

## Object of our charity

The Charity is governed by a Scheme made by the Charity Commission on 20<sup>th</sup> 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 15<sup>th</sup> Century a house, in the 19<sup>th</sup> Century a school, then in the 20<sup>th</sup> 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/](http://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



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

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
<b>Receipts</b>						
<b>Donations and legacies</b>						
CG - COVID grants	—	—	—	—	—	11,226
D - Donations	4,695	—	—	—	4,695	—
F - Fundraising	—	—	—	—	—	—
RF - Referral income	100	—	—	—	100	—
<b>Donations and legacies Totals</b>	<b>4,795</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>4,795</b>	<b>11,226</b>
<b>Income from charitable activities</b>						
HVO - Hire charges from village organisations	4,493	—	—	—	4,493	3,615
<b>Income from charitable activities Totals</b>	<b>4,493</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>4,493</b>	<b>3,615</b>
<b>Other trading activities</b>						
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
<b>Other trading activities Totals</b>	<b>41,655</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>41,655</b>	<b>34,685</b>
<b>Other income</b>						
106 - Section 106 income	—	—	—	—	—	2,164
BI - Bonds received	—	—	—	—	—	—
INT - Credit Interest	711	—	—	—	711	—
PC - Income from Parish Council	—	—	—	—	—	—
<b>Other income Totals</b>	<b>711</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>711</b>	<b>2,164</b>
<b>Receipts Grand totals</b>	<b>51,655</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>51,655</b>	<b>51,691</b>

### Payments

#### Raising funds

FUND - Cost of fundraising	—	—	—	—	—	500
<b>Raising funds Totals</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>500</b>

#### 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
<b><i>Expenditure on charitable activities Totals</i></b>	38,487	—	—	—	38,487	44,678
<b><i>Other expenditure</i></b>						
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
<b><i>Other expenditure Totals</i></b>	2,591	—	—	—	2,591	2,724
<b>Payments Grand totals</b>	41,078	—	—	—	41,078	47,902

*Shin* 7/6/23

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# Hunsdon Village Hall

## Balance Sheet detailed

	As at 31/03/2023	As at 31/03/2022
<b>Fixed assets</b>		
CON: Contents of village hall	22,000.00	22,000.00
HVH: Hall and cottages	3,455,207.88	3,455,207.88
<b>Total Fixed assets</b>	<b>3,477,207.88</b>	<b>3,477,207.88</b>
<b>Current assets</b>		
Z1: Current Account	1,857.73	52,303.97
Z2: Deposit account	—	16,024.68
Z3: Loan account	—	—
Z4: Savings account	72,235.92	—
<b>Total Current assets</b>	<b>74,093.65</b>	<b>68,328.65</b>
<b>Liabilities</b>		
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
<b>Total Liabilities</b>	<b>44,799.55</b>	<b>49,611.30</b>
<b>Net Asset surplus (deficit)</b>	<b>3,506,501.98</b>	<b>3,495,925.23</b>
<b>Reserves</b>		
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	—	—
<b>Total Reserves</b>	<b>3,506,501.98</b>	<b>3,495,925.23</b>

Represented by Funds		
Unrestricted	3,506,501.98	3,495,925.23
Designated	—	—
Restricted	—	—
Endowment	—	—
<b>Total</b>	<b>3,506,501.98</b>	<b>3,495,925.23</b>

*John 7/6/23*





CHARITY COMMISSION  
FOR ENGLAND AND WALES

## Independent examiner's report on the accounts

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*John 7/6/23*