

Swinbrook Village Hall

Charity registration number: 304381

Trustees' Annual Report & Accounts

For the Year Ended 30 September 2025

Objectives and Activities

Summary of the purposes of the charity as set out in its governing document	The purpose of the charity is to administer the village hall in Swinbrook for the use of the residents of Swinbrook Village and the neighbourhood, for meetings, lectures & classes, and other forms of recreation and leisure-time activity, with the object of improving the quality of life for those residents.
Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.	The Trustees maintain and rent the village hall out to local people & organisations for various recreational activities, including village events, private functions and in support of the local church.
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	The trustees confirm that they have regard to the guidance issued by the Charity Commission.

Achievements and Performance

Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.	The focus over the past year has been the renovation of the village hall – raising funds and refining the plans – in order to upgrade the facilities for the charity's future beneficiaries: • The design has now been finalised – to include complete rewiring, replumbing & redecoration, upgrading the lavatories, installation of a modern kitchen, provision of additional storage, and installation of French doors into the garden – and a builder has been appointed. Initial works started during the year, with the bulk of the works to start in January 2026. • The charity raised over £61k during the year, on top of over £26k in previous years. Together with pledges for a further £60k, this brings the total funds raised to over £146k. In broad terms, a third of these are donations from local residents, a third grants from WODC & the National Lottery, and a third from the Ann Pytts Charity. The Trustees are enormously grateful to all those individuals & organisations who have supported the hall. Elsewhere the Trustees have been focussing on more internal matters, including review of safeguarding policy and banking & financial control arrangements. We were very sorry to bid farewell to John Mathews after many many years' service, but we are very pleased to have welcomed Wolfi Bauer & Tom Walker as new Trustees.
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Financial Review

Review of the charity's financial position at the end of the period	The Charity generated income of £62,265 in the year to 30 September 2025 (2024: £14,559) primarily as a result of fundraising to fund the renovation of the village hall. A grant of £17,465 was received from the West Oxfordshire District Council SpaceHive program, £21,700 in donations made under gift aid, £17,050 in other donations and £5,300 in tax reclaims from HMRC. Expenditure totalled £22,457 during the year (2024: £7,370), including £12,000 in connection with the return of monies received in error from another local charity in 2024. Some expenditure has been incurred on the renovation during the year, being £1,935 in architect fees, £1,842 in asbestos survey & removal work and £3,326 in advance work to prepare for the installation of French doors. Overall the Charity generated a surplus of £39,809 in the year (2024: £7,229), bringing the total cash reserves to £78,358 (2024: £38,549). As noted above, the Charity has also received pledges of a further £60k towards the renovation, which has not been reflected in the reserves.
Statement explaining the policy for holding reserves stating why they are held	Historically, the Trustees have held reserves to cover ongoing running costs, but reserves are substantially elevated at 30 September 2025 in order to fund the forthcoming renovation of the village hall. The reserves are therefore expected to reduce substantially in the year to 30 September 2026.
Amount of reserves held	The amounts of cash reserves held at year end totalled £39,809 (2024: £7,229), being split between restricted funds of £55,893 (to be applied in the renovation of the hall) (2024: £14,491) and unrestricted funds of £22,465 (2024: £24,058). All of the funds are held in a bank account with TSB. The statement of assets & liabilities also reflects the village hall, which is held at insurance valuation of £383,116 (2024: £369,011).
Reasons for holding zero reserves	No reserves are held at zero
Details of fund materially in deficit	There is no fund in deficit
Explanation of any uncertainties about the charity continuing as a going concern	There are no financial concerns or concerns as to the ongoing viability of the charity, although the Trustees recognise the need for ongoing fundraising.

Structure, Governance and Management

Description of charity's trusts:	The trust was established by Trust Deed dated 9 January 1963
Type of governing document	Trust Deed
How is the charity constituted?	Registered Charity
Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees	Under the terms of the Trust Deed, the charity has a number of Trustees who are elected annually, and additional members may be nominated by various local not for profit organisations. Trustees may be reappointed year on year, and the Trustees also have the power to co-opt other Trustees. The Trust Deed additionally caters to casual vacancies.

Reference and Administrative Details

Charity name	Swinbrook Village Hall
Other name the charity uses	N/A
Registered charity number	304381
Charity's principal address	Swinbrook Village Hall Swinbrook Burford Oxon OX18 4DY

Names of the charity trustees who manage the charity

Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
Wolfgang Bauer		Appointed 28/4/25	N/A
Richard Harrop	Co-secretary		N/A
Keith Raymond Hudson			N/A
John Woodburn Mathews		16/6/2025	N/A
Robin James Meech	Chair		N/A
Dominic Edward Pearson			N/A
Guy Wall			N/A
Thomas Alfred Walker		Appointed 27/1/25	N/A

Declarations

The trustees declare that they have approved the trustees' report and annual accounts.

Signed on behalf of the charity's trustees

Signature		
Full name	Robin James Meech	Dominic Edward Pearson
Position	Chair	Trustee
Date		

Swinbrook Village Hall

Financial Statements for the Year Ended 30 September 2025

Receipts & Payments Account	2025		2024	
	Unrestricted	Restrict	Total	Total
	£	d	£	£
Income				
Grant income	-	17,465	17,465	-
Donations - gift aid	-	21,700	21,700	-
Donations - other	50	17,000	17,050	750
Tax - gift aid	-	5,300	5,300	1,250
Events & fundraising	475	-	475	309
Rental income	275	-	275	265
Interest income	-	-	-	25
Monies received in error	-	-	-	12,000
Total income	800	61,465	62,265	14,599
Expenses				
<i>Running costs</i>				
Insurance	160	-	160	1,500
Electricity	955	-	955	1,074
Repairs & maintenance	865	-	865	-
Water	178	-	178	141
Council tax	133	-	133	46
Training fees	-	-	-	86
Village Halls Association	50	-	50	-
Security	-	-	-	157
Waste disposal	53	-	53	401
<i>Renovation costs</i>				
Architect fees	-	1,935	1,935	3,965
Asbestos survey & removal	-	1,842	1,842	-
Renovation costs	-	3,326	3,326	-
<i>Other</i>				
VAT advice	-	960	960	-
Return of monies received in error	-	12,000	12,000	-
Total expenses	2,393	20,063	22,457	7,370
Surplus / (deficit)	(1,593)	41,402	39,809	7,229
Cash funds b/f	24,058	14,491	38,549	31,320
Cash funds at year end	22,465	55,893	78,358	38,549

Statement of Assets & Liabilities at 30 September
Cash funds
TSB Bank Account
Total

22,465	55,893	78,358	38,549
22,465	55,893	78,358	38,549

Village hall (held at insurance valuation)

	369,09	311,81
Value b/f	1	1
Movement in year	14,025	57,280
	383,11	369,09
Value at year end	6	1
	461,47	407,64
Total assets	4	0

Independent Examiner's Report

Report to the Trustees / members of	Swinbrook Village Hall
Charity number	304381
On the accounts for the year ended	30 September 2025
Set out on page	4
Responsibilities and basis of report	As the charity trustees of the Trust, 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 the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.
Independent examiner's statement	I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination which gives me cause to believe that in, any material respect: • accounting records were not kept in accordance with section 130 of the Act or • the accounts do not accord with the accounting records I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in order to enable a proper understanding of the accounts to be reached.
Signed	
Name	Clive Cornitzer
Date	
Address	Keepers Lodge Swinbrook Burford OX18 4ED

