

# HACHESTON VILLAGE HALL

England & Wales - Charity number 304756

## Details

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**Status** Registered

**Legal form** Trust

**Registered** 1965-03-09

**Register** [View on the Charity Commission register](#)

## Contact

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**Address** Hacheston Village Hall  
The Street  
Hacheston  
Woodbridge  
Suffolk  
IP13 0DW

**Phone** 07772354492

**Email** [HACHESTONVILLAGEHALL@YAHOO.COM](mailto:HACHESTONVILLAGEHALL@YAHOO.COM)

## Activities

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**Objects:** IN THE INTERESTS OF SOCIAL WELFARE, TO IMPROVE THE CONDITIONS OF LIFE OF THE INHABITANTS OF THE AREA OF BENEFIT WITHOUT DISTINCTION OF POLITICAL, RELIGIOUS OR OTHER OPINIONS BY THE PROVISION AND MAINTENANCE OF: A) A VILLAGE HALL FOR THE USE BY THE INHABITANTS, INCLUDING USE FOR: I) MEETINGS, LECTURES AND CLASSES, AND II) OTHER FORMS OF RECREATION AND LEISURE-TIME OCCUPATION; AND B) A RECREATION GROUND FOR USE BY THE INHABITANTS.

**Activities:** Activities for local residents and the surrounding communities including a toddler group, yoga, keep fit, art club, ballet, karate, heart rehab and social events. Facilities for the general public to hire for private functions and for special interest groups. Efforts are made to keep charges reasonable for local people.

## Classification

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- **How:** Provides Buildings/facilities/open Space
- **What:** General Charitable Purposes, Arts/culture/heritage/science, Amateur Sport, Environment/conservation/heritage, Recreation
- **Who:** Children/young People, The General Public/mankind

## Geography

- **Area of benefit:** THE PARISH OF HACHESTON AND THE SURROUNDING AREA
- Suffolk

## Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£37,509	£31,135	-	-
2024-03-31	£36,718	£30,324	-	-
2023-03-31	£29,789	£25,466	-	-
2022-03-31	£18,334	£20,631	-	-
2021-03-31	£12,342	£13,385	-	-

## Trustees

Name	Role	Appointed
ANGELA HURLOCK		2011-11-11
Adrian Roy Barney		2022-05-20
Alan Perry		2025-08-21
Christopher Hurlock		2021-05-07
Jennifer Giesen		2023-05-26
John Green		2021-05-07
Malcolm George Robinson		2021-05-07
Stephen William Musk		2025-08-21
ZOE POTTER		2013-01-06

**HACHESTON VILLAGE HALL**

England & Wales - Charity number 304756

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# Accounts

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**Hacheston Village Hall (Registered Charity 304756)**

**AGM 16 May 2025 – 7.30pm**

**Chairman's Report**

**1. Trustees and Personnel**

There have been no changes to Trustees since the last AGM. Adrian Barney (Treasurer) has advised that he wishes to stand down after the AGM in May 2025. A campaign to find a replacement commenced in March 2025 but has so far been unsuccessful however one volunteer to be a Trustee has come forward. The Chairman proposes that he stands down at the AGM in May 2026 as he will have completed 5 years in the position.

If replacements cannot be found for the Treasurer in the short term and the Chairman in the longer term then the Charity will have to consider closing down its activities as it cannot continue to operate without active personnel in these vital roles.

The incumbent Booking Clerk and Cleaner / Caretaker remained in position for the whole of the year maintaining stability in hall operations. The Trustees thank both for their contribution to the hall's continued success.

Chris and Lee White (Bar Managers) have advised that they will be moving away from Hacheston by mid- 2025. The Trustees thank them both for their service to the Village Hall. The search has begun to find a replacement for them.

**2. Meetings and Governance**

The Trustees met four times in 24 / 25. At each meeting Health and Safety issues, safeguarding and financial performance were reviewed along with other current issues.

The required independent examination of the 24 / 25 accounts was successfully completed in May 2025 by Chris Dobson.

The Register of Trustees on the Charity Commission website was updated as required. A full annual return for 23 / 24 was made in July 2024 consisting of the Chairman's Report, the accounts and the Independent Examiner's Report.

**3. Health and Safety Activity**

Following the annual third-party Playground Inspection in October 2024, remedial works were agreed and undertaken in April 2025. Routine monthly inspection of the playground equipment continues to be undertaken. There have been no reported incidents in the hall in the year.

#### **4. Financial Position**

The hall continues its good financial performance delivering a surplus for the year, underpinned by our core regular hirers and the successful resident events organised by the Volunteer group. One off hires continue to be booked at short notice but the number has improved to 64 in 24 / 25 compared to 39 in 23 /24.

The surplus the hall is able to generate appears to have plateaued at just above £6k. Excluding hire deposits, revenue and costs are similar 24 /25 cf 23 /24. The Trustees have taken the difficult decision to increase hire rates by £1 to £12ph for regular hirers from 1.9.25 for the first time in 3 years.

Hacheston Parish Council (HPC) continues to support the maintenance of Fairfield Green. The Trustees are grateful for this support

Energy costs continue to have a big impact. From April 2025 the hall has switched both gas and electric contracts to new tariffs with Octopus, the effective gas rate is slightly lower and the effective electricity rate slightly higher.

The Trustees have committed to three exceptional items of expenditure in 25 /26; investment in battery storage to make better use of the electricity that is generated from its existing solar panels (£4367), repainting of the exterior of the hall (£4496) and legal fees to convert the hall to a charitable incorporated organisation. (£2000).

This expenditure, along with routine anticipated costs, is expected to put the hall into a deficit for 25 /26, reducing overall funds to around £30k.

The Trustees remain confident that the hall will be viable despite having to face these considerable challenges.

#### **5. Leases with Hacheston United Charities (HUC)**

No progress has been made with HUC in acquiring either the freehold or extending the lease term for the land upon which both Fairfield Green and the hall are located.

Several meetings were held with HUC and HPC in 2024 to try and progress the matter and it has been left in the hands of HUC to come to a decision about committing some funds to obtain legal fee estimates for disposing of their assets. It is hoped that the Trustees of HUC will meet in 2025 and make a decision on this matter.

The Trustees contacted HUC in March 2025 to request that the hall lease the small section of Fairfield Green (situated adjacent to the B1116 and to the south of the hall) which it doesn't currently have control of. No response has yet been received from HUC.

## **6. Battery Storage Project**

Following previous unsuccessful attempts to obtain attractive quotes for battery storage to compliment the hall's existing solar panels, the 2024 Suffolk Solar Together initiative was pursued in Q4 2024. This led to an attractive price of £4367 being obtained from Greenscape Energy of Ipswich for 10kWh of battery storage to be installed outside of the hall.

The battery storage project offered an opportunity to keep downwards pressure on the hall's energy bills. Greenscape Energy's proposal advises that the batteries will enable the usage of generated solar power to increase from 26% to 71%., representing a saving of £675 at the current electricity price.

The equipment was finally installed in early May 2025 but is not operational yet. This will hopefully be shortly remedied and the benefit of increased utilisation of the solar power the hall generates realised.

The Trustees are grateful for two grants which this project benefitted from; Councillor Sally Noble and East Suffolk Council's Enabling Communities Fund (£1000) and HPC (£1500). An application was made to EDF's Neighbourhood Fund but this was unsuccessful.

## **7. Assets of Community Value**

The future of HUC is currently being reviewed by its Trustees. One possible outcome is the closure of the charity. If this happens the assets of the charity will be disposed of. The charity's assets are principally three pieces of land; Church Meadow – the land upon which the village hall and green are located, the Allotment Land – situated to the rear of 1 – 8 The Street, and Whitbread Meadow – situated at the rear of Garnett's Gardens.

If it is decided to dispose of Church Meadow and the Allotments, HPC and the Village Hall would like to ensure the opportunity to acquire the land for community benefit exists. This can be achieved by registering the land as Assets of Community Value with East Suffolk Council (ESC) under the Localism Act of 2011.

Applications were made to ESC on 21.11.24 to register Church Meadow and the Allotment land as assets of Community Value. The chairman was advised by Sam Kenward, ESC Communities Officer for Framlingham, Wickham Market, Kelsale and Yoxford and surrounding villages, on 12.2.25 that both applications had been approved and that the paperwork would follow soon. To date nothing has been received from ESC but the Chairman has been reassured that both pieces of land have been registered.

## **8. Electric Vehicle Charging Points (EVCP)**

The hall has been pursuing a proposal with Suffolk County Council (SCC) since Q4 2023 to install two electric vehicle charging points in the hall's car park.

In Q2 2024 SCC appointed its successful contractor, Connected Kerb, to undertake the project across the whole of Suffolk. In the second half of 2024 the hall undertook legal due diligence of the two legal agreements (a lease and a Cluster Member Agreement) that it was expected to enter into to complete the project and by December 2024 it was ready to do so.

Through the discussions with SCC to execute the legal agreements it became evident that the current legal status of the hall charity, ie that of an unincorporated trust, was an impediment to the efficient execution of the agreements and their maintenance over the period of the agreements and the benefit of the proposal to the hall.

It was agreed with SCC to put the proposal on hold for 6 – 12 months while the hall evaluated whether it was feasible to change the legal status of the hall to one that was more favourable.

## **9. Proposal to Convert the Legal Status of the Hall Charity**

As has been described above the EVCP proposal highlighted that the hall may not have the optimum legal status for operating in the 21st century.

An unincorporated charity such as the village hall is not a legal body in its own right and cannot enter into contracts or own property in its own name. This means the charity trustees have to enter into contracts on behalf of the charity and they can be personally liable if something goes wrong. Any property needs to be registered either in the name of the Official Custodian or a group of trustees of the charity. Complications can arise if any of the named trustees retire and/or die.

The two leases with HUC which the hall and green benefit from were entered into by the people who were Trustees of the charity at the time (2005 and 2008). A number have since moved away or died; all have retired.

To address these issues, the Trustees have agreed that the legal status of the hall charity should be converted from an unincorporated trust to a charitable incorporated organisation (CIO). This is achieved by creating a new charity and registering it with the Charity Commission, next the unincorporated charity's assets need to be transferred to the new CIO and finally the unincorporated charity is wound up in line with any rules set out in its governing document and the Charity Commission is notified of the merger of the charities.

So far, the Trustees have created a constitution for the new charity based upon the Charity Commission's foundation model and on 27.3.25 applied to the Charity Commission to create the new charity. Their decision is awaited.

Legal advice has been sort regarding the transfer of the hall charity's two principal assets (the two leases with HUC) and the process of establishing contact with the surviving Trustees from 2005 and 2008 has begun.

On the assumption that the above is satisfactorily progressed to the stage where the existing hall charity is to be wound up, it will be necessary to call a meeting of all residents of Hacheston to agree to this.

#### **10. Proposal to Improve the Facilities Offered by the Village Hall**

A group of Volunteers have begun evaluating ideas to improve the facilities offered by the Village Hall with the objective of better serving the needs of the community. A consultation with residents will be carried out in 2025 to firm up plans with a view to make an application for funding to the Sizewell C (SZC) Community Fund at some point in the future.

Discussions have been held with representatives of the SZC Community Fund to better understand the needs of their process and to help shape thinking about what needs to be done.

A formal sub-Committee of the Village Hall Trustees will be created in June 2025 to guide this project forward.

#### **11. Volunteers**

The Volunteer Group continued its good work throughout the year putting on events for the benefit of residents every month. An exciting calendar of events has been established for 2025.

Of particular note were the D Day Celebration / Bring and Share Lunch in June 2024 and the Christmas Celebration which were both particularly well supported by many families. The Trustees are grateful to HPC for supporting the D Day / Big Lunch event.

As ever we need more residents to come forward and volunteer to help. Not only with events but grounds maintenance and routine inspection of the playground equipment.

Nevertheless, the Trustees thank all volunteers for their massive efforts throughout this year without whose help the hall would not be as successful as it is.

**Malcolm Robinson**  
**Chairman of Trustees – Hacheston Village Hall**

**10 May 2025**



CHARITY COMMISSION  
FOR ENGLAND AND WALES

Hacheston Village Hall

304756

## Receipts and payments accounts

CC16a

For the period  
from

01/04/2024

To

31/03/2025

### Section A Receipts and payments

	Unrestricted funds	Restricted funds	Endowment funds	Total funds	Last year
	to the nearest £	to the nearest £	to the nearest £	to the nearest £	to the nearest £
<b>A1 Receipts</b>					
Bar	5659.41		-	5,659.41	7,994.03
Events	2430.87		-	2,430.87	1,593.50
Hire	21723.70			21,723.70	19,611.15
Hacheston Parish Council	1000.00		-	1,000.00	1,165.00
Solar Panels	576.60		-	576.60	623.97
Donations	500.00		-	500.00	1,746.39
Other	579.01		-	579.01	-
Interest	539.87		-	539.87	384.17
Hire Deposits		4500.00	-	4,500.00	3,600.00
<b>Sub total (Gross income for AR)</b>	<b>33009.46</b>	<b>4500.00</b>	<b>-</b>	<b>37,509.46</b>	<b>36,718.21</b>
<b>A2 Asset and investment sales, (see table).</b>					
	-	-	-	-	-
<b>Sub total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total receipts</b>	<b>33,009.46</b>	<b>4,500.00</b>	<b>-</b>	<b>37,509.46</b>	<b>36,718.21</b>
<b>A3 Payments</b>					
Bar Purchases	2875.82		0.00	2875.82	4348.24
Events	2147.41		0.00	2147.41	623.39
Booking, Caretaking and Cleaning	7683.20		0.00	7683.20	7792.91
Hall Maintenance and Services	10083.51		0.00	10083.51	8711.99
Insurance	1738.37		0.00	1738.37	1422.70
Green Miantenance	1749.34		0.00	1749.34	4071.28
Petty Cash			0.00	0.00	8.12
Hire Deposit Refunds		4857.00	0.00	4857.00	3345.00
			0.00	0.00	0.00
<b>Sub total</b>	<b>26277.65</b>	<b>4857.00</b>	<b>0.00</b>	<b>31134.65</b>	<b>30323.63</b>
<b>A4 Asset and investment purchases, (see table)</b>					
	-	-	-	-	-
<b>Sub total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total payments</b>	<b>26,277.65</b>	<b>4,857.00</b>	<b>-</b>	<b>31,134.65</b>	<b>30,323.63</b>
<b>Net of receipts/(payments)</b>	<b>6,731.81</b>	<b>- 357.00</b>	<b>-</b>	<b>6,374.81</b>	<b>6,394.58</b>
<b>A5 Transfers between funds</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>A6 Cash funds last year end</b>	<b>26,463.00</b>	<b>1,455.00</b>	<b>-</b>	<b>27,918.00</b>	<b>21,523.00</b>
<b>Cash funds this year end</b>	<b>33,194.81</b>	<b>1,098.00</b>	<b>-</b>	<b>34,292.81</b>	<b>27,917.58</b>

## Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
<b>B1 Cash funds</b>	Current account	1,171.75	1,098.00	-
	Deposit Account	32,023.08		-
		-	-	-
	<b>Total cash funds</b>	<b>33,194.83</b>	<b>1,098.00</b>	<b>-</b>
	(agree balances with receipts and payments account(s))	OK	OK	OK

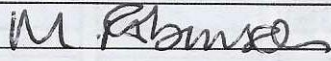
Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
<b>B2 Other monetary assets</b>		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-

Categories	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
<b>B3 Investment assets</b>			-	-
			-	-
			-	-
			-	-
			-	-

Categories	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
<b>B4 Assets retained for the charity's own use</b>	Village Hall and Equipment	Restricted	-	-
	Play Equipment on Green	Restricted	-	-
	Petanque Court	Restricted	-	-
			-	-
			-	-
			-	-

Categories	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
<b>B5 Liabilities</b>			-	
			-	
			-	
			-	
			-	

Signed by one or two trustees on behalf of all the trustees

Signature	Print Name	Date of approval
	M ROBINSON	17.5.25



**Section A**

**Independent Examiner's Report**

**Report to the trustees/  
members of**

Charity Name  
**Hacheston Village Hall**

**On accounts for the year  
ended**

**31/03/2025**

**Charity no  
(if any)**

**304756**

**Set out on pages**

(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 / 2025**.

**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 (other than that disclosed below \*) 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.

*\* Please delete the words in the brackets if they do not apply.*

**Signed:**

*[Signature]*

**Date:**

*9/5/25*

**Name:**

*CHRISTOPHER DODSON*

**Relevant professional  
qualification(s) or body  
(if any):**

*CHARTERED ACCOUNTANTS (ASTREA)*

**Address:**

*THE OLD STABLES, ROOKERY FARM,  
HACHESTON, WOODBRIDGE  
IP13 0AT*

**HACHESTON VILLAGE HALL**

England & Wales - Charity number 304756

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# Accounts

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# **Hacheston Village Hall (Registered Charity 304756)**

**AGM 17 May 2024 – 7.30pm**

## **Chairman's Report**

### **1. Trustees and Personnel**

There have been no changes to Trustees since those advised at the last AGM. Zoe Potter has advised that she will stand down as a Trustee in May 2025.

The incumbent Booking Clerk and Cleaner / Caretaker remained in position for the whole of the year maintaining stability in hall operations.

Our long-term volunteer bar managers, Niki Accott and Peter Etheridge, stood down at the end of 2023. Chris and Leigh White have taken on the role. The Trustees thank both the old and new bar managers for their service to the Village Hall.

### **2. Meetings and Governance**

The Trustees met three times in 23/24. The planned meeting in December 2023 was cancelled as the Chairman was indisposed. At each meeting Health and Safety issues, safeguarding and financial performance were reviewed along with other current issues.

The required independent examination of the accounts was successfully completed in August 2023 by Chris Dobson. The most significant issues raised were better monitoring of bar petty cash and the need for the Charity to become a registered employer with HMRC.

The payroll is now run by a third party (North Yorkshire Centre for Independent Living), who in addition to paying our employees manage our relationship with HMRC and the Pensions Regulator.

The Register of Trustees on the Charities Commission website was updated as required. A full annual return for 22/23 was made in December 2023 consisting of the Chairman's Report, the accounts and the Independent Examiner's Report.

### **3. Health and Safety Activity**

Following the annual third-party Playground Inspection in October 2023, necessary remedial works were agreed and undertaken in December 23 and January 24. Routine monthly inspection of the playground equipment continues to be undertaken. There have been no reported incidents in the hall in the year.

### **4. Financial Position**

The hall continues to rebuild its financial position, underpinned by our core regular hirers and buoyed by the many successful resident events organised by the Volunteer group. Adhoc hires for events etc have still not recovered to pre-covid levels.

Although rising costs have been observed throughout the year, hire rates have not been increased. This situation is kept under continuous review and should it be deemed necessary rates will be increased in the second half of 2024.

Although revenue levels have improved in 23/24 so have costs with significant expenditure again incurred in maintaining the playground equipment. Hacheston Parish Council (HPC) continues to support the maintenance of Fairfield Green. Grants from East Suffolk Council and EDF were received to help fund maintenance of the playground. The Trustees are grateful for this support

With the ending of long-term contracts for electricity and gas, new 1-year contracts for both electricity in June 2023 and gas in April 2024 saw prices virtually double. It is hoped that when the electricity contract renews in June 2024 similar or improved prices will be achieved.

The continued ageing of the hall, means that the Trustees must also begin to provide for such large maintenance items as replacement of the heating system and internal and external redecoration.

The Trustees remain confident that the hall will be viable despite having to face these considerable challenges.

#### **5. Leases with Hacheston United Charities (HUC)**

No progress has been made with HUC in acquiring either the freehold or extending the lease term for the land upon which both Fairfield Green and the hall are located.

HUC is now actively considering the matter but as it owns several pieces of land in the village a number of other parties are involved and it is taking more time than initially thought required to get all these different parties ready to proceed.

#### **6. CIL Funding**

The Trustees submitted three proposals to HPC for potential funding from the CIL funds HPC has available. These were an outdoor gym and table tennis table, battery storage for the solar panels and replacement benches for the green. HPC consulted with residents as to which projects to support and the majority of support was for traffic calming measures in the village. The replacement benches may get funded if there are any funds remaining.

#### **7. Volunteers**

The Volunteer Group continued its good work throughout the year putting on resident events every month. An exciting calendar of events is planned for the next year, however it is noted that the number of volunteers is dwindling and the work falling on fewer people each month.

As ever we need more residents to come forward and volunteer to help. Not only with events but grounds maintenance and routine inspection of the playground equipment.

Nevertheless, the Trustees thank all volunteers for their massive efforts throughout this year without whose help the hall would not be as successful as it is.

**Malcolm Robinson**  
**Chairman of Trustees – Hacheston Village Hall**

**16 May 2024**



CHARITY COMMISSION  
FOR ENGLAND AND WALES

Hacheston Village Hall

304756

## Receipts and payments accounts

CC16a

For the period from	01/04/2023	To	31/03/2024
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### Section A Receipts and payments

	Unrestricted funds	Restricted funds	Endowment funds	Total funds	Last year
	to the nearest £	to the nearest £	to the nearest £	to the nearest £	to the nearest £
<b>A1 Receipts</b>					
Bar	7994		-	7,994	4,254
Events	1594		-	1,594	362
Hire	19611		-	19,611	18,481
Hacheston Parish Council	1165		-	1,165	1,000
Solar Panels	624		-	624	605
Donations	1746		-	1,746	415
Other	-		-	-	540
Interest	384		-	384	64
Hire Deposits		3600	-	3,600	4,070
<b>Sub total (Gross income for AR)</b>	<b>33,118</b>	<b>3,600</b>	<b>-</b>	<b>36,718</b>	<b>29,789</b>
<b>A2 Asset and investment sales, (see table).</b>					
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total receipts</b>	<b>33,118</b>	<b>3,600</b>	<b>-</b>	<b>36,718</b>	<b>29,789</b>
<b>A3 Payments</b>					
Bar Purchases	4348		-	4,348	2,262
Events	623		-	623	31
Booking, Caretaking and Cleaning	7,793		-	7,793	5,993
Hall Maintenance and Services	8,712		-	8,712	8,359
Insurance	1423		-	1,423	1,296
Green Miantenance	4071		-	4,071	2,710
Petty Cash	8		-	8	100
Hire Deposit Refunds		3345	-	3,345	4,714
	-	-	-	-	-
<b>Sub total</b>	<b>26,979</b>	<b>3,345</b>	<b>-</b>	<b>30,324</b>	<b>25,466</b>
<b>A4 Asset and investment purchases, (see table)</b>					
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total payments</b>	<b>26,979</b>	<b>3,345</b>	<b>-</b>	<b>30,324</b>	<b>25,466</b>
<b>Net of receipts/(payments)</b>	<b>6,140</b>	<b>255</b>	<b>-</b>	<b>6,395</b>	<b>4,323</b>
<b>A5 Transfers between funds</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>A6 Cash funds last year end</b>	<b>20,323</b>	<b>1,200</b>	<b>-</b>	<b>21,523</b>	<b>17,200</b>
<b>Cash funds this year end</b>	<b>26,463</b>	<b>1,455</b>	<b>-</b>	<b>27,918</b>	<b>21,523</b>

## Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
<b>B1 Cash funds</b>	Current account	1244	1,455	-
	Deposit Account	25219	-	-
		-	-	-
	<b>Total cash funds</b>	<b>26,463</b>	<b>1,455</b>	<b>-</b>
	(agree balances with receipts and payments account(s))	OK	OK	OK

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
<b>B2 Other monetary assets</b>		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-

Categories	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
<b>B3 Investment assets</b>			-	-
			-	-
			-	-
			-	-
			-	-

Categories	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
<b>B4 Assets retained for the charity's own use</b>	Village Hall and Equipment	Restricted	-	-
	Play Equipment on Green	Restricted	-	-
	Petanque Court	Restricted	-	-
			-	-
			-	-
			-	-
			-	-
			-	-

Categories	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
<b>B5 Liabilities</b>			-	
			-	
			-	
			-	
			-	

Signed by one or two trustees on behalf of all the trustees

Signature	Print Name	Date of approval



Section A

Independent Examiner's Report

Report to the trustees/ members of

Charity Name: HACHESTON VILLAGE HALL

On accounts for the year ended

31.3.2024

Charity no (if any)

304756

Set out on pages

(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 31/03/2024.

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 (other than that disclosed below \*) 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.

\* Please delete the words in the brackets if they do not apply.

Signed:

[Signature]

Date:

28 June 2024

Name:

CHRISTOPHER NIEL YOUNG SABON

Relevant professional qualification(s) or body (if any):

ACCOUNTANT

Address:

THE OLD STABLES, ROOKERY FARM, HACHESTON, WOODBRIDGE IP13 0DJ

Only complete if the examiner needs to highlight 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.

<p>1. Name of the charity</p>	<p>2. Name of the charity</p>	<p>3. Name of the charity</p>
<p>4. Name of the charity</p>	<p>5. Name of the charity</p>	<p>6. Name of the charity</p>
<p>7. Name of the charity</p>	<p>8. Name of the charity</p>	<p>9. Name of the charity</p>
<p>10. Name of the charity</p>	<p>11. Name of the charity</p>	<p>12. Name of the charity</p>
<p>13. Name of the charity</p>	<p>14. Name of the charity</p>	<p>15. Name of the charity</p>
<p>16. Name of the charity</p>	<p>17. Name of the charity</p>	<p>18. Name of the charity</p>
<p>19. Name of the charity</p>	<p>20. Name of the charity</p>	<p>21. Name of the charity</p>
<p>22. Name of the charity</p>	<p>23. Name of the charity</p>	<p>24. Name of the charity</p>
<p>25. Name of the charity</p>	<p>26. Name of the charity</p>	<p>27. Name of the charity</p>
<p>28. Name of the charity</p>	<p>29. Name of the charity</p>	<p>30. Name of the charity</p>
<p>31. Name of the charity</p>	<p>32. Name of the charity</p>	<p>33. Name of the charity</p>
<p>34. Name of the charity</p>	<p>35. Name of the charity</p>	<p>36. Name of the charity</p>
<p>37. Name of the charity</p>	<p>38. Name of the charity</p>	<p>39. Name of the charity</p>
<p>40. Name of the charity</p>	<p>41. Name of the charity</p>	<p>42. Name of the charity</p>
<p>43. Name of the charity</p>	<p>44. Name of the charity</p>	<p>45. Name of the charity</p>
<p>46. Name of the charity</p>	<p>47. Name of the charity</p>	<p>48. Name of the charity</p>
<p>49. Name of the charity</p>	<p>50. Name of the charity</p>	<p>51. Name of the charity</p>
<p>52. Name of the charity</p>	<p>53. Name of the charity</p>	<p>54. Name of the charity</p>
<p>55. Name of the charity</p>	<p>56. Name of the charity</p>	<p>57. Name of the charity</p>
<p>58. Name of the charity</p>	<p>59. Name of the charity</p>	<p>60. Name of the charity</p>
<p>61. Name of the charity</p>	<p>62. Name of the charity</p>	<p>63. Name of the charity</p>
<p>64. Name of the charity</p>	<p>65. Name of the charity</p>	<p>66. Name of the charity</p>
<p>67. Name of the charity</p>	<p>68. Name of the charity</p>	<p>69. Name of the charity</p>
<p>70. Name of the charity</p>	<p>71. Name of the charity</p>	<p>72. Name of the charity</p>
<p>73. Name of the charity</p>	<p>74. Name of the charity</p>	<p>75. Name of the charity</p>
<p>76. Name of the charity</p>	<p>77. Name of the charity</p>	<p>78. Name of the charity</p>
<p>79. Name of the charity</p>	<p>80. Name of the charity</p>	<p>81. Name of the charity</p>
<p>82. Name of the charity</p>	<p>83. Name of the charity</p>	<p>84. Name of the charity</p>
<p>85. Name of the charity</p>	<p>86. Name of the charity</p>	<p>87. Name of the charity</p>
<p>88. Name of the charity</p>	<p>89. Name of the charity</p>	<p>90. Name of the charity</p>
<p>91. Name of the charity</p>	<p>92. Name of the charity</p>	<p>93. Name of the charity</p>
<p>94. Name of the charity</p>	<p>95. Name of the charity</p>	<p>96. Name of the charity</p>
<p>97. Name of the charity</p>	<p>98. Name of the charity</p>	<p>99. Name of the charity</p>
<p>100. Name of the charity</p>	<p>101. Name of the charity</p>	<p>102. Name of the charity</p>

**HACHESTON VILLAGE HALL**

England & Wales - Charity number 304756

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# Accounts

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# **Hacheston Village Hall (Registered Charity 304756)**

## **AGM**

**26 May 2023 – 7.30pm**

### **Chairman's Report**

#### **1. Trustees and Personnel**

There have been no changes to Trustees since those advised at the last AGM. Michael Dawe will stand down as a Trustee after the Village Hall AGM on 26.5.23.

The Booking Clerk and Cleaner / Caretaker have both been in position for the majority of the year creating welcomed stability in hall operations.

#### **2. Meetings and Governance**

The Trustees met four times in 22/23. At each meeting Health and Safety issues and financial performance were reviewed along with other current issues.

The Register of Trustees on the Charities Commission website was updated as required. The annual return for 21/22 was made in December 2022.

A Safeguarding Policy was formulated and adopted in January 2023. All Trustees signed the Charities Commission Declaration of Eligibility to be a Trustee. All regular hirers have complied with the requirements of the Village Hall's Policy.

#### **3. Health and Safety Activity**

Following the annual third party Playground inspection in October 2022, necessary minor remedial works were agreed and undertaken in January 2023. Routine monthly inspection of the playground equipment is undertaken by the Trustees.

#### **4. Financial Position**

With a full year of unrestricted operation, the hall has returned to profitability for the first time since 19/20. The viability of the hall is underpinned by regular weekday hirers. Adhoc hires for events etc have not recovered to pre-covid levels.

Hire Rates were reviewed for the first time in several years in September 2022 and a c.10% increase in rates implemented. With the implementation of the Safeguarding Policy the opportunity was taken to create separate hire agreements for regular and adhoc hires, facilitating the inclusion of the clauses required by the Safeguarding Policy in the Regular Hire Agreement.

Although revenue levels have improved in 22/23 significant expenditure has been incurred in refurbishing the main hall west window and other areas of external

woodwork, and maintaining the playground equipment, the sewage system, the heating boiler and the dishwasher. Hacheston Parish Council continues to support the maintenance of Fairfield Green for which the Trustees are grateful.

Long term contracts for electricity and gas, a thermally efficient building and solar panels which help to reduce electricity consumption, mean that the hall has been shielded from the extreme effects of recent energy prices. However, the electricity and gas contracts come to an end over the next 12 months and will need to be replaced on the most favourable terms available.

It is also anticipated that in the next 12 months the water softener will have to be replaced and further repainting / refurbishment will be required externally.

The Trustees remain confident that the hall will be viable despite having to face these considerable challenges.

#### **5. Leases with Hacheston United Charities**

The land upon which both Fairfield Green and the hall are located is leased from Hacheston United Charities under two 99 year leases which expire in 2104. The Trustees are seeking to acquire either the freehold from Hacheston United Charities or extend the lease term.

#### **6. CIL Funding**

With the support of Hacheston Parish Council the pétanque piste was upgraded to improve access and all year use. The aim was to improve utilisation by all residents. The works consisted of a rabbit proof palisade fence and paving and was made possible through CIL funding.

In order to provide further amenity at the Village Hall the installation of an outdoor gym adjacent to the car park is being evaluated. If implemented, it is proposed that this project will also utilise CIL funding.

#### **7. Volunteers**

Following an appeal for Volunteers at last year's Village Hall AGM, a group of residents met in September 2022 and formed a new Volunteers Group. Since that time this vibrant group of people have put on 6 successful events, including the Coronation Big Lunch and have 5 more planned for 2023. The Trustees thank these volunteers for reinvigorating resident events at the Village Hall.

**Malcolm Robinson**  
**Chairman of Trustees – Hacheston Village Hall**

**25 May 2023**



CHARITY COMMISSION  
FOR ENGLAND AND WALES

Hacheston Village Hall

304756

## Receipts and payments accounts

CC16a

For the period from	01/04/2022	To	31/03/2023
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### Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
<b>A1 Receipts</b>					
Bar	4,254	-	-	4,254	1,860
Events	362	-	-	362	1,098
Hire	18,481	-	-	18,481	9,799
Hacheston Parish Council	1,000	-	-	1,000	1,000
Solar Panels	605	-	-	605	499
Donations	415	-	-	415	-
Other	540	-	-	540	1,577
Interest	64	-	-	64	2
Hire Deposits	-	4,070	-	4,070	2,500
<b>Sub total (Gross income for AR)</b>	<b>25,719</b>	<b>4,070</b>	<b>-</b>	<b>29,789</b>	<b>18,334</b>
<b>A2 Asset and investment sales, (see table).</b>					
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total receipts</b>	<b>25,719</b>	<b>4,070</b>	<b>-</b>	<b>29,789</b>	<b>18,334</b>
<b>A3 Payments</b>					
Bar Purchases	2,262	-	-	2,262	1,021
Events	31	-	-	31	98
Booking, Caretaking and Cleaning	5,993	-	-	5,993	5,423
Hall Maintenance and Services	8,359	-	-	8,359	6,115
Insurance	1,296	-	-	1,296	1,225
Green Maintenance	2,710	-	-	2,710	4,252
Petty Cash	100	-	-	100	-
Hire Deposit Refunds	-	4,714	-	4,714	2,497
	-	-	-	-	-
<b>Sub total</b>	<b>20,752</b>	<b>4,714</b>	<b>-</b>	<b>25,466</b>	<b>20,631</b>
<b>A4 Asset and investment purchases, (see table)</b>					
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total payments</b>	<b>20,752</b>	<b>4,714</b>	<b>-</b>	<b>25,466</b>	<b>20,631</b>
<b>Net of receipts/(payments)</b>	<b>4,967</b>	<b>- 644</b>	<b>-</b>	<b>4,323</b>	<b>- 2,298</b>
<b>A5 Transfers between funds</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>A6 Cash funds last year end</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Cash funds this year end</b>	<b>4,967</b>	<b>- 644</b>	<b>-</b>	<b>4,323</b>	<b>- 2,298</b>

## Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
<b>B1 Cash funds</b>	Reconciled Current account	1,597	-	-
	Deposit Account	19,927	-	-
		-	-	-
	<b>Total cash funds</b>	<b>21,523</b>	<b>-</b>	<b>-</b>
	(agree balances with receipts and payments account(s))	Agreement Error	Agreement Error	OK

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
<b>B2 Other monetary assets</b>		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-

Categories	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
<b>B3 Investment assets</b>			-	-
			-	-
			-	-
			-	-
			-	-

Categories	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
<b>B4 Assets retained for the charity's own use</b>	Village Hall and Equipment	Restricted	-	-
	Play Equipment on Green	Restricted	-	-
	Petanque Court	Restricted	-	-
			-	-
			-	-
			-	-
			-	-
			-	-

Categories	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
<b>B5 Liabilities</b>			-	
			-	
			-	
			-	
			-	

Signed by one or two trustees on behalf of all the trustees

Signature	Print Name	Date of approval



**Section A Independent Examiner's Report**

<b>Report to the trustees/ members of</b>	Hacheston Village Hall		
<b>On accounts for the year ended</b>	31.03.2023	<b>Charity no (if any)</b>	304756
<b>Set out on pages</b>			

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 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 (other than that disclosed below \*) 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.

*\* Please delete the words in the brackets if they do not apply.*

**Signed:**  **Date:**

**Name:**

**Relevant professional  
qualification(s) or body  
(if any):**

**Address:**

Only complete if the examiner needs to highlight 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.**