

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 £6,832.9 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

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	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

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14/7/22

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

John 14/7/22
Jonathan Fisa



CHARITY COMMISSION
FOR ENGLAND AND WALES

Independent examiner's report on the accounts

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~~ £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:

Date:

14/7/22

Name:

JONATHAN LISTER

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.