

REACH VILLAGE CENTRE

England & Wales · Charity number 280601

Details

Status Registered

Legal form Trust

Registered 1980-09-04

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

Contact

Address Reach Village Hall
13 Fair Green
Reach
Cambridge
CB25 0JD

Phone 01638742676

Email rvhcb25@gmail.com

Website http://www.reach-village.co.uk/Village_Hall.html

Activities

Objects: PROVISION OF A VILLGE HALL FOR THE USE OF THE INHABITANTS OF THE PARISH OF REACH WITHOUT DISTINCTION OF POLITICAL, RELIGIOUS AND OTHER OPINIONS, 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.

Activities: To maintain the Village Hall for the benefit of the community.

Classification

- **How:** Provides Buildings/facilities/open Space
- **What:** General Charitable Purposes, Recreation
- **Who:** Children/young People, Elderly/old People, People With Disabilities, Other Charities Or Voluntary Bodies, Other Defined Groups

Geography

- **Area of benefit:** PARISH OF REACH
- Cambridgeshire

Finances

Period end	Income	Expenditure	Assets	Employees
2025-07-31	£34,833	£52,020	-	-
2024-07-31	£34,696	£14,013	-	-
2023-07-31	£7,653	£9,657	-	-
2022-07-31	£17,983	£9,030	-	-
2021-07-31	£5,477	£9,503	-	-
2020-07-31	£16,290	£10,047	-	-

Trustees

Name	Role	Appointed
David Thomas	Chair	2019-09-12
Andrew Trump		2016-07-23
Anthony William Fordham		2022-09-20
Diana Greer		2024-07-30
Paul Maxwell Greer		2024-07-30

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Accounts

Village Hall – Annual Report at the AGM

Chair's Report – September 2025

Use of the hall

The community continue to make good use of the hall for a wide range of social activities. Regular user groups include yoga, sewing, art history, tai chi, and the Reach Out choir. It is also used for regular events such as sports day, the village tea party, children's parties, harvest festivals and as a polling station during elections. The hall is an essential amenity for the village, contributing to its social fabric.

Repairs and maintenance

Some significant repairs and improvements to the fabric of the hall were carried out this year. They include:

- *Roof, cowls and chimneys.* The main roof was retiled, the old ventilations cowls removed, and both chimneys repointed/repaired.
- *Roof insulation.* Insulation was installed in the main roof space. All rooves are now insulated.
- *Sound baffles.* Some users had complained of having difficulty hearing conversations in the hall. To address this sound baffles were installed.
- *Lighting.* Energy efficient LED lightbulbs were installed throughout the hall.
- *Clock.* The wood-cased clock was repaired and reinstalled.
- *Full length mirror.* Responding to requests including from the regular sewing group a full-length mirror was installed in the disabled toilet.

Funding/fundraising

The roof repairs were made possible through a grant of £26,000 from the Thalia WB Community Fund and the Landfill Communities Fund, a grant of £1,000 from Reach Village Grant Fund, and through the generous bequest from the estate of Dennis Millard.

Lease

The current lease only has seven years to run – a fact that led to rejection of one of the funding applications for the roof repairs. Ely Diocese has been approached regarding a renewal of the lease – something essential if further grant-dependent repairs are to go ahead. A response is still awaited.

Fire and Safety

Following a spate of false alarms, problems with the alarm system have been rectified. The opportunity has been used to switch provider of fire alarm and appliances services from Briar Security to a local firm, Prestige Fire Services, based in Burwell.

Committee Membership

Following the departure of Sue Elliott, Rebecca Fordham has temporarily re-joined the committee as Secretary until the role can be filled more permanently. Ally Eariss joined the committee in August.

Volunteers are also essential to the effective running of the hall. Special mention should be made of the contribution made by David Parr, who led the successful funding application for the roof repairs.

Treasurer's Report

A busy year due to the projects undertaken and a significant change in our financial situation through the year. We spent £46532 on 3 projects, the new roof and roof insulation, new led lighting and new sound baffling panels to improve the sound quality in the hall. Despite the grant funding of £27,000 received these 3 projects resulted in a £19532 reduction in our reserves.

If we take out the major repair costs this reduces the maintenance to £1509 and so if we strip out the extraordinary repair costs and the grant money received, the income of £7833 covers the expenditure of £6128 with a small surplus.

Some other matters for consideration.

- Hall hire was slightly down on last year and just missed the budget of £8000. This budget figure was a 30% increase on the £6000 budget set in 2023/24 so was a stretch target.
- Oil is well down although more is needed before winter and only a small volume was ordered last time.
- Electricity was up this was due to a significant unit cost increase. Our 3-year fixed deal ended last August. Our unit cost increased 10p per kWh. Consumption has reduced largely due to better management of the hot water through the installation of a timer switch on the immersion and the LED bulbs.
- There are 2 year's rent shown in these accounts as the rent invoice was received late last year.

Thanks to Thalia and Reach Grant Fund for funding towards the roof repairs and thanks to the Reach Community Solar Farm for the funding for the LED lighting.

Reach Village Hall Accounts to 31st July 2025

	2024 - 2025		2023 - 2024	
	Income	Expenditure	Income	Expenditure
Hall Hire general	£ 7,733.10		£ 8,444.42	
Social Events			£ 835.00	
Miscellaneous	£ 27,100.01		£ 25,416.63	
Hall maintenance & Caretaking		£ 47,401.63		£ 8,884.25
Heating Oil		£ 307.39		£ 1,740.72
Electricity		£ 734.06		£ 431.78
Water		£ 280.15		£ 168.97
Internet				
Cleaning		£ 952.78		£ 826.15
Insurance		£ 1,332.96		£ 1,113.57
Rent		£ 262.00		
Social Events				£ 415.15
Miscellaneous		£ 749.52		£ 432.10
Capital Expenses				
Balancing Adjustment				
Debtors				
Creditors				
Totals	£ 34,833.11	£ 52,020.49	£ 34,696.05	£ 14,012.69
Income over Expenditure	-£ 17,187.38		£ 20,683.36	

Balance Sheet at 31st July 2025				
Opening Balance at 1st Aug 2024	£	41,052.98	£	20,369.62
Surplus for year	-£	17,187.38	£	20,683.36
Closing Balance at 31st July 2025	£	23,865.60	£	41,052.98
Bank Reconciliation				
Opening Balance 01/08/24	£	41,052.98	£	20369.62
Income	£	34,833.11	£	34696.05
Expenditure	£	52,020.49	£	14012.69
Closing Balance 31/07/25	£	23,865.60	£	41052.98
Transfer in (Scottish Widows)				
Reconciliation	£	23,865.60	£	41052.98
Difference		0.00		0.00

Millroad

Business Consultancy

20 Fair Green
Reach
CB25 0JD
18th May 2026

To Whom It May Concern

I am acting as the Independent Examiner of the Reach Village Hall's Receipts and Payments accounts for the year ending 31st July 2025.

I have:

1. Checked the bank reconciliation
2. Reviewed the invoices and receipts provided
3. Reviewed the accounts themselves

I can confirm that I am entirely happy with the accounts and that they are a true record of the performance of the Reach Village Hall over the financial year.

Best regards

A handwritten signature in black ink, appearing to read 'D. Parr', with a stylized flourish at the end.

David Parr

Managing Director of Millroad Ltd, Clerk and Responsible Financial Officer of Reach Parish Council (retired).

REACH VILLAGE CENTRE

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Reach Village Centre – Annual Report

September 2024

Community use of the hall

Good use has been made of the hall in the past year, for various clubs, events, elections etc. This looks set to continue and grow as opportunities are developed (by Helen Oliver and Claire Halpin) for a growing number of arts, education and health and fitness activities.

Repairs and maintenance

Towards the end of 2023 the lead roofing from the porch/entrance hall was stolen. This led to a protracted episode of obtaining quotes for repairs and negotiating with the insurers (Aviva) – much of this led by Andrew Trump. The work was finally completed with the new signage put in place in July.

The ventilation cowls on the roof are in a very poor state of repair. The ECDC Conservation Officer has confirmed that they can be removed – Ely Diocese have also consented. Quotes are being sought for this work, which will need to include repairs to the ridge tiles. At the same time, quotes are being obtained for repairs or replacement of other parts of the roof (if assessed by roofers as being needed). Quotes received so far indicate that fundraising will be needed if this work is to go ahead, and the cost will be high.

The annual fire and safety survey revealed that the emergency door lights no longer functioned effectively. These have all been replaced. Likewise the emergency ceiling lights, which are in the process of being replaced, including the installation of new batteries.

Work to the 'grounds' of the Village Hall have been limited to trimming of trees around the property, to remove branches overhanging the roof (the yew and the front and cherry at the rear).

Energy efficiency

The committee continues to explore improvements to the hall that will improve efficiency and move the hall towards becoming more carbon neutral. In October 2023 a report was received following a survey by the Peterborough Energy Conservation Trust. This was not very helpful however. Since then the following is planned/underway:

- Improvements to roof insulation (awaiting decision on the re-roofing)
- Replacement of bulbs with LED energy efficient versions (work has started)
- Timer added to immersion heater to prevent it from being left on after bookings
- Replacement of oil-fired boiler. Although still functional the boiler is old and inefficient. Various options are being explored but no decision has yet been made.

Funding, fundraising and events

Another successful cheese and wine and harvest supper event was held, organisation led by Tony Fordham.

The hall received a bequest of over £ 12,000 from Denis Millard. A decision on how to use this gift has not yet been made.

In partnership with other volunteers from the village a harvest supper was held in the hall. There was good attendance – nice to see this popular institution being revived.

Website and booking system

The village hall is moving to a new integrated website, booking and on-line payment system, thanks to the work done by Andrew Trump. When completed this should help simplify management of bookings.

Policies

New village hall policies were prepared and approved on Health and Safety and on Safeguarding. These will be reviewed on an annual basis. The Fire Evacuation procedures document was also reviewed and updated.

Lease

The lease agreement with Ely Diocese for the Village Hall has only a few years to run. If there is to be considerable investment in improvements (and the associated fundraising) it would be good to have a guarantee of a longer let. A renewal/extension of the lease has been requested but after 4 months there is still no response from the Diocese.

Committee Membership

After many years of combined service to the committee several members have stepped down due to their changed circumstances. Sue Elliot (Secretary) is moving from the village to be closer to her family, Tash Newman (Bookings Manager) has a new baby, and Charlotte Cane (Parish Council representative) has been elected as MP. We are grateful for all that they have contributed to the effective running of the village hall and are sorry to lose them from the committee.

The committee has been joined by Diana Greer who takes on the role of Bookings Manager, and most recently by Paul Greer. Paul's technical expertise will be invaluable as we seek to reduce the hall's carbon footprint and running costs.

Helen Oliver and Joss Goodchild have joined a volunteers group for the Village Hall, available to help out when needed and to support management of the hall with regular/routine tasks (eg putting out the bins).

David Parr has volunteered to help with fundraising and is currently drafting proposals for funding for the roof repairs.

The committee is still seeking new members.

David Thomas

19/09/2024

Reach Village Hall Accounts to 31st July 2024

	2023 - 2024		2022 - 2023	
	Income	Expenditure	Income	Expenditure
Hall Hire general	£ 8,444.42		£ 5,840.20	
Social Events	£ 835.00		£ 725.00	
Miscellaneous	£ 25,416.63		£ 940.00	
Bank Interest Deposit Account				
Marquee/BBQ/Games Hire				
Hall maintenance & Caretaking		£ 8,884.25		£ 4,916.80
Heating Oil		£ 1,740.72		£ 1,009.26
Electricity		£ 431.78	£ 148.59	£ 944.05
Water		£ 168.97		£ 345.74
Internet				
Cleaning		£ 826.15		£ 634.78
Insurance		£ 1,113.57		£ 1,111.62
Rent				£ 131.00
Social Events		£ 415.15		£ 259.29
Miscellaneous		£ 432.10		£ 304.80
Auditor's Fees				
Capital Expenses				
Balancing Adjustment				-£ 0.06
Debtors				
Creditors				
Totals	£ 34,696.05	£ 14,012.69	£ 7,653.79	£ 9,657.28
Income over Expenditure	£ 20,683.36		-£ 2,003.49	

Balance Sheet at 31st July

Opening Balance at 1st August	£ 20,369.62	£ 22,373.11
Surplus for year	£ 20,683.36	-£ 2,003.49
Closing Balance at 31st July	£ 41,052.98	£ 20,369.62

Notes:

- The Miscellaneous income is made up of:

£ 7,717.20	Insurance claim
£ 12,746.13	Legacy
£ 4,953.30	Profit from Reach Fair

Millroad

Business Consultancy

20 Fair Green
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CB25 0JD
30th May 2025

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David Parr

Managing Director of Millroad Ltd, Clerk and Responsible Financial Officer of Reach Parish Council (retired).