



Winchendon Road, Chearsley, Buckinghamshire HP18 0DW

Chearsley Village Hall 22-23 – Chair's Report 1 Feb 2024

Executive Summary

This is the fifth full year of operation of the new Chearsley Village Hall. We said farewell to our previous and excellent Chair and Bookings Secretary Anne Burnett in June 2023. Keith Turnbull took over as acting Chair in addition to continuing as Treasurer. Paula Johnson took on the critical bookings secretary role as well as becoming a trustee for which we are very grateful.

Our 9 trustees as of the AGM are Keith Turnbull (Acting Chair and Treasurer), Paula Johnson (Bookings Secretary), Venetia Davies, Ann Lee, Della Mitchener, Antonia Stratford, Brenda Dormer, Ruth Holland, Margaret Morbey (Secretary). Our constitution allows up to 13.

Overall the CVH balance, which started Oct 2022 at **£40,102**, was **£40,394** at the end of the reporting period (Sept 30 2023). We had the usual grounds improvements and maintenance expenditures although spending less on deep floor cleaning in this accounting period than the previous year. We undertook a refurbishment of the partition wall for the first time since opening and repainted the interior. We also undertook a major refurbishment of the playground. This was a significant total cost of approximately £65,000 but we applied for and received significant grants so the net one off additional spend to CVH was £8,565. This was successfully project managed by one of our villagers, Anne Adams, so our sincere thanks to her. Thanks also to the organisations who gave us grants: Chearsley Parish Council, Bernard Sunley, Heart of Bucks, Haddenham and Waddesdon Community board, FCC Community Action fund.

Financial Summary for Reporting Period October 1 2022 – September 30 2023.

Income

Our total hiring income for this year was £27,151. The CHUF component of this was £5,573. General hiring income was £21,578 vs £21,586 last year. Great credit to our new booking secretary continuing on seamlessly from Anne Burnett's work. There is a significant workload from monitoring and replying to email booking requests and queries plus the operation of the online Hallmaster booking system, so we thank Paula for the diligence and efficiency in taking ownership of delivering all of the Hall income.

Expenditure

Our total expenditure this year, including direct playground refurbishment invoices, was £64,539 but we received £37,500 of direct grants so making the net expenditure £27,039. Excluding playground net expense expenditure was £18,474 versus £25,234 for last year.

Excluding playground expenditure and grants, the building repairs, internal maintenance, cleaning and ground maintenance were £11,390 compared to £15,045 last year. Two significant items last year not present this year were the deep clean and reseal of the floor plus the additional sound panels. However this year we had the partition wall refurbished for the first time.

Our electricity bill (net of solar panel feed in) was £2,266 versus £1,976 last year. This is still reasonable for a building of this size with electric only cooking, heating, and hot water and is helped by our solar panels. One of the things to consider would be more panels and additional battery storage. Additional battery storage



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could allow use of a cheaper over night tariff especially in winter when heating costs are highest so something to consider.

Overall P&L and Balance

There was an overall net surplus for the year of £291.92 compared with last year's £1229.77. The major additional discretionary spend this year was on the playground refurbishment which net of grants cost CVH was £8,565. The balance held as of Sept 30 2023 was **£40,394.04** compared with **£40,102.12** last year. A resolution agreed previously by the committee was to maintain a balance of at least £25,000 for unforeseen large ticket maintenance items as we constitutionally cannot go into a negative balance. Hiring charges were reviewed for the first time since the hall opened in 2018 and were increased on average by 15-20pc in September given the severe inflationary increases seen in 2023. The balance at the time of the AGM will be given during the meeting.

Financial Governance

There are 3 people (KT,PJ,AS) who have full access and visibility to the CVH bank account. The accounts were circulated to the committee on January 2 and also independently examined and stated as being satisfactory by Alex How (ICAEW) in a signed letter of 3 Jan 2024.

On-demand Building supervisor

To offload the volunteer trustee staff from much of the week to week and day to day building maintenance and checks, the committee engaged Kevin Dennington, a local resident, to cover necessary checks and minor repairs more systematically on an hourly paid basis. Although only in place since Nov/Dec this arrangement already appears to be working very well. There are many improvements in evidence such as better lighting in the car park, loose flagstones being fixed, broken door handles replaced, alarm checks, liaising with local contractors and CHUF etc all being addressed much more quickly than before. Our thanks for Kevin for his diligence in this role.

Future tasks and Projects for consideration and discussion

- Storage Battery to link with existing PV system and allow cheap night charging to reduce overall electricity bills further. Estimated cost £8-9k
- Floor maintenance - hiring by the day of deep clean machinery (~£100/day) from Helpful Hirers locally rather than purchasing expensive equipment as previously considered or external contractors. However a floor reseal will require professional contractors (~£2.5k) when next due in a few years. Note we have some spare engineered floorboards in the loft if required.
- Rationalising storage space between plant room, hall and loft space. Proposal being generated.
- Implementing an audio visual installation with permanent projector/electric screen or TV screen, built in speakers and audio equipment. Estimated cost £15-18k

Keith Turnbull
keith.turnbull@chearsley.com
CVH Chair
1 Feb 2024



RECEIPTS & PAYMENTS ACCOUNT
Year ending 30th September 2023

Winchendon Road, Chearsley, Buckinghamshire HP18 0DP

		12 m to 30th Sept	12 m to 30th Sept	12 m to 30th Sept	12 m to 30th Sept	12 m to 30th Sept	12 m to 30th Sept	12 m to 30th Sept	12 m to 30th Sept	12 m to 30th Sept	12 m to 30th Sept
		2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
Receipts											
Lettings											
	Chuf hire	5,573.00	5,068.50	4,355.76	4,546.67	3,839.89	1,408.50	3,238.00	3,253.00	3,454.00	2,632.00
	Other hire	21,578.00	21,586.25	16,680.00	4,741.76	10,471.21	2,813.00	2,308.50	1,870.01	2,185.25	1,898.00
		27,151.00	26,654.75	21,035.76	9,288.43	14,311.10	4,221.50	5,546.50	5,123.01	5,639.25	4,380.00
Fund Raising											
	Family Quiz	0.00	0.00	0.00	0.00	0.00	0.00	0.00	756.87	905.00	0.00
	Theatre Evening	0.00	0.00	0.00	0.00	0.00	0.00	120.00	0.00	51.70	90.40
	Chearsley Mudder	0.00	0.00	0.00	0.00	0.00	0.00	10.00	190.20	0.00	0.00
	Murder Mystery evening	0.00	0.00	0.00	0.00	0.00	0.00	764.78	0.00	0.00	0.00
	Calendar	0.00	0.00	0.00	0.00	0.00	0.00	199.85	1,050.00	0.00	0.00
	Christmas Coffee morning	0.00	0.00	0.00	0.00	0.00	0.00	1,477.10	102.50	0.00	0.00
	Meadowsong	0.00	0.00	0.00	0.00	0.00	0.00	1,054.67	0.00	0.00	0.00
	Easy fundraising	0.00	0.00	0.00	0.00	59.58	102.94	202.24	78.22	18.87	0.00
	Gatherwell Vale lottery	0.00	0.00	83.50	141.00	256.50	421.00	442.00	136.50	0.00	0.00
	Donations - Giving Tree	0.00	0.00	0.00	0.00	1,293.75	17,524.13	27,460.00			
	Plant sale	0.00	0.00	0.00	127.00						
		0.00	0.00	83.50	268.00	1,609.83	18,048.07	31,730.64	2,314.29	975.57	90.40
Grants & Sponsors											
	Bucks COVID Grant	0.00	0.00	8,000.00	10,000.00	0.00	0.00	0.00	0.00	0.00	0.00
	H&W Community Board	15,000.00	0.00	1,869.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Rothschild Foundation	0.00	0.00	0.00	0.00	0.00	0.00	5,000.00	0.00	0.00	0.00
	Chearsley Parish Council	7,500.00	0.00	0.00	0.00	0.00	600.00	900.00	0.00	0.00	300.00
	VAHT Community Chest	0.00	0.00	0.00	0.00	0.00	0.00	15,000.00	0.00	0.00	0.00
	New Homes Bonus Fund	0.00	0.00	0.00	0.00	0.00	345,712.18	30,659.92	0.00	0.00	0.00
	Luton	0.00	0.00	0.00	0.00	0.00	0.00	7,500.00	0.00	0.00	0.00
	Garfield Weston Foundatoin	0.00	0.00	0.00	0.00	0.00	0.00	10,000.00	0.00	0.00	0.00
	Bernard Sunley Foundation	5,000.00	0.00	0.00	0.00	0.00	0.00	5,000.00	0.00	0.00	0.00
	Rectory Homes	0.00	0.00	0.00	0.00	0.00	0.00	60,000.00	0.00	0.00	0.00
	Dale & Heybrook	0.00	0.00	0.00	0.00	0.00	0.00	12,500.00	0.00	47,500.00	0.00
	Chuf	0.00	0.00	0.00	0.00	0.00	5,000.00	3,385.00	0.00	0.00	0.00
	FCC (see Note 2)										
	Heart of Bucks	10,000.00									
		37,500.00	0.00	9,869.10	10,000.00	0.00	351,312.18	149,944.92	0.00	47,500.00	300.00
Other Income											
	Equipment Hire	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	23.35
	Electricity Meters	0.00	0.00	0.00	0.00	0.00	0.00	1,124.90	809.00	1,092.00	1,028.00
	Donations - The Bell	0.00	0.00	0.00	0.00	0.00	0.00	0.00	577.00	0.00	21.00
	Bank Interest	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	17.20	2.76
	Village Fete	0.00	0.00	0.00	0.00	0.00	0.00	5,064.00	800.00	410.00	1,500.00
	Sale of kitchen	0.00	0.00	0.00	0.00	0.00	0.00	50.00	0.00	0.00	0.00
	Sale of land	0.00	0.00	0.00	0.00	0.00	14,697.00				
		0.00	0.00	0.00	0.00	0.00	14,697.00	6,238.90	2,186.00	1,519.20	2,575.11
	Less Petty Cash paid in to a/c	0.00	190.95								
Total	Gross Income	64,651.00	26,463.80	30,988.36	19,556.43	15,920.93	388,278.75	193,460.96	9,623.30	55,634.02	7,495.51
Payments											
	Electricity less FIT	2,266.23	1,976.08	1,155.61	3,323.00	-927.73	1,768.19	1,138.00	1,194.00	1,230.00	1,241.39
	Telephone	565.20	539.77	521.52	519.52	986.90	2,272.32	363.04	220.79	203.17	191.04
	Water	302.50	35.00	323.16	503.14	230.32	265.33	257.71	189.68	429.99	200.59
	Advert., Licences & Subs.	567.56	980.59	619.65	369.28	182.15	385.36	118.48	141.08	126.00	109.67
	Cleaning - Labour & Materials	1,423.23	3,348.08	1,410.00	1,283.11	1,448.12	594.45	668.53	905.26	982.42	1,033.11
	Fire and Alarms Equipment Service	1,260.00	1,959.93	2,210.28	344.73	0.00	2,120.98	705.50	149.91	131.31	554.38
	Grass, Hedge Cutting & Tree Maintn	2,880.00	1,950.00	550.00	950.00	980.00	310.00	495.00	966.00	900.00	855.00
	Insurance	798.08	719.56	638.30	637.65	630.72	617.41	451.18	625.13	710.20	645.84
	Repairs & Maintenance	7,249.94	11,135.54	1,832.17	7,268.98	4,769.43	922.15	55.00	1,088.38	250.40	983.50
	New Village Hall Project	0.00	0.00	0.00	0.00	23,266.12	497,500.08	100,212.63	6,723.92	-360.00	360.00
	Theatre in Villages	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	21.00
	Remembrance refreshments	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.48	0.00
	Accounts audit, garden, party	0.00	0.00	0.00	0.00	0.00	850.90	0.00	84.00	0.00	0.00
	Misc hall expenses	981.66	2,589.48	213.49	0.00	0.00	450.27	0.00	0.00	17.00	0.00
	Playground Refurb	46,064.68									
Total		64,359.08	25,234.03	9,474.18	15,199.41	31,566.03	508,057.44	104,465.07	12,288.15	4,630.97	6,195.52
Net Income		291.92	1,229.77	21,514.18	4,357.02	-15,645.10	-119,778.69	88,995.89	-2,664.85	51,003.05	1,299.99
STATEMENT OF ASSETS & LIABILITIES											
Current Assets											
	Building Society Account	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10,313.10
	Bank Current Account	40,394.04	40,102.12	38,681.40	17,167.22	12,810.20	28,495.30	142,012.26	58,959.87	61,634.56	729.90
	Petty cash held by treasurer	0.00	0.00	190.95	190.95	190.95	150.95	1,412.68	469.18	354.51	47.85
	Current Assets	0.00	0.00	0.00	0.00	0.00	0.00	5,000.00	0.00	260.00	0.00
	Current Liabilities	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-155.17	0.00
		40,394.04	40,102.12	38,872.35	17,358.17	13,001.15	28,646.25	148,424.94	59,429.05	62,093.90	11,090.85
Financed By:											
	Surplus Brought Forward	40,102.12	38,872.35	17,358.17	13,001.15	28,646.25	148,424.94	59,429.05	55,093.90	4,090.85	2,790.86
	Building Contingency Fund	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,000.00	7,000.00	7,000.00
	Net Receipts/(loss) for Period	291.92	1,229.77	21,514.18	4,357.02	-15,645.10	-119,778.69	88,995.89	-2,664.85	51,003.05	1,299.99
		40,394.04	40,102.12	38,872.35	17,358.17	13,001.15	28,646.25	148,424.94	59,429.05	62,093.90	11,090.85

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 giving me cause to believe that in any material respect:

1. Accounting records were not kept in respect of the Trust as required by section 130 of the Act; or
2. The accounts do not accord with those records; or
3. The accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities Accounts and Reports Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

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

Signed



Name: Alexandra How

Willow Coner
School Lane
Cheersley
Bucks HP18 0BT

Relevant professional qualification of professional bodies (if any): ICAEW

Date: 3rd January 2024.