

THE SOUTH ZEAL VICTORY HALL

England & Wales · Charity number 300974

Details

Status Registered

Legal form Other

Registered 1962-07-20

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

Contact

Address South Zeal Victory Hall
South Zeal
Okehampton
Devon
EX20 2JR

Phone 07543443819

Email southzealvictoryhall@gmail.com

Website www.southzealvictoryhall.org.uk

Activities

Objects: THE PROPERTY SHALL BE USED FOR THE PURPOSES OF A VILLAGE HALL BY THE INHABITANTS OF THE PARISH OF SOUTH TAWTON WITHOUT DISTINCTION OF SEX OR OF POLITICAL, RELIGIOUS OR OTHER OPINIONS AND IN PARTICULAR, 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.

Activities: Village Hall premises

Classification

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

Geography

- **Area of benefit:** PARISH OF SOUTH TAWTON
- Devon

Finances

Period end	Income	Expenditure	Assets	Employees
2025-09-30	£30,458	£7,828	-	-
2024-09-30	£18,707	£18,292	-	-
2023-09-30	£22,820	£19,999	-	-
2022-09-30	£6,161	£29,948	-	-
2021-09-30	£26,093	£6,623	-	-

Trustees

Name	Role	Appointed
ANDREW THOMAS SAMPSON		
Alice Pearn		2024-01-08
Andrew Martin Davis		2022-11-07
BEV HILTON		
Corinne Beeby		2026-01-08
Georgie Strub		2022-10-07
Hollie Sampson		2022-10-03
JACQUELINE CAROLINE KEEGAN		
Jane White		
Jenny Shaddick		2018-11-12
Lorinda Geraldine Legge		2023-03-14
TERESA GUSCOTT		
		2013-02-27

THE SOUTH ZEAL VICTORY HALL

England & Wales - Charity number 300974

Accounts



Trustees' annual report for the period

From	Period start date			T	Period end date		
	01	10	2024		30	09	2025

Reference and administration details

Charity name

Other names charity is known by

Registered charity number (if any)

Charity's principal address

South Zeal	
Okehampton	
Devon	
Postcode	EX20 2JR

Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Jane White	Chairperson		Committee of Management
2	Hollie Sampson			Committee of Management
3	Jenny Shaddick			Committee of Management
	Mr Bev Hilton			Committee of Management
	Andrew Davis			Committee of Management
4	Lesley Terrell			Committee of Management
5	Lorinda Legge			Committee of Management
6	Alice Pearn			Committee of Management
7	Jackie Keegan			Committee of Management
8	Nick Atkinson			Committee of Management
9	Sarah Miller			Committee of Management
10	Andrea McPhillips			Committee of Management
11	Jo Smithson			Committee of Management
12	Lisa Taylor			Committee of Management
13		Vice-Chair (Vacant)		
14		Secretary (ex-officio)		Custodian Trustee
15		Treasurer (ex-officio)		Custodian Trustee

Names of the trustees for the charity, if any, (for example, any custodian trustees)

Name (All Custodian Trustees via South Tawton Parish Council)	Dates acted if not for whole year
Paul Warne	
Andrew Sampson	
Jane White	
Ian Guscott	1.10.24 to 30.07.2025
Jenny Shaddick	
Jo Smithson	
Lisa Taylor	
Julian Courtier	
Lyn Powell	
Hollie Sampson	

Name of chief executive or names of senior staff members (Optional information)

Melanie Bickell, Parish Clerk and Responsible Finance Officer to Custodian Trustee and Secretary /Treasurer to the Charity (ex-officio), as appointed by the Custodian Trustee

Structure, governance and management

Description of the charity’s trusts

Type of governing document	Governing Document dated 9 th February 1961 as approved by the Scheme made by the Ministers of Education under section 18 of the Charities Act, 1960
How the charity is constituted	Unincorporated association
Trustee selection methods	The Managing Trustees are appointed or reappointed annually at the Annual General Meeting held in November

Objectives and activities

Summary of the objects of the charity set out in its governing document	The property shall be used for the purposes of a village hall by the inhabitants of the Parish of South Tawton In particular 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.
Summary of the main activities undertaken for the public benefit in relation to these objects	The Hall is hired by local organisations to the Parish of South Tawton to carry out activities of Parish Council Meetings, Committee Meetings, dance rehearsals and classes, history exhibitions, choir practice, amateur dramatics rehearsal and performances, coffee mornings, farmers market, arts & crafts workshops, Scouts & Brownies events, folk festivals, local carnival activities, celebration & participation in National & local Events, South Zeal Open Gardens fund-raising event offering opportunity to walk around the village and visit local gardens

Additional details of objectives and activities (Optional information)

We are grateful for the many hours volunteers, including member volunteers, have spent fund-raising, making grant applications, catering & providing their time to assist with events. Without this valuable contribution of time, energy and expertise we would not have been able to achieve so much .

Achievements and performance

Summary of the main achievements of the charity during the year.

The Hall has been hired/used for 796 hours during the financial year for information sharing, recreation, exercising, entertaining and social benefits for the Parishioners of South Tawton and evidences the need for the requirement of the 'purpose' of the Hall, which is a great achievement

Following a structural survey in 2023, major repairs were identified to be carried out to the hall roof. During 2024-2025 tremendous effort from the fund-raising sub-committee raised £30,000 with the support of local organisations, to fund the repair to the roof and carry out refurbishment of the floors, ceiling and kitchen. The entire 'maintenance pot' was entirely via grants and donation contributions.

Without these grants & donations the repairs would not have been possible for some considerable time (years) and may have led to further deterioration of the roof and subsequent water damage.

The fund-raising activities arranged and hosted by the fund-raising committee and the attendance and support of parishioners to these events show a great sense of community pride in the Victory Hall and the desire to see its continued use as a community building.

The requirement within the Governing document that the Committee of Management for the Charity be comprised of local organisations to the Parish provides a sense of involvement and ownership to the Community.

Financial review

Brief statement of the charity's policy on reserves

Cash at bank at 30/09/2025 was £53,077 of which £12,954 is held in a reserve account to cover the main financial risk to the charity of loss of hire income, urgent maintenance, reduced funding from the Council and reduced donations/grants. £30,000 is earmarked as grant/donation monies for hall repairs/refurbishment in the next 12 months

Details of any funds materially in deficit

Not applicable

Further financial review details: (Optional information)

Our source of funds this year has been grants, donations & fund-raising to pay for hall repairs and refurbishment and hall hire fees. We have used general funds to subsidise the hire fee for local organisations for many years but this has been highlighted to be unsustainable going forward as the hire fees do not cover the hall running costs for the period of the hire with general funds being used to cover the deficit each year.

Other optional information

Future Plans

The coming year will see a continued emphasis on promoting the use of the hall and seeking of grant funding for continued refurbishment and improvement of the hall facilities to make it more desirable and enhance its longevity as a community building.

Declaration

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

Signature(s)		
Full name(s)		
Position (eg secretary, chair, etc)	Chairperson	
Date		

South Zeal Victory Hall Charity 300974 Receipts & Payments Account			
01/10/2024 – 30/09/2025			
		2025	2024
<u>Receipts</u>			
Hire Income		2231.00	2392.00
Fundraising		5419.19	4882.70
Donations/Grants		22646.81	11242.01
Bank Interest		160.90	190.14
	Total	30457.90	18706.85
<u>Payments</u>			
Caretaker		2184.00	2184.00
Cleaning		56.90	134.58
Electricity		1226.01	1982.85
Oil		1093.42	1559.17
Water		612.00	564.50
Maintenance		716.00	10364.32
Insurance		1058.54	1026.33
Administration		880.76	475.89
Bank fees			0.00
	Total	7827.63	18291.64
Net of receipts and payments		22630.27	415.21
<u>Opening accounts</u>			
Opening current account		17017.21	16919.41
Opening reserve account		13144.28	12954.14
Opening Petty cash		285.75	158.48
	Total	30447.24	30032.03
With receipts/payments		53077.51	30447.24
<u>Closing accounts</u>			
Closing current account		39515.37	17017.21
Closing reserve account		13305.18	13144.28
Closing Petty cash		256.96	285.75
	Total	53077.51	30447.24



Section A

Independent Examiner's Report

**Report to the trustees/
members of**

Charity Name
South Zeal Victory Hall

**On accounts for the year
ended**

30th September 2025

**Charity no
(if any)**

300974

Set out on pages

1

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 30/09/2025.

**Responsibilities and
basis of report**

As the charity trustees of the Trust, 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 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 which gives me cause to believe that in, any material respect:

accounting records were not kept in accordance with section 130 of the Act or

the accounts do not accord with the accounting records

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

Signed:

Date:

31/10/2025

Name:

Mrs Jennifer Frangleton BA ACA

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

ICAEW

Address:

Harwood, South Zeal, Okehampton, Devon

Only complete if the examiner needs to highlight matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

Give here brief details of any items that the examiner wishes to disclose.

THE SOUTH ZEAL VICTORY HALL

England & Wales - Charity number 300974

Accounts

Trustee's Report – South Zeal Victory Hall – November 2021

Charity Name: South Zeal Victory Hall **Registration Number:** 300974

Address: South Zeal Victory Hall, South Zeal, Okehampton, EX20 2JR

The Hall's Administration

South Zeal Victory Hall is a Foundation under Section 18 of the Charities Act 1960, of which members of South Tawton Parish Council are the Custodian Trustees.

Meeting bi-monthly, with the Annual General Meeting held every November, the hall is managed by a Committee made up of Management Trustees; comprising the main user groups as well as representatives of South Tawton Parish Council plus elected and co-opted members.

The premises are licensed by West Devon Borough Council and we hold the required PRS/PPL licence for the use of music.

The South Zeal Victory Hall Management Committee exists to ensure that the Victory Hall is maintained for and is therefore available for use by the community in perpetuity. For this to happen, hirers understand that this means that the hall must be used in a legal, safe and responsible manner at all times. Risk assessment and Hire agreement documentation is published on the website.

Members of the South Zeal Victory Management Committee

The elected members, voted in at the AGM November 2020 were re-confirmed as:

Jake Powell
Annie Clarke
Melinda Powell
Fiona Reddaway

The South Tawton Parish Council representatives on the Management Committee for 2020/21 are confirmed as:

Cllr David Counter
Cllr Jenny Shaddick
Cllr Jane White

Co-opted members (up to 3 members)

Teresa Guscott
Ewa Farwell

Members representing main user groups

Beville Hilton
Morris Elsworth
Kellie Budworth

AGM November 2021 Chairman Statement

I'd like to welcome all of you to our AGM. Coronavirus has continued to affect us all and many of us throughout this community and beyond continue to lose loved ones to this dreadful virus. The positives of this year? A vaccination programme which has reduced the number of patients being admitted to hospital – so I would like to take this opportunity to thank all those people in this community who have worked tirelessly to ensure that we can all now believe that 'normality' or at least a world where we can cope with Covid being amongst us is possible. Thank you to all of you.

I would also like to say a few words about the people in the Committee. I would like to thank Melinda for all her hard work this year as Treasurer in the Committee. She has done an excellent job of looking after our accounts and ensuring that we continue to be in a strong financial position during the Covid-19 crisis. I would also like to thank our Booking Clerk, Ewa Farwell, who has been excellent and efficient in her role. Thanks also go to Jane White, who continues to be a great help and particularly for working closely with the School. Thanks too to Dawn Watkins, our caretaker and Chief Cleaner; I would like to thank her for all her hard work and for being proactive and making sure that we are able to conform with the necessary changes to comply with HM government guidelines.

This summer, Martin White (plumber and heating engineer) and others came to the Hall and they have updated/installed the heating throughout the Hall. This would not have been possible without the kindness of our community and in particular the grant provided by Denbrook Community Fund. Thank you all of you. Next on the list is the painting and this is planned for the end of December and the Spring Half Term.

Pre-school have announced that they will be leaving the Village Hall and moving down to the main site at school. We await the details of this move. Good luck to all.

Next year is an important year – the centenary celebration of SZVH. Let's make it a party to remember everyone because the last two years haven't been any fun at all.

I hope that I am able to continue in my role as Chairman of the South Zeal Victory Hall Committee and given a further opportunity to continue my work for this community and will do what I can do to ensure that South Zeal Victory Hall continues to thrive and serve this community.

These are some of our achievements this year.

Activities for October 2020 – September 2021

From our Action Plan 2019, the activities completed this year are set out below:

Stage 2 of the Renovation Project Action Plan

a) Completion of Application to Denbrook Community Fund

We have already completed an application to Denbrook Community Fund to support the Renovation of the Victory and Stage 2 of our Action Plan which involves replacing the Heating System (including new boiler, radiators and piping) and to do a complete internal painting of the Hall.

b) Completion of Locality and West Devon Community Project Fund

Completed application for the Locality and West Devon Community Project Fund this to enable us to gain access to further funding to support our Renovation Project.

c) Research into Solar Energy and Green Grants to support the development/renovation of the Hall for the future.

We are actively researching ways of working towards the future and looking at alternative/creative ways to make energy and to reduce the carbon footprint of the Victory Hall in the future. We are currently looking for Green Energy grants which might be available to us to request funding for us to do the work, to generate sustainable energy, and to reduce the carbon footprint of the Hall.

Intended Community Benefit of Action Plan 2019 included in Denbrook Application

- The Hall is an integral part of community life and the project will ensure it remains so for the next 100 years.
- Removal of the heating system will reduce the environmental impact of the Hall.
- This is a focal meeting point in an otherwise isolated community and provides a place for groups supporting both physical and mental health including dance.
- The Hall is provision for a number of groups who value its role in giving a local safe and secure meeting place allowing inclusion of vulnerable members of the community.
- The Hall provides a community building for voluntary groups to use and therefore provides local provision of social and cultural activities.
- We plan to use local tradesmen to complete the project.

With the success of the application to the Den Brook fund the renovation to the heating system has been ongoing over the summer holidays to reduce the impact to the preschool and other hall hirers. This will improve conditions within the hall and hopefully reduce overall fuel costs with a more modern and efficient heating system combined with the insulation of the hall that was completed previously. We plan to complete the current renovations with painting of the interior of the hall prior to the centenary celebrations next year.

Treasurer report AGM November 2021

Financially, we have weathered the storm induced by COVID reasonably well given the reduction in hires inevitable with having to close the hall for periods of time, school closures and larger events having to be postponed and cancelled.

Our hire income looks static but this was also reduced in 2020 due to COVID and is actually reduced by about £1000 from what would normally be expected in a non-COVID year. Usual fundraising events have not been possible and therefore there has been no fundraising income in this year. There is a bit of financial and booking recovery none the less with figures slowly moving back towards a pre COVID level and there are now no further events that have been paid for but postponed so this figure may actually be falsely depressed with some of the income from events being held this year accounted for in the hire income in 2020 accounts due to events being booked in 2020 and paid for but then being postponed due to COVID and not actually occurring until 2021.

We have been fortunate to have benefitted from grants in the last two years. The West Devon Borough Council (WDBC) grant of £10,000 last year and the Denbrook Grant of £20,000 this year. This has made a huge difference in enabling us to complete the heating refurbishment to upgrade the heating system. Income without that grant would be approximately £4000 less than expected for a non-COVID year. This discrepancy being largely made up of reductions in hire and fundraising income. This has been offset this year by the WDBC grant from last year.

We have a water rebate this year as water usage has been affected by reduction in hall usage due to COVID. Money from the electricity meters is also reduced due to the reduced hires. The interest rates

have reduced affecting the interest paid on the reserve account – this is not a reflection of the amount of money in the account as this is relatively static.

Payments

Fuel usage has been reduced partially due to the reduced use of the hall so we will need to compare next year whether our costs for oil and electricity are positively affected by the heating modernisation. This will also be affected by changing and fluctuating oil costs due to external factors though.

Maintenance costs include the electrics for the boiler installation, so this is slightly increased from a usual year.

Insurance costs are inflated as this is representative of two years insurance due to when the renewal and remittance came through.

In summary, the Hall accounts are in a reasonable position and stable over the last 12 months. The year end total income and closing account figures documented are somewhat falsely inflated by the £20,000 Denbrook grant which remained in the account at that time but the Heating system has now been paid for so the current figures in the account are more reflective of last years' closing accounts. There is approximately £6000 left in the heating pot (included in the overall account figures and not representative of a separate fund or account) for renovations currently. This includes the rest of the Denbrook grant and will most likely be need for painting and redecoration.

There are no outstanding debts although as mentioned previously the accounts reflect the payment not at that stage made for installation of the new heating system. This is no longer outstanding. There are no funds held by trustees.

Victory Hall, South Zeal - Year Ending 30th September 2021

Receipts

	2021	2020
Hire Income	5752.01	5353.51
Fundraising	0.00	340.00
Donations/Grants	20000.00	11482.69
Water or Electricity refund	332.19	299.09
Electricity Meters cash	7.00	45.50
Bank Interest	1.57	17.44
Total	26092.77	17538.23

Payments

Caretaker	1860.00	1860.00
Cleaning	71.08	87.33
Electricity	708.00	965.00
Oil	774.64	978.35
Water	128.50	692.00
Maintenance	1502.53	3368.40
(inc. electrics for boiler £596.36 in 2021 and Replacement ceiling insulation £2533.20 in 2020)		
Sundries cash	30.00	0.00
Insurance	1499.44	850.96
(Inc. buildings and contents cover for 2021/2022)		
Advertising	48.34	48.34
Bank fees	0.00	0.00
Total	6622.53	8850.38

Net of receipts and payments 19470.24 8687.85
awaiting invoice for central heating work completed in August 2021

Opening accounts

Opening current account	15541.61	10016.70
Opening reserve account	15813.09	12795.65
Opening cashbook	185.58	40.08
Total	31540.28	22852.43
With receipts/payments	51010.52	31540.28

Closing accounts

Closing current account	35033.28	15541.61
Closing reserve account	15814.66	15813.09
Closing cashbook	162.58	185.58
Total	51010.52	31540.28

I have examined the documents, bank statements and receipts and payment ledgers and certify that the accounts give a true and fair view of the transactions of Victory Hall, South Zeal for the Year ending 30th September 2021.

Jenny Frangleton, Harwood, Ramsley, South Zeal, Okehampton

Independent Examiners Report to Trustees

Accounts for South Zeal Victory Hall Year Ending 30th September 2021

Charity Number: 300974

I report to the trustees on my examination of the accounts of the above charity (South Zeal Victory Hall) for the year ended 30th September 2021.

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 South Zeal Victory Hall'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 which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did 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: 

Date: 25/7/2022

Name: Mrs Jennifer Frangleton BA ACA

Relevant professional qualifications or body (if any): Institute of Chartered Accountants

Address: Harwood, Ramsley, South Zeal, Okehampton