

GRAZELEY VILLAGE MEMORIAL HALL

England & Wales · Charity number 300154

Details

Status Registered

Legal form Other

Registered 1962-07-03

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

Contact

Address Grazeley Village Memorial Hall
Church Lane
Grazeley
Reading
RG7 1LD

Phone 01189883474

Email chairman@grazeleyvillagehall.org.uk

Website www.grazeleyvillagehall.org.uk

Activities

Objects: A VILLAGE HALL FOR THE INHABITANTS OF THE PARISH OF GRAZELEY AND THE GRAZELEY WARD OF THE PARISH OF SHINFIELD

Activities: Efficient and effective management of village hall for benefit of local community

Classification

- **How:** Provides Buildings/facilities/open Space
- **What:** Amateur Sport, Animals, Recreation, Other Charitable Purposes
- **Who:** The General Public/mankind

Geography

- **Area of benefit:** SEE OBJECTS
- Reading
- West Berkshire
- Wokingham

Finances

Period end	Income	Expenditure	Assets	Employees
2025-08-31	£31,568	£25,078	-	-
2024-08-31	£27,452	£21,968	-	-
2023-08-31	£30,929	£36,854	-	-
2022-08-31	£30,520	£33,139	-	-
2021-08-31	£24,218	£14,764	-	-

Trustees

Name	Role	Appointed
Paul Earwaker	Chair	2017-06-16
Colin Eric Hearn		2022-11-23
KAREN PARR		2013-10-10
Kim Gozzett		2018-11-20
Matthew Gore		2018-11-20
Sharon Annetts		2017-10-01
TRACY ROUND		2013-10-10
Tracy Earwaker		2017-05-15
Wendy Grant		2017-10-01

GRAZELEY VILLAGE MEMORIAL HALL

England & Wales - Charity number 300154

Accounts



Grazeley Village Memorial Hall

Annual Report

Financial Year 2024-25



Chairman Report:

The past year has seen the hall continue to be a hub for the community although lettings were again down by 7% from last year. On a more positive note we achieved Hallmark 1 accreditation and have attended training for Hallmark 2 which is our target for early 2026.

Regular maintenance by Devon, Kevin and Harvey have ensured that the hall grounds have remained beautiful throughout the year. This year we also tackled the deadwood and crown lifts on the old oaks to ensure they remained safe – thanks to Arborfield Tree Care.

Our annual ROSPA inspection again came back with a largely clean bill of health for the play and field areas, although some timbers on the climbing frame require replacement.

This year we have again focussed on essential maintenance work only in light of reduced lettings.

- Repairs to the porch external double doors
- Removal of old field bins and installation of new bird/animal proof bin (Kevin)
- Pipe repair after big water leak in gents toilet (Kevin)
- New toilet seat for gents toilet (Kevin)
- Defibrillator supplied by Shinfield Parish Council – many thanks to them.

Special thanks again to Karen, for her continued management of our lettings and day-to-day hall operations and to Kevin, our volunteer handyman, who has again dealt with much of the maintenance that is required to keep the hall functioning smoothly and with the annual challenge of installing our Christmas tree and lights.

Thanks also go to our cleaner, Tracey Owen, who has again worked hard this year keeping the hall spotless for our hirers.

Finally, my thanks go to the whole management committee team for giving their time and support to the running of the hall.

Treasurer Report:

This has been a consistent year for Hall Lettings, although lets income was 10% lower than the previous financial year. In addition, our non-discretionary expenditure has further reduced and combined with lower levels of refurbishment work and a substantial electricity refund means that the hall finances are in a stronger position at the end of this financial year.

Balances @ 31st August 2025

Community account	£5,569.47	(£6,730.47 last year) (£6,897.03 @18 th November)
Business Premium account	£26,507.01	(£20,200.82 last year) (£26,594.99 @18 th November)
Petty Cash	£0.00	
Total	£32,076.48	(£26,931.29 last year)

Letting income was **£25,027.75** (£27,031.25 last year)

Donations of **£290** were received from Shinfield Parish Council.

Bank interest of **£306.19** was received (£210.86 last year)

Electricity refunds of **£5944** were received from ScottishPower.

Overall income therefore was £31,567.94 (£27,452.11 last year) which means we will again need to use an independent examiner for the accounts that will be submitted to the Charity Commission next year as we have exceeded the £25K threshold.

(Note: Following the government consultation on financial thresholds in charity law, the government's response indicates that this threshold is likely to be increased to £40,000 in the next 12 months).

Our overall expenditure was £25,078.26 (£21,968.13 last year).

Electricity costs were £6,478.00 but this is offset by the credit of £5944 from Scottish Power.

From October 2025 we have changed electricity supplier to Octopus business and are now paying a 12 month fixed rate of 59.9p/day standing charge and 23.17p/kWh. Compared with Scottish Power where we were paying 123.83/day standing charge and 28.09/kWh. Octopus are also due to install a smart meter on 21 November to remove the need for manual readings.

This year we invested **£1,474.75 into refurbishment** (£699.38 last year).
General maintenance costs were £5,158.44(£3,536.23 last year).

We now separately split out ground care maintenance (£3,560.83) from general maintenance (£1,597.61). Ground care this year was higher than usual due to Oak Tree maintenance (£2,700), it also reflect planter costs.

The continued approach to keep refurbishment/improvements low again this year has left us in a stronger financial position with an overall surplus this year of £6,489.68 (£5,483.98 last year).

Overall, our annual non-discretionary expenditure was £23,603.51 against lets income of £25,027.75 (noting that in reality our expenditure was lower given the refund that was necessary from ScottishPower).

We can therefore look to undertake further renovations in the next year if letting income continues to be strong.

A key risk is that 25% of our letting income last year came from a single user. If we lost the business from this user then we would be looking at a potential annual deficit of £1K. We should therefore look to try to find more regular groups to fill weekday slots.

We do however have a very strong surplus with sufficient to cover around 2 years of costs and as part of our Hallmark 2 accreditation we will need to formally put a reserves policy in place.

GRAZELEY VILLAGE HALL			
INCOME STATEMENT 01/09/24 - 31/08/25			
EXPENDITURE	2023/2024		2024/2025
Electricity	£8,028.00		£6,478.00
Water Rates	(£1,174.05)		£264.55
Waste Collection	£813.37		£952.78
Ground Care (Previously Gas)	£0.00		£3,560.83
Functions	£318.10		£708.19
Website (Previously Field Rent for Boot Sales)	£0.00		£293.99
Insurance	£1,064.88		£1,273.09
Maintenance	£3,536.23		£1,597.61
Miscellaneous & Consumables	£398.81		£394.76
Cleaner	£4,994.15		£4,245.00
Letting Secretary Expenses	£3,054.50		£3,232.50
Refurbishment & Improvements	£699.38		£1,474.75
Membership Fees	£226.80		£515.50
Business Rates	£7.96		£86.71
Total Expenditure	£21,968.13		£25,078.26
INCOME			
Lets		£27,031.25	£25,027.75
Car Boot Sales		£0.00	£0.00
Functions		£0.00	£0.00
Bank Interest		£210.86	£306.19
Refunds & Reimbursements		£0.00	£5,944.00
Donations Grants & Contributions		£210.00	£290.00
Total Income		£27,452.11	£31,567.94
Net Surplus/Deficit at end of year	£5,483.98		£6,489.68
Balance Totals	£27,452.11	£27,452.11	£31,567.94
Cash in Accounts at 31/08/2025			£32,076.48
			(last year) £26,931.29

Paul Earwaker (Chairman) 19th November 2025



Grazeley Village Memorial Hall

Annual Report

Financial Year 2024-25



Chairman Report:

The past year has seen the hall continue to be a hub for the community although lettings were again down by 7% from last year. On a more positive note we achieved Hallmark 1 accreditation and have attended training for Hallmark 2 which is our target for early 2026.

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Membership Fees	£226.80		£515.50
Business Rates	£7.96		£86.71
Total Expenditure	£21,968.13		£25,078.26
INCOME			
Lets		£27,031.25	£25,027.75
Car Boot Sales		£0.00	£0.00
Functions		£0.00	£0.00
Bank Interest		£210.86	£306.19
Refunds & Reimbursements		£0.00	£5,944.00
Donations Grants & Contributions		£210.00	£290.00
Total Income		£27,452.11	£31,567.94
Net Surplus/Deficit at end of year	£5,483.98		£6,489.68
Balance Totals	£27,452.11	£27,452.11	£31,567.94
Cash in Accounts at 31/08/2025			£32,076.48
			(last year) £26,931.29

Paul Earwaker (Chairman) 19th November 2025



Section A

Independent Examiner's Report

Report to the trustees

Charity Name
Grazeley Village Memorial Hall

On accounts for the year ended

31 August 2025

Charity no (if any)

300154

Set out on pages

1

(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 31/08/2025.

Responsibilities and basis of report

As the charity's trustees, 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 all 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 in connection with the examination of the annual accounts, based on the information provided to me.

Signed:

Date:

17/04/2026

Name:

Ben Kemp

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

ICAEW

Address:

22, 3 Riverlight Quay

London

SW11 8AY

GRAZELEY VILLAGE MEMORIAL HALL

England & Wales - Charity number 300154

Accounts



Chairman's Report

Financial Year 2023-24



The past year has seen the hall continue to be a busy hub for the community although bookings are down by around 10% from last year. Our annual ROSPA inspection again came back with a largely clean bill of health for the play and field areas.

Regular maintenance by Devon, who lives in Grazeley, has ensured that the hall grounds have remained beautiful throughout the year.

This year we have focussed on essential maintenance work only in light of significantly increased costs last year, but we have still managed a long list of maintenance tasks. Thanks to our Lettings Secretary, Karen, for organising the majority of this work.

As a result of cutting back on non-essential improvements, our bank balances have recovered, and our financial position is strong going into the next year.

Outside the hall we have new porch lights and outside light fixings, an emptied septic tank and a new automated watering system for the 3 planters.

Inside the hall we have completed repairs to toilet plumbing, repaired the accessible toilet alarm, extensive repairs to the Vic Jerrom Room tables, repairs to hall grey chairs and completed a 5-year electrical safety test that included emergency lighting.

Special thanks again this year to our Lettings Secretary, Karen, for her continued management of our lettings and day-to-day hall operations – we would really struggle without her support. Many thanks also go to her husband Kevin who has again dealt with much of the maintenance that is required to keep the hall functioning smoothly and with the annual challenge of installing our Christmas tree and lights.

Thanks also go to our cleaner, Tracey Owen, who has again worked hard this year keeping the hall spotless for our hirers.

Finally, my thanks go to the whole management committee team without whose commitment, time and support it would be impossible to keep the hall running for the benefit of the local community. Special mention must be made to Jim Clark who has decided to stand-down from being a trustee after many, many years – we will miss him and will confirm how best to thank him for his hard work at our first meeting of 2025.

Paul Earwaker
20th November 2024



Treasurer's Report

Financial Year 2023-24



This has been another good year for Hall Lettings, with continued strong income although lower than the previous financial year. In addition, our non-discretionary expenditure has reduced and combined with lower levels of refurbishment work means that the hall finances are in a stronger position at the end of this financial year.

The vast majority of hirers are now using correct payment descriptions which makes our annual accounting significantly easier.

Balances @ 31st August 2024

Community account	£6,730.47
Business Premium account	£20,200.82
Petty Cash	£0.00
Total	£26,931.29

Letting income was £27,031.25 (£30,499.50 last year)

Donations of £210 were received from Shinfield Parish Council.

Bank interest of £210.86 was received (£69.28 last year)

Overall income therefore was £27,452.11 (£30,928.78 last year) which means we will again need to use an independent examiner for the accounts that will be submitted to the Charity Commission next year.

Our overall expenditure was £21,968.13 (£36,854.00 last year). Note that the hall's Scottish Power electricity account is circa £5000 in credit, therefore true expenditure was nearer £17,000.

Electricity costs decreased to ~£3000 taking into account the £5000 credit (down considerably from £7,859.71 last year).

This year we invested £699.38 into refurbishment (£9,988.50 last year). General maintenance costs were £3,536.23 (£4,954.99 last year). The approach to keep refurbishment/improvements low this year, whilst we assessed our ongoing costs, has left us in a strong financial position.

Overall our annual non-discretionary expenditure was £20,950.65 but noting this includes ~£5000 of unused electricity means that our true expenditure was around £16,000 (£24,951.50 last year). We can therefore look to undertake further renovations in the next year.

GRAZELEY VILLAGE HALL				
INCOME STATEMENT 01/09/23 - 31/08/24				
EXPENDITURE	2022/2023		2023/2024	
Electricity	£7,859.71		£8,028.00	
Water Rates	£361.29		(£1,174.05)	
Waste Collection	£992.02		£813.37	
Gas	£0.00		£0.00	
Functions	£1,914.00		£318.10	
Field Rent (Boot Sales)	£0.00		£0.00	
Insurance	£989.83		£1,064.88	
Maintenance	£4,954.99		£3,887.23	
Miscellaneous & Consumables	£896.55		£398.81	
Cleaner	£5,338.50		£4,994.15	
Letting Secretary Expenses	£3,142.50		£3,054.50	
Refurbishment & Improvements	£9,988.50		£348.38	
Membership Fees	£331.80		£226.80	
Business Rates	£84.31		£7.96	
Total Expenditure	£36,854.00		£21,968.13	
INCOME				
Lets		£30,499.50		£27,031.25
Car Boot Sales		£0.00		£0.00
Functions		£0.00		£0.00
Bank Interest		£69.28		£210.86
Donations Grants & Contributions		£360.00		£210.00
Total Income		£30,928.78		£27,452.11
Net Surplus/Deficit at end of year		(£5,925.22)		£5,483.98
Balance Totals	£30,928.78	£30,928.78	£27,452.11	£27,452.11
Cash in Accounts at 31/08/2024				£26,931.29

Kim Gozzet (Treasurer) 20th November 2024



Section A

Independent Examiner's Report

Report to the trustees

Charity Name
Grazeley Village Memorial Hall

**On accounts for the year
ended**

31 August 2024

**Charity no
(if any)**

300154

Set out on pages

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(remember to include the page numbers of additional sheets)

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basis of report**

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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 all 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 in connection with the examination of the annual accounts, based on the information provided to me.

Signed:

Date:

25/06/2025

Name:

Ben Kemp

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

ICAEW ACA qualified

Address:

22, 3 Riverlight Quay

London

SW11 8AY

GRAZELEY VILLAGE MEMORIAL HALL

England & Wales - Charity number 300154

Accounts



Chairman's Report

Financial Year 2022-23



The past year has seen the hall continue to be a busy hub for the community with bookings maintained at the same level as last year. Our annual ROSPA inspection again came back with a largely clean bill of health for the play and field areas. This year we needed to refurbish the swings as the chain connectors had become badly worn.

Regular maintenance has ensured that the hall grounds have remained beautiful throughout the year. Many thanks to Devon, who lives in Grazeley, for the fantastic job he has done since taking over the maintenance of our lawn areas.

We have been able to undertake a good amount of maintenance and renovation work again this year – thanks to our Lettings Secretary, Karen, and our outgoing Treasurer, Tracy, for organising this work.

Outside the hall we have completed new tarmac and drains around the kitchen entrance to the hall, repaired manhole covers, we have planted new trees (many thanks to Colin, our Safeguarding Officer, for his generous donation in memory of his wife Sue) and we have repaired the bench with eco plastic timbers.

Inside the hall we have upgraded kitchen equipment – new microwave, kettle, fridge, mugs and glasses, and deep-cleaned the cooker extractor hood. The committee room chairs were steam cleaned, new fire exit and trip hazard signs have been installed, and we have undertaken further decorating refurbishment.

Special thanks go again this year to our Letting Secretary, Karen, for her continued management of our lettings and day-to-day hall operations – we would really struggle without her support. Many thanks also go to her husband Kevin who has kindly dealt with much of the maintenance that is required to keep the hall functioning smoothly and with the annual challenge of installing our Christmas tree and lights.

Thanks also go to our cleaner, Tracey Owen, who has again worked hard this year keeping the hall spotless for our hirers.

Finally, my thanks go to the whole management committee team without whose commitment, time and support it would be impossible to keep the hall running for the benefit of the local community.

Paul Earwaker
22rd November 2023



Treasurer's Report

Financial Year 2022-23



This has been another strong year for Hall Lettings, with incomes maintained at the same level as the previous financial year. However, this has been balanced against increased utility bills and maintenance costs, and lower levels of refurbishment work to ensure the hall remained in top condition for our hirers.

Despite improvements made last year we continue to have some hirers failing to use the correct payment reference for their deposit payments – we will continue to address this to make our accounting reconciliation easier.

Balances @ 22nd November 2023

Community account	£5,092.67
Business Premium account	£15,030.12
Petty Cash	£0.00
Total	£20,122.79

Letting income was £30,499.50 (£30,516.25 last year).

Donations of £360 were received.

Overall income therefore was £30,928.78 (£30,519 last year) which means we will again need to use an independent examiner for the accounts that will be submitted to the Charity Commission next year.

Our overall expenditure was £36,854.00 (£33,139.20 last year)

This year we invested £9,988.50 into refurbishment (£17,648.14 last year). General maintenance costs were £ 4,954.99 (£2,687.61 last year)

To celebrate the late Queen's coronation we held a village event at a cost of £1,589.45. This was well attended and enjoyed by everyone.

Electricity costs increased significantly to £7,859.71 (up from £2,544 last year). Our monthly costs peaked at £1,132.57 during Q1/2023 but reduced to £669 per month by the end of the financial year. If rates remain the same then this will mean a circa £8K bill next year which means we may need to consider hire charge increases or reduce refurbishment work.

Overall our annual non-discretionary expenditure was £24,951.50 (£14,946.04 last year, an increase of around £10K). Again this points to the need to review hire charges if we are to maintain sufficient buffer in the accounts.

GRAZELEY VILLAGE HALL

INCOME STATEMENT 01/09/22 - 31/08/23

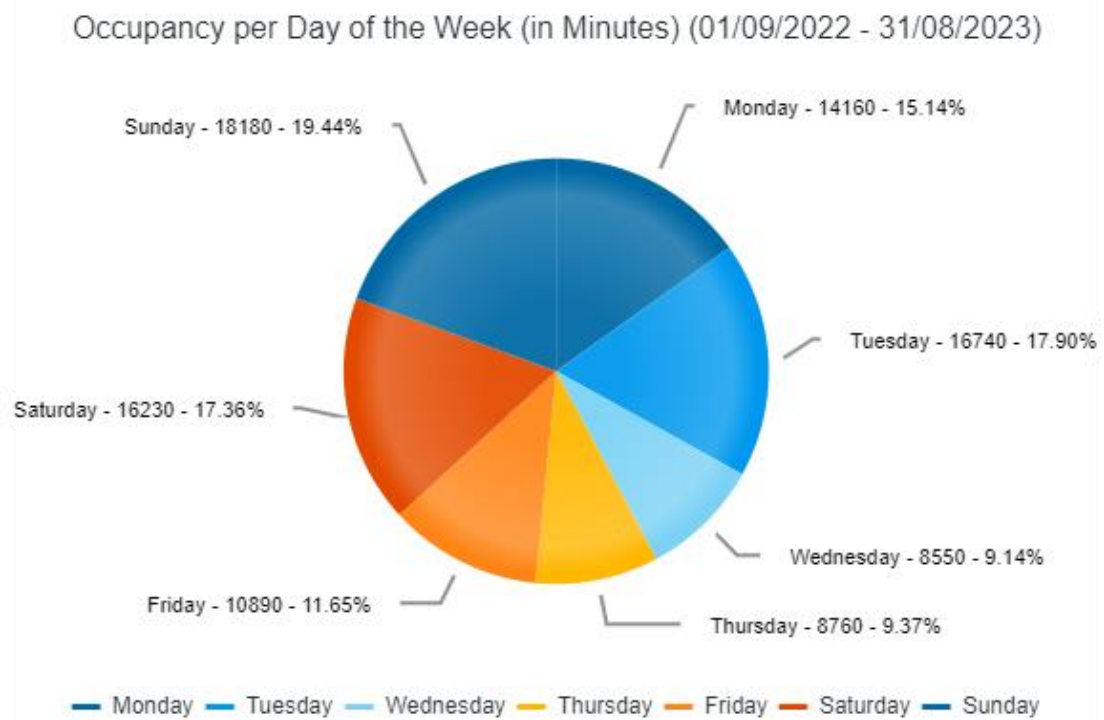
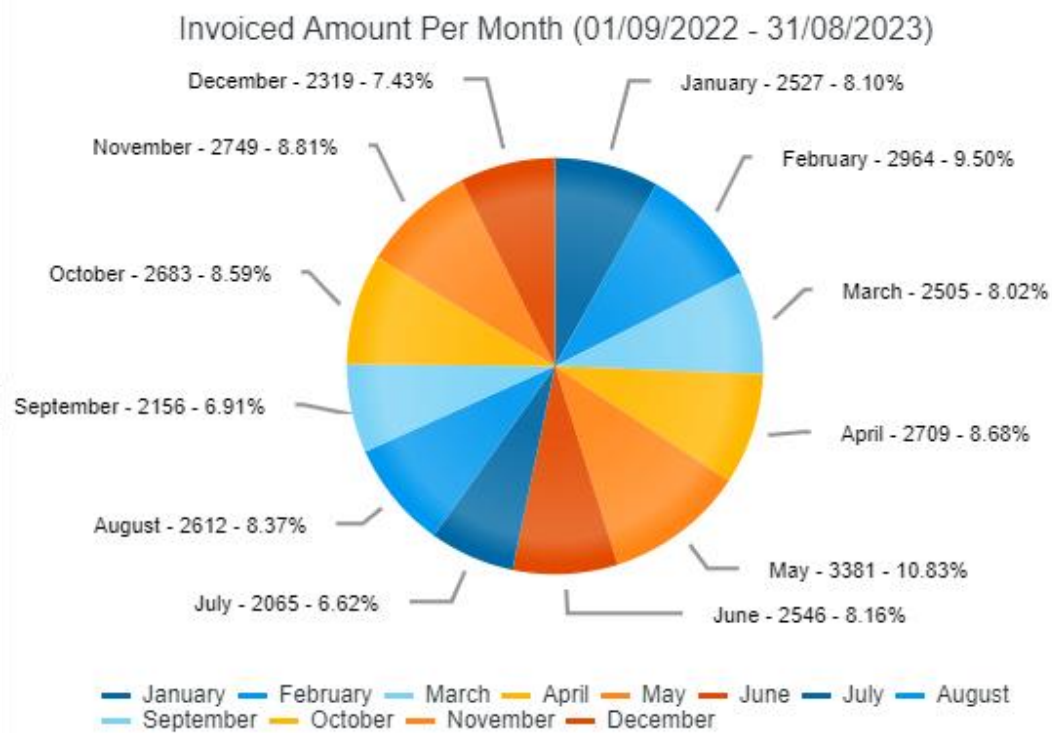
EXPENDITURE*	2021/2022		2022/2023	
Electricity	£2,544.00		£7,859.71	
Water Rates	£291.72		£361.29	
Waste Collection	£770.73		£992.02	
Gas	£0.00		£0.00	
Functions	£241.26		£1,914.00	
Field Rent (Boot Sales)	£0.00		£0.00	
Insurance	£996.50		£989.83	
Maintenance	£2,687.61		£4,954.99	
Miscellaneous & Consumables	£303.76		£896.55	
Cleaner	£4,200.00		£5,338.50	
Letting Secretary Expenses	£2,940.00		£3,142.50	
Refurbishment & Improvements	£17,648.14		£9,988.50	
Membership Fees	£418.40		£331.80	
Business Rates	£97.08		£84.31	
Total Expenditure	£33,139.20		£36,854.00	
INCOME*				
Lets		£30,516.25		£30,499.50
Car Boot Sales		£0.00		£0.00
Functions		£0.00		£0.00
Bank Interest		£3.59		£69.28
Donations Grants & Contributions		£0.00		£360.00
Total Income		£30,519.84		£30,928.78
Net Surplus/Deficit at end of year		(£2,619.36)		(£5,925.22)
Balance Totals	£30,519.84	£30,519.84	£30,928.78	£30,928.78

Cash in Accounts at 31/08/2023

£21,487.31

Paul Earwaker (Chairman) 22nd November 2023.

Letting Income Analysis





Treasurer's Report

Financial Year 2022-23

This has been another strong year for Hall Lettings, with incomes maintained at the same level as the previous financial year. However, this has been balanced against increased utility bills and maintenance costs, and lower levels of refurbishment work to ensure the hall remained in top condition for our hirers.

Despite improvements made last year we continue to have some hirers failing to use the correct payment reference for their deposit payments – we will continue to address this to make our accounting reconciliation easier.

Balances @ 22nd November 2023

Community account	£5,092.67
Business Premium account	£15,030.12
Petty Cash	£0.00
Total	£20,122.79

Letting income was £30,499.50 (£30,516.25 last year).

Donations of £360 were received.

Overall income therefore was £30,928.78 (£30,519 last year) which means we will again need to use an independent examiner for the accounts that will be submitted to the Charity Commission next year.

Our overall expenditure was £36,854.00 (£33,139.20 last year)

This year we invested £9,988.50 into refurbishment (£17,648.14 last year). General maintenance costs were £ 4,954.99 (£2,687.61 last year)

To celebrate the late Queen's coronation we held a village event at a cost of £1,589.45. This was well attended and enjoyed by everyone.

Electricity costs increased significantly to £7,859.71 (up from £2,544 last year). Our monthly costs peaked at £1,132.57 during Q1/2023 but reduced to £669 per month by the end of the financial year. If rates remain the same then this will mean a circa £8K bill next year which means we may need to consider hire charge increases or reduce refurbishment work.

Overall our annual non-discretionary expenditure was £24,951.50 (£14,946.04 last year, an increase of around £10K). Again this points to the need to review hire charges if we are to maintain sufficient buffer in the accounts.

GRAZELEY VILLAGE HALL
INCOME STATEMENT 01/09/22 - 31/08/23

EXPENDITURE*

	2021/2022		2022/2023	
Electricity	£2,544.00		£7,859.71	
Water Rates	£291.72		£361.29	
Waste Collection	£770.73		£992.02	
Gas	£0.00		£0.00	
Functions	£241.26		£1,914.00	
Field Rent (Boot Sales)	£0.00		£0.00	
Insurance	£996.50		£989.83	
Maintenance	£2,687.61		£4,954.99	
Miscellaneous & Consumables	£303.76		£896.55	
Cleaner	£4,200.00		£5,338.50	
Letting Secretary Expenses	£2,940.00		£3,142.50	
Refurbishment & Improvements	£17,648.14		£9,988.50	
Membership Fees	£418.40		£331.80	
Business Rates	£97.08		£84.31	

Total Expenditure

£33,139.20

£36,854.00

INCOME*

Lets		£30,516.25		£30,499.50
Car Boot Sales		£0.00		£0.00
Functions		£0.00		£0.00
Bank Interest		£3.59		£69.28
Donations Grants & Contributions		£0.00		£360.00

Total Income

£30,519.84

£30,928.78

Net Surplus/Deficit at end of year

(£2,619.36)

(£5,925.22)

Balance Totals

£30,519.84

£30,519.84

£30,928.78

£30,928.78

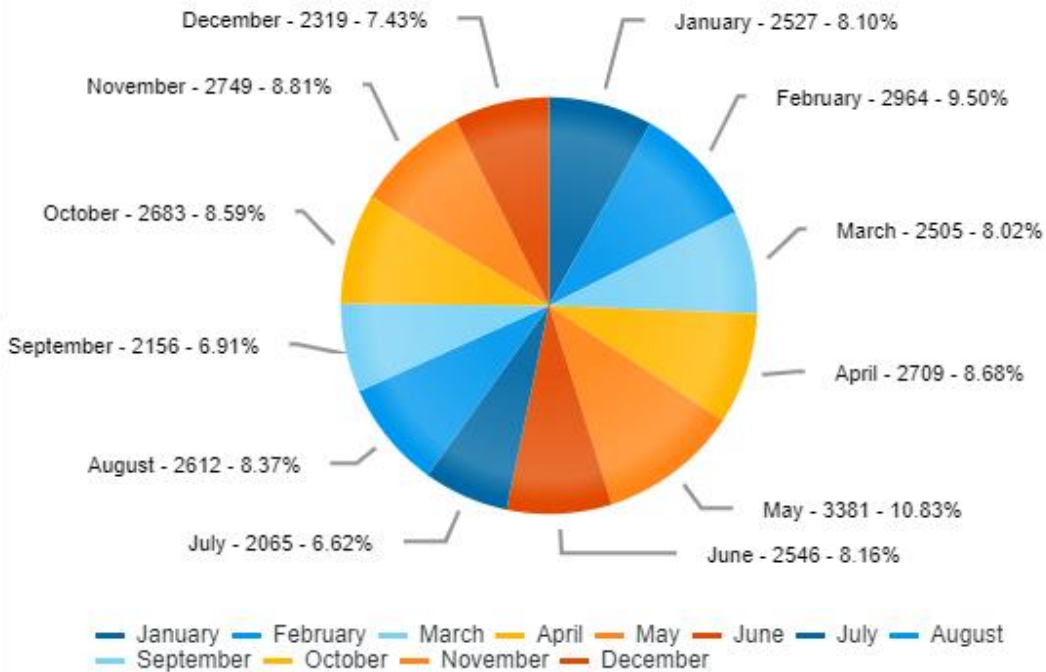
Cash in Accounts at 31/08/2023

£21,487.31

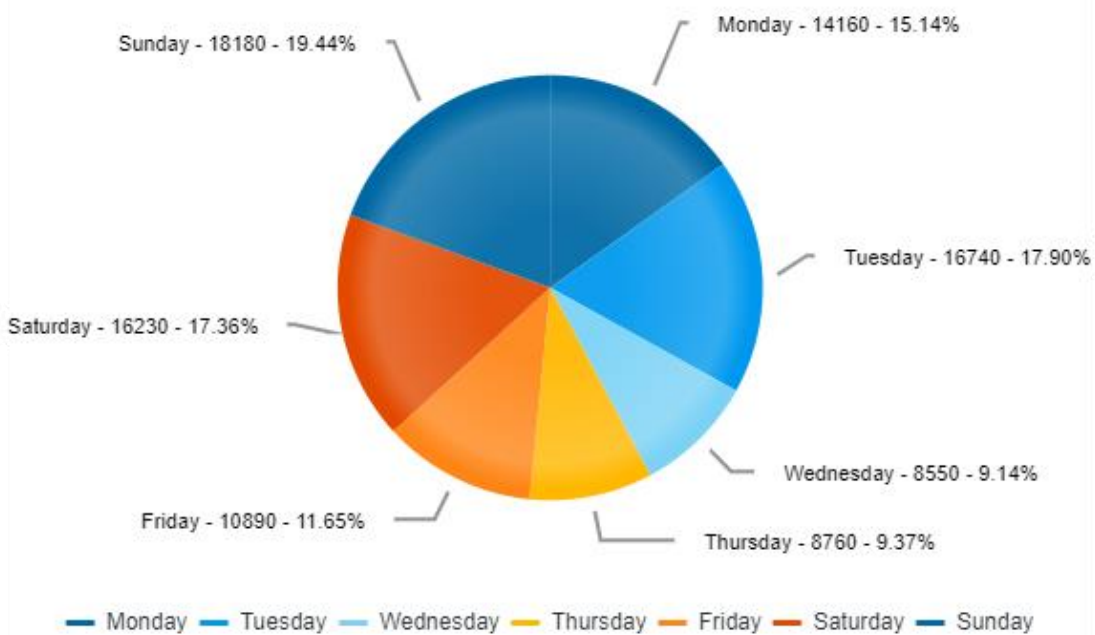
Paul Earwaker (Chairman) 22nd November 2023.

Letting Income Analysis

Invoiced Amount Per Month (01/09/2022 - 31/08/2023)



Occupancy per Day of the Week (in Minutes) (01/09/2022 - 31/08/2023)





Section A

Independent Examiner's Report

Report to the trustees	Charity Name Grazeley Village Memorial Hall		
	On accounts for the year ended	31 August 2023	Charity no (if any) 300154
Set out on pages	1 <small>(remember to include the page numbers of additional sheets)</small>		

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31/08/2023.


Responsibilities and basis of report

As the charity's trustees, 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 all 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 in connection with the examination of the annual accounts, based on the information provided to me.

Signed:		Date:	02/07/2024
	Name:	Ben Kemp	
Relevant professional qualification(s) or body (if any):	ICAEW ACA qualified		
Address:	3 Canford Road		
	London		
	SW11 6PA		

GRAZELEY VILLAGE MEMORIAL HALL

England & Wales - Charity number 300154

Accounts



Chairman's Report



The past year has seen hall life return to normality after the previous challenges of the Covid pandemic. In fact, during 2022 the hall has become busier than ever before which has had a very positive impact on our income this year – the Treasurer's report gives the detail.

Our annual ROSPA inspection again came back with a clean bill of health for the play and field areas and regular maintenance has ensured that the hall grounds have remained beautiful throughout the year. We also completed urgent tree surgery on one of our oaks to remove dead branches.

We have been able to undertake a considerable amount of maintenance and renovation work again this year – thanks to our Lettings Secretary, Karen, and Treasurer, Tracy, for organising this work.

Outside the hall we have updated our signs to remove our old telephone number – we now operate through our website and email only. The benches on the patio have been re-varnished and memorial plaques have been placed on them in memory of past committee members Peter Alexander, Sue Hearn and John Heggadon. Continuing outside the hall we have repaired the drain and manhole covers, installed new windows and lintels, replaced the flat roof felt and built a new pitched roof over the rear porch which dramatically improves the outside look of the hall.

Inside the hall we have new safety signage, complete re-decoration of the walls and skirting, repaired tiles and repainted doors in the toilets, a new fridge and heater in the kitchen and even installed safe retractable hooks for our badminton nets. All of this hard work has resulted in the hall looking amazing for our many users this year – a fact that did not go unnoticed during a recent CCB hall audit. On that point I would like to thank our Community Building Advisor Kate Meads for her support with this audit. With the challenges of energy prices and climate change we will look to put focus on our environmental footprint over the next year, working from the recommendations called out in the audit.

Special thanks go again this year to our Letting Secretary, Karen, for her continued management of our lettings and day-to-day hall operations – we would really struggle without her support. Many thanks also go to her husband Kevin who has kindly dealt with much of the maintenance that is required to keep the hall functioning smoothly and with the annual challenge of installing our Christmas tree and lights.

Thanks also go to our cleaner, Tracey Owen, who has worked especially hard this year keep the hall spotless for our hirers, sometimes coming twice a day due to the level of hall bookings.

Finally, my thanks go to the whole management committee team without whose commitment, time and support it would be impossible to keep the hall running for the benefit of the local community.

Paul Earwaker (Chairman)

23rd November 2022.

Treasurer's Report

This has been a strong year for Hall Lettings, with increased revenue, which has enabled our continued hall refurbishment plans, thanks to Karen's hard work.

Aged-debtors has been kept under tight control and all hirers are now fully paid up and meeting our Terms & Conditions.

Unfortunately, there are still some challenges with ensuring that all hirers use the correct payment reference for their deposit payments – more work needs to be done in this area to make our accounting reconciliation easier.

Balances @ 23rd November 2022

Community account	£3,938.78
Business Premium account	£14,929.47
Petty Cash	£0.00
Total	£18,868.25

Letting income has doubled from £14,763 20/21 to £30,519 for 21/22 (ending 31/08/22) – Just to note that's also a significant increase from pre-pandemic lettings of £22,763 for 2017/18 and slightly less for 2018/19 at £19,142 – the latter was the year of our major refurb so gather some closures during that time.

This year we invested around £17.5K into refurbishment. Key items being new windows, electrical upgrades, Evenflo flat roof repairs, Decorating the hall.

Overall income was £30,519 which means we will need to use an independent examiner for the accounts that will be submitted to the Charity Commission next year. [Examiner's report is attached here]



Independent
Examiners Report Gra

Electricity costs as we are all aware, are set to rise, we currently have an outstanding balance of £2,268 and need to increase our monthly payment. My understanding is Village Halls are treated as small business's and fall within the Energy Bill Relief Scheme EBRS – the Scottishpower website states they are currently working through detail – relief will be given automatically - so don't call us, we'll call you...

Having discussed with Kate Meads, the relief is a one off payment of £150 but this is being challenged by Acre.

Barclays Bank have advised they will be undertaking KYC checks for all trustees in line with new banking regulations.

Overall our financial position remains strong with lettings income set to be maintained at current levels thanks to ongoing strong demand for the hall.

Tracy Round (Treasurer) 23rd November 2022.

GRAZELEY VILLAGE HALL				
INCOME STATEMENT 01/09/21 - 31/08/22				
EXPENDITURE*	2020/2021		2021/2022	
Electricity	£1,910.30		£2,544.00	
Water Rates	£350.98		£291.72	
Waste Collection	£409.07		£770.73	
Gas	£0.00		£0.00	
Functions	£1,128.50		£241.26	
Field Rent (Boot Sales)	£0.00		£0.00	
Insurance	£971.46		£996.50	
Maintenance	£1,464.50		£2,687.61	
Miscellaneous & Consumables	£357.36		£303.76	
Cleaner	£2,310.00		£4,200.00	
Letting Secretary Expenses	£1,860.00		£2,940.00	
Refurbishment & Improvements	£3,691.00		£17,648.14	
Membership Fees	£296.40		£418.40	
Business Rates	£14.19		£97.08	
Total Expenditure	£14,763.76		£33,139.20	
INCOME*				
Lets		£14,080.00		£30,516.25
Car Boot Sales		£0.00		£0.00
Functions		£0.00		£0.00
Bank Interest		£2.37		£3.59
Donations Grants & Contributions		£10,135.93		£0.00
Total Income		£24,218.30		£30,519.84
Net Surplus/Deficit at end of year	£9,454.54		(£2,619.36)	
Balance Totals	£24,218.30	£24,218.30	£30,519.84	£30,519.84
Cash in Accounts at 31/08/2022				£26,975.54