

# THE RATTERY VILLAGE HALL

England & Wales · Charity number 300946

## Details

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Other names	RATTERY VILLAGE HALL, RATTERY VILLAGE HALL COMMITTEE
Status	Registered
Legal form	Other
Registered	1966-06-28
Register	<a href="#">View on the Charity Commission register</a>

## Contact

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Address 2 Goshen Road  
Torquay  
TQ2 6BB

Phone 07855665241

Website <https://www.ratteryvillage.co.uk>

## Activities

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**Objects:** (1) THE PROVISION AND MAINTENANCE OF A VILLAGE HALL FOR THE USE OF THE INHABITANTS OF THE PARISH OF RATTERY (THE AREA OF BENEFIT) WITHOUT DISTINCTION OF POLITICAL, RELIGIOUS OR 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. (2) THE SAID LAND AND BUILDING SHALL BE HELD UPON TRUST FOR THE PURPOSES OF A VILLAGE HALL AS AFORESAID.

**Activities:** The Rattery Village Hall provides a focal point for village life, giving local groups opportunities to make use of an excellent facility to meet and fundraise.

## Classification

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- **How:** Provides Buildings/facilities/open Space
- **What:** General Charitable Purposes, Arts/culture/heritage/science, Amateur Sport
- **Who:** Children/young People, Elderly/old People, The General Public/mankind

## Geography

- **Area of benefit:** RATTERY, DEVON
- Devon

## Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£29,859	£12,818	-	-
2023-12-31	£31,461	£36,142	-	-
2022-12-31	£26,192	£17,017	-	-
2021-12-31	£26,783	£11,137	-	-
2020-12-31	£15,700	£11,428	-	-

## Trustees

Name	Role	Appointed
<b>PETER COURTENAY SMERDON</b>	Chair	
Ann Patricia Hogan		2021-04-28
JANET CAUSEY		2013-04-09
James Kenneth Lakeman Dyson		2024-02-29
Patricia Gail Hardwell		2025-02-25
<b>ROGER ANTONY COKER</b>		
Robert Needham		2019-03-07
William Culver		2025-03-10

**THE RATTERY VILLAGE HALL**

England & Wales - Charity number 300946

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# Accounts

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## MINUTES OF AGM

### RATTERY VILLAGE HALL MANAGEMENT COMMITTEE

Annual General Meeting: Main Hall, 7pm TUESDAY 25th February 2025

Present - Peter Smerdon, Alison Samuel, Rachel Coaker, Ann Hogan, Janet Causey, Mark Freeman, Antony Coker, Sally Tresidder, Gail Hardwell, Bill Hardwell.

**1. Apologies** Jack Dyson

**2. Minutes of last AGM** were accepted and approved

**3. Matters arising** none

**4. Treasurer's report**

#### Accounts

The end-of-year accounts were still with the accountant at the time of this meeting for final numbers to be reported. Latest savings accounts figures show that RVH holds the following amounts:

Virgin £82,724

Nat West £25,752

Nat West £ 21,316

At the time of this meeting the RVH current account holds £40,403.41

#### Rate relief

Janet told the committee that the 20% discretionary rate relief given to the Village Hall routinely from South Hams District Council will be honoured next year but will need to be applied for thereafter.

#### Utilities

BT monthly rate is going up. Where BT charges are located in the RVH accounts needs to be clarified going forward.

The solar panels have been a shrewd acquisition financially and they will continue to generate income for the village hall. The electricity contract is due for renewal in November so the choice of supplier will be reviewed then.

Thanks were extended to Janet for her invoicing work on the system Xero and successfully keeping track of those few hirers who fail to pay their bill.

## **5. Secretary's report**

PRS/PPL for RVH were paid for by Alison in December (around £300)

Charity Commission Annual Return was completed within timeframe required.

One new Trustees has been welcomed to the committee this year Gail Hardwell. As planned Rachel has stepped down after around 40 years of service. (See Chairman's report acknowledging Rachel's outstanding contribution to the RVH charity).

## **6. Chairman's report**

I am pleased to be able to report another successful year for Rattery Village Hall. The hall continues to contribute to an active village lifestyle, with activities such as yoga, tai chi, Pilates and badminton.

Christmas 2024 also saw the stage used for a very well received village pantomime for the first time for many years.

Hirers from further afield continue to book for meetings, training days, dances, exhibitions and craft fairs, plus young farmers productions. We are obviously offering a modern well-resourced space that people like to use.

I'd like to take this opportunity to thank all Trustees and Committee members for their help and support, particularly Ann our Secretary, Janet our Treasurer and Jane our very efficient booking clerk.

We also send our best wishes to Rob Needham and hope he makes a good recovery.

The Chairman then made a dedicated speech in honour of Rachel:

"This AGM sees Rachel Coaker step down from the hall committee after around 40 years. I could spend hours listing Rachel and her family's dedication and commitment towards the wonderful hall we have enjoyed for the last 30 years. The process involved firstly the vision to have a new hall, then the big step of selling the old one plus it's site and buying the land for this one. A new design had to be agreed, then the erection of the steelwork in the heat of summer followed by the

long, long slog through the winter of 1995 to complete the block laying, then finally the decoration and fitting out.

Throughout all this you, Rachel, were Chair of the hall committee, and your single-minded determination to see this project through never wavered, always positive, always encouraging, setting an example by turning your hand to anything that needed doing. You were never put off by bad weather, illness, lack of labour, or even theft when the slate hooks were stolen! Rattery owes you and your family a great debt of gratitude, as you have continued to support the hall with constant maintenance and attention.

If in 1995 the hall was your "baby", in the succeeding 30 years you have rightly taken great pride in watching it mature and grow into the much-loved modern facility it is today. We are sorry you are stepping down, but we wish you all the best. The hall Trustees and Committee thank you sincerely for your hard work, dedication, love and support for all your time as part of the organisation."

Before leaving Rachel noted that she would be carrying on her Tuesday mornings at the Hall for the time being.

## **7. Election of Management Committee (Trustees)**

Rob Needham representing Parochial Church Council  
Alison Samuel representing Environment Group and Social Club  
Peter Smerdon representing the Parish Council  
Mark Freeman representing the Garden Show

The rest of the committee were voted onto the committee on bloc after everyone agreed they were willing to be Trustees –( being - Janet Causey, Antony Coker, Ann Hogan, Gail Hardwell, Jack Dyson) and Co-opted members (Sally Tressider and Sian Littlechild).

(Jess Nash has now stepped back from being a co-opted member of the committee).  
Proposed by Alison Samuel and seconded by Mark Freeman.

## **8. AOB** None raised

Meeting closed at 19:39

Date of next meeting TBC

**THE RATTERY VILLAGE HALL  
(REGISTERED CHARITY NUMBER 300946)**

**ANNUAL ACCOUNTS FOR THE YEAR ENDED  
31 DECEMBER 2024**

THE RATTERY VILLAGE HALL  
(REGISTERED CHARITY NUMBER 300946)

ANNUAL REPORT FOR THE YEAR ENDED 31<sup>ST</sup> DECEMBER 2024

The Rattery Village Hall is registered with the Charity Commissioners (No. 300946) and constituted by Deed of Trust.

The Charity is administered by a management committee, comprising:

Chairman – Mr P Smerdon

Secretary – Ann Hogan

Treasurer – Mrs J Causey

Other members – Anthony Coker, Rachel Coaker, Jack Dyson, Mark Freeman, Robert Needham, Alison Samuel.

Contact Address:

Ann Hogan  
2 Goshen Road  
Torquay  
TQ2 6BB

Mrs J Causey  
Brownston Farm  
Rattery  
South Brent  
TQ10 9LQ

**THE RATTERY VILLAGE HALL  
(REGISTERED CHARITY NUMBER 300946)**

**ANNUAL REPORT FOR THE YEAR ENDED 31<sup>ST</sup> DECEMBER 2024 (continued)**

**OBJECTIVES OF THE CHARITY**

- (1) The object of the charity is the provision and maintenance of the village hall for the use of the inhabitants of the parish of Rattery (the area of benefit) without distinction of political. Religious or 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 and
- (2) The said land and building shall be held upon trust for the purposes of a village hall as foresaid.

The main source of income during the year was generated from the hire of the village hall. There were various grants and donations totalling £1,115. Also received was £9,449 from Southern Electric for electricity from the PV panels.

Funds on hand at the yearend totalled £170,520 of which none are restricted.

.....  
Mr P Smerdon

.....  
Mrs J Causey

**THE RATTERY VILLAGE HALL**  
**(REGISTERED CHARITY NUMBER 300946)**

**INCOME AND EXPENDITURE ACCOUNT**  
**FOR THE YEAR ENDED 31 DECEMBER 2024**

Notes	Unrestricted Funds £	Restricted Funds £	2024 Total Funds £	2023 Total Funds £
<b>INCOME:</b>				
Grants and donations	1,115	-	1,115	1,624
Hire	16,307	-	16,307	15,623
Refunds	-	-	-	4,783
PV income (ROCS)	9,449	-	9,449	9,171
Bank interest (Gross)	2,988	-	2,988	260
Sundry income	-	-	-	-
	<u>29,859</u>	<u>-</u>	<u>29,859</u>	<u>31,461</u>
<b>EXPENDITURE:</b>				
Booking Clerk expenses	4,248	-	4,248	5,526
Maintenance and repairs	795	-	795	13,986
Refunds	-	-	-	200
Cleaning	1,487	-	1,487	1,720
Equipment and improvements	-	-	-	4,918
Insurance	1,269	-	1,269	1,208
Fire and electric testing	154	-	154	196
PRS	352	-	352	-
Electricity and water	3,352	-	3,352	7,609
Consumables	317	-	317	453
Photocopier, stationery and general	17	-	17	42
Subscription	185	-	185	-
Software and IT	193	-	193	-
Accountant	90	-	90	60
Miscellaneous	359	-	359	224
	<u>12,818</u>	<u>-</u>	<u>12,818</u>	<u>36,142</u>
<b>NET INCOME</b>	17,041	-	17,041	(4,681)
<b>Total assets at 1st January 2024</b>	153,479	-	153,479	158,160
<b>Total assets at 31st December 2024</b>	<u>170,520</u>	<u>-</u>	<u>170,520</u>	<u>153,479</u>

**THE RATTERY VILLAGE HALL  
(REGISTERED CHARITY NUMBER 300946)**

**STATEMENT OF ASSETS AND LIABILITIES  
AS AT 31 DECEMBER 2024**

Notes	Unrestricted Funds £	Restricted Funds £	2024 Total Funds £	2023 Total Funds £
<b>CASH FUNDS</b>				
Natwest current account	39,469	-	39,469	25,416
Nationwide Building Society	21,316	-	21,316	21,052
Nationwide Building Society -18 mth saver	26,144	-	26,144	25,000
Virgin Charity Deposit Account	83,490	-	83,490	81,910
Stock	100	-	100	100
Petty Cash	1	-	1	1
	170,520	-	170,520	153,479
<b>ASSETS RETAINED FOR THE CHARITY'S OWN USE</b>				
PV panels	89,251	-	89,251	89,251
Less Grant received	(47,413)	-	(47,413)	(47,413)
Less Depreciation over 10 years	(41,838)	-	(41,838)	(41,838)
Net book value	-	-	-	-
<b>Total assets at 31 December 2024</b>	<b>170,520</b>	<b>-</b>	<b>170,520</b>	<b>153,479</b>

Signed on behalf of the trustees

.....  
Chairman

.....  
Dated

.....  
Treasurer

.....  
Dated

**THE RATTERY VILLAGE HALL**  
**(REGISTERED CHARITY NUMBER 300946)**  
**REPORT OF THE INDEPENDENT EXAMINER TO THE TRUSTEES OF**  
**THE RATTERY VILLAGE HALL**

I have examined the financial statements of the The Rattery Village Hall for the year ended 31<sup>st</sup> December 2024 on pages one to four.

**Respective responsibilities of trustees and examiners**

The charity's trustees consider that an audit is not required for this year ended (under section 43(2) of the Charities Act 1993 (the Act), as amended by s.28 of the Charities Act 2006) and that an independent examination is needed.

It is my responsibility to

- Examine the accounts (under section 43 of the Act as amended)
- To follow procedures as laid down in the General Directives given by the Charity Commission (under section 43(7)(b) of the Act, as amended) and
- To state whether particular matters have come to our concern

**Basis of independent examiners' statement**

My examination was carried out in accordance with the General Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts and seeking explanations from trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently, I do not express an audit opinion on these accounts.

**Independent examiners statement**

In connection with my examination, no matter has come to my attention:

- (1) Which gives me reasonable cause to believe that in any material aspect, the trustees have not met the requirements to ensure that;
  - Proper accounting records are kept (in accordance with section 41 of the Act), and
  - Accounts are prepared which agree with the accounting records and comply with the accounting requirements of that Act or
- (2) To which, in my opinion attention should be drawn in order to prepare a proper understanding of the accounts to be reached

David Mackeen  
Tamar Accounting  
Citadel Lodge  
2A Elliot Street  
The Hoe  
Plymouth  
PL1 2PP

**THE RATTERY VILLAGE HALL  
(REGISTERED CHARITY NUMBER 300946)**

**ANNUAL ACCOUNTS FOR THE YEAR ENDED  
31 DECEMBER 2024**

THE RATTERY VILLAGE HALL  
(REGISTERED CHARITY NUMBER 300946)

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**THE RATTERY VILLAGE HALL  
(REGISTERED CHARITY NUMBER 300946)**

**ANNUAL REPORT FOR THE YEAR ENDED 31<sup>ST</sup> DECEMBER 2024 (continued)**

**OBJECTIVES OF THE CHARITY**

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Mrs J Causey

**THE RATTERY VILLAGE HALL**  
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**FOR THE YEAR ENDED 31 DECEMBER 2024**

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Less Depreciation over 10 years	(41,838)	-	(41,838)	(41,838)
Net book value	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>Total assets at 31 December 2024</b>	<u>170,520</u>	<u>-</u>	<u>170,520</u>	<u>153,479</u>

Signed on behalf of the trustees

.....  
Chairman

.....  
Dated

.....  
Treasurer

.....  
Dated

**THE RATTERY VILLAGE HALL**  
**(REGISTERED CHARITY NUMBER 300946)**  
**REPORT OF THE INDEPENDENT EXAMINER TO THE TRUSTEES OF**  
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**Basis of independent examiners' statement**

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- (2) To which, in my opinion attention should be drawn in order to prepare a proper understanding of the accounts to be reached

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**THE RATTERY VILLAGE HALL**

England & Wales - Charity number 300946

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# Accounts

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**Rattery Village Hall Committee  
Minutes Annual General Meeting  
29th February 2024**

**Present : Peter Smerdon (Chairman), Janet Causey (Treasurer), Robert Needham, Anthony Coker, Rachel Coaker, Jack Dyson, Ann Hogan (Secretary), Alison Samuel.**

1. Apologies Mark Freeman Sally Tresidder

2. Minutes of last AGM were approved.

3. Matters arising- no matters arising.

4. Treasurer's report

As of 14.2 23 the Nat West Current Account holds £25,539 and The Virgin Charity Deposit Account £81,910. The accounts are published and ready for for upload to the Charity Commission dated 31.12.2023. They include a further £46,052 in the Nationwide Building Society.

Payments for Performing Rights have been made as required (PRS/PPL).

There has been an improvement in efficiency managing the accounts by subscribing to an online accounting system for Hall Hire. Invoices are notably more straightforward to manage.

The Chairman thanked the Treasurer formally for her very significant contribution to the work of the Village Hall Committee.

5. Secretary's report

Kay Gautry's resignation from the committee left a gap in booking capacity and the committee agreed to employ a booking clerk to undertake those duties going forward which the Chairman elaborates on in his report.

The committee is stable currently with 9 Trustees and 1 co-opted member actively participating in meetings and business of the Village Hall. Rachel has confirmed that she will be stepping back at the next AGM. There is a need to recruit more volunteers going forward. Effort has been made to reach out to the community in respect to this need via the popular email forum.

The Charity Commission Annual Returns were completed to schedule.

6. Chairman's report

Despite the difficult economic climate throughout 2023 use of our hall has remained strong, in fact hire receipts rose over 2022. The hall continues to be a modern focal point for village activities and events, and also popular with hirers from the wider South Devon area.

The solar panels continue to contribute substantially to the running costs of the hall, and in conjunction with South Brent Community Energy Society we are investigating the practicality and economics of installing storage batteries.

Last year the Committee had detailed discussions about the storage available for occasionally used hall equipment such as glasses, cups and plates. The conclusion we came to was that we should try not to use the loft storage for these items. To that end we decided to replace the small outdoor storage hut with a larger purpose built structure. Planning permission was obtained and an excellent new store was built over last summer by Neil Coaker, ably assisted by Tony and Rachel. We have now moved bulky items, such as the plastic chairs, surplus tables and youth equipment into the shed, freeing up space under the stage for items currently in the loft so that, ideally, we won't need to use the loft much at all.

This year we've been fortunate to have the services of our new booking clerk, Jane Dunham. Jane has taken over handling bookings from Kay Gautry, who did the job for many years and has now moved to Cornwall, we wish her all the best.

Jane has worked hard to update the booking system online in conjunction with Trevor Paul, and now we can make the most of the Hallmaster online booking system, to the benefit of hirers. We now also have a designated group of committee members who help by letting hirers in to the hall.

We continue to benefit from the hard work and enthusiasm of Tony and Rachel, ably assisted by Neil, who take on the bulk of the halls maintenance requirements.

I'd like to take this opportunity to thank committee members for their help and enthusiasm throughout the year in all aspects of the hall, either maintenance, decorating, cleaning or admissions.

## 7. Election of Trustees

Rob Needham Parochial Church Council

Alison Samuel Environment Group

Peter Smerdon Parish Council

Mark Freeman Garden Show

Rachel Coaker Social Club

The rest of the committee were voted en bloc onto the committee by Alison and seconded by Rachel after agreeing to continue as Trustees: Janet Causey, Antony Coker, Ann Hogan, Jack Dyson. Sally Tresidder and Jess Nash as co-opted members.

## 8. AOB

There was no other business

## 9. Date of Next Meeting

One year 2025

10. Meeting closed at declared time of 7.42pm

**THE RATTERY VILLAGE HALL  
(REGISTERED CHARITY NUMBER 300946)**

**ANNUAL ACCOUNTS FOR THE YEAR ENDED  
31 DECEMBER 2023**

**THE RATTERY VILLAGE HALL  
(REGISTERED CHARITY NUMBER 300946)**

**ANNUAL REPORT FOR THE YEAR ENDED 31<sup>ST</sup> DECEMBER 2023**

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**THE RATTERY VILLAGE HALL  
(REGISTERED CHARITY NUMBER 300946)**

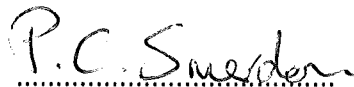
**ANNUAL REPORT FOR THE YEAR ENDED 31<sup>ST</sup> DECEMBER 2023 (continued)**

**OBJECTIVES OF THE CHARITY**

- (1) The object of the charity is the provision and maintenance of the village hall for the use of the inhabitants of the parish of Rattery (the area of benefit) without distinction of political. Religious or 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 and
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Mr P Smerdon



Mrs J Causey

**THE RATTERY VILLAGE HALL  
(REGISTERED CHARITY NUMBER 300946)**

**INCOME AND EXPENDITURE ACCOUNT  
FOR THE YEAR ENDED 31 DECEMBER 2023**

Notes	Unrestricted Funds £	Restricted Funds £	2023 Total Funds £	2022 Total Funds £
<b>INCOME:</b>				
Grants and donations	1,624	-	1,624	1,165
Hire	15,623	-	15,623	14,684
Refunds	4,783	-	4,783	-
PV income (ROCS)	9,171	-	9,171	9,300
Bank interest (Gross)	260	-	260	1,007
Sundry income	-	-	-	36
	<u>31,461</u>	<u>-</u>	<u>31,461</u>	<u>26,192</u>
<b>EXPENDITURE:</b>				
Booking Clerk expenses	5,526	-	5,526	2,052
Maintenance and repairs	13,986	-	13,986	4,287
Refunds	200	-	200	-
Cleaning	1,720	-	1,720	1,319
Equipment and improvements	4,918	-	4,918	3,185
Insurance	1,208	-	1,208	1,070
Fire and electric testing	196	-	196	411
PRS	-	-	-	150
Electricity and water	7,609	-	7,609	3,463
Consumables	453	-	453	566
Photocopier, stationery and general	42	-	42	84
Subscription	-	-	-	174
Depreciation of PV panels	-	-	-	-
Accountant	60	-	60	60
Miscellaneous	224	-	224	196
	<u>36,142</u>	<u>-</u>	<u>36,142</u>	<u>17,017</u>
<b>NET INCOME</b>	<b>(4,681)</b>	<b>-</b>	<b>(4,681)</b>	<b>9,175</b>
<b>Total assets at 1st January 2023</b>	<b>158,160</b>	<b>-</b>	<b>158,160</b>	<b>148,985</b>
<b>Total assets at 31st December 2023</b>	<u><u>153,479</u></u>	<u><u>-</u></u>	<u><u>153,479</u></u>	<u><u>158,160</u></u>

**THE RATTERY VILLAGE HALL  
(REGISTERED CHARITY NUMBER 300946)**

**STATEMENT OF ASSETS AND LIABILITIES  
AS AT 31 DECEMBER 2023**

Notes	Unrestricted Funds £	Restricted Funds £	2023 Total Funds £	2022 Total Funds £
<b>CASH FUNDS</b>				
Natwest current account	25,416	-	25,416	55,357
Nationwide Building Society	46,052	-	46,052	20,792
Virgin Charity Deposit Account	81,910	-	81,910	81,910
Stock	100	-	100	100
Petty Cash	1	-	1	1
	153,479	-	153,479	158,160
<b>ASSETS RETAINED FOR THE CHARITY'S OWN USE</b>				
PV panels	89,251	-	89,251	89,251
Less Grant received	(47,413)	-	(47,413)	(47,413)
Less Depreciation over 10 years	(41,838)	-	(41,838)	(41,838)
Net book value	-	-	-	-
<b>Total assets at 31 December 2023</b>	153,479	-	153,479	158,160

Signed on behalf of the trustees

*P.C. Smedley*  
.....  
Chairman

*24.9.24*  
.....  
Dated

*J. Cairns*  
.....  
Treasurer

*24.9.24*  
.....  
Dated

**THE RATTERY VILLAGE HALL**  
**(REGISTERED CHARITY NUMBER 300946)**  
**REPORT OF THE INDEPENDENT EXAMINER TO THE TRUSTEES OF**  
**THE RATTERY VILLAGE HALL**

We have examined the financial statements of the The Rattery Village Hall for the year ended 31<sup>st</sup> December 2023 on pages one to four.

**Respective responsibilities of trustees and examiners**

The charity's trustees consider that an audit is not required for this year ended (under section 43(2) of the Charities Act 1993 (the Act), as amended by s.28 of the Charities Act 2006) and that an independent examination is needed.

It is our responsibility to

- Examine the accounts (under section 43 of the Act as amended)
- To follow procedures as laid down in the General Directives given by the Charity Commission (under section 43(7)(b) of the Act, as amended) and
- To state whether particular matters have come to our concern

**Basis of independent examiners' statement**

Our examination was carried out in accordance with the General Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts and seeking explanations from trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently, we do not express an audit opinion on these accounts.

**Independent examiners statement**

In connection with our examination, no matter has come to our attention:

(1) Which gives us reasonable cause to believe that in any material aspect, the trustees have not met the requirements to ensure that;

- Proper accounting records are kept (in accordance with section 41 of the Act), and
- Accounts are prepared which agree with the accounting records and comply with the accounting requirements of that Act or

(2) To which, in our opinion attention should be drawn in order to prepare a proper understanding of the accounts to be reached



Tamar Accounting

Citadel Lodge

2A Elliot Street

The Hoe

Plymouth

PL1 2PP

27 February 2024

**THE RATTERY VILLAGE HALL  
(REGISTERED CHARITY NUMBER 300946)**

**ANNUAL ACCOUNTS FOR THE YEAR ENDED  
31 DECEMBER 2023**

**THE RATTERY VILLAGE HALL  
(REGISTERED CHARITY NUMBER 300946)**

**ANNUAL REPORT FOR THE YEAR ENDED 31<sup>ST</sup> DECEMBER 2023**

The Rattery Village Hall is registered with the Charity Commissioners (No. 300946) and constituted by Deed of Trust.

The Charity is administered by a management committee, comprising:

Chairman – Mr P Smerdon

Secretary – Ann Hogan

Treasurer – Mrs J Causey

Other members – Anthony Coker, Rachel Coaker, Mark Freeman, Robert Needham, Alison Samuel.

Contact Address:

Ann Hogan  
2 Goshen Road  
Torquay  
TQ2 6BB

Mrs J Causey  
Brownston Farm  
Rattery  
South Brent  
TQ10 9LQ

**THE RATTERY VILLAGE HALL  
(REGISTERED CHARITY NUMBER 300946)**

**ANNUAL REPORT FOR THE YEAR ENDED 31<sup>ST</sup> DECEMBER 2023 (continued)**

**OBJECTIVES OF THE CHARITY**

- (1) The object of the charity is the provision and maintenance of the village hall for the use of the inhabitants of the parish of Rattery (the area of benefit) without distinction of political. Religious or 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 and
- (2) The said land and building shall be held upon trust for the purposes of a village hall as foresaid.

The main source of income during the year was generated from the hire of the village hall. There were various grants and donations totalling £1,624. Also received was £9,171 from Southern Electric for electricity from the PV panels.

Funds on hand at the yearend totalled £153,479 of which none are restricted.



Mr P Smerdon



Mrs J Causey

**THE RATTERY VILLAGE HALL  
(REGISTERED CHARITY NUMBER 300946)**

**INCOME AND EXPENDITURE ACCOUNT  
FOR THE YEAR ENDED 31 DECEMBER 2023**

Notes	Unrestricted Funds £	Restricted Funds £	2023 Total Funds £	2022 Total Funds £
<b>INCOME:</b>				
Grants and donations	1,624	-	1,624	1,165
Hire	15,623	-	15,623	14,684
Refunds	4,783	-	4,783	-
PV income (ROCS)	9,171	-	9,171	9,300
Bank interest (Gross)	260	-	260	1,007
Sundry income	-	-	-	36
	<u>31,461</u>	-	<u>31,461</u>	<u>26,192</u>
<b>EXPENDITURE:</b>				
Booking Clerk expenses	5,526	-	5,526	2,052
Maintenance and repairs	13,986	-	13,986	4,287
Refunds	200	-	200	-
Cleaning	1,720	-	1,720	1,319
Equipment and improvements	4,918	-	4,918	3,185
Insurance	1,208	-	1,208	1,070
Fire and electric testing	196	-	196	411
PRS	-	-	-	150
Electricity and water	7,609	-	7,609	3,463
Consumables	453	-	453	566
Photocopier, stationery and general	42	-	42	84
Subscription	-	-	-	174
Depreciation of PV panels	-	-	-	-
Accountant	60	-	60	60
Miscellaneous	224	-	224	196
	<u>36,142</u>	-	<u>36,142</u>	<u>17,017</u>
<b>NET INCOME</b>	(4,681)	-	(4,681)	9,175
<b>Total assets at 1st January 2023</b>	158,160	-	158,160	148,985
<b>Total assets at 31st December 2023</b>	<u>153,479</u>	-	<u>153,479</u>	<u>158,160</u>

**THE RATTERY VILLAGE HALL  
(REGISTERED CHARITY NUMBER 300946)**

**STATEMENT OF ASSETS AND LIABILITIES  
AS AT 31 DECEMBER 2023**

Notes	Unrestricted Funds £	Restricted Funds £	2023 Total Funds £	2022 Total Funds £
<b>CASH FUNDS</b>				
Natwest current account	25,416	-	25,416	55,357
Nationwide Building Society	46,052	-	46,052	20,792
Virgin Charity Deposit Account	81,910	-	81,910	81,910
Stock	100	-	100	100
Petty Cash	1	-	1	1
	<u>153,479</u>	<u>-</u>	<u>153,479</u>	<u>158,160</u>
<b>ASSETS RETAINED FOR THE CHARITY'S OWN USE</b>				
PV panels	89,251	-	89,251	89,251
Less Grant received	(47,413)	-	(47,413)	(47,413)
Less Depreciation over 10 years	(41,838)	-	(41,838)	(41,838)
Net book value	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>Total assets at 31 December 2023</b>	<u>153,479</u>	<u>-</u>	<u>153,479</u>	<u>158,160</u>

Signed on behalf of the trustees

*P.C. Smedley*  
.....  
Chairman

*24.9.24*  
.....  
Dated

*J. Cairns*  
.....  
Treasurer

*24.9.24*  
.....  
Dated

**THE RATTERY VILLAGE HALL**  
**(REGISTERED CHARITY NUMBER 300946)**  
**REPORT OF THE INDEPENDENT EXAMINER TO THE TRUSTEES OF**  
**THE RATTERY VILLAGE HALL**

We have examined the financial statements of the The Rattery Village Hall for the year ended 31<sup>st</sup> December 2023 on pages one to four.

**Respective responsibilities of trustees and examiners**

The charity's trustees consider that an audit is not required for this year ended (under section 43(2) of the Charities Act 1993 (the Act), as amended by s.28 of the Charities Act 2006) and that an independent examination is needed.

It is our responsibility to

- Examine the accounts (under section 43 of the Act as amended)
- To follow procedures as laid down in the General Directives given by the Charity Commission (under section 43(7)(b) of the Act, as amended) and
- To state whether particular matters have come to our concern

**Basis of independent examiners' statement**

Our examination was carried out in accordance with the General Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts and seeking explanations from trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently, we do not express an audit opinion on these accounts.

**Independent examiners statement**

In connection with our examination, no matter has come to our attention:

(1) Which gives us reasonable cause to believe that in any material aspect, the trustees have not met the requirements to ensure that;

- Proper accounting records are kept (in accordance with section 41 of the Act), and
- Accounts are prepared which agree with the accounting records and comply with the accounting requirements of that Act or

(2) To which, in our opinion attention should be drawn in order to prepare a proper understanding of the accounts to be reached



Tamar Accounting

Citadel Lodge

2A Elliot Street

The Hoe

Plymouth

PL1 2PP

27 February 2024

**THE RATTERY VILLAGE HALL**

England & Wales - Charity number 300946

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# Accounts

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## **RATTERY VILLAGE HALL COMMITTEE**

Annual General Meeting  
7.30 pm 27th February 2023

**Present** - Rachel Coaker, Peter Smerdon (Chairman), Alison Samuel, Ann Hogan(secretary), Kay Gautry Janet Causey (treasurer), Rob Needham, Antony Coker, Mark Freeman

1. **Apologies** -none (Alison notified she would be a little late)
2. **Minutes of last AGM** – The minutes of the last AGM were approved, (proposed by Antony and seconded by Robert..
3. **Matters arising** – There were no matters arising

### **4. Treasurer's report**

Janet reported on the results this year.

At the year end there was £52,178 in the current account. Assets have increased by £10,000 from last year and stand at £158,000 which is considered to be a usual amount to hold.The accounts were approved (Proposed by Peter and seconded by Alison and signed by Peter and Janet).

Peter thanked Janet for her hard work and extended further thanks to Mark Causey for his help too.

Mark Freeman asked if the committee had considered investing in Premium Bonds as there are much better rates available than from bank accounts.Need to check on the Charity Commission website to see if this would be allowed.

The electricity contract runs out end November 2023.Currently with SSE Unit charges are 29.15p day,22p night and 24p at other times. The green levy is on zero (usually 0.75p/unit) Peter will ring SSE to discuss claiming the Off Grid Grant.

### **5. Secretary's report**

Ann reported that Tony Coaker had resigned, Kay was leaving the area and has stepped down as booking clerk, Val Tagg and Carleen Telemann have both stepped down.The charity commissioners review had again been completed. PRS/PPL had been contacted with current financial information and the annual payment made.Peter thanked Ann for her contribution as secretary. The secretary's report was approved, proposed by Rachel and seconded by Sally.

### **6. Chairman's report**

Peter reported on John Severn's visit which led to the committee acquiring insurance cover for all Trustees to cover any liability claims.

He described the return to normality for the Village Hall activity after the pandemic and how bookings were now back to usual levels.

Peter highlighted that increased energy costs we are all facing will have a direct impact which may mean we face higher prices which will need to be factored in to hall charges.

Peter said that Rachel , Tony and Neil will continue to keep maintaining the hall and there will be a constant review for any required improvements.

TRAYE (the youth club) has now ended its association with the hall.

The Chairman's report was approved, proposed by Alison and seconded by Rachel.

## **7. Election of Management Committee (Trustees)**

Lunch club has ended, there is slow progress with twinning

Rob Needham representing Parochial Church Council

Alison Samuel representing Environment Group

Peter Smerdon representing the Parish Council

Mark Freeman representing the Garden Show

Rachel Coaker representing the Social club

The rest of the committee were voted onto the committee on bloc after everyone agreed they were willing to continue being trustees - being - Janet Causey, Antony Coker, Ann Hogan Proposed by Alison Samuel. Seconded by Peter Smerdon.

(Jess Nash was co-opted onto the committee).

(note - currently there are spaces for 10 trustees plus 2 co-opted members on the committee though our constitution does accept up to 11 trustees plus 2 co-opted members Peter and Ann to send email out to the Rattery e-mail exchange advertising two Trustee vacancies.)

## **8. AOB**

There was no other business

## **9. Date of next meeting –one year -2024**

10. Meeting closed at declared time of 7.50 p.m

**THE RATTERY VILLAGE HALL  
(REGISTERED CHARITY NUMBER 300946)**

**ANNUAL ACCOUNTS FOR THE YEAR ENDED  
31 DECEMBER 2022**

**THE RATTERY VILLAGE HALL  
(REGISTERED CHARITY NUMBER 300946)**

**ANNUAL REPORT FOR THE YEAR ENDED 31<sup>ST</sup> DECEMBER 2022**

The Rattery Village Hall is registered with the Charity Commissioners (No. 300946) and constituted by Deed of Trust.

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Chairman – Mr P Smerdon

Secretary – Ann Hogan

Treasurer – Mrs J Causey

Other members – Anthony Coker, Tony Coaker , Rachel Coaker, Kay Gautry, Robert Needham, Val Tagg.

Contact Address:

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Mrs J Causey  
Brownston Farm  
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TQ10 9LQ

**THE RATTERY VILLAGE HALL  
(REGISTERED CHARITY NUMBER 300946)**

**ANNUAL REPORT FOR THE YEAR ENDED 31<sup>ST</sup> DECEMBER 2022 (continued)**

**OBJECTIVES OF THE CHARITY**

- (1) The object of the charity is the provision and maintenance of the village hall for the use of the inhabitants of the parish of Rattery (the area of benefit) without distinction of political. Religious or 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 and
- (2) The said land and building shall be held upon trust for the purposes of a village hall as foresaid.

The main source of income during the year was generated from the hire of the village hall. There were various grants and donations totalling £1,165. Also received was £9,300 from Southern Electric for electricity from the PV panels.

Funds on hand at the yearend totalled £158,160 of which none are restricted.

.....

Mr P Smerdon

.....

Mrs J Causey

**THE RATTERY VILLAGE HALL**  
**(REGISTERED CHARITY NUMBER 300946)**

**INCOME AND EXPENDITURE ACCOUNT**  
**FOR THE YEAR ENDED 31 DECEMBER 2022**

Notes	Unrestricted Funds £	Restricted Funds £	2022 Total Funds £	2021 Total Funds £
<b>INCOME:</b>				
Grants and donations	1,165	-	1,165	11,998
Hire	14,684	-	14,684	6,686
Villages in action	-	-	-	-
PV income (ROCS)	9,300	-	9,300	7,571
Bank interest (Gross)	1,007	-	1,007	508
Sundry income	36	-	36	20
	26,192	-	26,192	26,783
<b>EXPENDITURE:</b>				
Booking Clerk expenses	2,052	-	2,052	1,633
Maintenance and repairs	4,287	-	4,287	860
Refunds	-	-	-	-
Cleaning	1,319	-	1,319	680
Equipment and improvements	3,185	-	3,185	530
Insurance	1,070	-	1,070	976
Fire and electric testing	411	-	411	235
PRS	150	-	150	241
Electricity and water	3,463	-	3,463	1,236
Consumables	566	-	566	218
Photocopier, stationery and general	84	-	84	42
Subscription	174	-	174	244
Depreciation of PV panels	-	-	-	4,182
Accountant	60	-	60	60
Miscellaneous	196	-	196	-
	17,017	-	17,017	11,137
<b>NET INCOME</b>	9,175	-	9,175	15,646
<b>Total assets at 1st January 2022</b>	148,985	-	148,985	133,339
<b>Total assets at 31st December 2022</b>	158,160	-	158,160	148,985

**THE RATTERY VILLAGE HALL  
(REGISTERED CHARITY NUMBER 300946)**

**STATEMENT OF ASSETS AND LIABILITIES  
AS AT 31 DECEMBER 2022**

Notes	Unrestricted Funds £	Restricted Funds £	2022 Total Funds £	2021 Total Funds £
<b>CASH FUNDS</b>				
Natwest current account	55,357	-	55,357	47,189
Nationwide Building Society	20,792	-	20,792	20,000
Virgin Charity Deposit Account	81,910	-	81,910	81,695
Stock	100	-	100	100
Petty Cash	1	-	1	1
	<u>158,160</u>	<u>-</u>	<u>158,160</u>	<u>148,985</u>
 <b>ASSETS RETAINED FOR THE CHARITY'S OWN USE</b>				
PV panels	89,251	-	89,251	89,251
Less Grant received	(47,413)	-	(47,413)	(47,413)
Less Depreciation over 10 years	(41,838)	-	(41,838)	(41,838)
Net book value	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>Total assets at 31 December 2022</b>	<u>158,160</u>	<u>-</u>	<u>158,160</u>	<u>148,985</u>

Signed on behalf of the trustees

.....  
Chairman

.....  
Dated

.....  
Treasurer

.....  
Dated

**THE RATTERY VILLAGE HALL**  
**(REGISTERED CHARITY NUMBER 300946)**  
**REPORT OF THE INDEPENDENT EXAMINER TO THE TRUSTEES OF**  
**THE RATTERY VILLAGE HALL**

We have examined the financial statements of the The Rattery Village Hall for the year ended 31<sup>st</sup> December 2022 on pages one to four.

**Respective responsibilities of trustees and examiners**

The charity's trustees consider that an audit is not required for this year ended (under section 43(2) of the Charities Act 1993 (the Act), as amended by s.28 of the Charities Act 2006) and that an independent examination is needed.

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**Independent examiners statement**

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  - Accounts are prepared which agree with the accounting records and comply with the accounting requirements of that Act or
- (2) To which ,in our opinion attention should be drawn in order to prepare a proper understanding of the accounts to be reached

Tamar Accounting  
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Plymouth  
PL1 2PP

**THE RATTERY VILLAGE HALL  
(REGISTERED CHARITY NUMBER 300946)**

**ANNUAL ACCOUNTS FOR THE YEAR ENDED  
31 DECEMBER 2022**

**THE RATTERY VILLAGE HALL  
(REGISTERED CHARITY NUMBER 300946)**

**ANNUAL REPORT FOR THE YEAR ENDED 31<sup>ST</sup> DECEMBER 2022**

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Treasurer – Mrs J Causey

Other members – Anthony Coker, Tony Coaker , Rachel Coaker, Kay Gautry, Robert Needham, Val Tagg.

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**THE RATTERY VILLAGE HALL  
(REGISTERED CHARITY NUMBER 300946)**

**ANNUAL REPORT FOR THE YEAR ENDED 31<sup>ST</sup> DECEMBER 2022 (continued)**

**OBJECTIVES OF THE CHARITY**

- (1) The object of the charity is the provision and maintenance of the village hall for the use of the inhabitants of the parish of Rattery (the area of benefit) without distinction of political. Religious or 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 and
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The main source of income during the year was generated from the hire of the village hall. There were various grants and donations totalling £1,165. Also received was £9,300 from Southern Electric for electricity from the PV panels.

Funds on hand at the yearend totalled £158,160 of which none are restricted.

.....

Mr P Smerdon

.....

Mrs J Causey

**THE RATTERY VILLAGE HALL**  
**(REGISTERED CHARITY NUMBER 300946)**

**INCOME AND EXPENDITURE ACCOUNT**  
**FOR THE YEAR ENDED 31 DECEMBER 2022**

Notes	Unrestricted Funds £	Restricted Funds £	2022 Total Funds £	2021 Total Funds £
<b>INCOME:</b>				
Grants and donations	1,165	-	1,165	11,998
Hire	14,684	-	14,684	6,686
Villages in action	-	-	-	-
PV income (ROCS)	9,300	-	9,300	7,571
Bank interest (Gross)	1,007	-	1,007	508
Sundry income	36	-	36	20
	26,192	-	26,192	26,783
<b>EXPENDITURE:</b>				
Booking Clerk expenses	2,052	-	2,052	1,633
Maintenance and repairs	4,287	-	4,287	860
Refunds	-	-	-	-
Cleaning	1,319	-	1,319	680
Equipment and improvements	3,185	-	3,185	530
Insurance	1,070	-	1,070	976
Fire and electric testing	411	-	411	235
PRS	150	-	150	241
Electricity and water	3,463	-	3,463	1,236
Consumables	566	-	566	218
Photocopier, stationery and general	84	-	84	42
Subscription	174	-	174	244
Depreciation of PV panels	-	-	-	4,182
Accountant	60	-	60	60
Miscellaneous	196	-	196	-
	17,017	-	17,017	11,137
<b>NET INCOME</b>	9,175	-	9,175	15,646
<b>Total assets at 1st January 2022</b>	148,985	-	148,985	133,339
<b>Total assets at 31st December 2022</b>	158,160	-	158,160	148,985

**THE RATTERY VILLAGE HALL  
(REGISTERED CHARITY NUMBER 300946)**

**STATEMENT OF ASSETS AND LIABILITIES  
AS AT 31 DECEMBER 2022**

Notes	Unrestricted Funds £	Restricted Funds £	2022 Total Funds £	2021 Total Funds £
<b>CASH FUNDS</b>				
Natwest current account	55,357	-	55,357	47,189
Nationwide Building Society	20,792	-	20,792	20,000
Virgin Charity Deposit Account	81,910	-	81,910	81,695
Stock	100	-	100	100
Petty Cash	1	-	1	1
	158,160	-	158,160	148,985
<b>ASSETS RETAINED FOR THE CHARITY'S OWN USE</b>				
PV panels	89,251	-	89,251	89,251
Less Grant received	(47,413)	-	(47,413)	(47,413)
Less Depreciation over 10 years	(41,838)	-	(41,838)	(41,838)
Net book value	-	-	-	-
<b>Total assets at 31 December 2022</b>	158,160	-	158,160	148,985

Signed on behalf of the trustees

.....  
Chairman

.....  
Dated

.....  
Treasurer

.....  
Dated

**THE RATTERY VILLAGE HALL**  
**(REGISTERED CHARITY NUMBER 300946)**  
**REPORT OF THE INDEPENDENT EXAMINER TO THE TRUSTEES OF**  
**THE RATTERY VILLAGE HALL**

We have examined the financial statements of the The Rattery Village Hall for the year ended 31<sup>st</sup> December 2022 on pages one to four.

**Respective responsibilities of trustees and examiners**

The charity's trustees consider that an audit is not required for this year ended (under section 43(2) of the Charities Act 1993 (the Act), as amended by s.28 of the Charities Act 2006) and that an independent examination is needed.

It is our responsibility to

- Examine the accounts (under section 43 of the Act as amended)
- To follow procedures as laid down in the General Directives given by the Charity Commission (under section 43(7)(b) of the Act, as amended) and
- To state whether particular matters have come to our concern

**Basis of independent examiners' statement**

Our examination was carried out in accordance with the General Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts and seeking explanations from trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently, we do not express an audit opinion on these accounts.

**Independent examiners statement**

In connection with our examination, no matter has come to our attention:

- (1) Which gives us reasonable cause to believe that in any material aspect, the trustees have not met the requirements to ensure that;
  - Proper accounting records are kept (in accordance with section 41 of the Act),and
  - Accounts are prepared which agree with the accounting records and comply with the accounting requirements of that Act or
- (2) To which ,in our opinion attention should be drawn in order to prepare a proper understanding of the accounts to be reached

Tamar Accounting  
Citadel Lodge  
2A Elliot Street  
The Hoe  
Plymouth  
PL1 2PP

**THE RATTERY VILLAGE HALL**

England & Wales - Charity number 300946

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# Accounts

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**THE RATTERY VILLAGE HALL**  
**(REGISTERED CHARITY NUMBER 300946)**  
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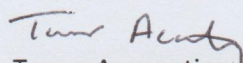
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  - Accounts are prepared which agree with the accounting records and comply with the accounting requirements of that Act or
- (2) To which, in our opinion attention should be drawn in order to prepare a proper understanding of the accounts to be reached

  
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