

**SHERBORNE ST JOHN VILLAGE HALL
TRUSTEES' REPORT AND ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2024**

Charity Registration No. 301945

SHERBORNE ST JOHN VILLAGE HALL

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SHERBORNE ST JOHN VILLAGE HALL

TRUSTEES AND PROFESSIONAL ADVISORS FOR THE YEAR ENDED 31 DECEMBER 2024

Trustees

Chairperson	Mr Paul Temple
Secretary	Mrs Shawna Campbell
Treasurer	Mr Brian "Mitch" Mitchison
Committee Members	Mrs Debra Morgan
Parish Council Representative	Mr Richard Morgan

User Group Representatives None

Principal Office The location of the principal office of the Charity is:
Sherborne St John Village Hall
Kiln Road
Sherborne St John
Basingstoke
Hampshire
RG24 9HP

Bankers Lloyds Bank plc

Independent examiner Patricia Fox FCCA
Figurefox Co Sec Ltd
36 Essex Road
Basingstoke
RG21 7TB

Solicitors Phillips Solicitors Limited
Town Gate
38 London Street
Basingstoke
RG21 7NY

SHERBORNE ST JOHN VILLAGE HALL

ANNUAL REPORT

FOR THE YEAR ENDED 31 DECEMBER 2024

The Committee of Management present their report for the year ended 31st December 2024.

The Charity was established as a Trust Deed dated 24th February 1968, and is registered with the Charity Commission Number 301945.

Objects, Organisation and Activities

The object of the Charity is to provide a village hall for the use of the inhabitants of Sherborne St John and the neighbourhood, 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.

The Charity is organised as a Trust with a Committee of Management comprising elected and nominated members.

The members of the Committee of Management at the year end and their appointing body where appropriate were:

Mr Paul Temple	Chairperson	Elected member
Mrs Shawna Campbell	Secretary	Elected member
Mr Brian "Mitch" Mitchison	Treasurer	Elected member
Mrs Debra Morgan		Co-opted member
Mr Richard Morgan	Chair of the Parish Council attended as an invited observer	

Three members of the committee are elected on an annual basis at the Annual General Meeting; co-opted members are invited to join the committee by the elected members. New committee members are provided with information on the work of the charity and the roles and responsibilities of a trustee and the responsibilities under the premises licence.

It is the duty of the Charity's trustees to approve the Trustees' Annual Report prepared by the committee.

The committee met formally five times during the year ended 31st December 2024, some face to face and the remainder via Zoom.

Village Hall AGM 26th September 2025

Chairman's Report

This is my fifth Village Hall annual report as Chair of Trustees. That's always the easiest part of the report to write! Realistically, with Covid some way behind us now life is slowly returning to some sort of normality, however you choose to measure that! I now know that every year throws up it's challenges- it's just that some years are more challenging than others. I was particularly heartened at the end of this year to hear that our Village Fete might be coming back to life, which indeed it did – more of that in next year's report. My early thanks to Hilary Mills/ Andrews for taking the lead in this.

As I'm sure you will recall last year was dominated by high inflation and an amazing increase in the cost of domestic fuel. Domestic users did receive some assistance from the government but commercial users such as ourselves, were obliged to continue and find the necessary increase in costs themselves.

That clearly was a major issue and dominated our thinking over a long period of time. Before I go into the normal task reports I think it's quite important that I should mention the incredibly long saga that took place in our relationship with our utility supplier, Utility Warehouse (UW) as it crosses all our management boundaries.

Some years ago we had an electric Smart Meter installed which was never a problem. A few years later UW contractors installed a Smart Gas Meter. Eventually it transpired that its readings should have gone via the electric Smart Meter and then back to UW headquarters, but for some reason unknown to us the two meters never communicated. Result was that we received estimated readings for a long period of time. We paid the energy bills by Direct Debit, the bills were pages long & the reference to 'estimated bills' was tucked away on the last page, hence not picked up by us. As energy costs rose our Direct Debit payments to UW were increased several times, to the point of serious concern. Electricity was always OK but gas charges went to ridiculous levels. I have a gas bill for January 2024 for £1815.62 including standing charges & VAT. No mention of estimated readings! UW may be great at sales through their thousands of local agents but their service (or lack of it) is in a league of it's own. Never being able to speak to the same person, having to explain the problem again & again, being put on endless holds, and so on. They sent out a man who manually read the gas meter & confirmed the problem with the lack of communication between the meters. Instead of then updating the bills they insisted that we'd have to pay their inflated payments for another 6 months so they could work out our monthly average to arrive at our new Direct Debit payments. In frustration we reported them to Ofgem. Even that took ages to resolve but after months & months UW returned us over £11, 000. Not unreasonably we felt we should have been compensated for all the time & effort involved but the OFGEM view was that once the utility had paid up they had no further interest in the case. Sorry to have gone on in such detail but it's a chastening reminder of just how badly some companies can behave.

That all said here is my report on a year in the life of the Village Hall. As Trustees we are always looking to make improvements to the building and the way we operate the site. As in previous years we would like to think that we have used our time and resources to good effect.

Finance

I do remind everyone each year that It is the key responsibility of the trustees to ensure that the Trust remains solvent in the long term and maintains a reserve to manage necessary capital expenditure whether for repairs and maintenance or for development of the facilities. We have made excellent progress in building up our reserves over the last 5 years to the point we can invest more money into the buildings. As ever we are indebted to our Honorary Treasurer Mitch Mitchison for keeping us up to scratch with all our financial reporting. Details of our financial position are recorded in the annual accounts which Mitch will go through in more detail following my report. Sadly Mitch will be moving on after the AGM after many years of valuable service. It's almost a gold watch situation!

Previous Chairperson Richard Pettifer has kindly volunteered to step in and is taking over the day to day book keeping role. I am sure if someone more qualified wishes to take the role on, Richard will not stand in your way or complain!

Personnel

Not a lot to report on the Personnel side of the Hall. As I reported last year the Trustees decided, because of uncertainty over funding, not to replace our caretaker on his retirement but to take on some of the duties themselves. We could not & would not have taken this on without the on-going support of our immediate neighbour, Steve Kerslake, who provides us with the vital service of key management. Our sincerest thanks to Steve for his support.

Steve however does like his holidays so we have been grateful for the support of an additional volunteer, Jacquie Stevenson, who helps cover the opening & closings when necessary.

The hall benefits from a weekly deep clean by our excellent contract cleaners. They are always very thorough and we are delighted with the standard of the cleaning. Hopefully you can see the results all around you? With the increasing volume of activity at the Hall, the appointment of a permanent caretaker to work alongside the Trustees & Steve, is kept under constant review.

Repairs & Maintenance

As always, we have stayed very much on top of our statutory health & safety checks, all carefully managed by our colleague Debra Morgan and I thank you Debra for your diligence. You keep us all in order & legally compliant.

The decision I reported on last year to not activate the intruder alarm with every booking has been a resounding success. Our regular chargeable call outs to our alarm engineers have almost totally stopped, saving our charity money

This year we addressed the increasing problem that we have previously mentioned around the deteriorating condition of the original timber doors to the outside. Despite regular decoration the level of timber rot was slowly increasing and the combined weight of the glass & timber had caused several of the doors to drop, leaving gaps for drafts & compromising escape routes. Whilst double glazed they were not up to current installation standards so we looked at several alternative

solutions to remedy all of these issues. As you can see we now have a great set of composite doors which should last for many years with minimal maintenance. More importantly the hall is a more comfortable place to sit in. The Borough Council had allocated around £12,000 from section 106 funds a few years ago with this being pencilled in for upgrades to the kitchen. We took the view that the doors were far more important & urgent & fortunately the Council agreed with our view & with an additional contribution from ourselves, changed the allocation. The kitchen is still not our highest priority but I'm hoping that we might persuade the Parish & Borough to allocate further Section 106 funding in our direction so that we can lift it's priority.

As indicated last year we have continued to search for a solution to the delaminating pitch waste pipe that runs from the centre of the car park to the main sewer in the road which was getting regularly blocked. We have now had this machine bored and then lined with plastic to the boundary of our property and so far all looks good.

As you can see by looking around the hall, the hardwood timber floor is now in urgent need of refurbishment and repair. Fortunately it is of a very high quality so whilst we are expecting a substantial Bill for this work (up to £10k?) we are confident that we can restore it to its former glory.

We have placed an order to upgrade all the internal lighting to LED's which will be carried out shortly. Additionally we would like to clad the existing external timber soffits particularly to the front elevation which gets heavy wear from the weather, automate the main front entrance doors, and install bike racks outside the hall front. The longer term wish list includes the supply and fit of solar panels.

Bookings

I reported last year that we had set up and installed a new online booking system called Hallmaster. The system continues to be a complete success. You can now go on to our Hall website, click on **Book a Room** & be taken straight to the hall calendar for the year showing the bookings & space availability in excellent detail, for both the Main Hall and the Vyne Room. From there it's an easy progress to a booking, if the slot you want to hire is free. The system has cut out hundreds of email queries & has the added facility to link to our Xero accounts system and also repay deposits. We still think it is great with the added bonus that we get an instant telephone response if we do have any queries.

Again as I reported last year, Hallmaster did show up the inadequacy of the old website which was set up when we removed ourselves from the Parish Council website. We started remedial works early in the year and after a couple of false starts we do now have a website that functions really well and does the job we ask of it.

However good the system is though it still requires the personal touch to make it work properly. The reason our bookings are so successful is that we have a person who donates their time & effort to make this all work well. Hallmaster provides the framework but it requires a human touch to be available to help guide potential hirers and to sort their every need & query. We are deeply indebted to our Trustee, Shawna Campbell, who does a fantastic job in managing this complex process. She also manages the online calendar & somehow keeps the Trustees in line! My thanks also to Ed Campbell, as another volunteer, for now keeping the website up to date.

Our good friends from the art group put on their annual show, very successfully.

A Christmas Market was organised by Shawna, as if she did not have enough to do, and she also set up our Macmillan Coffee Morning fund raiser

Finally, I would like to thank everyone who has and does support our work, whether a hirer or an occasional helper. I believe the hall is financially in as good a shape as it has ever been in & the future looks bright. Several other thank you's if you can be patient please

Whilst we are a totally independent centre I would like to record my thanks to the Parish Council. We communicate & work well together as & when the need arises. They continue to fund the fortnightly retirement coffee mornings and last year funded the official portrait of King Charles.

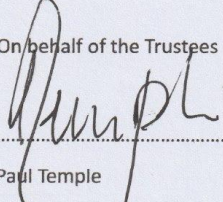
A word also about our colleagues next door in the Social Club. They have had to cope with lots of changes in the last 2 years and are again an important part of the village community. It's not that things don't occasionally go wrong but there is a mutual will to sort out issues and put things right. From our perspective our working relationship is as good as it's been in my 10 year involvement with the hall.

I have of course saved my biggest thank yous until last. My fellow Trustees and colleagues whom I've already mentioned, have helped to navigate us through a challenging year and without whom none of the things that I have reported tonight would have happened.

I know that I speak for all of us when I say that, like many voluntary organisations, our long-term future & success requires that more people join with us, either as Trustees/ Committee members or simply to get involved as event volunteers. As you have probably worked out, following the AGM, we will be down to an absolute minimum of Trustees & helpers. In days gone by when the group was much larger, the Hall Committee organised regular social events for the Village. Whilst the Village Fete coming to life is a good sign and will have got a few more villagers actively involved we should just regard this as the start of the beginning! Many hands make light work! Your Village Hall needs you!

I thank all who have contributed in some way this year & particularly thanks to those of you who have made the effort to join us tonight

On behalf of the Trustees


.....
Paul Temple
Chairman of Trustees

26/9/25
.....

Date

Report to the trustees of Sherborne St John Village Hall

I report to the charity trustees of Sherborne St John Village Hall, Charity number 301945, on my examination of the accounts of the charity for the year ended 31st December 2024.

Respective responsibilities of trustees and examiner

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144 of the Charities Act 2011 (the Charities Act) and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the Charities Act;
- to follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5)b of the Charities Act; and
- to state whether particular matters have come to my attention.

Basis of independent examiner's report

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 you as 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 matter has come to my attention:

(1) which gives me reasonable cause to believe that in any material respect the requirements:

- to keep accounting records in accordance with section 130 of the Charities Act; and
- to prepare accounts which accord with the accounting records, comply with the accounting requirements of the Charities Act have not been met; or

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

Patricia Fox FCCA
Chartered Certified Accountant
36 Essex Road
Basingstoke
RG21 7TB

Date..... 26/9/25

Signed..... 

SHERBORNE ST JOHN VILLAGE HALL

STATEMENT OF FINANCIAL ACTIVITIES

FOR THE YEAR ENDED 31 DECEMBER 2024

Notes	Unrestricted Funds 2024 £	Restricted Funds 2024 £	Endowment Funds 2024 £	Total Funds 2024 £	Total Funds 2023 £
INCOMING RESOURCES					
Incoming resources from					
Generated funds:					
Grants	12,996	0	0	12,996	3,188
Donations	436	0	0	436	0
Activities for generating funds:					
Fundraising	1,143	0	0	1,143	266
Investment income/other	255	0	0	255	201
	14,830	0	0	14,830	3,655
Incoming resources from Charitable activities					
Charges for hall hire	26,620	0	0	26,620	23,400
Wedding hire income	788	0	0	788	965
Other	11,663	0	0	11,663	0
Total incoming resources	53,901	0	0	53,901	28,020
RESOURCES EXPENDED					
Costs of generating funds:					
Donations to other charities	604	0	0	604	0
Fundraising expenses	0	0	0	0	240
	53,297	0	0	53,297	27,780
GROSS PROFIT/LOSS					
Water rates	539	0	0	539	519
Light & heat	2,539	0	0	2,539	15,106
Maintenance & repairs	3,718	0	0	3,718	2,670
Caretaking and cleaning	6,888	0	0	6,888	6,921
Insurance	1,795	0	0	1,795	1,704
Marketing	144	0	0	144	144
Telephone & internet charges	1,950	0	0	1,950	1,937
Licences	360	0	0	360	0
Warm hub expenses	0	0	0	0	562
Waste services	1,837	0	0	1,837	1,962
Gardening	1,200	0	0	1,200	0
Sundries & purchases	0	0	0	0	98
Professional fees	626	0	0	626	308
Depreciation	0	4,286	10,478	14,764	11,990
	21,595	4,286	10,478	36,360	43,921
Governance costs					
Independent examiner's fee	0	0	0	0	0
TOTAL RESOURCES EXPENDED	21,595	4,286	10,478	36,360	43,921
Net profit/(loss) before transfers	31,702	(4,286)	(10,478)	16,937	(16,141)
Loan payments and transfers	(13,890)	13,890	0	0	0
NET MOVEMENT IN FUNDS	17,812	9,604	(10,478)	16,937	(16,141)
Fund balances at 1 January 2024	24,189	3,028	345,779	372,996	389,137
Fund balances at 31 December 2024	42,001	12,632	335,301	389,933	372,996

SHERBORNE ST JOHN VILLAGE HALL

BALANCE SHEET

AS AT 31ST DECEMBER 2024

	Notes	2024 £	2023 £
Fixed Assets			
Village Hall	4	335,300	345,778
Furniture & Equipment	4	<u>12,633</u>	<u>3,029</u>
		347,933	348,807
Current Assets			
Debtors	7	2,994	1,267
Balances at bank:			
Deposit & interest bearing accounts		30,481	17,226
Current accounts		8,255	7,122
Cash in hand		<u>300</u>	<u>300</u>
		42,029	25,915
Creditors: amounts falling due within one year	8	<u>(30)</u>	<u>(1,727)</u>
Net current assets		41,999	24,188
Net assets		<u>389,932</u>	<u>372,995</u>
FUNDS			
General fund		42,001	24,188
Restricted fund		12,632	3,029
Endowment fund		335,301	345,778
Total funds	1	<u>389,933</u>	<u>372,995</u>

These accounts were approved by the Trustees on 26/0/25.

Mr Paul Temple

SHERBORNE ST JOHN VILLAGE HALL

NOTES TO THE ACCOUNTS

FOR THE YEAR ENDED 31 DECEMBER 2024

1 Accounting policies

a Basis of preparation

The charity constitutes a public benefit entity as defined by FRS 102. The accounts have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) issued in October 2019, the Charities Act 2011 and applicable regulations.

The charity has applied Update Bulletin 1 as published on 2 February 2016 and does not include a cash flow statement on the grounds that it is applying FRS 102 Section 1A.

The financial statements are prepared on a going concern basis under the historical cost convention (modified to include certain items at fair value). The financial statements are presented in sterling, which is the functional currency of the charity and rounded to the nearest pound.

The financial statements have been prepared under the historical cost convention as modified by the inclusion of investments at market value.

b Incoming resources

Donations, legacies and other forms of voluntary income are recognised as incoming resources when receivable.

Hall Hire: Charges for hall hire are credited to the Statement of Financial Activities when the hire occurs.

Grants & Donations: Grants are credited to the Statement of Financial Activities when the entitlement to the grant is confirmed

Grants and donations are credited to the fund to which the income relates.

c Tangible fixed assets and depreciation

Individual fixed assets costing £200 or more are capitalised at cost

Depreciation is provided on the Village Hall building and furniture and equipment at the following rates based on the estimated useful life of these fixed assets and their anticipated residual value.

Village Hall building	2% per annum (straight line basis)
Sheds and External Storage	10% per annum (straight line basis)
Furniture and equipment	25% per annum (straight line basis)

d Resources expended

Resources expended are included in the Statement of Financial Activities in an accruals basis inclusive of irrecoverable VAT.

e Charitable activities

This represents the direct and indirect costs of the operation of the village hall.

f Costs of generating funds

Fundraising costs are charged to the Statement of Financial Activities when the fundraising activities occur.

g Governance costs

Governance costs are those costs associated with charity governance requirements, which relate to the running of the charity.

h Taxation

As a registered charity no liability to taxation arises.

As a charity the village hall is eligible for 80% mandatory rate relief and also received 20% discretionary rate relief from Basingstoke & Deane Borough Council.

SHERBORNE ST JOHN VILLAGE HALL

NOTES TO THE ACCOUNTS (continued)

FOR THE YEAR ENDED 31 DECEMBER 2024

2 Grants from Sherborne St John Parish Council

A loan of £30,000 from the Parish Council has been fully repaid.

3 Committee Expenses and Donations

No members of the committee received any remuneration from the charity.

4 Fixed Assets

	Freehold Village Hall £	Shed & Storage £	Furniture & Equipment £	Total £
Cost				
At 1st January 2024	523,905	3,492	24,962	552,359
Additions	0	0	13,890	13,890
Disposals	0	0	0	0
At 31st December 2024	523,905	3,492	38,852	566,249
Depreciation				
At 1st January 2024	178,127	2,095	23,329	203,551
Charge for the year	10,478	349	3,937	14,764
Disposals	0	0	0	0
At 31st December 2024	188,605	2,444	27,267	218,316
Net book value				
At 1st January 2024	345,778	1,397	1,632	348,807
At 31st December 2024	335,300	1,048	11,585	347,933

The village hall is valued at cost of construction less depreciation as at 31st December 2024.
No value is applied to the land on which the village hall stands.

	2024 £	2023 £
5 Debtors		
Hall hire fees	2,994	1,267
	<u>2,994</u>	<u>1,267</u>
6 Creditors due within one year		
Creditors and security deposits held	30	1,727
	<u>30</u>	<u>1,727</u>

SHERBORNE ST JOHN VILLAGE HALL

NOTES TO THE ACCOUNTS (continued)

FOR THE YEAR ENDED 31 DECEMBER 2024

8 Summary of Net Assets by Funds

	Unrestricted Fund	Restricted Fund	Endowment Fund	Total
	£	£	£	£
Fixed assets		12,632	335,301	347,933
Current assets	42,029	0	0	42,029
Liabilities	(30)	0	0	(30)
	<u>41,999</u>	<u>12,632</u>	<u>335,301</u>	<u>389,932</u>

9 Funds

General Fund (unrestricted) - this represents the unrestricted funds over which the committee of management have unrestricted authority to spend the income and the capital to further the objectives of the charity.

Building Fund (restricted) - this represents funds received for the specific purpose of the building and equipping of the village hall, other than those that form part of the permanent endowment fund.

Fundraising and donations with effect from 1st January 2003 to 31st December 2007 were treated as income of this fund.

Endowment Fund - this represents the value of the village hall building which must be held permanently by the charity in accordance with the terms of the grants received towards its construction.

With effect from 1st January 2008 all income of the building fund is treated as income of the general fund and a transfer is made from the general fund to the building fund to cover the cost of any furniture and equipment purchased in the year. Depreciation of the furniture and equipment is charged to the building fund.

Transfers have been made between the general and endowment funds during the year of £1,750 so that the endowment fund represents the written down value of the village hall less the total loans, and to capitalise a new dishwasher and set of patio tables (£2,399.92)

10 Security

The grants received towards the construction of the village hall are secured against the freehold building in the event of the grants being repayable.

In the event of the building ceasing to be used as a village hall, the grants are repayable to the funding organisations.