



# 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 15<sup>th</sup> 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](http://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.

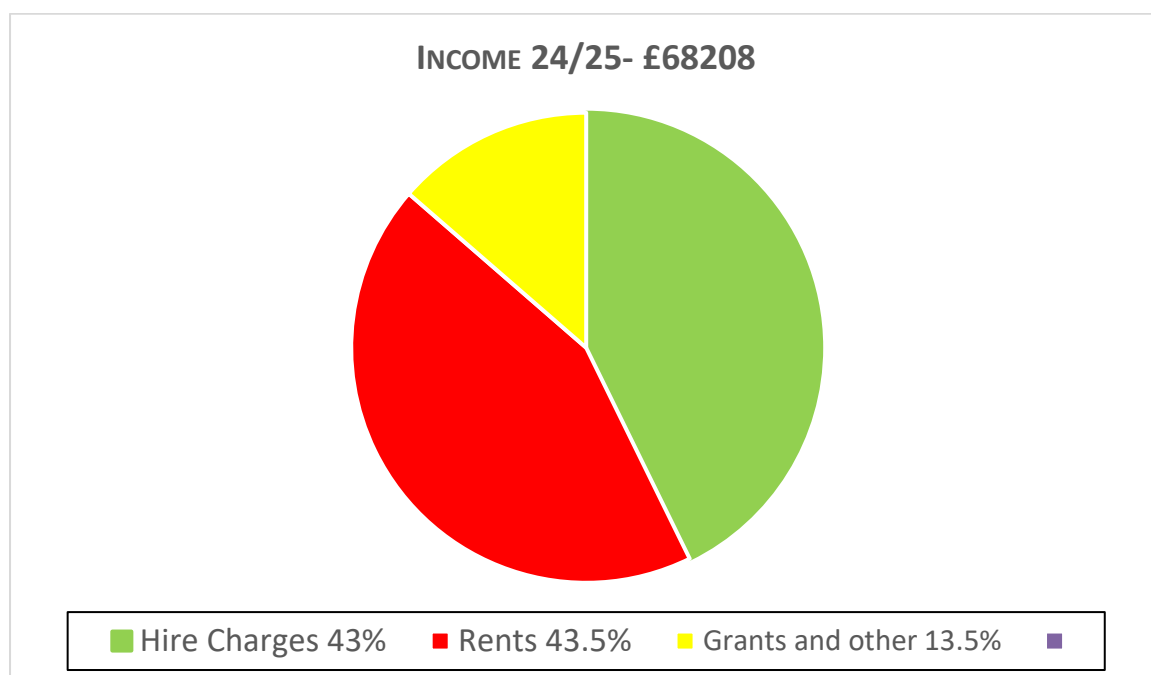
### Premises.

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.

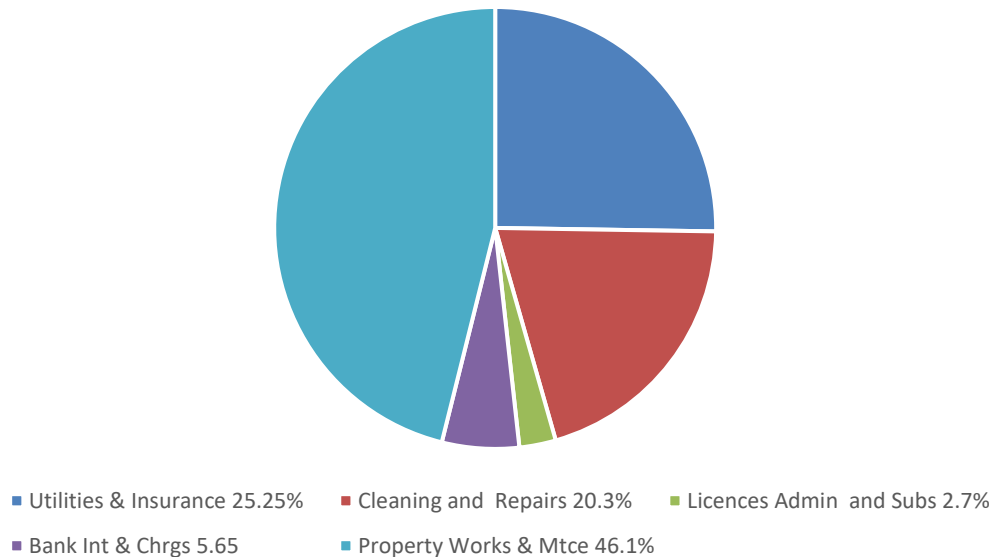
In particular, we focus on local community needs and good management of the premises. We maintain an ongoing log of tasks & projects and implement them dependant on priority and funds availability.

### 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



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
<b>Receipts</b>						
<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
<b>Receipts Grand totals</b>	65,258	2,949	—	—	68,208	57,605

## Payments

### Raising funds

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

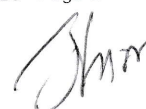
### Expenditure on charitable activities

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	This year	Total 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
<b>Payments Grand totals</b>	43,924	---	---	---	43,924	54,231

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



# Hunsdon Village Hall

## Balance Sheet detailed

	As at 31/03/2025	As at 31/03/2024
<b>Fixed assets</b>		
CON: Contents of village hall	22,000.00	22,000.00
HVH: Hall and cottages	3,452,207.88	3,452,207.88
<b>Total Fixed assets</b>	<b>3,474,207.88</b>	<b>3,474,207.88</b>
<b>Current assets</b>		
Z1: Current Account	6,012.78	4,404.82
Z2: Deposit account	—	—
Z3: Loan account	—	—
Z4: Savings account	73,351.49	71,422.35
<b>Total Current assets</b>	<b>79,364.27</b>	<b>75,827.17</b>
<b>Liabilities</b>		
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
<b>Total Liabilities</b>	<b>19,411.64</b>	<b>40,158.81</b>
<b>Net Asset surplus (deficit)</b>	<b>3,534,160.51</b>	<b>3,509,876.24</b>
<b>Reserves</b>		
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	—	—
<b>Total Reserves</b>	<b>3,534,160.51</b>	<b>3,509,876.24</b>

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







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 MARCH 2025

Charity no  
(if any)

302 408

Set out on pages

Enter box 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:

*Jon*

Date:

20/6/25

Name:

JONATHAN FIDON

Relevant professional  
qualification(s) or body

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.

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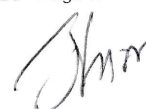
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CHARITY COMMISSION  
FOR ENGLAND AND WALES

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Signed:

*Jon*

Date:

20/6/25

Name:

JONATHAN FIDON

Relevant professional  
qualification(s) or body

ICAEW

(if any):

Address:

FRESHFIELDS, FALKENHAM

IPSWICH

IP10 0QY

## Section B

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