

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/repared.
- *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).