



# Trustees' Annual Report for the period

From	Period start date			To	Period end date		
	01	January	2024		31	December	2024

## Section A Reference and administration details

Charity name Canford Cliffs Village Hall Trust

Other names charity is known by Canford Cliffs Village Hall

Registered charity number (if any) 301112

Charity's principal address 17 Ravine Road

Poole

Dorset

Postcode

BH13 7HT

### 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	Mr Hassam Sufraz	Chair and Treasurer		
2	Mr Martin Heath			
3	Ms Rosemary Thrower	Secretary		
4	Ms Rosalind Bloom			
5	Ms Yvonne Franklin		From 16 January 2024	
6	Ms Julia Al-Omar		From 19 June 2025	

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

Name	Dates acted if not for whole year
The Official Custodian for Charities	

## Names and addresses of advisers (Optional information)

Type of adviser	Name	Address

## Section B Structure, governance and management

### Description of the charity's trusts

Type of governing document	Trust Deed (Declaration of Trust dated 29 September 1923)
How the charity is constituted	Trust
Trustee selection methods	Appointed by existing trustees for extendable 3 year terms.

### Additional governance issues (Optional information)

You **may choose** to include additional information, where relevant, about:

- policies and procedures adopted for the induction and training of trustees;
- the charity's organisational structure and any wider network with which the charity works;
- relationship with any related parties;
- trustees' consideration of major risks and the system and procedures to manage them.

The trustees have prepared and maintain comprehensive Rules and Regulations to cover administrative procedures that are absent in the governing document.

New trustees are supplied with minutes of recent meetings and copies of the constitution and policies. They are encouraged to attend relevant courses and to read Charity Commission guidance for trustees.

## Section C Objectives and activities

### Summary of the objects of the charity set out in its governing document

To provide the facilities of a Village Hall for the benefit of the residents of Canford Cliffs and the surrounding area of Poole and Bournemouth.

**Summary of the main activities undertaken for the public benefit in relation to these objects (include within this section the statutory declaration that trustees have had regard to the guidance issued by the Charity Commission on public benefit)**

### **Main activities in 2024**

The Village Hall continued to be hired by a variety of clubs, voluntary associations, charities and other non-profit making organisations for uses within the Trust's charitable objects.

The local branch of Age Concern increased their use of the Village Hall during the year, overtaking Poole U3A as the largest source of hiring fee income.

Commercial (for-profit) hirings have continued to be necessary in order to make fuller use of the hall's facilities. These hirings included keep fit, yoga, pilates, singing, dance and self-defence classes run by individuals as a source of income.

As in recent years, hiring fees for public benefit uses continued to be discounted by around 30%.

The trustees confirm that they have had regard to the public benefit guidance issued by the Charity Commission.

### **Additional details of objectives and activities (Optional information)**

You **may choose** to include further statements, where relevant, about:

- policy on grantmaking;
- policy programme related investment;
- contribution made by volunteers.

**Summary of the main achievements of the charity during the year****Financial commentary****Income**

The hiring fee income for the Village Hall of £32,056 was 3% higher than that for 2023 (£31,087).

Part of the Village Hall's car park continued to be let for one morning a week to a local seafood street market. During the year they were joined in the carpark by a local farmer's market. These two lettings provided an additional income of £7,950.

The total income for 2024 (including the bank interest received) was £41,813, a 7% increase over 2023's total income of £39,084.

**Expenditure**

Expenditure in 2024 was £39,989, a 26% increase over the previous year's £31,618.

There were significant increases in the Caretaker/Managers remuneration (due mainly to an increased National Living Wage), the costs of gas and electricity and the costs of repairs, renewals and maintenance. The latter included the costs for the renewal of a timber retaining wall in the hall's rear garden and the costs for some essential tree-work.

**Operating surplus.**

There was a reduced operating surplus of £1,825 for the 2024 financial year compared with 2023's surplus of £7,466.

**Year-end reserves**

The cash reserves at the year-end increased to £139,548 from £137,723. These reserves are allocated as a Contingency reserve of £10,000 and a Building Refurbishment fund of £129,548.

## Section E

## Financial review

### Brief statement of the charity's policy on reserves

The trust's written reserves policy is that there should be a contingency reserve and a building refurbishment fund. The contingency reserve should amount to at least three month's average expenditure. No maximum has been specified. The building refurbishment fund should hold a minimum of £40,000 and a maximum of £150,000. The trustees review the trust's finances at each of their ordinary meetings.

### Details of any funds materially in deficit

None

### Further financial review details (Optional information)

You **may choose** to include additional information, where relevant about:

- the charity's principal sources of funds (including any fundraising);
- how expenditure has supported the key objectives of the charity;
- investment policy and objectives including any ethical investment policy adopted.

The principal source of funding is the hiring of the hall and the letting of its car park.

No fundraising has been necessary since 2010.

Expenditure supports the maintenance and running of the hall.

The trust's reserves are held as cash in the current and savings accounts of the trust's bank. No other investments are made.

## Section F



## Other optional information

## Section G

## Declaration

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

Signed on behalf of the charity's trustees

Signatures		
Full names	Hassam Sufraz	Martin Heath
Position	Chair and Treasurer	Trustee
Date	20/10/2025	20/10/25



Section A

Independent Examiner's Report

Report to the trustees/  
members of

Charity Name  
Canford Cliffs Village Hall Trust

On accounts for the year  
ended

31 December 2024

Charity no  
(if any)

301112

Set out on pages

1 to 5

(remember to include the page numbers of additional sheets)

Respective  
responsibilities of  
trustees and examiner

The charity's trustees are responsible for the preparation of the accounts in accordance with the Charities Act 2011 ("the Act").

The charity's trustees consider that an audit is not required for this year under section 144 of the Act and that an independent examination is needed. [The charity's gross income exceeded £250,000 and I am qualified to undertake the examination by being a qualified member of [named body]].  
*Delete [ ] if not applicable.*

It is my responsibility to:

- examine the accounts under section 145 of the Charities Act,
- to follow the applicable Directions given by the Charity Commission (under section 145(5)(b) of the Act, and
- to state whether particular matters have come to my attention

Basis of independent  
examiner's statement

My examination was carried out in accordance with 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 the trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a 'true and fair' view and the report is limited to those matters set out in the statement below.

**Independent  
examiner's statement**

In connection with my examination, no material matters have come to my attention (~~other than that disclosed below~~ \*) 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.

*\* Please delete the words in the brackets if they do not apply.*

Signed:



Date:

9/10/2025

Name:

G F Blackmore

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

A.C.A

Institute of Chartered Accountants in England and Wales

**Address:**

6 Hurst Hill

Poole

Dorset BH14 8LF

**Section B**

**Disclosure**

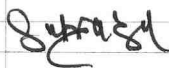

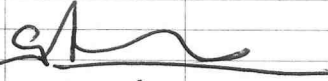
Only complete if the examiner needs to highlight material matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

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

N/A.



<b>Canford Cliffs Village Hall Trust</b>			
<b>Registered Charity No. 301112</b>			
<b>17 Ravine Road</b>			
<b>Canford Cliffs</b>			
<b>Poole, Dorset BH13 7HT</b>			
<b>Telephone : 01202 708800</b>			
<b>Income and Expenditure Account for the Year ended 31st December 2024</b>			
	<b>2024</b>		<b>2023</b>
	<b>Yr to Dec 2024</b>		<b>Yr to Dec 2023</b>
<b>Receipts</b>			
Hiring fees	32,055.91		31,087.81
Interest received	1,807.82		1,236.31
Car Parking	7,950.00		6,760.00
	£ 41,813.73		£ 39,084.12
<b>Expenditure:</b>			
Manager's wages, commission and Ers NI	14,865.97		12,802.01
Insurance	2,633.27		2,158.10
General Repairs, renewal and other maintenance	7,427.61		3,897.46
Council Tax- Flat	1,664.14		1,587.74
Services:			
Gas	8,130.87		6,132.73
Electricity	2,755.88		1,900.90
Centenary celebrations	-		1,683.33
Water	896.50		479.00
Telephone	495.29		549.31
Bank charges	66.00		90.75
PRS Payment	454.16		221.78
Sundry expenses	599.53		115.00
	£ 39,989.22		£ 31,618.11
Excess of income over expenditure	£ 1,824.51		£ 7,466.01
Per bank- current account	180.34		7,466.01
Interest from deposit account	£ 1,644.17		£ 1,236.31

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<b>Balance Sheet as at 31st December 2024</b>	<b>2024</b>	<b>2023</b>	
<b>Fixed Assets:</b>			
Freehold property- Village Hall	£1,657,720.00	£1,150,000.00	(Insurance valuation- rebuild cost)
Equipment, fixtures and fittings	£15,000.00	£15,000.00	
	£1,672,720.00	£1,165,000.00	
<b>Bank balances:</b>			
CAF Current account	79,376.65	79,196.31	
CAF Platinum account	60,171.34	58,527.17	
	139,547.99	137,723.48	
Prepayments:			
Sundry debtors	-	-	
<b>Total Assets</b>	<b>£1,812,267.99</b>	<b>£1,302,723.48</b>	
<b>Current liabilities:</b>			
PAYE/NIC	£0.00	£0.00	
Others	-	£0.00	
	£0.00	£0.00	
The above balance sheet has been compiled from the accounting records of the Canford Cliffs Village Hall Trust and are in accordance with the provision of the Trust deed.			
<b>Authorised and Approved on behalf of the Trustees</b>			
<b>Chairperson:</b>	<b>Name:</b>	Mr Hassam Sufraz	
	<b>Signature:</b>		
	<b>Date:</b>	9/10/2025	
<b>Trustee</b>	<b>Name:</b>	Mr Martin Heath	
	<b>Signature:</b>		
	<b>Date:</b>	14/10/25	
<b>External Accountants:</b>	<b>Name:</b>	Mr A. F. Blackmore	
	<b>Signature:</b>		
	<b>Date:</b>	9/10/25	