



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.

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.

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.

The trustees in full for 2023/24 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)

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.

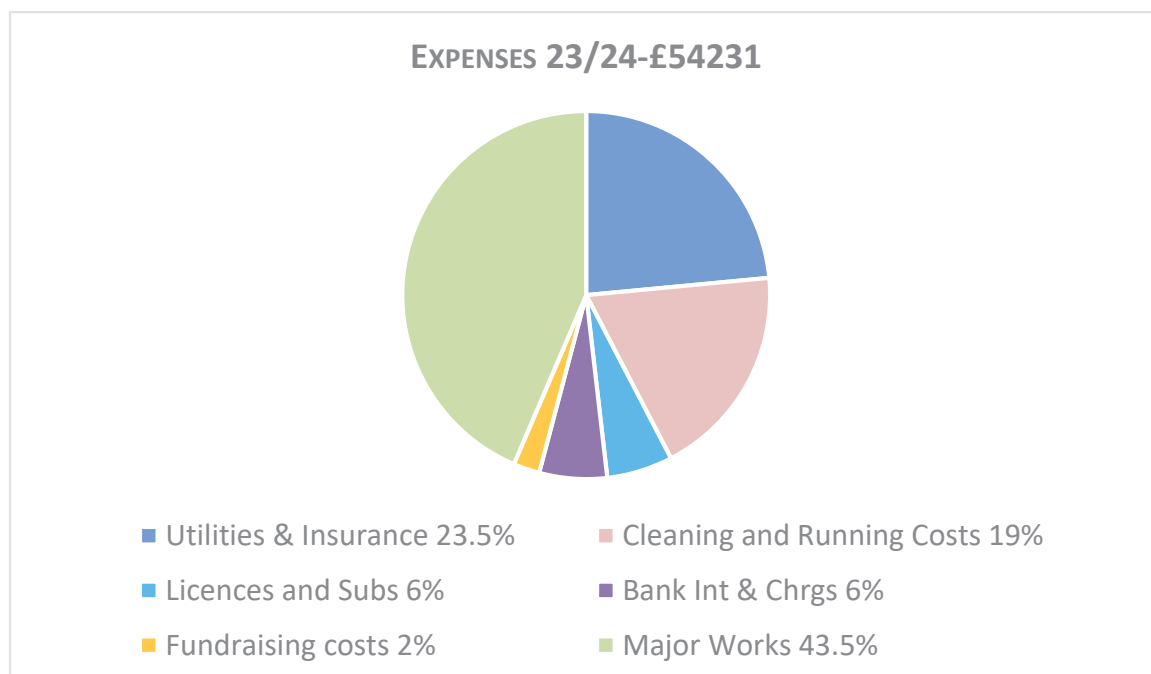
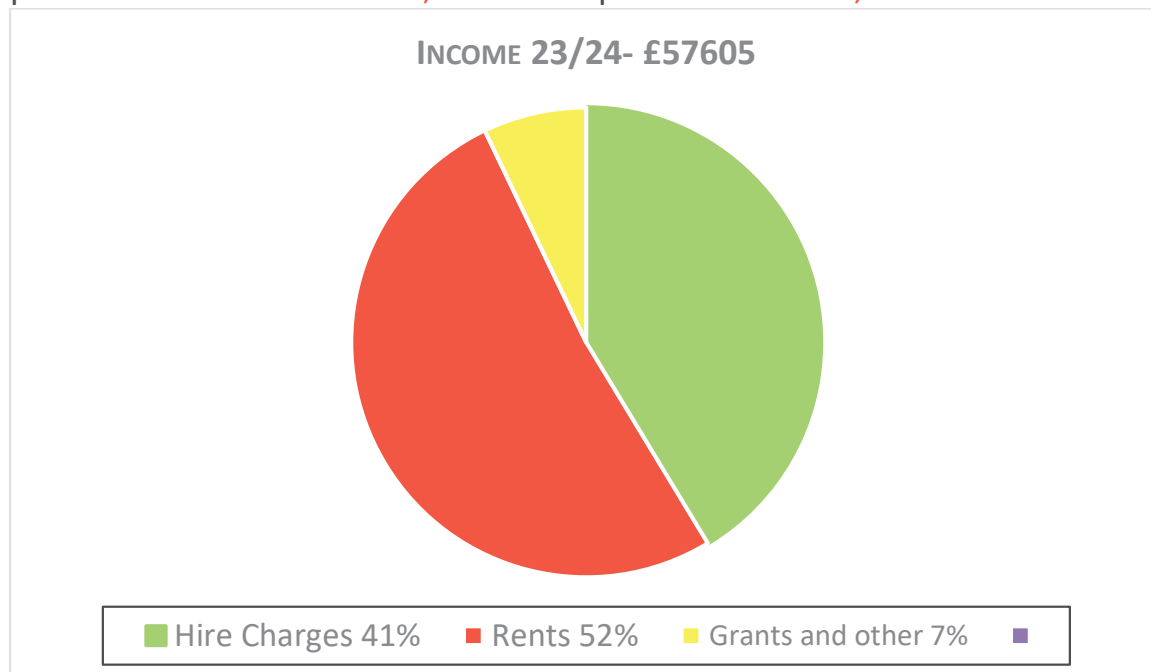
Premises.

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	—	—	—	—	—	—
LIC - Licences	967	—	—	—	967	303
REP - Repairs	2,269	—	—	—	2,269	128
SUB - Subscriptions paid	2,187	—	—	—	2,187	36

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

	Unrestricted	Designated	Restricted	Endowment	Total	
					This year	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



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

31/03/24

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:

Date:

31/03/24

Name:

JONATHAN FISON

Relevant professional
qualification(s) or body

ICAEW CHARTERED ACCOUNTANT

(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

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Jonathan Fison



Section A

Independent Examiner's Report

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ended

31/03/24

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Signed:

Date:

31/03/24

Name:

JONATHAN FISON

Relevant professional
qualification(s) or body

ICAEW CHARTERED ACCOUNTANT

(if any):

Address:

FRESHFIELDS, FALKENHAM
IPSWICH
IP10 0QY

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