
**Registered Charity Number: 279177**

## **INDEPENDENT EXAMINER'S REPORT ON THE ACCOUNTS**

### **Responsibilities and basis of report.**

I have Independently Examined the Financial Statements on Pages 1 -5, for the financial year ending 31<sup>st</sup> March 2023.

### **Respective responsibilities of Trustees and Examiner**

As the charity's trustees, you are responsible for the preparations of the accounts in accordance with the requirements of the Charities Act 2011 ("the 2011 Act"). The charity's Trustees consider an audit is not required for this year under section 144(2) of the Charities Act 2011 and that an independent examination is needed.

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

### **Basis of Independent Examiner's Report**

My examination was carried out in accordance with general Directions given by the Charity Commission and in accordance with section 145 of the Charities Act 2011. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with these records. It also includes consideration of any unusual items or disclosures in the accounts and seeking explanations from you and the trustees concerning 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 next statement.

### **Independent Examiner's Statement**

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe that in material respect:

- the accounting records were not kept in accordance with section 130 of the 2011 Act: or
- the accounts did 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 this report in order to enable a proper understanding of the accounts to be reached.

*Brenda Peers-Ross*

Brenda Peers-Ross FMAAT ACIE  
Date: 29<sup>th</sup> January 2024

**THAKEHAM VILLAGE HALL**

England & Wales - Charity number 279177

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# Accounts

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Register Charity Number: 279177

# **THAKEHAM VILLAGE HALL**

**Trustee Report and Receipts and Payments Account**

**For Year Ended 31<sup>st</sup> March 2022**

# **THAKEHAM VILLAGE HALL**

## **Registered Charity No 279177**

The Management Committee presents its report for the year 2021/22

### **Registered Office:**

The registered office is 1 Abingworth Crescent, Thakeham, Pulborough, West Sussex, RH20 3GW.

### **Trustees at the date this report was approved:**

Official Custodian for Charities (Custodian Trustee)

Mr John Bearman (Chairman---Elected)

Mr John Instance (Secretary/Treasurer-----Elected)

Mr Norman Prince (Elected)

Mr Barry Laker (Representative of Thakeham Parochial Church Council)

Mr Steve Watkins (Representative of Thakeham Parish Council)

Mrs Cecily Linfield (Representative of Thakeham Bridge Club)

Mr Dave Kirkwood (Representative of Thakeham Gardeners Club)

Mr David MacEachern (Elected)

Mrs Sarah Pearce (Elected)

### **Structure, Governance, and Management**

- a) The Conveyance and Trust Deed setting up the Charity is dated 12th October 1979, for land at Greendene Farm. Thakeham Parish Council was the original Custodian Trustee, replaced in November 2018 by the Official Custodian for Charities. The land at Greendene was leased in May 1989, with due authority from the Charity Commission, to the Pulborough Congregation of Jehovah's Witnesses. The lease expires in May 2024. Details are available in the Village Hall records. Alternative land for a village hall at Abingworth was acquired by way of a lease from A G Linfield Limited in July 1980, and a building erected as a Village Hall. This building and land were handed over to Abingworth Developments in December 2018, when a new Village Hall was completed as a Community Benefit on the Abingworth Meadows housing development. In January 2020, a 99 year Lease for the new Village Hall and Sub-Lease for the use of the Parish Office were signed with the Parish Council, along with a Financial Agreement.

- b) Committee of Management: the original Conveyance provides as follows:

The Committee shall consist of Three members elected at the Annual General Meeting, at least Five representative members, and not more than Two co-opted members.

One representative member shall be appointed by Thakeham Parish Council, Thakeham Parochial Church Council, Thakeham Women's Institute (now defunct), Thakeham Community Committee (now defunct), Thakeham Gardeners Club, and/or such other community organisation as the Committee shall determine. Thakeham Bridge Club is now included as a hall user. The original conveyance was amended in April 2017 to permit 5 elected members and 4 co-opted members.

All members of the Committee shall retire from office together at the end of the Annual General Meeting next after the date on which they came into office, but they may be re-elected or re-appointed. There are further detailed provisions dealing with co-options,

casual vacancies, and dates of appointment. New Trustees are sought from the community as the need arises.

c) The compulsory purchase of the Greendene site by the Jehovah's Witnesses has progressed slowly. A valuation was agreed between the two sets of valuers, and ratified at an Extra Meeting by the Committee in November. Advice from the Charity Commission has also now been received. However, the contract of sale is still under discussion with the two sets of solicitors.

### **Objects:**

The objects of the Charity are to hold the Trust Property for the purpose of a Village Hall for the use of the inhabitants of the Parish of Thakeham, including use for meetings, lectures, and classes, and for other forms of recreation and leisure time occupation with the object of improving the conditions of life for the said inhabitants.

### **Financial Review, Achievements, and Performance**

The result for the year was a surplus of £10,731, similar to a surplus last year of £10,715. This again included grants from Thakeham Parish Council and Horsham District Council. The overall assets increased from £187,257 to £390,955. This was due to the Valuation of £340,000 for the Greendene site. The Liabilities increased from £675 to £6,595, due to an increase in Hire Fees in advance and Booking Deposits, since the Hall re-opened in April 2021. The actual Letting income at £31,036 was obviously greatly increased from last year's £4000, when the Hall had restrictions and closures for the Covid 19 pandemic. There were extra cleaning costs, and a Covid Cleaning charge for hirers was introduced. The Charity has no specific reserves policy except to maintain sufficient funds to meet contingencies, such as unexpected structural repairs, and to meet its service to the community.

The Village Hall re-opened in April 2021 for some limited activities, under strict guidelines. For other regular users the Village Hall re-opened in June 2021. We are grateful to our Hall Manager Amanda, who organised the limited use of the Hall and the Covid 19 guidelines.. The Treasurer again obtained a Leisure Grant from Horsham District Council to cover some of our loss of income during the closure and limited opening time.

During the year, The Toddler Group decided not to continue. However, the Hall Manager has been able to introduce several new classes and regular users since the Hall fully re-opened. There are still problems at times with the main door, and the system is under review. The boiler gave us problems during the winter, with unsatisfactory repair results, but further repairs have been now made by Vaillant themselves under their warranty. The Main Hall floor was re-furbished at Christmas as advised by the floor company. The Bike racks have finally been installed, and an additional food warming cabinet installed in the kitchen. The heating system was professionally inspected, and the action needed is being assessed.

The Hall Manager Amanda has worked hard to maintain the Village Hall and increase its use, for which we are very grateful. This has involved extra work now that the Hall is fully re-opened, so an Assistant Manager Carolyn Schofield has been appointed, working 4 hours a week.

Issued and approved by the Management Committee at the Annual General Meeting held on 6<sup>th</sup> June 2022.

Signed: 

Date: 6<sup>th</sup> June 2022

John Bearman (Chairman, Thakeham Village Hall Management Committee)

**Brenda Peers-Ross**  
29 Drift Road  
Selsey  
Chichester  
West Sussex  
PO20 0PW

To the Members:  
**THAKEHAM VILLAGE HALL**  
Registered Charity Number: 279177

### **INDEPENDENT EXAMINER'S REPORT ON THE ACCOUNTS**

We have Independently Examined the Receipts and Payments Account and Statement of Assets and Liabilities on Pages 1 to 4, for financial year ending 31<sup>st</sup> March 2022..

#### **Respective responsibilities of Members and Examiner**

As members, you are responsible for the preparations of the Accounts; you have to consider that an audit does not apply. It is our responsibility to state, on the basis of procedures, whether particular matters have come to our attention.

#### **Basis of Independent Examiner's Report**

Our examination was carried out in accordance with general accounting practice. An examination includes a review of the accounting records kept by the organisation and an examination of the accounts presented with these records. It also includes consideration of any unusual items or disclosures in the accounts and seeking explanations from you the Members concerning such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently we do not express an audit opinion on the view given by the Accounts.

#### **Independent Examiner's Statement**

In connection with our examination, no matter has come to our attention:

- (1) which gives us reasonable cause to believe that in any material respect the requirements:
  - to keep adequate accounting records
  - to prepare accounts which accord with the accounting records and to comply with general accounting requirements

have not been met or

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

*Brenda Peers-Ross*

Brenda Peers- Ross FMAAT ACIE

29th June 2022

**THAKEHAM VILLAGE HALL**  
**Registered Charity Number 279177**  
**RECEIPTS AND PAYMENTS ACCOUNT**  
**FOR THE YEAR ENDED**

**31st MARCH 2022**

	Notes	Unrestricted £	Restricted £	Total 2022 £	Total 2021 £
<b>Receipts</b>					
Donations		18	-	18	333
Grants		15,367	-	15,367	24,207
Hall hire fees	1	31,036	-	31,036	4,000
Deposits	2	1,158	-	1,158	-
Interest		9	-	9	13
Kingdom Hall rent		-	-	-	504
Other Income		779	-	779	866
<b>Total Receipts for the Year</b>		<b>48,367</b>	<b>-</b>	<b>48,367</b>	<b>29,923</b>
<b>Payments</b>					
Employment costs	3	6,028	-	6,028	6,349
Telecoms/Internet		663	-	663	627
Subscriptions		836	-	836	460
Other running costs		993	-	993	1,571
Insurance		987	-	987	967
Equipment		930	-	930	410
Electricity		3,082	-	3,082	1,061
Gas		2,025	-	2,025	1,000
Cleaning and materials		15,984	-	15,984	5,476
Water		286	-	286	142
Non-domestic rates		114	-	114	69
Repairs and maintenance		4,319	-	4,319	879
Refuse collection		218	-	218	197
Professional fees	4	1,170	-	1,170	-
<b>Total Payments for the year</b>		<b>37,635</b>	<b>-</b>	<b>37,635</b>	<b>19,208</b>
Net Receipts/(Payments)		10,731	-	10,731	10,715
Opening Balance b/fwd at 1 April		36,969	-	36,969	26,254
<b>Balance c/fwd at 31 March</b>		<b>47,700</b>	<b>-</b>	<b>47,700</b>	<b>36,969</b>

**THAKEHAM VILLAGE HALL**  
**Registered Charity Number 279177**  
**STATEMENT OF ASSETS AND LIABILITIES**  
**FOR THE YEAR ENDED**

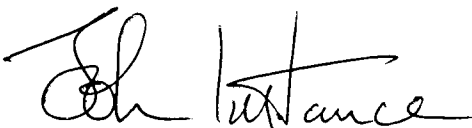
**31st MARCH 2022**

<b>ASSETS</b>	<b>Notes</b>	<b>Unrestricted £</b>	<b>Restricted £</b>	<b>Total 2022 £</b>	<b>Total 2021 £</b>
Tangible Fixed Assets	5	340,001	-	340,001	150,001
Cash Funds at this Year End	6	47,700	-	47,700	36,969
Debtors - Hall Hire Fees	7	3,254	-	3,254	287
<b>Total Assets</b>		<b>390,955</b>	<b>-</b>	<b>390,955</b>	<b>187,257</b>
<b>LIABILITIES</b>					
Liabilities - immediate					
Independent Examination		275	-	275	500
Hire Fees in advance	8	2,964	-	2,964	-
Deposits		2,599	-	2,599	-
Property costs	9	757	-	757	175
<b>Total Liabilities</b>		<b>6,595</b>	<b>-</b>	<b>6,595</b>	<b>675</b>

Presented and approved by the Committee of Trustees at their meeting held on 6 June 2022,  
and signed on their behalf



Chairman



Treasurer

**THAKEHAM VILLAGE HALL**  
**Registered Charity Number 279177**  
**Notes to the Receipts and Payments Account**  
**FOR THE YEAR ENDED 31st MARCH 2022**

**Note**

**1 Hall hire fees**

The amount received in the year for use of the Hall and the Playing Fields in respect of the years ending:

31st March 2021	£	584
31st March 2022	£	26,672
31st March 2023	£	2,916
Sub-total Hall	£	30,172
Playing Fields	£	864
Total	£	<u>31,036</u>

**2 Deposits**

The Hall requests a refundable deposit from potential users to confirm their booking. This is refunded once the hire(s) has been completed subject to any costs resulting from damage or additional cleaning being deducted.

	Deposits Received		Deposits Refunded	
Year ending 31st March 2021	£	-	£	245
Year ending 31st March 2022	£	3,078	£	1,675

**3 Employment costs and Trustees**

There is one part-time employees in the role of Village Hall Manager.

There are no employees being paid in excess of £60,000 per annum.

The number of equivalent full time employees during the year = .26 (2021: .34)

During the year the trustees received £nil in remuneration. (2021: £nil)

The total expenditure reimbursed to trustees amounted to £nil. (2021 £nil)

**4 Professional Fees**

Professional fees includes:

Independent examination of the 2019-20 Accounts	£	200
Independent examination of the 2020-21 Accounts	£	250
Property valuation	£	720
	£	<u>1,170</u>

**THAKEHAM VILLAGE HALL**  
**Registered Charity Number 279177**  
**Notes to the Statement of Assets and Liabilities**  
**FOR THE YEAR ENDED 31st MARCH 2022**

**Note**

**5 Tangible Fixed Assets**

Tangible fixed assets comprises land leased to the Jehovah's Witnesses for an annual rent of £252.14. The tenant has requested the compulsory purchase of the land and a value of £340,000 has been agreed for the transfer of the title.

The balance of £1 represents the carrying value of furniture and equipment.

**6 Cash funds at year end**

	Unrestricted	Restricted	Total 31/03/2022	Total 31/03/2021
	£	£	£	£
Lloyds Treasurers No: 00914421	5,500	-	5,500	7,591
Fundraising account No: 79101868	593	-	593	1,147
Lloyds Business No: 03794141	16,590	-	16,590	18,221
Lloyds 32 day deposit	25,017	-	25,017	10,010
<b>Total</b>	<b>47,700</b>	<b>-</b>	<b>47,700</b>	<b>36,969</b>

**7 Debtors - Hall Hire Fees**

Fees for regular hires are invoiced monthly in arrears. Fees for one-off events are invoiced when booked.

**8 Hire Fees In advance**

This amount represents hire fees received in respect of bookings in the next financial year. These fees are refundable on cancellation with notice.

**9 Property costs**

This represents the amounts due to service providers .

	31/03/2022	31/03/2021
	£	£
Electricity	138	52
Gas	556	105
Water	34	18
Refuse Disposal	29	-
<b>Total</b>	<b>757</b>	<b>175</b>

**10 Ultimate Controlling Party**

The charity is under the ultimate control of its trustees, whose names are shown at the front of the financial statements.

**THAKEHAM VILLAGE HALL**

England & Wales - Charity number 279177

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# Accounts

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# **THAKEHAM VILLAGE HALL**

## **Registered Charity No 279177**

The Management Committee presents its report for the year 2020/21

### **Registered Office:**

The registered office is 1 Abingworth Crescent, Thakeham, Pulborough, West Sussex, RH20 3GW.

### **Trustees at the date this report was approved:**

Official Custodian for Charities (Custodian Trustee)

Mr John Bearman (Chairman---Elected)

Mr John Instance (Secretary/Treasurer-----Elected)

Mr Norman Prince (Representative of Thakeham Morris)

Mr Barry Laker (Representative of Thakeham Parochial Church Council)

Mr Steve Watkins (Representative of Thakeham Parish Council)

Mrs Cecily Linfield (Representative of Thakeham Bridge Club)

Mr Dave Kirkwood (Representative of Thakeham Gardeners Club)

Mr David MacEachern (Elected)

Mrs Sarah Pearce (Elected)

### **Structure, Governance, and Management**

- a) The Conveyance and Trust Deed setting up the Charity is dated 12th October 1979, for land at Greendene Farm. Thakeham Parish Council was the original Custodian Trustee, replaced in November 2018 by the Official Custodian for Charities. The land at Greendene was leased in May 1989, with due authority from the Charity Commission, to the Pulborough Congregation of Jehovah's Witnesses. The lease expires in May 2024. Details are available in the Village Hall records. Alternative land for a village hall at Abingworth was acquired by way of a lease from A G Linfield Limited in July 1980, and a building erected as a Village Hall. This building and land were handed over to Abingworth Developments in December 2018. On the same day, a Licence to Occupy was signed with the Parish Council for the new Village Hall, built as a Community Benefit on the Abingworth Meadows housing development. In January 2020, a 99 year Lease for the new Village Hall and Sub-Lease for the use of the Parish Office were signed with the Parish Council, along with a Financial Agreement.

- b) Committee of Management: the original Conveyance provides as follows:

The Committee shall consist of Three members elected at the Annual General Meeting, at least Five representative members, and not more than Two co-opted members.

One representative member shall be appointed by Thakeham Parish Council, Thakeham Parochial Church Council, Thakeham Women's Institute (now defunct), Thakeham Community Committee (now defunct), Thakeham Gardeners Club, and/or such other community organisation as the Committee shall determine. (Thakeham Morris and Thakeham Bridge Club our now included as hall users). The original conveyance was amended in April 2017 to permit 5 elected members and 4 co-opted members.

All members of the Committee shall retire from office together at the end of the Annual General Meeting next after the date on which they came into office, but they may be re-elected or re-appointed. There are further detailed provisions dealing with co-options,

casual vacancies, and dates of appointment. New Trustees are sought from the community as the need arises.

c) Discussions have continued this year with the Jehovahs' Witnesses about the future of the Greendene site. A new commercial lease arrangement was still the Committee's preferred choice. After a request to re-assign the lease to the Kingdom Hall Trust was put on hold, The Jehovahs' Witnesses issued us with a Notice to Treat and to compulsory purchase the Greendene site. Under the Places of Worship (Enfranchisement) Act 1920, they are now entitled to do this, as the Parish Council is no longer the Custodian Trustee. We have now commissioned a valuation of the site.

### **Objects:**

The objects of the Charity are to hold the Trust Property for the purpose of a Village Hall for the use of the inhabitants of the Parish of Thakeham, including use for meetings, lectures, and classes, and for other forms of recreation and leisure time occupation with the object of improving the conditions of life for the said inhabitants.

### **Financial Review, Achievements, and Performance**

The result for the year was a surplus of £10,715, compared with a surplus last year of £8,328. This was mostly due to grants from Thakeham Parish Council and Horsham District Council. The overall assets increased from £176,386 to £187,257. This was due to an increase in cash funds. The Liabilities were reduced from £1,167 to £675, due to a reduction in property costs. The actual Letting income at £4000 was reduced from last year's £24,916, due to the Hall restrictions and closures for the Covid 19 pandemic. The Charity has no specific reserves policy except to maintain sufficient funds to meet contingencies, such as unexpected structural repairs, and to meet its service to the community.

Since the last report in July 2020, the Village Hall has been closed for significant periods due to the Covid 19 virus, following the Government guidelines. The West Sussex Police were able to use it for training purposes. Some exercise classes used the Sports Field when possible, managed by the Village Hall. The Hall re-opened in April 2021 for limited activities, including some dance and exercise classes, and Table Tennis and Short Mat Bowls restarted. However, there are strict guidelines for all to follow. Other regular users are awaiting further lifting of Government restrictions. We are expecting Government guidelines for further re-opening of the Village Hall in June 2021. We are grateful to our Hall Manager Amanda, who has been looking after the Hall during closure, and organising the limited use of the Hall and the Covid 19 guidelines.. The Treasurer has obtained Leisure Grants from Horsham District Council to cover some of our loss of income during the closure.

During the year, we received a grant for equipment from Waitrose, and sold our old chairs. A trolley for tables and another Coat Rack have been purchased. The Fire Risk Assessment has been updated, and arrangements made for regular inspection and testing of alarms. There are still problems at times with the main door, and the Parish Council has agreed some more remedial work.

Issued and approved by the Management Committee at the Annual General Meeting held on 7<sup>th</sup> June 2021.

Signed:

Date:

John Bearman (Chairman, Thakeham Village Hall Management Committee)

**THAKEHAM VILLAGE HALL**  
**Registered Charity Number 279177**  
**RECEIPTS AND PAYMENTS ACCOUNT**

**FOR THE YEAR ENDED**

**31st MARCH 2021**

	Notes	Unrestricted £	Restricted £	Total 2021 £	Total 2020 £
<b>Receipts</b>					
Donations		333	-	333	2,845
Grants		24,207	-	24,207	13,650
Hall hire fees		4,000	-	4,000	24,916
Interest		13	-	13	51
Kingdom Hall rent		504	-	504	252
Other Income		866	-	866	-
<b>Total Receipts for the Year</b>		<b>29,923</b>	<b>-</b>	<b>29,923</b>	<b>41,714</b>
<b>Payments</b>					
Employment costs	1	6,349	-	6,349	7,563
Telephones		627	-	627	561
Subscriptions		460	-	460	383
Other running costs		1,571	-	1,571	5,345
Insurance		967	-	967	955
Equipment		410	-	410	3,182
Electricity		1,061	-	1,061	2,231
Gas		1,000	-	1,000	2,912
Cleaning and materials		5,476	-	5,476	7,339
Water		142	-	142	-
Non-domestic rates		69	-	69	912
Repairs and maintenance		879	-	879	1,549
Refuse collection		197	-	197	454
<b>Total Payments for the year</b>		<b>19,209</b>	<b>-</b>	<b>19,209</b>	<b>33,386</b>
Net Receipts/(Payments)		10,715	-	10,715	8,328
Opening Balance at 1st April 2020		26,254	-	26,254	17,926
<b>Balance at 31st March 2021</b>		<b>36,969</b>	<b>-</b>	<b>36,969</b>	<b>26,254</b>

**THAKEHAM VILLAGE HALL**  
**Registered Charity Number 279177**  
**STATEMENT OF ASSETS AND LIABILITIES**

**FOR THE YEAR ENDED**

**31st MARCH 2021**

<b>ASSETS</b>	<b>Notes</b>	<b>Unrestricted £</b>	<b>Restricted £</b>	<b>Total 2021 £</b>	<b>Total 2020 £</b>
Tangible Fixed Assets		150,001	-	150,001	150,001
Cash Funds at this Year End	<b>2</b>	36,969	-	36,969	26,254
Debtors - Hall Hire Fees		287	-	287	-
Debtors - pre-payments		-	-	-	131
<b>Total Assets</b>		<b>187,257</b>	<b>-</b>	<b>187,257</b>	<b>176,386</b>
<b>LIABILITIES</b>					
Liabilities - immediate					
Independent Examination		500	-	500	250
Property costs		175	-	175	917
<b>Total Liabilities</b>		<b>675</b>	<b>-</b>	<b>675</b>	<b>1,167</b>

Presented and approved by the Board of Trustees at their meeting held on 7 June 2021  
and signed on their behalf

Chairman

---

Treasurer

---

**THAKEHAM VILLAGE HALL**  
**Registered Charity Number 279177**  
**STATEMENT OF ASSETS AND LIABILITIES**

**FOR THE YEAR ENDED**

**31st MARCH 2021**

**Note**

**1 Employment costs and Trustees**

There is one part-time employees in the role of Village Hall Manager.

There are no employees being paid in excess of £60,000 per annum.

The number of equivalent full time employees during the year = .26 (2020: .34)

During the year the trustees received £nil in remuneration. (2020: £nil)

The total expenditure reimbursed to trustees amounted to £nil. (2020 £nil)

**2 Cash funds at year end**

	<b>Unrestricted</b>	<b>Restricted</b>	<b>Total</b>	<b>Total</b>
	<b>£</b>	<b>£</b>	<b>31:03:21</b>	<b>31:03:20</b>
			<b>£</b>	<b>£</b>
Lloyds Treasurers No: 00914421	7,591	-	2,639	2,639
Fundraising accounts No: 79101868	1,147	-	413	413
Lloyds Business N: 03794141	18,221	-	3,200	3,200
Lloyds Deposit no. 3794141	10,010	-	10,002	10,002
Lloyds 32 day deposit	-	-	10,000	10,000
	<b>36,969</b>	<b>-</b>	<b>26,254</b>	<b>26,254</b>

**3 Ultimate Controlling Party**

The charity is under the ultimate control of its trustees, whose names are shown at the front of the financial statements.

**Brenda Peers-Ross**  
29 Drift Road  
Selsey  
Chichester  
West Sussex  
PO20 0PW

To the Members:  
**THAKEHAM VILLAGE HALL**  
**Registered Charity Number: 279177**

### **INDEPENDENT EXAMINER'S REPORT ON THE ACCOUNTS**

We have Independently Examined the Receipts and Payments Account and Statement of Assets and Liabilities on Pages 1 to 3, for financial year ending 31<sup>st</sup> March 2021.

#### **Respective responsibilities of Members and Examiner**

As members, you are responsible for the preparations of the Accounts; you have to consider that an audit does not apply. It is our responsibility to state, on the basis of procedures, whether particular matters have come to our attention.

#### **Basis of Independent Examiner's Report**

Our examination was carried out in accordance with general accounting practice. An examination includes a review of the accounting records kept by the organisation and an examination of the accounts presented with these records. It also includes consideration of any unusual items or disclosures in the accounts and seeking explanations from you the Members concerning such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently we do not express an audit opinion on the view given by the Accounts.

#### **Independent Examiner's Statement**

In connection with our examination, no matter has come to our attention:

- (1) which gives us reasonable cause to believe that in any material respect the requirements:
  - to keep adequate accounting records
  - to prepare accounts which accord with the accounting records and to comply with general accounting requirements

have not been met or

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

*B Peers-Ross*

Brenda Peers- Ross FMAAT ACIE

28th November 2021