

EATON BRAY HALL

England & Wales · Charity number 300026

Details

Status Registered

Legal form Other

Registered 1966-10-06

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

Contact

Address Lodge Farm
Northall Road
Eaton Bray
Dunstable
LU6 2DQ

Phone 01525220749

Email simmons294@btinternet.com

Website www.eatonbray.com/hall

Activities

Objects: A VILLAGE HALL

Activities: We provide a community hall for hire by members of the public.

Classification

- **How:** Provides Buildings/facilities/open Space
- **What:** Education/training, Religious Activities, Arts/culture/heritage/science, Amateur Sport
- **Who:** The General Public/mankind

Geography

- **Area of benefit:** THE INHABITANTS OF EATON BRAY AND THE NEIGHBOURHOOD
- Bedford
- Buckinghamshire
- Central Bedfordshire
- Hertfordshire

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£48,197	£98,305	-	-
2023-12-31	£46,027	£52,188	-	-
2022-12-31	£42,387	£37,236	-	-
2021-12-31	£46,261	£17,966	-	-
2020-12-31	£28,764	£35,061	-	-

Trustees

Name	Role	Appointed
Christopher Richard Banks		2014-06-09
GRAHAM COLLIS CHAPPELL		
NORMAN HOLT LEE		
ROY SIMMONS		
Robert Andrew James Taylor		2018-03-19

EATON BRAY HALL

England & Wales - Charity number 300026

Accounts

Chairman's Report Eaton Bray Village Hall (2024-2025)

This past year has seen continual activities covering the refurbishment and upgrading of the hall, along with social media and booking systems.

The kitchen refurbishment is working well and now complimented by regular weekly cleaning of all equipment and surfaces to maintain the cleanliness standards expected.

We have, it must be said, had some stability issues with our solar installation, with it tripping out due to voltage and frequency fluctuations. This has now been resolved by the installers and is now proving to be stable with no drop outs over the last two months. In addition we have changed suppliers to Octopus energy for both electricity and gas. Enabling us to sell energy back to the grid. (Spot report for month of June hall generated 90kWh we used 24% of energy and exported 76% to grid). We need to monitor this over the next 12 months to establish true payback of the cost of installation. In addition we are showing considerable reduction paying for imported electricity.

The new roof installation, along with refurbishment of the double glazed windows has improved the look of the building, along with making the building watertight.

We have, for the moment, put on hold the study to extend the existing storeroom to offer additional space for the hall's table and chairs, along with increased cupboard space for the janitor and the stage and office equipment.

The carpark has been replenished with gravel, eliminating the pot holes and greatly improving its appearance. We have also undertaken a review of the contract for maintaining the hedges and grounds on a regular basis. In addition, having reviewed the general fabric of the building, established a list of improvements and refurbishments covering the toilets, along with internal and external walls. This is currently being put out to our local contractors to establish prices to undertake the work.

We also have to act on addressing succession planning. We must diversify the management of casual hirers and booking system, reducing the work load of the existing member responsible, who shall manage regular hirers and general running of the hall. What is paramount, is the need to seek additional volunteers to help with the hall's financial responsibilities and reporting. We also have to establish back-up contacts for each of the functions, such as electrical, hire, etc. as and when key members are not available.

It leaves me to thank everyone for their invaluable support and involvement in both running and developing the hall over the last year.

A handwritten signature in black ink, appearing to read 'Steve Burnage', written in a cursive style.

Steve Burnage

Chair of Eaton Bray Village Hall Trustees.

30th July 2025

EATON BRAY HALL MANAGEMENT COMMITTEE
INCOME AND EXPENDITURE ACCOUNT
31st DECEMBER 2024

<u>2023</u>				
<u>£</u>	<u>£</u>	<u>INCOME</u>	<u>£</u>	<u>£</u>
42805		HALL LETTINGS		45668
3222		BANK INTEREST		2279
		INS.CLAIM 2023 – REPYMNT OF EXCESS		250
<hr/>				<hr/>
46027				48197
		 <u>EXPENDITURE</u>		
	1024	RENT	1092	
	809	WATER	491	
	2446	LIGHTING AND HEATING	2388	
	1775	INSURANCE	1822	
	1399	WINDOW CLEANING & CLEANING SUPPLIES	1042	
	7054	CONTRACT CLEANING	8801	
	4400	BOOKING CLERK	5300	
	1455	CARETAKER	1717	
	430	ADVERTISING	496	
	659	PERFORMING RIGHTS	1551 Credit	
	-	NEW LECTURN	989	
	7059	REPAIRS AND MAINTENANCE	11530	
	1116	POSTGS/STNRY/TEL./PHTOCPYNG/BROADBND	1222	
	180	ALCOHOL LICENCE	180	
	6899	NEW GAS BOILERS	-	
	13460	KITCHEN REFURBISHMENT	-	
	2023	WORK RE.STORAGE EXTENSION	-	
		ROOF REPLACEMENT	36300	
		SOLAR PANELS	26486	
<u>52188</u>				<u>98305</u>
 6161		 EXCESS OF INCOME OVER EXPENDITURE		 50108

EATON BRAY HALL MANAGEMENT COMMITTEE
STATEMENT OF AFFAIRS AS AT 31st DECEMBER 2024

	<u>GENERAL FUND</u>	<u>DEVELOPMENT FUND</u>	<u>TOTALS</u>
Balance brought forward from 31.12.23	10000	96387	106387
<u>ADD</u> Donations	-	-	-
<u>DEDUCT</u> 2024 Excess of Expenditure over Income	50108		50108
	<u>40108</u>	<u>96387</u>	<u>56279</u>
<u>ADD</u> Transfer from Dev.Fund	 50108		 50108
	<u>10000</u>	<u>96387</u>	<u>106387</u>
<u>DEDUCT</u> Transfer from General Fund		50108	50108
	<u>10000</u>	<u>46279</u>	<u>56279</u>

REPRESENTED BY:-

CO-OPERATIVE BANK:-

A/Cs. NO. 6511649200/50

UNIITED TRUST BANK

14172

42107

56279

Examiner's Certificate

I have examined the books and records for the above committee, supplemented by information and explanations given to me. In my opinion the Income and Expenditure Account and Statement of Affairs show a true and fair reflection of the Accounting Year as at 31st December 2024

C.Siddons (Examiner)_(signed C.Siddons)

34 Wallace Drive, Eaton Bray, Dunstable,Beds.

Date 27th.June 2025

EATON BRAY HALL

England & Wales - Charity number 300026

Accounts

EATON BRAY HALL MANAGEMENT COMMITTEE
INCOME AND EXPENDITURE ACCOUNT
31st DECEMBER 2022

2021

<u>£</u>	<u>£</u>	<u>INCOME</u>	<u>£</u>	<u>£</u>
27436		HALL LETTINGS		37433
638		BANK INTEREST		1222
17906		GOVERNMENT GRANTS RE:COVID		3732
-----				-----
45980				42387
		 <u>EXPENDITURE</u>		
	853	RENT	921	
	82	WATER	865	
	1705	LIGHTING AND HEATING	2238	
	1549	INSURANCE	1736	
	645	WINDOW CLEANING & CLEANING SUPPLIES	798	
	4780	CONTRACT CLEANING	7615	
	1940	BOOKING CLERK	4150	
	1295	CARETAKER	1430	
	681	ADVERTISING	382	
	-	PERFORMING RIGHTS	1417	
	-	STAGE CURTAINS	1779	
	3271	REPAIRS AND MAINTENANCE	12939	
	859	POSTGS/STNRY/TEL./PHTOCPYNG/BROADBND	786	
	180	ALCOHOL LICENCE	180	
	126	GRATUITIES - AUDITOR and ROSS BAGNI	-	
<u>17966</u>				<u>37236</u>
28014		EXCESS OF INCOME OVER EXPENDITURE		5151

EATON BRAY HALL MANAGEMENT COMMITTEE
STATEMENT OF AFFAIRS AS AT 31st DECEMBER 2022

	<u>GENERAL FUND</u>	<u>DEVELOPMENT FUND</u>	<u>TOTALS</u>
Balance brought forward from 31.12.21	10000	96822	106822
<u>ADD</u>			
Donations -	-	575	575
<u>ADD</u>			
2022 Excess of Income over Expenditure	5151		5151
	<u>15151</u>	<u>97397</u>	<u>112548</u>
<u>DEDUCT</u>			
Transfer to Dev.Fund	5151		5151
	<u>10000</u>	<u>97397</u>	<u>107397</u>
<u>ADD</u>			
Transfer from General Fund		5151	5151
	<u>10000</u>	<u>102548</u>	<u>112548</u>

REPRESENTED BY:-

CO-OPERATIVE BANK:-

A/Cs. NO. 6511649200/50

UNIITED TRUST BANK

23473

89075

112548

Examiner's Certificate

I have examined the books and records for the above committee, supplemented by information and explanations given to me. In my opinion the Income and Expenditure Account and Statement of Affairs show a true and fair reflection of the Accounting Year as at 31st December 2022

C.Siddons (Examiner) _____

34 Wallace Drive, Eaton Bray, Dunstable,Beds.

Date _____

Chairman's Report Eaton Bray Village Hall (2022-2023)

First and foremost, I would like to express my heartfelt gratitude to each and everyone for your support and dedication. Without your collective efforts and commitment, we would not be where we are today. Together we have achieved some excellent results following what has been some difficult times over the last few years.

This past year has seen a flurry of activity covering the refurbishment of the hall and of equal importance our improved methods of how we as a committee communicate and interact.

Progress had been made on the refurbishment of the kitchen that include refreshing the units, replacing the appliances. In addition we have installed a new floor mounted gas boiler and a new service hatch. All of this work has elevated the condition of the kitchen to a good standard and I must thank all those involved in this endeavour.

We are currently working on two significant projects to improve the running efficiency of the building and expand storage space.

With energy prices increasing, a study into the provision of solar array, air to air heat pumps and battery storage has been undertaken. Resulting in a viable and cost effective solution, that offers a considerable reduction in energy bills, and the potential to earn income selling excess energy back to the grid with a projected return on investment in under eight years. This work is predicated on the ability of the existing electric cable to handle the increase in power demands. It is planned to undertake an investigation in August this year with the aim of upgrading from a single to three phase supply.

A revised study is currently being undertaken to extend the existing storeroom to offer additional space for the hall's table and chairs, along with increased cupboard space for the janitor and the stage and office equipment. Architectural plans have been drafted and planning approved. We now need to seek out costs to build and commission the extension, before we decide whether to proceed – based solely on price.

A Hive system has been installed to improve the heating in terms of timing and temperature in accordance with occupiers needs, all performed remotely. An improvement to reducing the attendance burden on committee members.

Doubled glazed windows that had 'fogged' have been replaced, elevating the physical appearance and condition of the hall. In this regard, we also plan to paint the exterior walls of the hall and kitchen.

The hall booking system is being elevated to a digital system, with an interactive spreadsheet that can be accessed by all committee members, eliminating cross booking and enabling better communication through the Hall WhatsApp group – which I believe is and shall be a considerable improvement as we move forward.

The project for the next year, is to utilise remote access to available booking times, coupled with introducing a paperless booking form on the Hall's website. This along with a swipe card payment system should reduce the burden of processing booking availability and payment.

It leaves me to thank everyone for their support and involvement in both running and developing the hall over the last year. We still have a lot to do to meet our objectives of improving the building, its fabric and having a profitable energy efficient facility, but I am confident, with such a great group, we can do this!

Steve Burnage

Chair of Eaton Bray Village Hall Trustees.

24th July 2023

EATON BRAY HALL

England & Wales - Charity number 300026

Accounts

Eaton Bray Hall AGM

Treasurer's Report for Year ended 31.12.2021

INCOME

Lettings

Another year affected by Covid restrictions with letting income well down on the most recent Covid free year of 2019. Fortunately, Government Covid grants boosted our total income to a figure never before achieved with just lettings. In the most recent Covid free year of 2019 lettings totalled £42700 – our best ever figure.

Fundraising

The Hall's share of the Nov. Quiz net proceeds held jointly with the Tennis Club was £281

EXPENDITURE

Most fixed and other expenditure was significantly down on recent pre Covid years due of course to the fact that we were restricted in being able to let the Hall before Covid restrictions were lifted from May.

Maintenance/Repairs (Planned and Unplanned)

Fortunately, we had no significant unexpected expenditure. Planned expenditure was put on hold due to the Covid uncertainties.

FUNDS HELD

With the receipt of Government Covid grants and general costs considerably down due to Covid restrictions on letting, plus the fact that we had no major expenditure, we have healthy reserves.

Going forward, we have been operating normally since the start of 2022 with lettings back to 2019 levels. We can now continue to invest to further improve the Hall for future generations.

15/06/2022

EATON BRAY HALL MANAGEMENT COMMITTEE
INCOME AND EXPENDITURE ACCOUNT
31st DECEMBER 2021

2020

<u>£</u>	<u>£</u>	<u>INCOME</u>	<u>£</u>
16377		HALL LETTINGS	
27436			
1053		BANK INTEREST	
638			
11334		GOVERNMENT GRANTS RE:COVID	
17906			

28764			
45980			
		<u>EXPENDITURE</u>	
	832	RENT	
853			
	899	WATER	
82			
	1725	LIGHTING AND HEATING	1705
	1632	INSURANCE	
1549			
	1132	WINDOW CLEANING & CLEANING SUPPLIES	645
	4369	CONTRACT CLEANING	4780
	1750	BOOKING CLERK	
1940			
	1160	CARETAKER	
1295			

	-	ADVERTISING	
681			
	989	PERFORMING RIGHTS	
-			
	462	HEARING LOOP	
-			
	3164	STAGE CURTAINS AUTO OPNG./CLSNG SYSTM	
-			
	14665	REPAIRS AND MAINTENANCE	3271
	1022	POSTGS/STNRY/TEL./PHTOCOPYNG/BROADBND	
	859		
	1080	STORAGE EXTENSION WORK	
	-		
	180	ALCOHOL LICENCE	
	180		
	-	GRATUITIES - AUDITOR and ROSS BAGNI	
	126		
<u>35061</u>			
<u>17966</u>			
(6297)		EXCESS OF INCOME OVER EXPENDITURE	
28014			

EATON BRAY HALL MANAGEMENT COMMITTEE
STATEMENT OF AFFAIRS AS AT 31st DECEMBER 2021

<u>TOTALS</u>	<u>GENERAL FUND</u>	<u>DEVELOPMENT FUND</u>
Balance brought forward from 31.12.20	10000	68527
78527_		
<u>ADD</u>		
Fundraising/Donations	-	281
281		
 <u>ADD</u>		
2021 Excess of Income over Expenditure	28014	
28014		
 _____	 _____	 _____
106822	38014	68808
<u>DEDUCT</u>		
Transfer to Dev.Fund	28014	
28014		
 _____	 _____	 _____
78808	10000	68808
<u>ADD</u>		
Transfer from General Fund		28014
28014		

106822

10000

96822

REPRESENTED BY:-

CO-OPERATIVE BANK:-

A/Cs. NO. 6511649200/50

UNITED TRUST BANK

13943

92879

106822

Examiner's Certificate

I have examined the books and records for the above committee, supplemented by information and explanations given to me. In my opinion the Income and Expenditure Account and Statement of Affairs show a true and fair reflection of the Accounting Year as at 31st December 2021

**C.Siddons (Examiner) _____
34 Wallace Drive, Eaton Bray, Dunstable, Beds.**

Date _____

EATON BRAY HALL

England & Wales - Charity number 300026

Accounts

Eaton Bray Village Hall Management Committee

Chairman's report for 2020

2020 was a challenging year due to Covid 19 pandemic lockdown and operational restrictions. The hall was opened to regular users as and when Government restriction allowed. During closed periods a number of maintenance and improvement works were carried out including; toilet flooring, stage curtain draw mechanism, decorating and general repairs. Thank you to all involved with the implementation. The storage extension project was put on hold until letting income returns to a more stable position.

Recognition should go to all involved with transforming the hall to a Covid 19 secure environment enabling the opening of the hall to regular users able to operate under the enforced restrictions.

The Hall Finances are in a good position, despite the Covid 19 restrictions, with a small amount of income from regular users and the support from the UK government Covid 19 grants.

Fund raising events have unfortunately been on hold due to Covid 19 restrictions. A quiz is planned for later this year which I'm sure will be just as successful as previous events.

The continued success of the Hall is dependent on new Trustees joining the team to carry on the great work. We all need to play our part in finding potential candidates. The Trustees would welcome any proposed candidates for consideration.

As you are aware, Lorna and I have left the village and we are in the process of moving to Scotland. This will be my final AGM as I now resign as a Trustee. I would like to take this opportunity to thank all Trustees and the management committee for their support over the past few years. I have enjoyed my time as Chairman and I wish you all the very best for the future. I believe Norman Lee will stand in as Chairman on a temporary basis until a replacement is found.

Philip Noble

Chairman, Eaton Bray Village Hall Management Committee

20th August 2021

EATON BRAY HALL MANAGEMENT COMMITTEE
INCOME AND EXPENDITURE ACCOUNT (GENERAL FUNDS)
31st DECEMBER 2020

2019

<u>£</u>	<u>£</u>	<u>INCOME</u>	<u>£</u>	<u>£</u>
42683		HALL LETTINGS		16377
1013		BANK INTEREST		1053
-		GOVERNMENT GRANTS RE:COVID		11334
-----				-----
43696				28764
		<u>EXPENDITURE</u>		
	816	RENT	832	
	842	WATER	899	
	2267	LIGHTING AND HEATING	1725	
	1590	INSURANCE	1632	
	880	WINDOW CLEANING & CLEANING SUPPLIES	1132	
	6376	CONTRACT CLEANING	4369	
	2600	BOOKING CLERK	1750	
	1540	CARETAKER	1160	
	260	ADVERTISING	-	
	934	PERFORMING RIGHTS	989	
	-	HEARING LOOP	462	
	-	STAGE CURTAINS AUTO OPNG./CLSNG SYSTM	3164	
	9181	REPAIRS AND MAINTENANCE	14665	
	1077	POSTGS/STNRY/TEL./PHTOCOPYNG/BROADBND	1022	
	3231	STORAGE EXTENSION WORK	1080	
	180	ALCOHOL LICENCE	180	
<u>31774</u>				<u>35061</u>
11922		EXCESS OF INCOME OVER EXPENDITURE		(6297)

EATON BRAY HALL MANAGEMENT COMMITTEE
STATEMENT OF AFFAIRS AS AT 31st DECEMBER 2020

	<u>GENERAL FUND</u>	<u>DEVELOPMENT FUND</u>	<u>TOTALS</u>
Balance brought forward from 31.12.19	10000	74824	84824
<u>ADD :-</u> Fundraising/Donations		-	-
<u>DEDUCT:-</u> 2020 Excess of Expenditure over Income	6297		6297
	<u>3703</u>	<u>74824</u>	<u>78527</u>
ADD :- Transfer from Dev.Fund	6297		6297
	<u>10000</u>	<u>74824</u>	<u>84824</u>
<u>DEDUCT:-</u> Transfer to General Fund		6297	6297
	----- <u>10000</u>	----- <u>68527</u>	----- <u>78527</u>

REPRESENTED BY:-

CO-OPERATIVE BANK:-

A/Cs. NO. 6511649200/50

UNIITED TRUST BANK

7285

71242

78527

Examiner's Certificate

I have examined the books and records for the above committee, supplemented by information and explanations given to me. In my opinion the Income and Expenditure Account and Statement of Affairs show a true and fair reflection of the Accounting Year as at 31st December 2020

C.Siddons (Examiner) _____

34 Wallace Drive, Eaton Bray, Dunstable,Beds.

Date _____

