

BRADFORD VILLAGE HALL

England & Wales · Charity number 279546

Details

Other names BRADFORD AND COOKBURY VILLAGE HALL

Status Registered

Legal form Other

Registered 1980-05-08

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

Contact

Address Highweek
Highampton
Beaworthy
EX21 5JP

Phone 01409231261

Email management@bradfordandcookburyvillagehall.org.uk

Website bradfordandcookburyvillagehall.org.uk

Activities

Objects: TRUST FOR A VILLAGE HALL FOR THE USE OF THE INHABITANTS OF THE PARISH OF BRADFORD, COOKBURY AND MIDDLECOTT HAMLET, DEVON, WITHOUT DISTINCTION OF POLITICAL, RELIGIOUS OR OTHER OPINIONS INCLUDING THE USE FOR MEETINGS, LECTURES AND CLASSES AND OTHER FORMS OF RECREATION AND LEISURE TIME OCCUPATIONS WITH THE OBJECT OF IMPROVING THE CONDITIONS OF LIFE FOR THE INHABITANTS.

Activities: Provides a community building for the use of the villagers and local hirers.

Classification

- **How:** Provides Buildings/facilities/open Space, Provides Services
- **What:** General Charitable Purposes, Education/training, Religious Activities, Arts/culture/heritage/science, Amateur Sport, Economic/community Development/employment, Recreation
- **Who:** Children/young People, Elderly/old People, People With Disabilities, Other Charities Or Voluntary Bodies, The General Public/mankind

Geography

- **Area of benefit:** PARISH OF BRADFORD COOKBURY AND MIDDLECOTT HAMLET
- Devon

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£30,405	£10,791	-	-
2023-12-31	£18,930	£13,832	-	-
2022-12-31	£16,986	£20,149	-	-
2021-12-31	£25,584	£11,687	-	-
2020-12-31	£18,385	£7,674	-	-

Trustees

Name	Role	Appointed
CHRISTOPHER WILLIAM REED	Chair	
CAROLINE JANE HAWKING		
EILEEN RUTH SMALE		2024-05-08
Marie Griffiths		2025-05-07
Martin Patrick Taylor		2017-04-19
ROBERT WILLIAM SMALE		
STEPHEN DEREK OKE		

BRADFORD VILLAGE HALL

England & Wales - Charity number 279546

Accounts



**CHARITY COMMISSION
FOR ENGLAND AND WALES**

Trustees' Annual Report for the period

From 1/1/2024 Period start date To 31/12/2024 Period end date

Charity name: Bradford & Cookbury Village Hall

Charity registration number: 279546

Objectives and Activities

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	Bradford & Cookbury Village Hall is a community building for the use and benefit of the inhabitants of the Parishes of Bradford & Cookbury without distinction.
Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.	Para 1.17 and 1.19	The Hall committee is committed to promoting equality of opportunity for all. The Committee works to ensure as far as possible that the hall facilities are available and accessible to everyone who needs them, regardless of their circumstances.
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	Para 1.18	The Village Hall Trustees have had regard to the Charity Commission public benefit guidance by managing and maintaining a community building to ensure that it is accessible, for purposes of their choice, to all the residents of the parishes of Bradford & Cookbury.

Additional information (optional)

You may choose to include further statements where relevant about:

	SORP reference	
Policy on grant making	Para 1.38	
Policy on social investment including program related investment	Para 1.38	
Contribution made by volunteers	Para 1.38	
Other		

Achievements and Performance

	SORP refer- ence	
Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.	Para 1.20	<p>This year has been one of the busiest for many years, mainly due to the new groups and clubs that have formed, along with additional hirings for children's parties and also weddings.</p> <p>General Data Protection Regulation and Safeguarding Policies were reviewed, and a Equal Opportunities Policy has been created with a view at being reviewed and adopted at our 2025 AGM.</p> <p>The Website is up and running, newsletter is available to download at bradfordandcookburyvillagehall.org.uk</p>

Additional information (optional)

You may choose to include further statements where relevant about:

Achievements against objectives set	Para 1.41	<p>The community Benefit Grant provided £1700 to set up a library which has been very successfully run by the community following the mobile library no longer attending, where the hall reorganised and found a suitable room for the parishioners to create and use the library.</p> <p>Grants were sought to repoint and relay the paving slabs front and rear of the building, along with a new Cooker and fence to go around the oil tank which is planned for 2025.</p> <p>The obsolete foyer lights were replaced with energy saving LED units kindly directly paid for by the Parish Council.</p>
Performance of fundraising activities against objectives set	Para 1.41	
Investment performance against objectives	Para 1.41	
Other		

Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	Income - £30,404.50 Expenditure - £10,790.94 Total Balances held - £85,811.61 The Scottish widows 30 day account was closed earning 1.6% and transferred to the instant account earning 5.25%. £10,000 was transferred from the current account to earn considerable interest whilst rates are high.
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	The balance of £20k plus interest which is accruing since the hall was built is held within Scottish Widows instant Account and retained as an emergency fund.
Amount of reserves held	Para 1.22	£26169.63 (£20k plus interest accruing since hall was built)
Reasons for holding zero reserves	Para 1.22	
Details of fund materially in deficit	Para 1.24	
Explanation of any uncertainties about the charity continuing as a going concern	Para 1.23	

Additional information (optional)

You may choose to include further statements where relevant about:

The charity's principal sources of funds (including any fundraising)	Para 1.47	Principal source of funds this year was from our Lettings of £17,566.52, with Local Grants bringing in £8352.44, a donations of £1020, and fundraising of £834.80 It is encouraging to see that Interest Rates are now rising with our savings earning 5.25% of which the committee are taking full advantage.
Investment policy and objectives including any social investment policy adopted	Para 1.46	
A description of the principal risks facing the charity	Para 1.46	
Other		Hire charges were increased from 1st January 2023, the first time since 2014 and reviewed in September 2023 with a 5% increase agreed to be implemented from 1st January 2024. This has again been increased on the 1st January 2025 by 5%

Structure, Governance and Management

Description of charity's trusts:		Community Building
Type of governing document (trust deed, royal charter)	Para 1.25	Trust Deed dated 7th November 1979 and necessary amendments as accepted at the AGM on the 21 September 2020
How is the charity constituted? (e.g unincorporated association, CIO)	Para 1.25	Charitable incorporated organisation
Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees	Para 1.25	Trustees are elected annually at the AGM by persons present. The AGM is normally held between mid April-May.

Additional information (optional)

You may choose to include further statements where relevant about:

Policies and procedures adopted for the induction and training of trustees	Para 1.51	
The charity's organisational structure and any wider network with which the charity works	Para 1.51	All organisations hiring the hall are entitled to have a representative on the committee. Additionally members can be co-opted at any point throughout the year.
Relationship with any related parties	Para 1.51	
Other		

Reference and Administrative details

Charity name	Bradford & Cookbury Village Hall
Other name the charity uses	
Registered charity number	279546
Charity's principal address	Holemoor, Bradford, Holsworthy, Devon EX22 7AB

Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Mr Christopher Reed	Chairman		
2	Mrs Pauline Jones	Secretary		
3	Mrs Caroline Hawking	Treasurer		
4	Mrs June Pennington			
5	Mr Martin Taylor	Minute Secretary		
6	Mr Stephen Oke			
7	Mr Robert Smale			
8	Mrs Ruth Smale	Booking Secretary		

Corporate trustees – names of the directors at the date the report was approved

Director name		

Name of trustees holding title to property belonging to the charity

Trustee name	Dates acted if not for whole year	
Caroline Hawking		

Funds held as custodian trustees on behalf of others

Description of the assets held in this capacity	Holder of 104 Santander shares.
Name and objects of the charity on whose behalf the assets are held and how this falls within the custodian charity's objects	Bradford & Cookbury Village Hall, as unable to be held in the name of the Charity.
Details of arrangements for safe custody and segregation of such assets from the charity's own assets	

Additional information (optional)**Names and addresses of advisers (Optional information)**Type of
adviserName
Address

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Name of chief executive or names of senior staff members (Optional information)

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Exemptions from disclosure

Reason for non-disclosure of key personnel details

--

Other optional information

--

Declarations

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

Signature(s)

<i>C. W. Reed</i>	<i>C. J. Hawking</i>
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Full name(s)

Christopher William Reed	Caroline Jane Hawking
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Position
(eg Secretary,
Chair, etc)

Chairman	Treasurer
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Date

7/5/2025

This document was exported from Numbers. Each table was converted to an Excel worksheet. All other objects on each Numbers sheet were placed on separate worksheets. Please be aware that formula calculations may differ in Excel.

Numbers Sheet Name	Numbers Table Name	Excel Worksheet Name
Sheet1		
	Table 1	Sheet1
Page 2		
	Table 1	Page 2
Page 3		
	Table 1	Page 3
Page 1		
	Table 1	Page 1

Bradford & Cookbury Village Hall - Registered Charity Number: 279546
Income & Expenditure Account for the year to 31st December 2024
Balance sheet as at 31st December 2024

INCOME	NOTES	2024	2023	2022	2021	2020	2019	2018	2017
Lettings	1	£17,567	£14,987	£11,184	£1,749	£4,301	£14,872	£15,062	£10,895
Fund Raising	2	£1,855	£771	£416	£0	£70	£3,345	£779	£1,256
B&C Community Grant	2a	£8,352	£2,266	£2,628	£7,705	£2000	-	£9,309	-
Local Restrictions Grants Covid	2b	-	-	£2,667	£16,097	£11,334	-	-	-
Investments	3	£2,631	£756	£91	£33	£186.00	£169	£148	£235
EDF Electric Refund			£150	-	£0	£494	-	-	-
		£30,405	£18,930	£16,986	£25,584	£18,385	£18,217	£25,150	£12,151
LESS EXPENDITURE									
Premises Costs	4	£10,680	£9,632	£12,441	£4,549	£6,388	£7,865	£10,325	£11,219
Sundry Costs	5	£111	£496	£181	£242	£236	£310	£716	£280
		-£10791	(£10,128.00)	(£12,622.00)	(£4,791.00)	(£6,624.00)	(£8,175.00)	(£11,041.00)	(£11,499.00)
Surplus for the Year		£19,614	£8,802	£4,364	£20,793	£11,761	£10,211	£14,257	£887
Less Capital Costs	6	-£3842	(£3,704.00)	(£7,527.00)	(£6,896.00)	(£1,050.00)	(£1,401.00)	(£22,400.00)	(£2,818.00)
SURPLUS / (DEFICIT)		£15,772	£5,098.00	(£3,163.00)	£13,897.00	£10,711.00	£8,810.00	(£8,143.00)	(£1,931.00)
Add Balances B/F		£70,040	£64,942	£68,105	£54,208	£43,497	£34,687	£42,830	£44,761
Balances at Year End C/F		£85,812	£70,040	£64,942	£68,105	£54,208	£43,497	£34,687	£42,830
Represented by:-									
		£2024	2023	2022	2021	2020	2019	2018	2017
CAF Bank Cash A/C 0.2%		£11,632	£8,461	£34,079	£37,297	£23,427	£12,901	£10,245	£8,524
Scot. Widows Instant 5.25%		£74,180	£54,275	£23,624	£23,578	£23,555	£23,386	£23,242	£23,122
Scottish Widows 90dy 1.60%	Closed tfd instant		£7,304	£7,239	£7,230	£7,226	£7,210	£1,200	£11,184
Note: S.Widows instant account Has £20,000 plus interest since Hall was built for Emergency Fund		£85,812	£70,040	£64,942	£68,105	£54,208	£43,497	£34,687	£42,830

BRADFORD & COOKBURY VILLAGE HALL

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31ST DECEMBER 2024

NOTE 1	LETTINGS	2024	2023	2022	2021	2020	2019	2018	2017
	Pre School Nursery	-	-	£15	£17	-	£998	£1,580	£1,493
	D.C. Council (School)	£206	£65	-	£55	-	£163	£212	£1,000
	Bowling	£224	£204	£204	£82	£189	£367	£456	£348
	Skittles	£522	£440	£239	£162	£202	£509	£297	£461
	Badminton	£530	£521	£540	£430	£146	£584	£485	£504
	Birthday parties/Weddings/Functions/Hirings	£1377	£662	£425	£161	£263	£627	£513	£714
	Snooker	£171	£162	£181	£15	£204	£247	£230	£264
	Ladies/Mens Clubs/Groups	£759	£883	£214	£52	£43	£225	£248	£165
	Parish Council's	£829	£95	£154	£43	£54	£142	£120	£97
	Religious Groups	£12323	£11,634	£8,877	£456	£3,078	£10,826	£10,343	£5,568
	Pilates	£588	£321	£335	£275	£122	£184	£579	£272
	EV Charging	£38							
		£17,567	£14,987	£11,184	£1,749	£4,301	£14,872	£15,062	£10,885
NOTE 2	FUND RAISING	2024	2023	2022	2021	2020	2019	2018	2017
	Community Lunch	-	-	-	-	-	£368	£374	£521
	Other Donations	£20	£105	-	-	-	-	55	-
	B&C Parish Council Grant - Newsletter	£200	£200	£200	-	-	£200	£300	£200
	Brad Ads	-	-	-	-	£70	£55	£50	£35
	DCC via PC Grant (Hearing Loop)	-	-	-	-	-	-	-	£500
	The Balsdon Trust (Committee Room refurb)	-	-	-	-	-	£1,000	-	-
	Waitrose Community Matters (Meeting Rooms Refurb)	-	-	-	-	-	£222	-	-
	Parish Council Vaggfield grant £1500 (Community Room)	-	-	-	-	-	£1,500	-	-
	Adhoc small fundraising events	£635	£434	£211	-	-	-	-	-
	Amazon Smile		£32	£5	-	-	-	-	-
	Late John Tribble	£1,000							
		£1,855	£771	£416	£0	£70	£3,345	£779	£1,256
NOTE 2a	B&C Community Grant (Tarmac of carpark)	-	-	-	-	-	-	£9,309	-
	B&C Community Grant (Carpark works)	-	-	-	-	£2000	-	-	-
	B&C Community Grant (Kerbing works)	-	-	-	£2,625	-	-	-	-
	B&C Community Grant (Hall Floor Sand/Varnish & Lines)	-	-	-	£5,080	-	-	-	-
	B&C Community Grant (Main hall Blinds)	-	-	£1,388	-	-	-	-	-
	Parish Council Grant (Crockery)	-	-	£1,240	-	-	-	-	-
	B&C Community Grant (Picnic Tables)	-	£1,866	-	-	-	-	-	-
	Parish Council - Coronation Grant	-	£400	-	-	-	-	-	-
	B&C Community Grant (Paving slabs front /rear)	£3,322	-	-	-	-	-	-	-
	B&C Community Grant (Library)	£1,700	-	-	-	-	-	-	-
	B&C Community Grant (Cooke and fence oil tank)	£3,330	-	-	-	-	-	-	-
		£8,352	£2,266	£2,628	£7,705	£2,000	0	£9,309	0
NOTE 2b	Covid National Restriction Bus Grant 31/12 - 5/2 Lockdown	-	-	-	£6,001	-	-	-	-
	Covid Lockdown 5/2/2021 - April 2021	-	-	-	£2,096	-	-	-	-
	Covid - Automatic Payment	-	-	-	£8,000	-	-	-	-
	Omicron Covid Hospitality & Leisure Grant	-	-	£2,667	-	-	-	-	-
		£0	£0	£2,667	£16,097	£0	£0	£0	£0
NOTE 3	INVESTMENTS / INCOME	£2024	2023	2022	2021	2020	2019	2018	2017
NOTE 3a	Dv - Alliance&Leic/Santander	£14	£11	£8	£6	£1	£16	£16	£24
	Interest - CAF Cash A/C 0.2%	£16	£29	£28	-	-	-	-	-
	Interest - Scottish Widows 90 day 1.6%	£38	£65	£10	£4	£16	£9	£17	£24
	Interest -Scottish Widows Instant 5.25%	£2,563	£652	£45	£24	£169	£144	£116	£187
		£2,631	£756	£91	£33	£186	£169	£148	£235
NOTE 3b	104 Santander Shares the market value(they were acquired at no cost, and therefore not shown in the Accounts)£395.72 (2024) £322.40 (2023) £285 (2022) £291 (2021) £164 (2020) £301(2019) £523 (2018) £510 (2017)	£43	Contra						

BRADFORD & COOKBURY VILLAGE HALL

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31ST DECEMBER 2024

		2024	2023	2022	2021	2020	2019	2018	2017
NOTE 4	PREMISES COSTS								
	Insurance	£1,468	£1,423	£1,374	£1,182	£1,141	£1,152	£1,142	£1,263
	Heating Oil	£4,015	£4,433	£4,306	£1,751	£1,682	£2,589	£2,886	£2,483
	Electricity (2020 £494_2019 £149_2018 £210 Refund O/Pymt)	£2,288	£1,272	£721	£485	£1,313	£1,291	£1,354	£1,179
	Water	£68	£66	£21	-	£46	£153	£149	£130
	Gas/repairs Gas Cooker	-	-	£160	-	-	-	-	£33
	Boiler Service/Repairs	-	-	-	-	-	£65	£83	£80
	Fire Alarms & Extinguishers	£620	£368	£354	£350	£914	£377	£326	£382
	Electrical repairs	-	£44	-	-	-	-	-	£767
	Full Electrical Inspection 5yr	-	-	£626	-	-	-	-	£389
	Ground Maintenance & Repairs	£224	£230	£1,753	£42	£58	£595	£1,174	£657
	Cleaning Materials/Covid 19 supplies	£115	£65	£63	£40	£179	£124	£89	£42
	Cleaning	£420	£420	£380	£200	£270	£485	£715	£838
	Grass Cutting / Hedgetrimming / Weed killer	£997	£958	£1,145	£449	£727	£560	£510	£541
	Licence DACB - now CCD	£50	£50	£50	£50	£50	£50	£50	£50
	Printing of Accounts	-	-	-	-	£8	£11	£18	£8
	Painting/Window/Carpet Cleaning	£91	-	£1475	-	-	£413	£1,829	£2,377
	Stationery, Ink/Stamps/Printing	-	-	£13	-	-	-	-	-
	TDC Business Rates	£324	£304	-	-	-	-	-	-
		£10,680	£9,632	£12,441	£4,549	£6,388	£7,865	£10,325	£11,219
NOTE 5	SUNDRY COSTS								
	Newsletter	£51	£100	£25	-	£30	£120	£215	£145
	Solatium - June Pennington	-	£30	£75	£75	£75	£75	£75	£75
	Website set up / hosting / maintenance / renewal	-	-	-	£71	£71	£55	£366	-
	Bank Charges	£60	£60	£81	£96	£60	£60	£60	£60
	Coronation /Special Occasions	-	£306	-	-	-	-	-	-
		£111	£496	£181	£242	£236	£310	£716	£280
NOTE 6	CAPITAL COSTS								
	Fire Assembly Point/1st aid kit	-	-	-	-	-	-	£15	-
	Finger Guards	-	-	-	-	-	£112	£197	-
	Hall - Kitchen Cutlery/foil trays /2023 Stacking Crockery	-	£1773	-	-	-	-	£29	£29
	Bain Marie Hot Cupboard	-	-	-	-	-	-	-	£1,662
	Fan Heater/Kettle	-	-	£26	-	-	£7	£38	£31
	Hearing Loop £608.9 & Fitting £486.96	-	-	-	-	-	-	-	£1,096
	Leaving presents	-	-	-	-	-	-	£35	-
	Henry Hoover	-	-	-	-	-	£60	-	-
	Purchase of PA System & Amplifier (BCWG)	-	-	-	-	-	£105	-	-
	Roller Blinds x4 Committee Room	-	-	-	-	-	£290	-	-
	New Carpet Committee room	-	-	-	-	-	£790	-	-
	New Flooring Community Room	-	-	-	-	£1,050	-	-	-
	48 Goblets	-	-	-	-	-	£37	-	-
	Kerbing Roundabout	-	-	-	£3,208	-	-	-	-
	Car Park Area re chipping	-	-	-	£2,468	-	-	-	-
	Roller Blinds x5 Comm Room 2021 (MainHall x16 2022)	-	-	£1,543	£452	-	-	-	-
	Tables for Community Room 2023 Picnic tables	-	£1,872	-	£768	-	-	-	-
	111 Chair inserts	-	£59	£52	-	-	-	-	-
	Sand, Seal & Paint court lines in main Hall	-	-	£5,645	-	-	-	-	-
	New Bollard Light by school	-	-	£261	-	-	-	-	-
	Tarmac Car Park	-	-	-	-	-	-	-	-
	Using restricted Grant from B & C Community	-	-	-	-	-	-	£9,309	-
	Using unrestricted bequest RT Sluggett	-	-	-	-	-	-	£12,777	-
	Repair paving & repoint 36 front slabs, 51 rear	£2372							
	Library costs shelving/books/etc	£1470							
		£3,842	£3,704	£7,527	£6,896	£1,050	£1,401	£22,400	£2,818
NOTE 7	*During 2018 the Hall Committee used the final amount of the bequest funds to tarmac the carpark, along with a grant received from Bradford & Cookbury Community Benefit Fund. See Note 2a								
NOTE 2a	B&C Community Grants for the Library of £1700, and Cooker and fence oil tank of £3330 was received but not invoiced until 2025.								



CHARITY COMMISSION FOR ENGLAND AND WALES

Independent examiner's report on the accounts

Section A Independent Examiner's Report

Report to the trustees/ members of

Charity Name: BROADFORD + COOKBURY Village Hall

On accounts for the year ended

31st December 2024 Charity no (if any) 279546

Period of report:

From: 1st January 2024 To: 31st December 2024

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31st December 2024.

Responsibilities and basis of report:

As the charity trustees of the Trust, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

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

Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention (other than that disclosed below *) in connection with the examination which gives me cause to believe that in, any material respect:

- accounting records were not kept in accordance with section 130 of the Act or
- the accounts do not accord with the accounting records

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in order to enable a proper understanding of the accounts to be reached.

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

Signed:

[Signature]

Date:

2/4/2025

Name:

MAREN OULSEN FRA

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

ICAEW

Address:

No 2 Woodhouse, Middlecott, Bramhall's Centre, Roushobury, EX22 7YE

Section B**Disclosure**

Only complete if the examiner needs to highlight matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

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

BRADFORD VILLAGE HALL

England & Wales - Charity number 279546

Accounts


**CHARITY COMMISSION
FOR ENGLAND AND WALES**
**Independent examiner's
report on the accounts**

Section A

Independent Examiner's Report

**Report to the trustees/
members of**

Charity Name

BRADFORD + COOKBURY VILLAGE PAC

**On accounts for the year
ended**
31st December 2021
**Charity no
(if any)**

279546

Set out on pages

10, 11 & 12

(remember to include the page numbers of additional sheets)

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended DD / MM / YYYY.

**Responsibilities and
basis of report**

As the charity trustees of the Trust, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

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

**Independent
examiner's statement**

I have completed my examination. I confirm that no material matters have come to my attention (other than that disclosed below *) in connection with the examination which gives me cause to believe that in, any material respect:

- accounting records were not kept in accordance with section 130 of the Act or
- the accounts do not accord with the accounting records

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in order to enable a proper understanding of the accounts to be reached.

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

Signed:

Date:

28/3/22

Name:

MARK OLSEN - FCA

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

ICAEW.

Address:

 Newwood Lodge, Hunsdon, BREANTON'S
 COURT, HORSWORTHY ROAD
 GR22 7YE

CHAIRMAN'S REPORT FOR YEAR ENDING 31st DECEMBER 2021.

2021 was the second year of the Covid-19 pandemic and had a major impact on the Village Hall. The Hall was closed from 3rd January until 17th May due to a national lockdown, and on opening was done so following strict Government guidelines ensuring it was Covid-19 Secure. The Covid-19 Risk Assessment and Special Conditions for Hire were reviewed and amended as necessary, monitored throughout the the year and further amendments made as required. All hirers were notified as and when updates were implemented.

As required by the Hall's insurers weekly security checks during closure were carried out and logged.

Grants totalling £23802 were received during the year. Torridge District Council supported the Hall with Local Restrictions Support Lockdown grants of £6001 and £2096, and a Covid Automatic Start-up Payment of £8000. Grants of £2625 for further car park improvements and £5080 for the refurbishment of the main hall floor were received from Bradford and Cookbury Parish Council through the Bradford and Cookbury Community Benefit Fund. Thanks to both Councils for their support.

No fundraising events were undertaken.

Total income for the year including grants was £25584. Lettings income was only £1749, the main contributors being Badminton at £430 and Religious Groups at £456. This was down from £4301 in 2020 and £14872 in 2019. Total expenditure, including capital expenditure of £6896, was £11687. Premises costs were £4549 including £1182 for insurance and £1751 for heating oil.

The Hall produced a healthy set of accounts with a year end balance of £68105, up from £54208 in 2020 and £43497 pre Covid, but this was again due to the very significant Covid-19 grants received. Because of restrictions limiting use of the Hall letting income was significantly below running costs and is a situation that needs to be addressed.

The Hall has an emergency reserve fund of £23578.

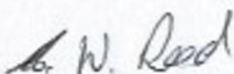
The Community Room refurbishment was completed with the purchase of window and door blinds, and tables. The resurfacing of the car park was also completed for which grant money was received in 2020, and kerbing installed.

The General Data Protection Regulations and Safeguarding Policies were reviewed at the AGM.

Distribution of the newsletter recommenced in September and is also now available to download from the Hall Website.

Thank you to the trustees and committee members for their attendance and support at meetings that were held under difficult circumstances. Thanks to the officers for their commitment, and time spent ensuring we were kept up to date with relevant information, looking after our finances and producing accounts, submitting documentation to the Charity Commission, producing and distributing agenda and meeting minutes, producing, reviewing and amending documentation to ensure the Hall operated Covid-19 securely, and taking bookings and looking after hirers needs. Thanks also to Sandra for ensuring the Hall was kept at a Covid secure standard, Malcolm for the many tasks he has undertaken during the year, and Mark for auditing the Hall's accounts. Thanks also to all who helped produce and distribute the newsletter, in particular Tina who after many years involvement has stood down.

Chris Reed.



18.05.2022


Trustees' Annual Report for the period

From 1/1/2021 Period start date To 31/12/2021 Period end date

Charity name: Bradford & Cookbury Village Hall

Charity registration number: 279546

Objectives and Activities

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	Bradford & Cookbury Village Hall is a community building for the use and benefit of the inhabitants of the Parishes of Bradford & Cookbury without distinction.
Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.	Para 1.17 and 1.19	<p>The Hall committee is committed to promoting equality of opportunity for all.</p> <p>The Committee works to ensure as far as possible that the hall facilities are available and accessible to everyone who needs them, regardless of their circumstances.</p>
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	Para 1.18	The Village Hall Trustees have had regard to the Charity Commission public benefit guidance by managing and maintaining a community building to ensure that it is accessible, for purposes of their choice, to all the residents of the parishes of Bradford & Cookbury.

Additional information (optional)

You may choose to include further statements where relevant about:

	SORP reference	
Policy on grant making	Para 1.38	
Policy on social investment including program related investment	Para 1.38	
Contribution made by volunteers	Para 1.38	

Other		
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Achievements and Performance

	SORP reference	
Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.	Para 1.20	<p>Covid 19 has continued to have a massive impact on the Village Hall throughout 2021, when for the first part of the year it had to remain closed. When allowed to reopen it was done so following strict government guidelines, and ensuring it was Covid 19 secure.</p> <p>Weekly security checks continued throughout 2021 and recorded in line with our Insurance, especially as the premises were un-occupied for periods of time.</p> <p>General Data Protection Regulation and Safeguarding Policies were reviewed.</p> <p>The Website is up and running, newsletter is available to download at bradfordandcookburyvillagehall.org.uk</p> <p>Continued to refurbish the Community Room with new Blinds and the purchase of tables.</p>

Additional information (optional)

You may choose to include further statements where relevant about:

Achievements against objectives set	Para 1.41	<p>A Grant of £2625 was received from Bradford and Cookbury Benefit Fund for the Roundabout Kerbing, and the £2000 grant received from 2020 was spent to complete the Carpark works. £5080 was also received to sand/varnish and put permanent badminton/netball lines on the floor. Work to be carried out beginning of Jan 2022.</p>
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Performance of fundraising activities against objectives set	Para 1.41	Unable to fundraise throughout 2020 due to Covid 19 restrictions. However, 3 local restrictions support grants were received for the following periods. 1/1/21 - 5/2 Lockdown £6001 Lockdown 5/2/21 - April 2021 £ 2096 Covid automatic start up payment- £8000
Investment performance against objectives	Para 1.41	
Other		

Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	Income - £25,584 Expenditure - £11,687 Total Balances held - £68,105.
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	The balances held within Scottish Widows instant Account as at 31st December 2021 are retained as an emergency fund.
Amount of reserves held	Para 1.22	£23,578
Reasons for holding zero reserves	Para 1.22	
Details of fund materially in deficit	Para 1.24	
Explanation of any uncertainties about the charity continuing as a going concern	Para 1.23	

Additional Information (optional)

You may choose to include further statements where relevant about:

The charity's principal sources of funds (including any fundraising)	Para 1.47	Principal source of funds this year was from the Governments Local Restrictions support fund totalling £16,097 to help whilst the village hall had to remain closed or limited to restrictions which were in place. £1,749 from lettings income.
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Investment policy and objectives including any social investment policy adopted	Para 1.46	
A description of the principal risks facing the charity	Para 1.46	
Other		

Structure, Governance and Management

Description of charity's trusts:		Community Building
Type of governing document (trust deed, royal charter)	Para 1.25	Trust Deed dated 7th November 1979 and necessary amendments as accepted at the AGM on the 21 September 2020.
How is the charity constituted? (e.g unincorporated association, CIO)	Para 1.25	Charitable incorporated organisation
Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees	Para 1.25	Trustees are elected annually at the AGM by persons present. The AGM is normally held during April. Following guidance from DCT the AGM was postponed due to the Village Hall being closed. The AGM meeting was held on 7th July 2021 when restrictions were lifted to allow a business meeting to take place providing rules were followed.

Additional information (optional)

You may choose to include further statements where relevant about:

Policies and procedures adopted for the induction and training of trustees	Para 1.51	
The charity's organisational structure and any wider network with which the charity works	Para 1.51	All organisations hiring the hall are entitled to have a representative on the committee. Additionally members can be co-opted at any point throughout the year.
Relationship with any related parties	Para 1.51	
Other		

Reference and Administrative details

Charity name	Bradford & Cookbury Village Hall
Other name the charity uses	
Registered charity number	279546
Charity's principal address	Holemoor, Bradford, Holsworthy, Devon EX22 7AB

Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Mr Christopher Reed	Chairman		
2	Mrs Pauline Jones	Secretary		
3	Mrs Caroline Hawking	Treasurer		
4	Mrs June Pennington	Booking Secretary		
5	Mr Martin Taylor	Minute Secretary		
6	Mr Stephen Oke			
7	Mr Robert Smale			

Corporate trustees – names of the directors at the date the report was approved

Director name		

Name of trustees holding title to property belonging to the charity

Trustee name	Dates acted if not for whole year	
Caroline Hawking		

Funds held as custodian trustees on behalf of others

Description of the assets held in this capacity	Holder of 100 Santander shares.
Name and objects of the charity on whose behalf the assets are held and how this falls within the custodian charity's objects	Bradford & Cookbury Village Hall, as unable to be held in the name of the Charity.
Details of arrangements for safe custody and segregation of such assets from the charity's own assets	

Additional information (optional)

Names and addresses of advisers (Optional information)

Type of adviser	Name	Address

Name of chief executive or names of senior staff members (Optional information)

Exemptions from disclosure

Reason for non-disclosure of key personnel details

Other optional information

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Declarations

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

Signature(s)

<i>C. W. Reed</i>	<i>Caroline Jane Hawking</i>
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Full name(s)

Christopher William Reed	Caroline Jane Hawking Reed
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Position (eg Secretary, Chair, etc)

Chairman	Treasurer
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Date

18/5/2022

Bradford & Cookbury Village Hall - Registered Charity Number: 279546
Income & Expenditure Account for the year to 31st December 2021
Balance sheet as at 31st December 2021

INCOME	NOTES	2021	2020	2019	2018	2017
Lettings	1	£1,749	£4,301	£14,872	£15,052	£10,895
Fund Raising	2	£0	£70	£3,345	£779	£1,258
B&C Community Grant	2a	£7,705	£2000	-	£9,309	-
Local Restrictions Grants Covid	2b	£16,097	£11,334	-	-	-
Investments	3	£33	£186.00	£169	£148	£235
EDF Electric Refund		£0	£494	-	-	-
		£25,584	£18,385	£18,217	£25,150	£12,151
LESS EXPENDITURE						
Premises Costs	4	£4,549	£6,388	£7,865	£10,325	£11,219
Sundry Costs	5	£242	£236	£310	£715	£280
		(£4,791.00)	(£6,624.00)	(£8,175.00)	(£11,041.00)	(£11,499.00)
Surplus for the Year		£20,793	£11,761	£10,211	£14,257	£887
Less Capital Costs	6	(£6,896.00)	(£1,050.00)	(£1,401.00)	(£22,400.00)	(£2,818.00)
SURPLUS / (DEFICIT)		£13,897.00	£10,711.00	£8,810.00	(£8,143.00)	(£1,931.00)
Add Balances B/F		£54,208	£43,497	£34,687	£42,830	£44,761
Balances at Year End C/F		£68,105	£54,208	£43,497	£34,687	£42,830
Represented by:-						
		2021	2020	2019	2018	2017
CAF Bank Cash A/C		£37,297	£23,427	£12,901	£10,245	£8,524
Scot. Widows FTB Maturity 0.1%		£23,578	£23,555	£23,386	£23,242	£23,122
Scottish Widows 90dy 0.05%		£7,230	£7,226	£7,210	£1,200	£11,184
		£68,105	£54,208	£43,497	£34,687	£42,830

BRADFORD & COOKBURY VILLAGE HALL

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31ST DECEMBER 2021

NOTE 1	LETTINGS	2021	2020	2019	2018	2017
	Pre School Nursery	£17	-	£998	£1,580	£1,493
	D.C. Council (School)	£55	-	£163	£212	£1,000
	Bowling	£82	£189	£367	£456	£348
	Skittles	£162	£202	£509	£297	£461
	Badminton	£430	£146	£584	£485	£504
	Functions/Hirings	£161	£263	£627	£513	£714
	Snooker	£15	£204	£247	£230	£264
	Ladies/Mens Clubs/Groups	£52	£43	£225	£248	£165
	Parish Council	£43	£54	£142	£120	£97
	Religious Groups	£456	£3,078	£10,826	£10,343	£5,568
	Hire Equipment/tables	-	-	-	-	£10
	Pilates	£275	£122	£184	£579	£272
		£1,749	£4,301	£14,872	£15,062	£10,895
NOTE 2	FUND RAISING	2021	2020	2019	2018	2017
	Community Lunch	-	-	£368	£374	£521
	Other Donations	-	-	-	55	-
	B&C Parish Council Grant	-	-	£200	£300	£200
	Brad Ads	-	£70	£55	£50	£35
	DCC via PC Grant (Hearing Loop)	-	-	-	-	£500
	The Balsdon Trust (Committee Room refurb)	-	-	£1,000	-	-
	Waitrose Community Matters (Meeting Rooms Refurb)	-	-	£222	-	-
	Parish Council Vaggiefield grant £1500 (Community Room)	-	-	£1,500	-	-
		£0	£70	£3,345	£779	£1,256
NOTE 2a						
	B&C Community Grant (Tarmac of carpark)	-	-	-	£9,309	-
	B&C Community Grant (Carpark works)	-	£2000	-	-	-
	B&C Community Grant (Kerbing works)	£2,625	-	-	-	-
	B&C Community Grant (Hall Floor Sand/Varnish & Lines)	£5,080	-	-	-	-
		£7,705	£2,000	0	£9,309	0
NOTE 2b						
	Covid National Restriction Bus Grant 31/12 - 5/2 Lockdown	£6,001	-	-	-	-
	Covid Lockdown 5/2/2021 - April 2021	£2,096	-	-	-	-
	Covid - Automatic Payment	£8,000	-	-	-	-
		£16,097	£0	£0	£0	£0
NOTE 3	INVESTMENTS / INCOME	2021	2020	2019	2018	2017
NOTE 3a						
	Dv - Alliance&Leic/Santander	£6	£1	£16	£16	£24
	Interest - CAF Cash A/C	-	-	-	-	-
	Interest - Scottish Widows	£4	£16	£9	£17	£24
	Interest -Scottish Widows	£24	£169	£144	£116	£187
		£33	£186	£169	£148	£235
NOTE 3b						
	104 Santander Shares the market value(they were acquired at no cost, and therefore not shown in the Accounts) £291 (2021) £161 (2020) £301(2019) £523 (2018) £510 (2017)					

BRADFORD & COOKBURY VILLAGE HALL

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31ST DECEMBER 2021

	2021	2020	2019	2018	2017
NOTE 4 PREMISES COSTS					
Insurance	£1,182	£1,141	£1,152	£1,142	£1,263
Heating Oil	£1,751	£1,682	£2,569	£2,886	£2,483
Electricity (2020 £494_2019 £149_2018 £210 Refund Of/Pymt)	£485	£1,313	£1,291	£1,354	£1,179
Water	-	£48	£153	£149	£130
Gas/repairs Gas Cooker	-	-	-	-	£33
Boiler Service/Repairs	-	-	£65	£83	£80
Fire Alarms & Extinguishers	£350	£914	£377	£326	£382
Electrical repairs	-	-	-	-	£767
Full Electrical Inspection 5yr	-	-	-	-	£389
Ground Maintenance & Repairs	£42	£58	£595	£1,174	£657
Cleaning Materials/Covid 19 supplies	£40	£179	£124	£89	£42
Cleaning	£200	£270	£485	£715	£838
Grass Cutting	£449	£727	£560	£510	£541
Licence DACB - now CCD	£50	£50	£50	£50	£50
Printing of Accounts	-	£8	£11	£18	£8
Painting/Window/Carpet Cleaning	-	-	£413	£1,829	£2,377
	£4,549	£6,388	£7,865	£10,325	£11,219
NOTE 5 SUNDRY COSTS					
Newsletter	-	£30	£120	£215	£145
Solatum - June Pennington	£75	£75	£75	£75	£75
Website set up / hosting / maintenance / renewal	£71	£71	£55	£366	-
Bank Charges	£96	£60	£60	£60	£60
	£242	£236	£310	£716	£280
NOTE 6 CAPITAL COSTS					
Fire Assembly Point/1st aid kit	-	-	-	£15	-
Finger Guards	-	-	£112	£197	-
Hall - Kitchen Cutlery/foil trays	-	-	-	£29	£29
Bain Marie Hot Cupboard	-	-	-	-	£1,662
Fan Heater/Kettle	-	-	£7	£38	£31
Hearing Loop £608.9 & Fitting £486.96	-	-	-	-	£1,096
Lorna Leaving present	-	-	-	£35	-
Henry Hoover	-	-	£60	-	-
Purchase of PA System & Amplifier (BCWG)	-	-	£105	-	-
Roller Blinds x4 Committee Room	-	-	£290	-	-
New Carpet Committee room	-	-	£790	-	-
New Flooring Community Room	-	£1,050	-	-	-
48 Goblets	-	-	£37	-	-
Kerbing Roundabout	£3,208	-	-	-	-
Car Park Area re chipping	£2,468	-	-	-	-
Roller Blinds x 5 Community Room	£452	-	-	-	-
Purchase of Tables for Community Room	£768	-	-	-	-
Tarmac Car Park	-	-	-	-	-
Using restricted Grant from B & C Community	-	-	-	£9,309	-
Using unrestricted bequest RT Sluggett	-	-	-	£12,777	-
	£6,896	£1,050	£1,401	£22,400	£2,818
NOTE 7					
* During 2009 a Bequest of £20,000 from the Estate of Mr R T Sluggett of Lashbrook was received. The Bequest was given for general purposes and as a unrestricted fund.					
* During 2018 the Hall Committee used the final amount of the bequest funds to tarmac the carpark, along with a grant received from Bradford & Cookbury Community Benefit Fund. See Note 2a					