

HUNSDON VILLAGE HALL

England & Wales · Charity number 302408

Details

Other names VILLAGE HALL

Status Registered

Legal form Other

Registered 1963-02-05

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

Contact

Address Old Laundry House
Church Lane
Hunsdon
Ware
Hertfordshire
SG12 8PP

Phone 07966 131834

Email treasurer@hunsdonvillagehall.org

Website www.hunsdonvillagehall.org

Activities

Objects: THE PROVISION AND MAINTENANCE OF A VILLAGE HALL FOR USE BY THE INHABITANTS OF THE AREA OF BENEFIT WITHOUT DISTINCTION OF POLITICAL, RELIGIOUS OR OTHER OPINIONS, INCLUDING USE FOR: (A) MEETINGS, LECTURES AND CLASSES, AND (B) OTHER FORMS OF RECREATION AND LEISURE-TIME OCCUPATION, WITH THE OBJECT OF IMPROVING THE CONDITIONS OF LIFE FOR THE INHABITANTS.

Activities: A village hall providing facilities for the people of Hunsdon and its surroundings. The hall is well used by local groups, Scouts, Local History Society, Parish Council, Carpet Bowls, Badminton, Youth Club, Over Three Score Club, etc. and is available for hire for private functions.

Classification

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

Geography

- **Area of benefit:** PARISH OF HUNSDON AND THE SURROUNDING NEIGHBOURHOOD.
- Hertfordshire

Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£68,208	£43,924	-	-
2024-03-31	£57,605	£54,231	-	-
2023-03-31	£51,655	£41,078	-	-
2022-03-31	£51,691	£47,902	-	-
2021-03-31	£49,006	£77,042	-	-

Trustees

Name	Role	Appointed
ANGELA JUNE FELSTEAD		
Caron Grant		2026-01-07
Clare Ricketts		2021-11-10
DIANE DANGELL		
David Anthony Mc Donarld		2026-01-07
John Felstead		2021-11-10
Julian Maule		2021-04-01
Karen Osterley		2016-07-11
Kate Ma		2021-04-01
Liz Chapman		2015-04-01
Lynn Barnett		2021-04-01
Malcolm Slater		2017-05-10
Michael James Carter		2023-09-05
Michael Newman		2020-04-01
Rev Mark Dunstan		2020-04-01
Susan Jacaranda Carthy		2022-09-07

HUNSDON VILLAGE HALL

England & Wales - Charity number 302408

Accounts



HUNSDON VILLAGE HALL

ANNUAL REPORT 2023-24

Reg Charity No 302408

Object of our charity

- The provision and maintenance of the **village hall**
- for use by the inhabitants of Hunsdon and neighbourhood
- to include, meetings, classes, recreation & leisure time events
- with the object of improving life for residents

The village hall is a listed building in the centre of the community. It is run as a Registered Charity by Trustees regulated by the Charity Commission. The building consists of the hall and stage, a kitchen and modern annex comprising a consulting room, meeting room and storage. The Charity also owns the 2 adjoining cottages which are investment properties let out on tenancy.

The Charity will be 100 years old in 2027 but the buildings are much older reputed to be the oldest Village Hall building in England with its origins in the 15th century. Such a fine old building is something to be very proud of but it does require constant renovation, repair and improvement to keep it fit for purpose for present and future generations- a key responsibility of the Trustees

Trustees

As always, we welcome new trustees to help run the charity and manage the village hall. There were 18 Trustees of which 5 were elected officers, up to 10 (currently 7) appointees of named village organisations, 1 from the Parish Council and 2 can be co-opted. New organisations who are willing to provide trustees are welcomed and can be added to the list and we are always keen to invite interested residents to join us as trustees to help run this leading institution in Hunsdon.

Trustees are subject to re-election/appointment at each AGM. We meet about 4-6 times a year.

The trustees in full for 2024/25 were:

Jackie Carthy, Secretary
Diane Dangell, Treasurer
Angela Felstead Bookings
John Felstead and Mike Newman Buildings and Maintenance Managers
Frank O'Shea Chair
Claire Ricketts co-opted
Mike Carter co-opted
Kate Ma (Gardening Club)
Lynn Barnett (Ducklings/Toddlers)
Julian Maule/ Christel Wilkinson (Badminton)
Rev Mark Dunstan (Parochial Church Council)
Malcolm Slater (History Society)
Karen Osterley (Scouting) and
Liz Chapman (Quintessence)

The role of the trustees is vital to the continued success of the VH. They are the main Management Committee which sets and ratifies policy and makes the main decisions about priorities and expenditure. They are the epitome of volunteers; they don't have to do this but they do because they are dedicated to running their organisations. We thank them for the time and trouble they take to do this.

Business Executive Team

The day-to-day management of the charity is carried out by the business executive team, consisting of the Treasurer, Bookings Officer, and Buildings and Maintenance Managers and Chair and they form the nucleus of the VH management. They put in an enormous amount of their time for free; they have had a couple of very busy years for which owe them a great debt of gratitude.

Future Volunteers

As always thinking ahead about who succeeds our Business team is a key policy that we like any organisation have to grapple with. It's probably the most difficult thing we have to do and as always it relies on volunteers to come forward and to dip their toe into the water and to learn the job- in fact we have to face the future and think how the VH will be run in the not too distant future if we do not have a continued line of volunteers, for we will have to employ people to do the day to day administration which will pose a major change in our finances. We do need help, we do need support and we do need people to come forward for the future

Use of the Hall

We continue to advertise on our website www.hunsdonvillagehall.org, Facebook, our Notice Boards, on Hunsdon Community Hub and elsewhere. Both the hall and the meeting room are open for hire to all residents, activities and groups with preferential rates for Hunsdon organisations and regular users. They are also available for private functions, wedding receptions, business meetings and classes.

It is a key part of our role to keep the premises clean, safe and attractive to prospective users and hirers with up-to-date facilities.

The two cottages are let on residential tenancies via managing agents; they produce a good income but require careful maintenance. We also let out part of the premises to the Much Hadham Health Centre to provide a local surgery and prescription service for Hunsdon residents.

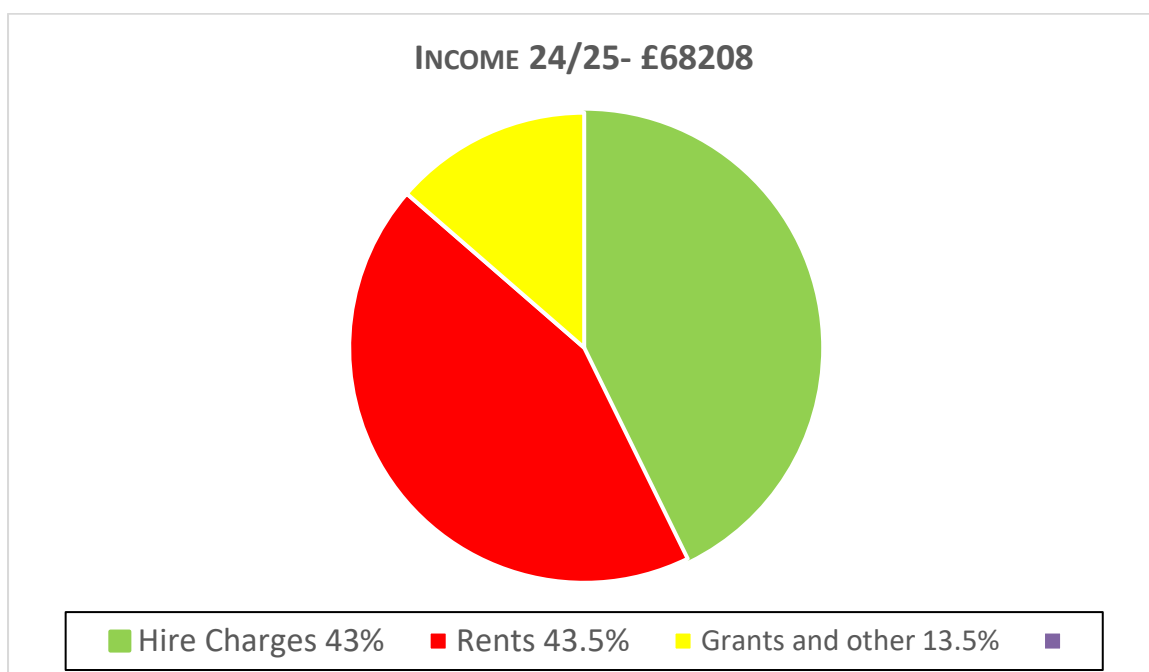
Premises.

We manage the premises carefully; and have this year comprehensively reviewed our Health & Safety, Fire Safety, Safeguarding, Equality and Diversity, Environmental Sustainability and Data Protection policies, Licensing and other legal requirements, as well as maintenance and development needs.

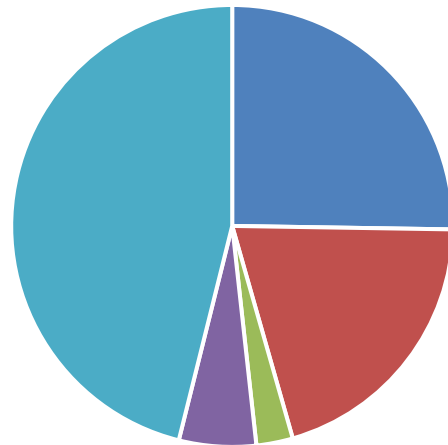
In particular, we focus on local community needs and good management of the premises. We maintain an ongoing log of tasks & projects and implement them dependant on priority and funds availability.

Finance Overview

For the year 2024/25, finances continued their healthy pattern; in summary, income was £68,208 and Expenses were £ 43924 which breakdown like this:



Expenses 24/25-£43924



■ Utilities & Insurance 25.25% ■ Cleaning and Repairs 20.3% ■ Licences Admin and Subs 2.7%
■ Bank Int & Chrgrs 5.65 ■ Property Works & Mtce 46.1%

The whole building cost about £20,000 this year in basic running expenses but on top of that are exceptional expenditure for major maintenance and improvements. A major programme of energy saving works was started in the year but only partially completed and will be carried forward to this year. We obtained some small grants, totalling over £6000 towards these. Being a listed building often means higher costs in repair and maintenance.

It remains essential to provide up to date facilities to generate income from users and to keep the building sound and in good shape for present and future generations. With good management annual income should meet the annual expenses but there will inevitably be major items which have to be provided out of reserves.

We finished the year with a healthy surplus even after repaying an extra £15,000 off our bank loan. This was taken out in 2010 when the trustees borrowed £100,000 to pay for renovation and much needed replacement of the dilapidated structure-at the rear of the premises. This is now houses a separate the meeting room, GP consultation room, accessible toilets, storage and gardens. We have got the loan down to £19,400 and should be able to pay it all off in the next 2 years, saving substantial interest payments.

Reserves Policy

We have a reserves policy to retain at least one year's costs, averaging £50,000 pa. In fact we are somewhat above that as at the year end but the major works in the pipeline will eat into reserves this year.

Thanks

We thank all our users and the people whose hard work and time makes the Village Hall what it is.

So a final thank you to all our **volunteers** who run our local clubs and classes for the benefit of the community and last but by no means least, all our management committee and business team who have had a very busy year and without whom the hall would not function. Special thanks go John Felstead who has had an exceptionally demanding year on major projects. As always, we are indebted to Diane Dangel, our treasurer who keeps the books straight and looks after our insurance and contracts and Angela Felstead for looking after all our bookings and making sure the hall is fit and ready for our hirers

Frank O'Shea
Chair
July 2025

Hunsdon Village Hall

Analysis of receipts and payments
Selected period: 01 April 2024 to 31 March 2025

	Unrestricted	Designated	Restricted	Endowment	This year	Total Last year
Receipts						
<i>Donations and legacies</i>						
CG - COVID grants	—	—	—	—	—	—
D - Donations	160	—	—	—	160	690
F - Fundraising	—	—	—	—	—	1,466
GR - Grant Received	6,746	—	—	—	6,746	—
RF - Referral income	300	—	—	—	300	150
<i>Donations and legacies Totals</i>	7,206	—	—	—	7,206	2,306
<i>Income from charitable activities</i>						
HVO - Hire charges from village organisations	5,509	—	—	—	5,509	6,106
<i>Income from charitable activities Totals</i>	5,509	—	—	—	5,509	6,106
<i>Other trading activities</i>						
CR - Cottage rental	22,113	—	—	—	22,113	22,143
FEH - Furniture and equipment hire	344	—	—	—	344	690
HD - Hire from doctor	7,655	—	—	—	7,655	7,548
HP - Hire from private sources (one off)	7,933	2,949	—	—	10,883	9,207
HR - Regular hire from private organisations	12,417	—	—	—	12,417	7,817
<i>Other trading activities Totals</i>	50,464	2,949	—	—	53,413	47,405
<i>Other income</i>						
106 - Section 106 income	—	—	—	—	—	—
BI - Bonds received	—	—	—	—	—	—
INT - Credit Interest	2,079	—	—	—	2,079	1,786
LS - Land Sale	—	—	—	—	—	—
PC - Income from Parish Council	—	—	—	—	—	—
<i>Other income Totals</i>	2,079	—	—	—	2,079	1,786
Receipts Grand totals	65,258	2,949	—	—	68,208	57,605

Payments

Raising funds

FUND - Cost of fundraising	—	—	—	—	—	1,262
<i>Raising funds Totals</i>	—	—	—	—	—	1,262

Expenditure on charitable activities

CL - Cleaning	5,445	—	—	—	5,445	5,650
CM - Cottage maintenance	987	—	—	—	987	2,312
INS - Insurance for hall and cottages	4,688	—	—	—	4,688	4,509
LA - Letting agency fees	—	—	—	—	—	—
LIC - Licences	—	—	—	—	—	967
REP - Repairs	3,472	—	—	—	3,472	2,269

There may be minor discrepancies in the totals if the pence are not being shown

	Unrestricted	Designated	Restricted	Endowment	Total	
					This year	Last year
SUB - Subscriptions paid	1,113	—	—	—	1,113	2,187
U - Utilities	6,405	—	—	—	6,405	8,243
VHM - Village Hall Maintenance	19,265	—	—	—	19,265	23,605
<i>Expenditure on charitable activities Totals</i>	41,379	—	—	—	41,379	49,747
<i>Other expenditure</i>						
ADMIN - Admin	64	—	—	—	64	—
BANK - Bank charges	77	—	—	—	77	75
BO - Bonds refunded	—	—	—	—	—	—
EXBC - Extraordinary item - building costs	—	—	—	—	—	—
MORT - Mortgage interest paid	2,403	—	—	—	2,403	3,146
<i>Other expenditure Totals</i>	2,545	—	—	—	2,545	3,221
Payments Grand totals	43,924	—	—	—	43,924	54,231

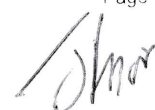
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Hunsdon Village Hall

Balance Sheet detailed

	As at 31/03/2025	As at 31/03/2024
Fixed assets		
CON: Contents of village hall	22,000.00	22,000.00
HVH: Hall and cottages	3,452,207.88	3,452,207.88
Total Fixed assets	3,474,207.88	3,474,207.88
Current assets		
Z1: Current Account	6,012.78	4,404.82
Z2: Deposit account	—	—
Z3: Loan account	—	—
Z4: Savings account	73,351.49	71,422.35
Total Current assets	79,364.27	75,827.17
Liabilities		
OL1: Overdraft (loan account) for current year	10,554.11	8,150.64
OL2: Overdraft (loan account) for future year	8,857.53	32,008.17
Total Liabilities	19,411.64	40,158.81
Net Asset surplus (deficit)	3,534,160.51	3,509,876.24
Reserves		
Excess / (deficit) to date	24,284.27	3,374.26
Z01: Starting balances	3,509,876.24	3,506,501.98
Z02: Other gains/(losses)	—	—
Z03: Gains/(losses) on reval of fixed assets	—	—
Total Reserves	3,534,160.51	3,509,876.24

Represented by Funds		
Unrestricted	3,531,084.16	3,509,876.24
Designated	3,076.35	—
Restricted	—	—
Endowment	—	—
Total	3,534,160.51	3,509,876.24





Section A

Independent Examiner's Report

Report to the trustees/
members of

Charity Name:
HUNSDON VILLAGE HALL

On accounts for the year
ended

31 MARCH 2025

Charity no
(if any)

302 408

Set out on pages

Enter here to indicate the page numbers of additional sheets

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31 MARCH 2025.

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 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

[The charity's gross income exceeded £250,000 and I am qualified to undertake the examination by being a qualified member of [insert name of applicable listed body]]. *Delete [] if not applicable.*

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

John

Date:

20/6/25

Name:

JONATHAN FREN

Relevant professional
qualification(s) or body

ICAEW

(if any):

Address:

FRESHFIELDS, FALLENHAM

IPSWICH

IP10 0QY

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.

Hunsdon Village Hall

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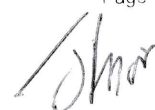
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Date:

20/6/25

Name:

JONATHAN FREN

Relevant professional
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HUNSDON VILLAGE HALL

England & Wales - Charity number 302408

Accounts



HUNSDON VILLAGE HALL

ANNUAL REPORT 2023-24

Reg Charity No 302408

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Rev Mark Dunstan (Parochial Church Council)

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Use of the Hall

We continue to advertise on our website www.hunsdonvillagehall.org, Facebook, our Notice Boards, on Hunsdon Community Hub and elsewhere. Both the hall and the meeting room are open for hire to all residents, activities and groups with preferential rates for Hunsdon organisations and regular users. They are also available for private functions, businesses, wedding receptions, meetings and classes. More daytime bookings would be welcomed as there is capacity but space for new evening activities is limited due to their popularity.

It is a key part of our role to keep the premises clean, safe and attractive to prospective users and hirers with up-to-date facilities.

The two cottages are let on residential tenancies via managing agents; they produce a good income but require careful maintenance. We also let out part of the premises to the Much Hadham Health Centre to provide a local surgery and prescription service for Hunsdon residents.

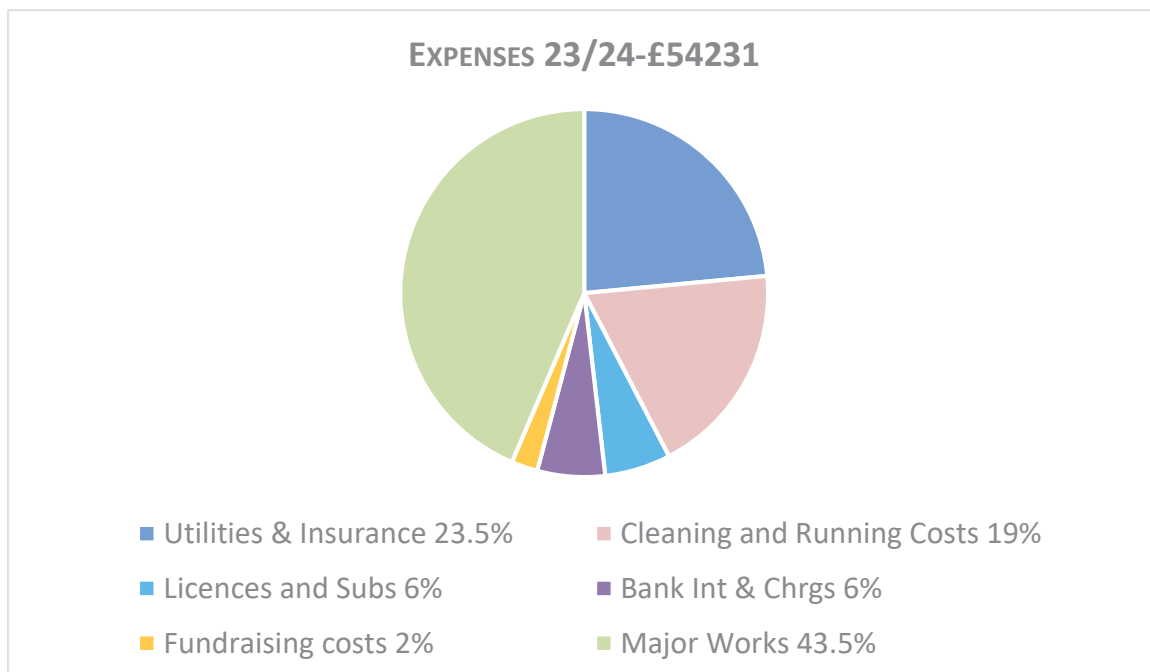
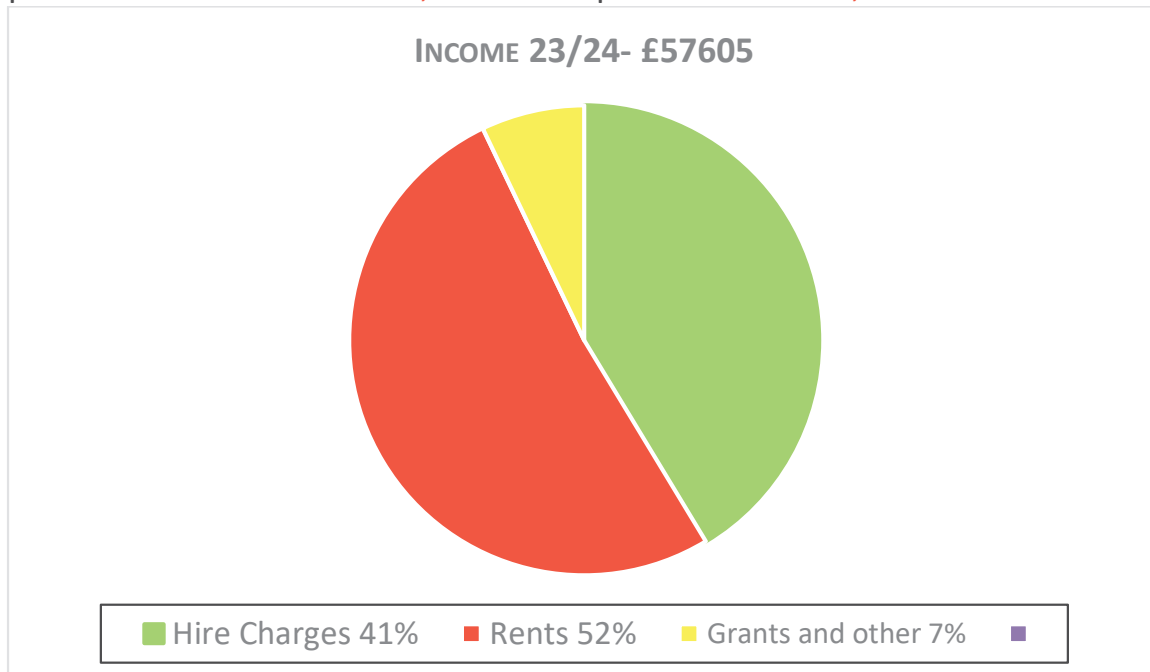
Premises.

We manage the premises carefully with ongoing reviews of Health & Safety, Fire Safety, Safeguarding, Equality, Legionella and Data Protection policies, Licensing and other legal requirements, as well as maintenance and development needs.

In particular, we focus on local community needs and good management of the premises. We maintain an ongoing log of tasks & projects and implement them dependant on priority and funds availability.

Finance

For the year 2023/24, finances continued the healthy pattern they have shown since the pandemic. Income was £57,605 and Expenses were £54,231 which breakdown like this:



The whole building costs about £30,000 pa in basic running expenses but on top of that are exceptional expenditure for major maintenance and improvements. These things bring up the overall annual expenses to over £50,000 pa. Being a listed building often means higher

costs in repair and maintenance but the Charity is fortunate to own the two adjoining cottages which bring in over half of its annual income.

It remains essential to provide up to date facilities to generate income from users and to keep the building sound and in good shape for present and future generations. With good management annual income should meet the annual expenses but there will inevitably be major items which have to be provided out of reserves.

This year the Charity had a revenue surplus of £3,221 which is a 5.6% of turnover for the year.

It ended the year with £75,827 in the bank but has a long-term loan outstanding of £40,158 at the Bank. This was taken out in 2010 when the trustees borrowed £100,000 to pay for renovation and much needed replacement of the dilapidated structure-at the rear of the premises. This is now houses a separate ~~the~~ meeting room, GP consultation room, accessible toilets, storage and gardens. Capital repayments and interest are due each year. For much of the period of the loan the interest rate was low but is now at 8%.

Reserves Policy

We have a reserves policy to maintain at least one year's costs, broadly £50,000 pa. In fact we are somewhat above that as at the year end and the trustees have decided it would be prudent to pay off some of the Bank Loan early to reduce the capital debt in good times and cut the amount of future annual interest.

Thanks

We must recognise and thank the people, all our users and those whose hard work and time makes the Village Hall what it is. Special thanks go to Angela Felstead for promoting the hall and managing all the bookings, and to her husband John Felstead who has had a very busy year on a number of projects, and an even busier one this coming year. As always, we are indebted to Diane Dangell, our treasurer who keeps the books straight and looks after our insurance and contracts.

We value and thank the **volunteers** who run our local clubs and classes for the benefit of the community and the hall and, last but by no means least all our management committee and business team without which the hall would not function.

Frank O'Shea
Chair

Hunsdon Village Hall

Analysis of receipts and payments Selected period: 01 April 2023 to 31 March 2024

	Unrestricted	Designated	Restricted	Endowment	This year	Total Last year
Receipts						
<i>Donations and legacies</i>						
CG - COVID grants	—	—	—	—	690	4,695
D - Donations	690	—	—	—	1,466	—
F - Fundraising	1,466	—	—	—	150	100
RF - Referral income	150	—	—	—	—	—
<i>Donations and legacies Totals</i>	2,306	—	—	—	2,306	4,795
<i>Income from charitable activities</i>						
HVO - Hire charges from village organisations	6,106	—	—	—	6,106	4,493
<i>Income from charitable activities Totals</i>	6,106	—	—	—	6,106	4,493
<i>Other trading activities</i>						
CR - Cottage rental	22,143	—	—	—	22,143	21,464
FEH - Furniture and equipment hire	690	—	—	—	690	376
HD - Hire from doctor	7,548	—	—	—	7,548	8,900
HP - Hire from private sources (one off)	9,207	—	—	—	9,207	7,762
HR - Regular hire from private organisations	7,817	—	—	—	7,817	3,152
<i>Other trading activities Totals</i>	47,405	—	—	—	47,405	41,655
<i>Other income</i>						
106 - Section 106 income	—	—	—	—	—	—
BI - Bonds received	—	—	—	—	1,786	711
INT - Credit Interest	1,786	—	—	—	—	—
LS - Land Sale	—	—	—	—	—	—
PC - Income from Parish Council	—	—	—	—	—	—
<i>Other income Totals</i>	1,786	—	—	—	1,786	711
Receipts Grand totals	57,605	—	—	—	57,605	51,655

Payments

<i>Raising funds</i>						
FUND - Cost of fundraising	1,262	—	—	—	1,262	—
<i>Raising funds Totals</i>	1,262	—	—	—	1,262	—
<i>Expenditure on charitable activities</i>						
CL - Cleaning	5,650	—	—	—	5,650	4,813
CM - Cottage maintenance	2,312	—	—	—	2,312	261
INS - Insurance for hall and cottages	4,509	—	—	—	4,509	2,939
LA - Letting agency fees	—	—	—	—	—	—
LA - Letting agency fees	967	—	—	—	967	303
LIC - Licences	2,269	—	—	—	2,269	128
REP - Repairs	2,187	—	—	—	2,187	36
SUB - Subscriptions paid	—	—	—	—	—	—

There may be minor discrepancies in the totals if the pence are not being shown

	Unrestricted	Designated	Restricted	Endowment	This year	Total Last year
U - Utilities	8,243	—	—	—	8,243	1,987
VHM - Village Hall Maintenance	23,605	—	—	—	23,605	28,017
<i>Expenditure on charitable activities Totals</i>	49,747	—	—	—	49,747	38,487
<i>Other expenditure</i>						
ADMIN - Admin	—	—	—	—	—	166
BANK - Bank charges	75	—	—	—	75	131
BO - Bonds refunded	—	—	—	—	—	—
EXBC - Extraordinary item - building costs	—	—	—	—	—	—
MORT - Mortgage interest paid	3,146	—	—	—	3,146	2,293
<i>Other expenditure Totals</i>	3,221	—	—	—	3,221	2,591
Payments Grand totals	54,231	—	—	—	54,231	41,078

Simon 31/5/24
 JONATHAN FISON


There may be minor discrepancies in the totals if the pence are not being shown

Hunsdon Village Hall

Balance Sheet detailed

	As at 31/03/2024	As at 31/03/2023
Fixed assets		
CON: Contents of village hall	22,000.00	22,000.00
HVH: Hall and cottages	3,452,207.88	3,455,207.88
Total Fixed assets	3,474,207.88	3,477,207.88
Current assets		
Z1: Current Account	4,404.82	1,857.73
Z2: Deposit account	—	—
Z3: Loan account	—	—
Z4: Savings account	71,422.35	72,235.92
Total Current assets	75,827.17	74,093.65
Liabilities		
OL1: Overdraft (loan account) for current year	8,150.64	10,871.31
OL2: Overdraft (loan account) for future year	32,008.17	33,928.24
Total Liabilities	40,158.81	44,799.55
Net Asset surplus (deficit)	3,509,876.24	3,506,501.98
Reserves		
Excess / (deficit) to date	3,374.26	10,576.75
Z01: Starting balances	3,506,501.98	3,495,925.23
Z02: Gains/(losses) on investment assets	—	—
Z03: Gains/(losses) on reval of fixed assets	—	—
Total Reserves	3,509,876.24	3,506,501.98

Represented by Funds		
Unrestricted	3,509,876.24	3,506,501.98
Designated	—	—
Restricted	—	—
Endowment	—	—
Total	3,509,876.24	3,506,501.98

 31/03/24
 Jonathan Fisen



Section A

Independent Examiner's Report

Report to the trustees/ members of

Charity Name
MUNSDON VILLAGE HALL

On accounts for the year ended

31/03/24 Charity no (if any)

Set out on pages

(remember to include the page numbers of additional sheets)

Responsibilities and basis of report

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31/03/2024

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 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

[The charity's gross income exceeded £250,000 and I am qualified to undertake the examination by being a qualified member of [insert name of applicable listed body]]; Delete [] if not applicable.

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

[Signature]

Date:

31/03/24

Name:

JENATHAN FISON

Relevant professional qualification(s) or body

ICAEW CHARTERD ACCOUNTANT

(if any):

Address:

FRESHFIELDS FALKENHAM

IPSWICH

IP10 0Q7

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.

Hunsdon Village Hall

Analysis of receipts and payments Selected period: 01 April 2023 to 31 March 2024

	Unrestricted	Designated	Restricted	Endowment	This year	Total Last year
Receipts						
<i>Donations and legacies</i>						
CG - COVID grants	—	—	—	—	690	4,695
D - Donations	690	—	—	—	1,466	—
F - Fundraising	1,466	—	—	—	150	100
RF - Referral income	150	—	—	—	—	—
<i>Donations and legacies Totals</i>	2,306	—	—	—	2,306	4,795
<i>Income from charitable activities</i>						
HVO - Hire charges from village organisations	6,106	—	—	—	6,106	4,493
<i>Income from charitable activities Totals</i>	6,106	—	—	—	6,106	4,493
<i>Other trading activities</i>						
CR - Cottage rental	22,143	—	—	—	22,143	21,464
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HD - Hire from doctor	7,548	—	—	—	7,548	8,900
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<i>Other trading activities Totals</i>	47,405	—	—	—	47,405	41,655
<i>Other income</i>						
106 - Section 106 income	—	—	—	—	—	—
BI - Bonds received	—	—	—	—	1,786	711
INT - Credit Interest	1,786	—	—	—	—	—
LS - Land Sale	—	—	—	—	—	—
PC - Income from Parish Council	—	—	—	—	—	—
<i>Other income Totals</i>	1,786	—	—	—	1,786	711
Receipts Grand totals	57,605	—	—	—	57,605	51,655

Payments

<i>Raising funds</i>						
FUND - Cost of fundraising	1,262	—	—	—	1,262	—
<i>Raising funds Totals</i>	1,262	—	—	—	1,262	—
<i>Expenditure on charitable activities</i>						
CL - Cleaning	5,650	—	—	—	5,650	4,813
CM - Cottage maintenance	2,312	—	—	—	2,312	261
INS - Insurance for hall and cottages	4,509	—	—	—	4,509	2,939
LA - Letting agency fees	—	—	—	—	—	—
LA - Letting agency fees	967	—	—	—	967	303
LIC - Licences	2,269	—	—	—	2,269	128
REP - Repairs	2,187	—	—	—	2,187	36
SUB - Subscriptions paid	—	—	—	—	—	—

There may be minor discrepancies in the totals if the pence are not being shown

	Unrestricted	Designated	Restricted	Endowment	This year	Total Last year
U - Utilities	8,243	—	—	—	8,243	1,987
VHM - Village Hall Maintenance	23,605	—	—	—	23,605	28,017
<i>Expenditure on charitable activities Totals</i>	49,747	—	—	—	49,747	38,487
<i>Other expenditure</i>						
ADMIN - Admin	—	—	—	—	—	166
BANK - Bank charges	75	—	—	—	75	131
BO - Bonds refunded	—	—	—	—	—	—
EXBC - Extraordinary item - building costs	—	—	—	—	—	—
MORT - Mortgage interest paid	3,146	—	—	—	3,146	2,293
<i>Other expenditure Totals</i>	3,221	—	—	—	3,221	2,591
Payments Grand totals	54,231	—	—	—	54,231	41,078

Simon 31/5/24
 JONATHAN FISON


There may be minor discrepancies in the totals if the pence are not being shown

Hunsdon Village Hall

Balance Sheet detailed

	As at 31/03/2024	As at 31/03/2023
Fixed assets		
CON: Contents of village hall	22,000.00	22,000.00
HVH: Hall and cottages	3,452,207.88	3,455,207.88
Total Fixed assets	3,474,207.88	3,477,207.88
Current assets		
Z1: Current Account	4,404.82	1,857.73
Z2: Deposit account	—	—
Z3: Loan account	—	—
Z4: Savings account	71,422.35	72,235.92
Total Current assets	75,827.17	74,093.65
Liabilities		
OL1: Overdraft (loan account) for current year	8,150.64	10,871.31
OL2: Overdraft (loan account) for future year	32,008.17	33,928.24
Total Liabilities	40,158.81	44,799.55
Net Asset surplus (deficit)	3,509,876.24	3,506,501.98
Reserves		
Excess / (deficit) to date	3,374.26	10,576.75
Z01: Starting balances	3,506,501.98	3,495,925.23
Z02: Gains/(losses) on investment assets	—	—
Z03: Gains/(losses) on reval of fixed assets	—	—
Total Reserves	3,509,876.24	3,506,501.98

Represented by Funds		
Unrestricted	3,509,876.24	3,506,501.98
Designated	—	—
Restricted	—	—
Endowment	—	—
Total	3,509,876.24	3,506,501.98

 31/03/24
 Jonathan Fisen



Section A

Independent Examiner's Report

Report to the trustees/ members of

Charity Name

MUNSDON VILLAGE HALL

On accounts for the year ended

31/03/24

Charity no (if any)

Set out on pages

(remember to include the page numbers of additional sheets)

Responsibilities and basis of report

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31/03/2024

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 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

[The charity's gross income exceeded £250,000 and I am qualified to undertake the examination by being a qualified member of [insert name of applicable listed body]]; Delete [] if not applicable.

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

[Signature]

Date:

31/03/24

Name:

JENATHAN FISON

Relevant professional qualification(s) or body

ICAEW CHARTERD ACCOUNTANT

(if any):

Address:

FRESHFIELDS FALKENHAM

IPSWICH

IP10 0Q7

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.

HUNSDON VILLAGE HALL

England & Wales - Charity number 302408

Accounts

Object of our charity

The Charity is governed by a Scheme made by the Charity Commission on 20th December 2002. Its Objects are the provision and maintenance of the **village hall** for use by the inhabitants of Hunsdon and neighbourhood to include, meetings, lectures, classes, other recreation & leisure time occupation – with the object of improving the conditions of life for the inhabitants.

The village hall is a listed building in the centre of the community. It comprises the hall, the stage, kitchen and meeting rooms and 2 adjoining cottages. The charity will be 100 years old in 2027 and the building is much older, reputed to be the oldest Village Hall building in England- the VH national body reported on its website that the “oldest village hall in the country may be Hunsdon Village Hall in Hertfordshire: In the 15th Century a house, in the 19th Century a school, then in the 20th Century the village hall” . Such a fine old building is to be proud of but it does require constant renovation, repair and improvement to keep it fit for its purpose for present and future generations. The trustees have regard to the Charity Commission’s guidance on public benefit.

Trustees

As always, we welcome new trustees to help run the charity and manage the village hall. There are 5 elected officers, up to 10 appointed by regular users of the Hall, 1 by the Parish Council and 2 can be co-opted. Trustees are subject to re-election/appointment at each AGM and meet 4-6 times a year. There are no paid trustees, employees or staff. The day to day management of the charity is carried out by the business executive team, consisting of Bookings officer and administration, and Buildings and Maintenance managers.

The trustees in full for 2022/23 were:

Jackie Carthy, Secretary

Diane Dangell Treasurer

Angela Felstead Bookings and administration manager

John Felstead and Michael Newman Buildings and Maintenance managers

Frank O’Shea Chair

Claire Ricketts

Kate Ma

Lynn Barnett

Julian Maule

Rev Mark Dunstan

Malcolm Slater

Karen Osterley and

Liz Chapman

Use of the Hall

The hall hirings were back to a normal this year – with the exception of 3 weeks' closure for the redecoration of the rear annexe, sanding the hall floor and laying the new forecourt. We ran 2 events to promote the hall during the national Village hall week. These were well attended and several clubs benefited from new members & a new club for board games started in May.

We continue to advertise on our website www.hunsdonvillagehall.org/, on Hunsdon Hub and elsewhere. Both the hall and the meeting room are open for hire for all resident activities and groups with preferential rates for regular users. They are also available for private functions and classes. More daytime classes would be welcomed as there is capacity but space for new evening activities is limited due to their popularity. It is a key part of our role to keep the premises clean, safe and attractive to prospective users and hirers and to make the Hall available for use and benefit by present and future generations of residents of Hunsdon and surrounds.

Premises

During the 3 week closure we refurbished the hall floor & badminton court (with the aid of a grant) redecorated the annex and re-laid the front forecourt- many thanks to John Felstead for overseeing all these works.

We manage the premises carefully with ongoing reviews of health & safety, maintenance and development needs. In particular, we focus on local community needs and good of management of the premises. We maintain an ongoing log of tasks & projects and implement them dependant on priority and funds availability.

The gardening Club continues to provide voluntary ongoing maintenance and improvement to the garden including the grass, plant tubs, hanging baskets and most recently the back verge, this is greatly appreciated and keeps the hall looking well.

Finance

For the year 2022/23 we ran an operating loss as the hire charges do not cover the annual running costs of the hall which are greatly subsidised by its rental incomes. Property improvements are met out of remaining income and reserves which have been quite healthy in recent years, with lockdown grants etc. With the large increase in energy bills and insurance for the current year, we face a more difficult task in meeting running costs and essential maintenance. As a result, the trustees with great reluctance, decided that hire charges would have to increase and that organisations, namely the Parish Council, the Church and Community Events which had previously had free use of the hall would have to pay appropriate hire fees.

Continuing to keep the hall at a high standard is essential to ensure future bookings and to ensure the hall is looked after to hand down to future generations.

We have a reserves policy to maintain at least one year's operating costs or a minimum of £25,000. In fact, we are above that as at year end (£74,093 cash balance less bank loan of £44,799 secured on the property) but there is still a catch up from Covid times to work through to the accounts, there are plans for the current year for a new boiler system and radiators, secondary glazing for the windows and other improvements and the Wi-Fi system.

We are also pleased also to report that during the year a new lease to the Doctors surgery for 7 years was negotiated and signed.

Total receipts for the year were £51,655, and total expenditure was £41,075. Accounts are prepared on a receipts and payments basis and are subject to a report of an independent examiner, Mr Jonathan Fison, Chartered accountant ICAEW signed on 7 June 2023.

Thanks go to the Hunsdon Parish Rooms Trust via the Gardening Club for funding the maintenance of the lawn and the paved areas and to our volunteers who run our local clubs and classes for the benefit of the local community and the hall.

Last but by no means least to our management committee and business team without which the hall would not function.

Frank O'Shea, Chair



Section A Independent Examiner's Report

Report to the trustees/ members of	Charity Name MUNSDON VILLAGE HALL		
On accounts for the year ended	31/3/23	Charity no (if any)	302408
Set out on pages	1 and 2 and 3 <small>(remember to include the page numbers of additional sheets)</small>		

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31/03/2023

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 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

[The charity's gross income exceeded £250,000 and I am qualified to undertake the examination by being a qualified member of [insert name of applicable listed body]]. Delete [] if not applicable.

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination (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: [Signature] Date: 7/6/23

Name: JONATHAN FISON

Relevant professional qualification(s) or body

CHARTERED ACCOUNTANT ICAEW

(if any):

Address: FRESHFIELDS
FALKENHAM
IPSWICH IP10 0QY

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.

Hunsdon Village Hall

Analysis of receipts and payments
Selected period: 01 April 2022 to 31 March 2023

	Unrestricted	Designated	Restricted	Endowment	This year	Total Last year
Receipts						
Donations and legacies						
CG - COVID grants	—	—	—	—	—	11,226
D - Donations	4,695	—	—	—	4,695	—
F - Fundraising	—	—	—	—	—	—
RF - Referral income	100	—	—	—	100	—
Donations and legacies Totals	4,795	—	—	—	4,795	11,226
Income from charitable activities						
HVO - Hire charges from village organisations	4,493	—	—	—	4,493	3,615
Income from charitable activities Totals	4,493	—	—	—	4,493	3,615
Other trading activities						
CR - Cottage rental	21,464	—	—	—	21,464	21,106
FEH - Furniture and equipment hire	376	—	—	—	376	49
HD - Hire from doctor	8,900	—	—	—	8,900	4,100
HP - Hire from private sources (one off)	7,762	—	—	—	7,762	7,616
HR - Regular hire from private organisations	3,152	—	—	—	3,152	1,813
Other trading activities Totals	41,655	—	—	—	41,655	34,685
Other income						
106 - Section 106 income	—	—	—	—	—	2,164
BI - Bonds received	—	—	—	—	—	—
INT - Credit Interest	711	—	—	—	711	—
PC - Income from Parish Council	—	—	—	—	—	—
Other income Totals	711	—	—	—	711	2,164
Receipts Grand totals	51,655	—	—	—	51,655	51,691

Payments

Raising funds						
FUND - Cost of fundraising	—	—	—	—	—	500
Raising funds Totals	—	—	—	—	—	500
Expenditure on charitable activities						
CL - Cleaning	4,813	—	—	—	4,813	4,127
CM - Cottage maintenance	261	—	—	—	261	1,788
INS - Insurance for hall and cottages	2,939	—	—	—	2,939	4,748
LA - Letting agency fees	—	—	—	—	—	—
LIC - Licences	303	—	—	—	303	1,145
REP - Repairs	128	—	—	—	128	56
SUB - Subscriptions paid	36	—	—	—	36	253
U - Utilities	1,987	—	—	—	1,987	5,439
VHM - Village Hall Maintenance	28,017	—	—	—	28,017	27,118

There may be minor discrepancies in the totals if the pence are not being shown

Sign 7/6/23

	Unrestricted	Designated	Restricted	Endowment	This year	Total Last year
<i>Expenditure on charitable activities Totals</i>	38,487	—	—	—	38,487	44,678
<i>Other expenditure</i>						
ADMIN - Admin	166	—	—	—	166	—
BANK - Bank charges	131	—	—	—	131	72
BO - Bonds refunded	—	—	—	—	—	587
EXBC - Extraordinary item - building costs	—	—	—	—	—	—
MORT - Mortgage payments	2,293	—	—	—	2,293	2,064
<i>Other expenditure Totals</i>	2,591	—	—	—	2,591	2,724
Payments Grand totals	41,078	—	—	—	41,078	47,902

Jim 7/6/23

There may be minor discrepancies in the totals if the pence are not being shown

Hunsdon Village Hall

Balance Sheet detailed

	As at 31/03/2023	As at 31/03/2022
Fixed assets		
CON: Contents of village hall	22,000.00	22,000.00
HVH: Hall and cottages	3,455,207.88	3,455,207.88
Total Fixed assets	3,477,207.88	3,477,207.88
Current assets		
Z1: Current Account	1,857.73	52,303.97
Z2: Deposit account	—	16,024.68
Z3: Loan account	—	—
Z4: Savings account	72,235.92	—
Total Current assets	74,093.65	68,328.65
Liabilities		
OL1: Overdraft (loan account) for current year	10,871.31	8,577.74
OL2: Overdraft (loan account) for future year	33,928.24	41,033.56
Total Liabilities	44,799.55	49,611.30
Net Asset surplus (deficit)	3,506,501.98	3,495,925.23
Reserves		
Excess / (deficit) to date	10,576.75	3,788.99
Z01: Starting balances	3,495,925.23	3,492,136.24
Z02: Gains/(losses) on investment assets	—	—
Z03: Gains/(losses) on reval of fixed assets	—	—
Total Reserves	3,506,501.98	3,495,925.23

Represented by Funds		
Unrestricted	3,506,501.98	3,495,925.23
Designated	—	—
Restricted	—	—
Endowment	—	—
Total	3,506,501.98	3,495,925.23

JH 7/6/23



Section A Independent Examiner's Report

Report to the trustees/ members of Charity Name MUNSDON VILLAGE HALL

On accounts for the year ended 31/3/23 Charity no (if any) 302408

Set out on pages 1 and 2 and 3 (remember to include the page numbers of additional sheets)

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31/03/2023

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 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

[The charity's gross income exceeded £250,000 and I am qualified to undertake the examination by being a qualified member of [insert name of applicable listed body]]. Delete [] if not applicable.

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination (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: [Signature] Date: 7/6/23

Name: JONATHAN FISON

Relevant professional qualification(s) or body

CHARTERED ACCOUNTANT ICAEW

(if any):

Address: FRESHFIELDS
FALKENHAM
IPSWICH IP10 0QY

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.

Hunsdon Village Hall

Analysis of receipts and payments
Selected period: 01 April 2022 to 31 March 2023

	Unrestricted	Designated	Restricted	Endowment	This year	Total Last year
Receipts						
Donations and legacies						
CG - COVID grants	—	—	—	—	—	11,226
D - Donations	4,695	—	—	—	4,695	—
F - Fundraising	—	—	—	—	—	—
RF - Referral income	100	—	—	—	100	—
Donations and legacies Totals	4,795	—	—	—	4,795	11,226
Income from charitable activities						
HVO - Hire charges from village organisations	4,493	—	—	—	4,493	3,615
Income from charitable activities Totals	4,493	—	—	—	4,493	3,615
Other trading activities						
CR - Cottage rental	21,464	—	—	—	21,464	21,106
FEH - Furniture and equipment hire	376	—	—	—	376	49
HD - Hire from doctor	8,900	—	—	—	8,900	4,100
HP - Hire from private sources (one off)	7,762	—	—	—	7,762	7,616
HR - Regular hire from private organisations	3,152	—	—	—	3,152	1,813
Other trading activities Totals	41,655	—	—	—	41,655	34,685
Other income						
106 - Section 106 income	—	—	—	—	—	2,164
BI - Bonds received	—	—	—	—	—	—
INT - Credit Interest	711	—	—	—	711	—
PC - Income from Parish Council	—	—	—	—	—	—
Other income Totals	711	—	—	—	711	2,164
Receipts Grand totals	51,655	—	—	—	51,655	51,691

Payments

Raising funds						
FUND - Cost of fundraising	—	—	—	—	—	500
Raising funds Totals	—	—	—	—	—	500
Expenditure on charitable activities						
CL - Cleaning	4,813	—	—	—	4,813	4,127
CM - Cottage maintenance	261	—	—	—	261	1,788
INS - Insurance for hall and cottages	2,939	—	—	—	2,939	4,748
LA - Letting agency fees	—	—	—	—	—	—
LIC - Licences	303	—	—	—	303	1,145
REP - Repairs	128	—	—	—	128	56
SUB - Subscriptions paid	36	—	—	—	36	253
U - Utilities	1,987	—	—	—	1,987	5,439
VHM - Village Hall Maintenance	28,017	—	—	—	28,017	27,118

There may be minor discrepancies in the totals if the pence are not being shown

Sign 7/6/23

	Unrestricted	Designated	Restricted	Endowment	This year	Total Last year
<i>Expenditure on charitable activities Totals</i>	38,487	—	—	—	38,487	44,678
<i>Other expenditure</i>						
ADMIN - Admin	166	—	—	—	166	—
BANK - Bank charges	131	—	—	—	131	72
BO - Bonds refunded	—	—	—	—	—	587
EXBC - Extraordinary item - building costs	—	—	—	—	—	—
MORT - Mortgage payments	2,293	—	—	—	2,293	2,064
<i>Other expenditure Totals</i>	2,591	—	—	—	2,591	2,724
Payments Grand totals	41,078	—	—	—	41,078	47,902

Jim 7/6/23

There may be minor discrepancies in the totals if the pence are not being shown

Hunsdon Village Hall

Balance Sheet detailed

	As at 31/03/2023	As at 31/03/2022
Fixed assets		
CON: Contents of village hall	22,000.00	22,000.00
HVH: Hall and cottages	3,455,207.88	3,455,207.88
Total Fixed assets	3,477,207.88	3,477,207.88
Current assets		
Z1: Current Account	1,857.73	52,303.97
Z2: Deposit account	—	16,024.68
Z3: Loan account	—	—
Z4: Savings account	72,235.92	—
Total Current assets	74,093.65	68,328.65
Liabilities		
OL1: Overdraft (loan account) for current year	10,871.31	8,577.74
OL2: Overdraft (loan account) for future year	33,928.24	41,033.56
Total Liabilities	44,799.55	49,611.30
Net Asset surplus (deficit)	3,506,501.98	3,495,925.23
Reserves		
Excess / (deficit) to date	10,576.75	3,788.99
Z01: Starting balances	3,495,925.23	3,492,136.24
Z02: Gains/(losses) on investment assets	—	—
Z03: Gains/(losses) on reval of fixed assets	—	—
Total Reserves	3,506,501.98	3,495,925.23

Represented by Funds		
Unrestricted	3,506,501.98	3,495,925.23
Designated	—	—
Restricted	—	—
Endowment	—	—
Total	3,506,501.98	3,495,925.23

JH 7/6/23

HUNSDON VILLAGE HALL

England & Wales - Charity number 302408

Accounts

HUNSDON VILLAGE HALL – CHAIR’S REPORT to AGM 2022

As acting Chairman this year I am pleased to provide this 2021-22 “Chairman’s Report” as a shared contribution from the Business Team.

As many will know Hunsdon Village Hall is a registered charity, which operates under what is known as a Charity Commission Scheme. Our charitable objects which govern the way the hall is run, are:-

“the provision and maintenance of a village hall for use by the inhabitants of [Hunsdon and surrounding neighbourhood] without distinction of political, religious or other opinions, including use for:

- a) meetings, lectures and classes, and***
- b) other forms of recreation and leisure-time occupation, with the object of improving the conditions of life for the inhabitants.”***

The Scheme also makes provision as to how it is managed by the trustees who are the members of the committee of management . These trustees are appointed as follows and for 2021/22 were

- 4 members elected from the community- Angela Felstead, Diane Dangell, Michael Newman, Jen Simpson (part),
- 2 co-opted during the year John Felstead and Claire Ricketts
- 1 member appointed by the Parish Council-Frank O’Shea
- 1 member representing each of the following groups:
 - Hunsdon Badminton Club- Julian Maule
 - Hunsdon Gardening Club-Kate Ma
 - Hunsdon Local History and Preservation Society-Malcolm Slater
 - Quintessence- Elizabeth Chapman
 - Scouts and Cubs-Karen Osterley
 - Hunsdon Carpet Bowls Club (Now closed) Richard Waters
 - Hunsdon Over Three Score Club (Now closed)
 - The Parochial Church Council- Rev Mark Dunstan
 - The Toddler Group (Ducklings) - Gill Lewis

New Organisations who regularly use the Hall can be added to this list with 2/3rds approval of the Committee if they are put forward to replace the ones now closed down which I would encourage them to do.

Activities.

The COVID Pandemic forced the Hall, along with other businesses, to effectively close from 2020 and into the 1st quarter 2021. This had a major impact on use of the hall and therefore income. However the Hall received some Covid grants and expenditure was reduced. Following the lifting of restrictions and reopening of the hall in May last year, activity returned to some sort of normality. In fact, there has been a flurry of bookings for private parties, weddings and celebration events which have either been postponed or waiting for the COVID epidemic to abate.

Unfortunately, some of our long-term regular User Groups have ceased. The Carpet Bowls Club has not returned this year due to the numbers of members, their age and health issues as the same thing happened to the Over three Score Years Club the previous year and Scrabble club moved to smaller premises . They and members of the committee had tried to drum up new members for these clubs but to no avail. In addition, the GP Practice has not returned to their previous twice weekly surgeries with mostly only 1 surgery and prescriptions each week. They have however maintained contract

payments and a new lease has been negotiated with them for services to resume on Monday, Tuesday and Friday mornings as soon as possible.

Repairs and maintenance

With the building empty it gave the Business team the opportunity to undertake some works in the hall. During late spring/early summer a major redecoration of the exterior of the village hall and two cottages was undertaken. At a total cost of £21,410 this include not only painting and decorating but also repairs to the rotting timberwork, fitting of a double-glazed window to the loft opening above the kitchen and levelling and adjusting the gutters. As the project came in on budget the contingency identified by the committee was utilised to replace the rotting window in the doctors consulting room with a new obscured glass, tilt and turn window.

We should not forget the excellent work undertaken by the Gardening Club to maintain the hanging baskets and planters at the front of the hall and rear garden, the flower beds and refurbishment and maintenance of the lawn at the rear. The rear garden regularly receives positive comments by hirers and is a real selling point for the hall.

Rental

The other significant activity that the Hall undertakes is the ownership of its two adjacent properties, Nos 43 and 47 High Street. Both properties have been successfully let all year and this continues to remain an important source of income for us.

Fundraising and finances

As a hospitality venue which was forced to close as a result of government restrictions the Hall has been extremely fortunate to be in receipt of a number of government grants totalling £11,226 during the financial year 21/22. Income from hires, rentals and other income was £37,463 and total expenditure £45,174. Thus we started to use some of the reserves, still finishing with a cash surplus of £68,329 balanced by our mortgage of £49,611. Covid has distorted our policy on Reserves but we have to maintain cash reserves to meet any heavy or unexpected items of expenditure on the buildings in order to maintain a constant level of repair, improvement, and upkeep.

Committee Officers

Despite advertising and cajoling a few likely candidates the Committee did not have a permanent chair this year and I stood in to chair meetings. I am willing to stand as permanent chair for the forthcoming year but would like to see attempts continue to bring in someone new at next year's AGM. But thank the business team who keep the Hall functioning and moving forward.

Diane Dangell, who took over as Treasurer at the start of the year continues to bring new ideas and energy to the committee. Diane is getting to grips on the finances, has improved the on-line filing system and is an important member of the business team.

We also had new Trustees; Kate Ma, Claire Ricketts, and Gill Lewis, who have brought their ideas and life experience to the committee.

Mike Newman continues to do great work on keeping the building intact and up to scratch and John Felstead invaluable continues to develop ideas and drive projects forward. We need to recognise the huge volume of work undertaken by Angela Felstead who covers as much of the admin management as possible along with all matters relating to the hiring of the hall.

Very importantly our Business Team; Diane, John, Mike and Angela, meet regularly to

- maintain a strong focus on management of the business to a good standard, and
- discuss the priorities for the hall in terms of the community needs, the building and management.

- And this year will be looking at greater use of the Hall for community activities and what help it can give to residents in the worrying times ahead of us.

We have been lucky this year to see a good level of attendees to most of our meetings, with some very strong members.

Our thanks go to all the VHMC officers and trustees, everyone a volunteer, who give up their time to keep the hall a place that people wish to use.

Frank O'Shea September 2022

Hunsdon Village Hall

Analysis of income and expenditure
Selected period: 01 April 2021 to 31 March 2022

	Unrestricted	Designated	Restricted	Endowment	This year	Total Last year
Income and endowments						
Donations and legacies						
CG - COVID grants	11,226	—	—	—	11,226	20,240
D - Donations	—	—	—	—	—	765
F - Fundraising	—	—	—	—	—	—
Donations and legacies Totals	11,226	—	—	—	11,226	21,006
Income from charitable activities						
HVO - Hire charges from village organisations	3,615	—	—	—	3,615	3,272
Income from charitable activities Totals	3,615	—	—	—	3,615	3,272
Other trading activities						
CR - Cottage rental	21,106	—	—	—	21,106	20,011
FEH - Furniture and equipment hire	49	—	—	—	49	138
HD - Hire from doctor	4,100	—	—	—	4,100	4,100
HP - Hire from private sources (one off)	6,779	837	—	—	7,616	(149)
HR - Regular hire from private organisations	1,813	—	—	—	1,813	642
Other trading activities Totals	33,848	837	—	—	34,685	24,742
Other income						
106 - Section 106 income	2,164	—	—	—	2,164	—
BI - Bonds received	—	—	—	—	—	—
INT - Credit Interest	—	—	—	—	—	(16)
PC - Income from Parish Council	—	—	—	—	—	—
Other income Totals	2,164	—	—	—	2,164	(16)
Income and endowments Grand totals	50,854	837	—	—	51,691	49,006

Expenditure

Raising funds

FUND - Cost of fundraising	500	—	—	—	500	—
Raising funds Totals	500	—	—	—	500	—

Expenditure on charitable activities

CL - Cleaning	4,127	—	—	—	4,127	774
CM - Cottage maintenance	1,788	—	—	—	1,788	—
INS - Insurance for hall and cottages	4,748	—	—	—	4,748	2,381
LA - Letting agency fees	—	—	—	—	—	—
LIC - Licences	1,145	—	—	—	1,145	—
REP - Repairs	56	—	—	—	56	—
SUB - Subscriptions paid	253	—	—	—	253	—
U - Utilities	5,439	—	—	—	5,439	4,518
VHM - Village Hall Maintenance	27,118	—	—	—	27,118	7,070

There may be minor discrepancies in the totals if the pence are not being shown

Sharon 14/7/22

	Unrestricted	Designated	Restricted	Endowment	Total	
					This year	Last year
Expenditure on charitable activities Totals	44,678	—	—	—	44,678	14,745
Other expenditure						
ADMIN - Admin	—	—	—	—	—	468
BANK - Bank charges	72	—	—	—	72	72
BO - Bonds refunded	—	587	—	—	587	—
EXBC - Extraordinary item - building costs	—	—	—	—	—	54,652
MORT - Mortgage payments	2,064	—	—	—	2,064	7,105
Other expenditure Totals	2,136	587	—	—	2,724	62,297
Expenditure Grand totals	47,315	587	—	—	47,902	77,042

John

14/17/22


Jonathan Fison

Hunsdon Village Hall

Balance Sheet detailed

	As at 31/03/2022	As at 31/03/2021
Fixed assets		
CON: Contents of village hall	22,000.00	22,000.00
HVH: Hall and cottages	3,455,207.88	3,455,207.88
Total Fixed assets	3,477,207.88	3,477,207.88
Current assets		
Z1: Current Account	52,303.97	53,555.77
Z2: Deposit account	16,024.68	16,024.68
Z3: Loan account	—	—
Total Current assets	68,328.65	69,580.45
Liabilities		
OL1: Overdraft (loan account) for current year	8,577.74	7,105.32
OL2: Overdraft (loan account) for future year	41,033.56	47,546.77
Total Liabilities	49,611.30	54,652.09
Net Asset surplus (deficit)	3,495,925.23	3,492,136.24
Reserves		
Excess / (deficit) to date	3,788.99	(28,036.39)
Z01: Starting balances	3,492,136.24	1,471,381.69
Z02: Gains/(losses) on investment assets	—	—
Z03: Gains/(losses) on reval of fixed assets	—	2,048,790.94
Total Reserves	3,495,925.23	3,492,136.24

Represented by Funds		
Unrestricted	3,495,925.23	3,492,386.24
Designated	—	(250.00)
Restricted	—	—
Endowment	—	—
Total	3,495,925.23	3,492,136.24


14/7/22
 JONATHAN FISON



Section A

Independent Examiner's Report

Report to the trustees/ members of

Charity Name HUNSDON VILLAGE HALL

On accounts for the year ended

31/3/2022 Charity no (if any) 302408

Set out on pages

1 and 2 and 3 (remember to include the page numbers of additional sheets)

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31/03/2022

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 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

[The charity's gross income ~~exceeded~~ ^{did not exceed} £250,000 and I am qualified to undertake the examination by being a qualified member of [insert name of applicable listed body]]. Delete [] if not applicable. ICAEW.

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination (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: [Signature] Date: 14/7/22

Name: JONATHAN LISON

Relevant professional qualification(s) or body

ICAEW - CHARTERED ACCOUNTANTS

(if any):

Address:

FRESHFIELDS FALKENHAM IPSWICH

IP10 0QY

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.

HUNSDON VILLAGE HALL

England & Wales - Charity number 302408

Accounts

HUNSDON VILLAGE HALL – CHAIR’S REPORT

Constitution

Hunsdon Village Hall is a registered charity, number 302408, which operates under what is known as a Charity Commission Scheme – in plain English, a constitution. This guides everything we do, in particular mentioning our charitable objects, which are “the provision and maintenance of a village hall for use by the inhabitants of the area of benefit without distinction of political, religious or other opinions, including use for:

- (a) meetings, lectures and classes, and
- (b) other forms of recreation and leisure-time occupation, with the object of improving the conditions of life for the inhabitants.”

Strictly speaking, everything we do in the Hall must advance these charitable objects, but we are also allowed to carry out activities which contribute to these objects by raising money to keep the Hall going. The constitution of the Hall also makes provision as to how it is managed.

Trustees

Any charity must have Trustees, whose job is to further the charitable objects of the charity. Trustees have 6 duties:

1. Ensure the charity is carrying out its purposes for the public benefit
2. Comply your charity’s governing document and the law
3. Act in the charity’s best interests
4. Manage the charity’s resources responsibly
5. Act with reasonable care and skill
6. Ensure the charity is accountable

Trustees must act together to ensure that these duties are carried out. The Hall constitution states that the Trustees are the management committee of the Hall. The members of the management committee are stated to be as follows:

- 5 members elected from the community
- 1 member appointed by the Parish Council
- 1 member representing each of the following groups:
 - Hunsdon Badminton Club
 - Hunsdon Gardening Club
 - Hunsdon Local History and Preservation Society
 - Quintessence
 - Scouts and Cubs
 - Hunsdon Carpet Bowls Club
 - Hunsdon Over Three Score Club
 - The Parochial Church Council
 - The Toddler Group

For the last year (ie April 2020-end March 2021) the members have been:

Elected members

- Chair Robin Osterley
- Treasurer Robin Osterley
- Buildings Manager Mike Newman
- Bookings Manager Angela Felstead
- Administrator Jen Simpson

- Parish Council appointee
- Frank O'Shea
- Group representatives
- Hunsdon Badminton Club - Julian Butcher
- Hunsdon Gardening Club - Diane Dangell
- Hunsdon Local History and Preservation Society - Malcolm Slater
- Quintessence - Elizabeth Chapman
- Scouts and Cubs - Karen Osterley
- Hunsdon Carpet Bowls Club - Richard Waters
- Hunsdon Over Three Score Club - Diana Gee
- The Parochial Church Council - Mark Dunstan
- Scrabble Group (Annette Luedtke)
- The Toddler Group - Gill Lewis

In addition the constitution states that Hunsdon Parish Council is the Custodian Trustee for the Hall. This is a position which exists solely for the purpose of owning the property (in this case the Hall and its land) and ensure that the management Trustees do not own the property themselves. The Custodian Trustee has no powers of management or influence over the managing Trustees but can assist them with their permission. Finally as a management committee we do have the ability to co-opt up to 2 additional members. We are grateful to all the Trustees for turning up to meetings, providing thoughtful advice and help, and for sharing their time and energy with us.

Activities

Obviously the principal activity that the Hall undertakes is hiring itself out for use by the community as a warm, comfortable and attractive location to undertake events and meetings. Unfortunately the series of lockdowns as a result of the coronavirus pandemic essentially brought these activities to a halt during the period in question, and there is therefore very little to discuss in the way of activities.

Having said that we have managed to use the period of lockdown and the shutting of the Hall very wisely. Mike Newman and Angela Felstead first of all made the hall COVID secure so that reopening could occur as quickly as possible, and we were fortunate in the receipt of a number of government grants which have preserved our financial position quite successfully.

Thanks to the amazing efforts of Angela and Mike the Hall is now ready to reopen fully on May the 17th and indeed has already been some hosting some limited activities. An incredible amount of effort has gone into providing risk assessments for the Hall's activities and I want to put on record my thanks in particular to Angela for her hard work in this unrewarding but incredibly important task.

Rental

The other significant activity that the Hall undertakes is the ownership of its two adjacent properties, Nos 43 and 47 High Street. Both properties have been successfully let all year and this continues to remain an important source of income for us.

Fundraising and finances

As a hospitality venue which was forced to close as a result of government restrictions the Hall has been extremely fortunate to be in receipt of a number of government grants totalling £25340 during the financial year 20/21. As our income from hires had essentially dropped to zero this was a very welcome and indeed necessary contribution to the Hall's finances which essentially kept us afloat during this difficult period. Because the hall's costs have reduced substantially as well now appears to be an excellent time to consider making some maintenance improvements and generally ensuring that the Hall is as good as it can be when reopening occurs in the early part of the next financial year.

Committee officers

This is my last year being involved with Hunsdon Village Hall. It's been a rewarding time, although pressure of the day job has not allowed me to be as committed as I would like to have been. Taking over as Treasurer as well in 2019 meant that a number of the activities as chair were less than thoroughly undertaken, and I would like to thank my volunteer colleagues for stepping into the breach as necessary.

Going forward, I'm delighted to say that Diane Dangell has agreed to take over the treasurership, effective from the new financial year, and she will be a great addition to the business team I am sure. We have yet to find a replacement - see below. Mike Newman continues to do great work with John Felstead on keeping the building intact and up to scratch, and the huge volume of work undertaken by Angela Felstead must be acknowledged - for many people she IS Hunsdon Village Hall, and the enterprise certainly would not be as thriving and successful without.

My thanks to all the VHMC officers and trustees, every one a volunteer, who give up their time to keep the ship on the water.

Chairmanship

Your village hall needs you! As mentioned above I will be standing down as chair at the next Annual General Meeting in June after 3 years and need to be replaced. This is a responsible but not an especially onerous task; duties include chairing meetings, working closely with the executive committee and business team to take decisions about the future of the Hall, and liaising with the management company on the rental of the attached cottages. This role (which is voluntary) would suit someone who has some experience of business and/or charities, has the ability to act as an ambassador for the Hall, and works in a co-operative way with others.

For further information please contact Robin on 07968 185648 or robinosterley@googlemail.com, or email Angela Felstead, Hall Administrator, on angela@hunsdonvillagehall.org.

Hunsdon Village Hall

Balance Sheet detailed


	As at 31/03/2021	As at 31/03/2020
Fixed assets		
CON: Contents of village hall	22,000.00	22,000.00
HVH: Hall and cottages	3,455,207.88	1,406,416.94
Total Fixed assets	3,477,207.88	1,428,416.94
Current assets		
Z1: Current Account	53,555.77	26,923.83
Z2: Deposit account	16,024.68	16,040.92
Z3: Loan account	—	—
Total Current assets	69,580.45	42,964.75
Liabilities		
OL1: Overdraft (loan account) for current year	7,105.32	—
OL2: Overdraft (loan account) for future year	47,546.77	—
Total Liabilities	54,652.09	—
Net Asset surplus (deficit)	3,492,136.24	1,471,381.69
Reserves		
Excess / (deficit) to date	(28,036.39)	20,991.74
Z01: Starting balances	1,471,381.69	1,450,389.95
Z02: Gains/(losses) on investment assets	—	—
Z03: Gains/(losses) on reval of fixed assets	2,048,790.94	—
Total Reserves	3,492,136.24	1,471,381.69

Represented by Funds		
Unrestricted	3,492,386.24	1,471,631.69
Designated	(250.00)	(250.00)
Restricted	—	—
Endowment	—	—
Total	3,492,136.24	1,471,381.69

Simon 20/8/21
 SENATHAN FISON

Hunsdon Village Hall
Statement of Financial Activities
For the period from 01 April 2020 to 31 March 2021

	Unrestricted funds	Restricted funds	Endowment funds	Total funds	Prior year total funds
Income and endowments from:					
Donations and legacies	21,006	—	—	21,006	2,947
Income from charitable activities	3,272	—	—	3,272	4,476
Other trading activities	24,742	—	—	24,742	31,268
Other income	(16)	—	—	(16)	5,396
Total income	49,006	—	—	49,006	44,088
Expenditure on:					
Raising funds	—	—	—	—	—
Expenditure on charitable activities	14,745	—	—	14,745	15,580
Other expenditure	62,297	—	—	62,297	7,517
Total expenditure	77,042	—	—	77,042	23,097
Net income / (expenditure) resources before transfer	(28,036)	—	—	(28,036)	20,991
Transfers					
Gross transfers between funds - in	—	—	—	—	—
Gross transfers between funds - out	—	—	—	—	—
Other recognised gains / losses					
Gains / losses on investment assets	—	—	—	—	—
Gains on revaluation, fixed assets, charity's own use	2,048,790	—	—	2,048,790	—
Net movement in funds	2,020,754	—	—	2,020,754	20,991
Reconciliation of funds					
Total funds brought forward	1,471,381	—	—	1,471,381	1,450,389
Total funds carried forward	3,492,136	—	—	3,492,136	1,471,381

 2018/21
JONATHAN FISON

There may be minor discrepancies in the totals if the pence are not being shown



Section A Independent Examiner's Report

Report to the trustees/ members of

Charity Name Hunsdon Village Hall

On accounts for the year ended

31/3/21 Charity no (if any) 302408

Set out on pages

1 and 2 (remember to include the page numbers of additional sheets)

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31/3/2021

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 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

[The charity's gross income exceeded £250,000 and I am qualified to undertake the examination by being a qualified member of [insert name of applicable listed body]]. Delete [] if not applicable. ICAEW

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

Date: 20/8/21

Name: JONATHAN FISON

Relevant professional qualification(s) or body

CHARTERED ACCOUNTANT (ICAEW)

(if any):

Address:

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.