

Comrades Hall Annual Report 2023

Well what a year this has been in the life of the village hall.

First, David Leader, our chairman, sadly died. Jacqui Sewell then took up the reins for a couple of months, before resigning along with several members of the committee, including David and Joyce Chumbley who had served the hall committee so well for a number of years, for which I thank them. Whilst this has been a difficult year for the hall's finances, with increases in energy costs, we end the year with a new play area for children, a beautiful new timber shelter on Bernards' Place in conjunction with a larger community green area near The Square. A very big thank you to Malcolm Heaver and his team – Chris Edgerley, Sophie Stinton, Graham Small, Stefan Nikolov and others - for all the work involved in the erection of the timber shelter project. In addition we have updated our heating system to Air Source Heat Pump and installed 36 solar panels across 3 roof areas, providing on site electricity generation and reducing the building's carbon footprint. We thank the National Lottery Community Fund, Zero Carbon Dorset and Broadwindsor Group Parish Council for their support and grant funding for these improvements. We have also been able to arrange for three pieces of outdoor fitness equipment for adults, which will be installed soon (by the end of this week) Two of the pieces have been funded by Bridport Round Table and Magna Housing Association. I am also delighted to say that with the hard work of Sheila Hawkins and Margery Hookings with their grant applying skills as well as the Crowdfunder appeal, our overall financial position remains very strong. Comrades Hall enjoyed its 70th anniversary in November, an evening of fun, dancing and celebration. A great evening organised by Megan Jones and her team.

The hall continues to be well supported by village organisations, and we are so fortunate to continue to benefit with the twice-weekly post office service.

I would like to mention and thank the hall's 'unsung heroes'. Firstly, Mandy Nicholson who has been cleaning the hall for more years than I can remember. Our booking clerk, Kirsty Moore, who supports our hirers and provides regular informative reports for committee members, and Stefan Nikolov, for his hard work keeping the grass and hedges on Bernards' Place so well manicured. A big thank you to Margaret Wing and her team for the great work they do running the film club and organising the Artsreach events, which are hugely popular and a key fundraiser for the hall. I would also like to thank Brian Stone, who is standing down from the hall committee after ten years as our treasurer. Similarly, Sheila Hawkins, who supported me by taking up the role of secretary on an interim basis in July last year.

My thanks also to every member of the hall committee who give of their time voluntarily, to manage the Comrades Hall, which is such a key facility at the heart of our community.

Andrew Hookings
Interim Chairman

Numbers Sheet Name	Numbers Table Name
Summary of Account	Table 1
Community Hub	Table 1
Input sheet	Table 1
Forecast Outturn	Table 1
Annual Expenditure	Table 1

Excel Worksheet Name

[Summary of Account](#)

[Community Hub](#)

[Input sheet](#)

[Forecast Outturn](#)

[Annual Expenditure](#)

Comrades Hall Broadwindsor - Summary Accounts 2022/23

Operations

	Income	Expenditure
Lettings	12,631.60	12,566.75
Artsreach	1,330.33	887.60
100 Club	0.00	360.00
Film Club	1,130.00	829.00
Bernards' Place	0.00	140.06
Barn Dance	895.00	288.00
Other	34.52	1,345.48
Subtotal	16,021.45	16,416.89

- Liabilities	5,667.00
Current Operating Surplus	-6,062.44
+ Grants and Donations	78,230.34
- Project Expenditure	84,791.50
Total Surplus for Year	-12,623.60

Lettings Expenditure

Electricity	2,141.15
Water	196.28
Sewage	231.72
Oil	0.00
Bins	228.02
Bookings Mgt	1,560.00
Cleaning	5,033.07
Maintenance	792.44
Administration	213.99
Ins & Lic.	1,790.08
Broadband	285.00
Publicity	95.00
Total	12,566.75

Grants & Donations

Hall	
Parish Council	1800.00
Skittles	254.27
Bernards' Place	
E C	100.00
Community Hub Project	
Parish Council	1000.00
National Lottery	45112.12
Dorset Council	15000.00
Crowdfunding	13179.45
R H	100.00
Fireworks	659.50
Round Table	1025.00
Total	78230.34

Assets

Cash	In hand	TSB Current	TSB Deposit
Balance at 31/03/22	393.00	2,646.51	37,908.84
Banked	-393.00	393.00	
Unbanked receipts			
Receipts		94,251.79	
Expenditure		-101,208.39	
Interest			127.11
Sale of Investments		7,043.54	
Transfers		0.00	0.00
Value 31/03/23	0.00	3,126.45	38,035.95

Investments	Charifund	Charibond	Total
Value at 31/03/2022	13,787.75		54,736.10
Less Units Sold	7,043.54		
Change in value	-420.98		
Value 31/03/23	6,323.23	0.00	47,485.63

B P Stone Hon. Treasurer.

Projects

Community Hub	84791.50
Total	84791.50

Liabilities

100 Club	
Film Club	405
Hub	5262
Total	5667

I confirm that this statement is supported by the vouchers and records of the charity.

Signature:

Name:

Date:

Community Hub Project

	Estimate Actual Cost		Payments Made			Total Paid	Funding Souce								
							the National Lottery Community Fund RC South West Region	Low Carbon Dorset	Crowdfunder	Dorset Council	Round Table	Other	Hall Funds		
Play equipment and installation	56,293.83	£74,781.21	£24,927.07	£24,927.07	£24,927.07	£74,781.21	£10,469.00	£10,469.00	£22,348.12		£7,495.09	£15,000.00			£9,000.00
Timber parts for Youth Shelter, including Cedar roof shingles	£4,187.94	£6,210.00	£6,210.00			£6,210.00	£1,826.00				£1,651.36			£1,759.50	£973.14
Other Shelter Costs	not included	£1,570.29	£1,570.29			£1,570.29									£1,570.29
Playground Fencing	not included	£1,186.00				£1,186.00									£1,186.00
Adult Exercise Equipment	not included	£5,058.00									£4,033.00		£1,025.00		
Lighting for Shelter	not included	??													
Total for Bernards' Place element	£60,482.00	£88,805.50				£83,747.50									
Total including 10% Contingency	£66,530.00														
Arboriculture Report	not included	£636.00	£636.00			£636.00									£636.00
and site inspections	not included	£612.00	£204.00	£204.00		£408.00									£408.00
Professional fees		£1,248.00				£1,044.00									
Total including Contingency funding @10%	£67,790.00														
Total	£90,053.50					£84,791.50	£12,295.00	£10,469.00	£22,348.12##	£0.00 £85,128.59	£13,179.45	£15,000.00	£1,025.00	£1,759.50	£13,773.43
														£76,076.07	

Comrades Hall - Forecast Outturn 2022/23

2023/24

Lettings

	1st half Actual	2022/23 2nd half Estimated	Whole Year Forecast	2023/24	Letting Income 2022		
Electricity	616	451 ⁽¹⁾	1067	6000	Jan	944	PRS
Water	116	115 ⁽²⁾	231	250	Feb	1221	15000 + vat
Sewage	106	130 ⁽²⁾	236	250	Mar	1194	450 90
Oil	0	0	0	0	Apr	1032	
Bins	88	130	218	250	May	1134	
Caretaking	720	840 ⁽³⁾	1560	1560	Jun	897	
Cleaning	1927	3000 ⁽⁴⁾	4927	5000	Jul	726	
Maintenance	728	500	1228	1000	Aug	961	
Administration	200	0	200	200	Sep	906	
Ins & Lic.	1250	350	1600	2000	Oct	905	
Broadband	0	400 ⁽⁵⁾	400	400	Nov	852	
Publicity	15	60	75	75	Dec	928	
Total Costs	5766	5976	11742	16985		11700	
Letting Income	4869	6300 ⁽⁶⁾	11169	11400			
Surplus/Loss			-573	-5585			

Notes:

- 1 Based on last years usage for 2nd half
- 2 Based on first half bills
- 3 Only 6 four weekly payments made so far
- 4 Only 5 monthly payments made so far
- 5 No payments made to date
- 6 Based on last years income for second half

Other

It is expected that the profit from the 100 Club (assuming we continue with it) will cover our costs of maintaining Bernards' Place
Other income from the film club or Artsreach is expected to be minimal

Grants/Donations

Current Contributions	1800	1800
Others expected	0	0
Total for year	1800	1800

Expected Annual Outturn

Operational	-573	-5585
Overall	1227	-3785

Annual Expenditure - Estimate for 2022/2023

	Fixed	Variable	Total
Electricity		£800	£800 Assuming benefits in sustainability business case are realised
Water		£250	£250
Sewage		£400	£400
Oil		nil	nil Assuming new heating system is installed
Bins	£280		£280
Bookings Mgt	£1,800		£1,800
Cleaning	£4,830		£4,830 wages of £4680 plus consumables est £150
Maintenance	£2,500		£2,500 but very variable (excludes items already identified against reserves)
Administration	£100		£100 consumables for new notices etc
Ins & Lic.	£1,600		£1,600
Broadband	£300		£300
Publicity	£100		£100
Bernards' Place	£500		£500 Grass Cutting only - assumes some increase in rates
Total	£12,010	£1,450	£13,440
Less Grants		PCC	£1,800
		EC	£100
Minimum income required			£11,540

Estimated Annual Leting Income

Regular Users

Mike Hawkins (Papers)	Daily	2160	
Leon Lord (Pilates)	Twice Weekly	1475	
Short Mat Bowls	Weekly	1100	
Becca (patchwork)	Weekly	?	(numbers declining, currently unclear whether bookings will continue)
Guides etc	Weekly	500	(aiming to maximise use of outside meetings so income expected to be lower)
Silver Lining	Twice per Month	480	
PO Users Group	Twice Weekly	600	
Beamminster Young Farmers	Fortnightly	598	(but no bookings yet received)
Film Club	Monthly	480	(12 films @ £40)
Sue Hill	Occasional	600	
Artsreach	Occasional	80	
Horticultural Society	Occasional	253	
Over 60's	Monthly	266	
WI	Monthly?	228	
Skittles	Monthly X 10	190	
Village Praise	Monthly	?	
Broadwindsor School	Annualy	120	
Broadwindsor Fun Group	Occasional	300	(6X £40 slots booked for 1st half of year)
BADCE	Occasional	50	
Comrades Arms	Short term	0	(not expected to be operating then)
Parish Council	?		
Total		£9,480	

Number of bookings made:

Ad Hoc hirings

		2017/18	2018/19	2019/20
Weddings	£444 (booked)	0	1	1
Dances/Discos	£255 (booked)	1	1	0
Party (no Bar)	£70	4	1	0
Elections	£150	0	1	1
Coffee/ Mornings	£90	3	3	2
Breakfasts/ Lunches etc	£80	2	2	6
Main Hall	£200	7	16	14
Lewesdon	£40	2	3	0
Servery	£36	6	0	4
Total	£1,365	25	28	28

Estimated Income £10,845

Independent examiner's report to the trustees of The Comrades Hall

I report to the trustees on my examination of the accounts of the Comrades Hall (the Trust) for the year ended 31 March 2023

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 all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

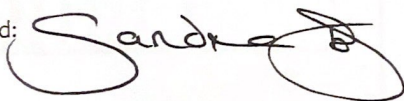
Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination 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.

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: Sandra Burrows

Address: 5 Redlands Lane
Broadwindsor
Beaminster
Dorset
DT8 3ST

Date: 2nd November 2023