

TOWN HALL CHARITY

England & Wales · Charity number 515314

Details

Other names	LUTTERWORTH TOWN HALL CHARITY
Status	Registered
Legal form	Other
Registered	1984-07-10
Register	View on the Charity Commission register

Contact

Address	Lutterworth Town Hall High Street Lutterworth LE17 4AT
Phone	0798 4081576
Email	info@liveatthelodge.co.uk
Website	info@liveatthelodge.co.uk

Activities

Objects: THE PROVISION AND MAINTENANCE OF A COMMUNITY HALL FOR THE USE OF THE INHABITANTS OF THE TOWN OF LUTTERWORTH WITHOUT DISTINCTION OF POLITICAL, RELIGIOUS OR OTHER OPINIONS, INCLUDING USE FOR MEETINGS, LECTURES AND CLASSES, AND FOR OTHER FORMS OF RECREATION AND LEISURE-TIME OCCUPATION WITH THE OBJECT OF IMPROVING THE CONDITIONS OF LIFE FOR THE SAID INHABITANTS.

Activities: Provision and maintenance of a community hall for the use of the inhabitants of Lutterworth without distinction of political, religious or other opinions; including the use for meetings, lectures and classes and for other forms of recreation and leisure time occupation with the object of improving the conditions of life of the said inhabitants. Maintain, improve Lutterworth Town Hall.

Classification

- **How:** Provides Buildings/facilities/open Space
- **What:** General Charitable Purposes, Arts/culture/heritage/science, Environment/conservation/heritage, Recreation, Other Charitable Purposes
- **Who:** Elderly/old People, Other Charities Or Voluntary Bodies, The General Public/mankind

Geography

- **Area of benefit:** TOWN OF LUTTERWORTH
- Leicestershire

Finances

Period end	Income	Expenditure	Assets	Employees
2025-07-31	£10,073	£11,083	-	-
2024-07-31	£27,935	£28,103	-	-
2023-07-31	£14,979	£42,638	-	-
2022-07-31	£47,514	£30,969	-	-
2021-07-31	£41,302	£53,696	-	-
2020-07-31	£30,334	£15,298	-	-

Trustees

Name	Role	Appointed
Andrew Mark Almey		2025-12-01
Robert Coleman		2021-10-23
Sarah Simms		2023-05-01
Simon Maher		2016-08-01

TOWN HALL CHARITY

England & Wales - Charity number 515314

Accounts

Lutterworth Town Hall Charity
Registered Charity Number 515314
Accounts for the period 1st August 2023 to 31st July 2024

Income / Expenditure	Year to 31/07/2023	Year to 31/07/2024
Income		
Lettings	10322.32	12163.67
Meters	204.8	137.6
Interest	0	0
Town Estate Trustees	0	0
Donations	136.51	0
Other	260	444.42
Weddings	3755	350
Comedy Festival	0	0
Total Operating Income	14678.63	13095.69
Grants	300	14840
TOTAL INCOME	14978.63	27935.69
Expenditure		
Utilities	5341.58	6580.67
Insurance	2354.95	2528.38
Repairs & Maintenance	3217.4	90
Redecoration	20478	7260
Health & Safety	648	2096.6
Cleaning	4982.39	1182.06
Printing	0	14.39
Advertising/Website	72	127.06
Other	358.89	1.5
Office Expenses	1338.77	309.66
Weddings	0	0
Comedy Festival	0	0
Total Operating Expenditure	38791.98	20190.32
Capital Projects	3575.74	7912.82
TOTAL EXPENDITURE	42367.72	28103.14
 Surplus/(Deficit)	 -27389.09	 -167.45
 Balance Sheet	 Year to 31/07/2023	 Year to 31/07/2024
Reserves at start of year	46490.72	18831.63
Surplus/(Deficit) for this year	-27659.09	-167.45
 Current Reserves	 18831.63	 18664.18
 Bank	 18775.23	 18664.18
Petty Cash	56.4	0
 Current Assets	 18831.63	 18664.18



Chartered Accountants & Business Advisors

Lutterworth Town Hall Charity
c/o Mr J Hartland
14 Blackthorn Close
Lutterworth
Leics
LE17 4UX

AEH.AC

26 September 2024

Dear John

We have performed an independent examination and confirm that the figures attached hereto show a true and fair view of the charity's operation for the year ended 31 July 2024. The deficit for the year was £167.45 and the Charity's total reserves as at 31 July 2024 were £18,664.18.

Antony E Humphreys
For and on behalf of
AEH Accountancy Ltd
Church Farm
Willey
Warks
CV23 0SH

Directors:

Antony HUMPHREYS
FCA

Suzanne HUMPHREYS

Company number 05663871 Registered in England

VAT number 374 705 285



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LUTTERWORTH TOWN HALL

Charity Number 515314

Annual Report Year Ending 31st July 2024

Objectives of the Charity

The Provision and maintenance of community hall for the use of the residents of the Town of Lutterworth, without discretion of political, religious or other opinions. The Trustees may permit the Town Hall may also permit the hall to be used by persons/organisations outside of the Town.

To preserve, repair and maintain the building which is a building of historical importance and architectural value.

This Year

The building has suffered with serious damp problems, internal and external causing some of the newly painted exterior to need touching up. The gents toilets had to be stripped right back and re plastered and the upstairs bay window end had to also be stripped back and treated and re plastered. Grants were submitted to help with his work, complete internal decoration and replacement of all upstairs curtains.

Yet again the increase in energy costs have not helped with a building of its size.

We also lost 3 Trustees, with one very sadly passing away very suddenly. This impacted on Trustees being available for wedding bookings.

Talks have continued with Life at the Lodge, with them coming on board to run the weddings etc paying a fee, whilst we work through a lease, agreeable by both sides, enabling us to have some income, all be it anything that comes in has gone straight back out on maintenance to make the building useable.

We as Trustees will retain the responsibility for the Insurance and H & S compliance of the building and any major maintenance work required.

The Town Hall, looks like a different building already with the works that have been completed and the Trustees are relieved to see it returning to its original glory when the outcome could have been so different, as at one point we had talked about boarding it up.

Sarah Simms

Trustee, Chair and Charity Commission Contact

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LUTTERWORTH TOWN HALL

CHARITY NUMBER 515314

Annual Report Year ending 31st July 2022

The highlight of the year was the commencement of the exterior repainting of the Town Hall. Due to issues with the scaffolding contractor chosen by the painter the repainting stretched into the second half of the calendar year and wasn't completed until Christmas 2022. There is still some work required on the first floor window looking south down the High Street. Whilst disappointing that it took so long the result is a great improvement.

The painting cost was a significant expense – total £34,548 plus additional work on the window. For the future the painter advises that the lower part need painting every 2 or 3 years due to the dirt from traffic in the town. We are very grateful for grants from Lutterworth Area Community Projects Ltd (Magna Park) of £15,000 and from Harborough District Council of £6,500 without these grants the repainting would not have been possible.

The financial report gives an overly optimistic picture of the situation as at the end of the financial year only £12,000 had been paid towards the cost of the painting. Thus whilst funds available as reserves at the year are shown as £46,490, after commitments for the painting and work on the toilets, actual reserves were less than £20,000. Income was boosted by post covid catch up for weddings – total income £3,495 and a one-off event for Leicester Comedy festival with Alfie Moore "It's a Fair Cop" from radio 4 with gross takings of £1,435 and a £600 profit.

Total expenditure excluding the repainting and the comedy festival exceeded income by about £3,000. This also excluded one off expenditure of £2,675 to bring our website up to date and in line with current legal requirements. Since the year end we have been hit by a massive increase in energy costs which are expected to add at least a further £5,000 to annual expenditure. Whilst we have since the year end increased charges and where possible reduced our expenditure it is likely that reserves will drop below the prudent £10,000 which the Charity needs to cope with unforeseen expenditure on an old building. The

trustees are urgently considering ways of increasing future income. Almost 30% of income came from hosting weddings which have been successful, but they rely on Trustees volunteering to help out on the day. Thanks go to John Hartland, Sue Rayner, Rob Coleman for helping.

Amanda Forman had handled bookings but since the year end has decided to step down -we are very grateful for all she has done for the Town Hall over the years.

This report is later than usual because the charity was waiting to hear from Lutterworth Town Estates Charity about the grant for year ending 31st July 2022 that we would receive from them. At their annual meeting on 25th January they informed us that they would not be making any payment for that year and were unlikely to make a payment for the next 2 or 3 years. When the Town Hall Charity was split from the Lutterworth Town Estates Charity, that had previously been responsible for the Town Hall as a community facility for the benefit of Lutterworth residents, it was stipulated that at third of their surplus would be given to the Town Hall Charity to help maintain the building and to provide a service at reasonable cost. The prospect of a nil grant from the Town Estates Charity does mean that further improvements for example to the internal decoration is impossible and, as the Charity cannot go into deficit but need insuring and heating, may even threaten the future of the Town Hall as a community facility.

Stephen Walkley
Chair of Trustees
15 March 2023

Lutterworth Town Hall Charity

Registered Charity Number 515314

Accounts for the period 1st August 2021 to 31st July 2022

	<u>Year to</u> <u>31-Jul-22</u>	<u>Year to</u> <u>31-Jul-21</u>
<u>Income</u>	£	£
Lettings	8,604	707
Meters	198	0
Interest	0	0
Town Estate Charity	12,000	10,000
Donations	0	0
Other	283	260
Weddings	3,495	900
Comedy Festival	1,435	0
Total Operating Income	26,014	11,867
Grants	21,500	29,435
TOTAL INCOME	47,514	41,302

<u>Expenditure</u>		
Utilities	2,296	2,500
Insurance	2,008	2,111
Repairs & Maintenance	1,492	6,869
Redecoration	12,000	625
Health & Safety	1,418	2,724
Cleaning	4,864	738
Printing	0	0
Advertising/Website	195	112
Other	238	241
Office Expenses	2,576	2,712
Weddings	371	1,619
Comedy Festival	836	0
Total Operating Expenditure	28,294	20,251
Capital Projects	2,675	33,445
TOTAL EXPENDITURE	30,969	53,696
Surplus/(Deficit)	16,546	(12,394)

	<u>31-Jul-22</u>	<u>31-Jul-21</u>
<u>Balance Sheet</u>	£	£
Reserves at start of year	29,945	42,339
Surplus/(Deficit) for this year	16,546	(12,394)
Current Reserves	46,491	29,945
Bank	46,402	29,826
Petty Cash	89	120
Current Assets	46,491	29,945



Chartered Accountants & Business Advisors

Lutterworth Town Hall Charity
c/o Mr J Hartland
14 Blackthorn Close
Lutterworth
Leics
LE17 4UX

AEH.AC

17 August 2022

Dear John

We have performed an independent examination and confirm that the figures attached hereto show a true and fair view of the charity's operation for the year ended 31 July 2022. The surplus for the year was £16,545.71 and the Charity's total reserves as at 31 July 2022 were £46,490.72.

Antony E Humphreys
For and on behalf of
AEH Accountancy Ltd
Church Farm
Willey
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CV23 0SH

Directors:

Antony HUMPHREYS
FCA

Suzanne HUMPHREYS

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LUTTERWORTH TOWN HALL

CHARITY NUMBER 515314

Annual Report Year ending 31st July 2021

The Charity has largely been unable to carry out its principal role as a community hall during the pandemic. Government Covid related grants of £11,434 have met expenses during the year but the loss of users including significant users such as Citizens Advice has continued into the next financial year. Weddings delayed during the year have generally been rebooked for the next year with four weddings taking place in August. The uncertainty of the level of income over the next year is a concern

The Trustees have used the shut down to continue to improve the facilities, notably by installation of a replacement lift. The previous lift was incurring significant repair bills and was unreliable leading to some hirers to move elsewhere. About half of the £33,445 cost of the new lift was met by a grant from Tarmac under the Entrust managed Landfill Communities Fund of £16,000 net (Though the grant was for £18,000 under the Entrust terms £2,000 was paid to Tarmac by Lutterworth Town Estates from their Annual Grant to the Town Hall). The Trustees are very grateful to Tarmac for the grant which significantly improves the accessibility of the Town Hall. Extensive replastering work on the staircase appear finally to have been successful.

We also applied to Lutterworth Area Community Projects Ltd -the Magna Park financed body for a grant. During the year they approved in principle a grant of £6,500 to improve the toilets. Whilst The Trustees will look for further grant opportunities, grants for capital projects are available but are difficult to obtain to meet running costs or repairs.

Reserves. The current reserves of about £30,000 are higher than usual due to the need to repaint the exterior of the building. The paintwork suffers from the traffic on the High Street. The cost of repainting will be about £30,000. Once the £12,000 annual payment from Lutterworth Town Estates Charity (LTE) is received the Trustees will decide on the timing of the repainting. This will depend upon the level of receipts from hirers of the hall and the likely future grant from LTE – the agreement to limit the payment to £12,000 has ended and unless is renegotiated will revert to one third of their surplus. The Trustees would usually expect to hold a minimum of £10,000 in reserve to meet unexpected expenditure.

Lutterworth Town Hall Charity
Registered Charity Number 515314
Accounts for the period 1st August 2020 to 31st July 2021

Income / Expenditure	Year to 31/07/2020 £	Year to 31/07/2021 £
Income		
Lettings	6598.27	707.30
Meters	275.60	0.00
Interest	0.00	0.00
Town Estate Trustees	12000.00	10000.00
Donations	0.00	0.00
Other	260.00	260.00
Weddings	1200.00	900.00
Total Operating Income	20333.87	11867.30
Grants	10000.00	29434.51
TOTAL INCOME	30333.87	41301.81
Expenditure		
Utilities	2435.75	2500.29
Insurance	2059.54	2110.75
Repairs & Maintenance	2209.80	6868.50
Redecoration	1610.00	625.00
Health & Safety	501.54	2723.81
Cleaning	3576.40	737.90
Printing	0.00	0.00
Advertising	10.00	112.39
Other	359.98	241.14
Office Expenses	2534.80	2712.47
Weddings	0.00	1618.50
Total Operating Expenditure	15297.81	20250.75
Capital Projects	0.00	33445.00
TOTAL EXPENDITURE	15297.81	53695.75
 Surplus/(Deficit)	 15036.06	 -12393.94
Balance Sheet	Year to 31/07/2020	Year to 31/07/2021
Reserves at start of year	27302.89	42338.95
Surplus/(Deficit) for this year	15036.06	-12393.94
 Current Reserves	 42338.95	 29945.01
 Bank	 42152.97	 29825.50
Petty Cash	185.98	119.51
 Current Assets	 42338.95	 29945.01



Chartered Accountants & Business Advisors

Lutterworth Town Hall Charity
c/o Mr J Hartland
14 Blackthorn Close
Lutterworth
Leics
LE17 4UX

AEH.SMH

28 September 2021

Dear John

We have performed an independent examination and confirm that the figures attached hereto show a true and fair view of the charity's operation for the year ended 31 July 2021. The deficit for the year was £12,393.94 and the total reserves as at 31 July 2021 were £29,945.01.

Antony E Humphreys
For and on behalf of
AEH Accountancy Ltd
Church Farm
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Directors

Antony HUMPHREYS
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Suzanne HUMPHREYS

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TOWN HALL CHARITY

England & Wales - Charity number 515314

Accounts

LUTTERWORTH TOWN HALL CHARITY

CHARITY NUMBER: 515314

ANNUAL REPORT AUGUST 2019 – JULY 2020

A strange year with the Town Hall effectively closed from March due to the Covid-19 pandemic. We have been unable to provide a venue for the many organisations that have benefitted from the facility in an iconic building in the centre of Lutterworth. Worse 7 couples who had booked their ceremonies had to postpone their weddings.

We are grateful for the £10,000 Covid-19 grant provided by Harborough District Council, whilst shown in this year's accounts the funds are required to replace our income from lettings until we can reopen, even if in a limited way, hopefully in 2021.

Costs during the year were pared back to £15,298 (LY £21,413) with reduced costs of repairs and less cleaning required due to the closure. Regular income, excluding the £12,000 annual grant from Lutterworth Town Estates (LTE), was £8,334 (LY £12,462) representing 7 months of a normal year.

Combined with the Covid -19 grant the end of year balance increased to £42,339. The trustees have been building a fund to replace the nearly 40 year old lift which continues perform poorly and costs in essential repairs. The new lift would cost about £35,000 which would be affordable with the £12,000 due from LTE in August 2020. During the year we put in an application via ENTRUST to the Land Fill Fund to meet approximately half the cost of the new lift and am delighted to report that in September Tarmac, operators of the Shawell Land Fill facility have agreed to provide a grant of £18,000. Under the terms of the Land Fill Fund 10% of the grant has to be met by a third party and we are grateful to LTE who have used part of their annual grant to the Town Hall to meet this requirement. the Town Hall will effectively receive grants of £30,000 from Tarmac and LTE in the financial year 2020-21 which has meant that the Trustees have placed the order for a new platform lift to be installed in January 2021.

Whilst the restrictions due to the pandemic continue it is likely that the Charity will have at least £30,000 available after paying for the lift which will finance some much-needed external redecoration in 2021. Without any income from lettings the Trustees are mindful of the need to maintain a higher reserve than usual and would seek maintain an uncommitted reserve of £20,000 double the amount considered prudent in more normal times.

As well as external painting we would wish to improve the toilets and will be applying to the recently announced Magna Park financed Lutterworth Community Fund for help with this project.

The five year agreement with the LTE for a fixed payment of £12,000 a year instead of the third of their surplus established when the charities were split in the 1984 settlement will finish in July 2021 and will need to be renegotiated.

Stephen Walkley
Chair of Trustees

Lutterworth Town Hall Charity

Registered Charity Number 515314

Accounts for the period 1st August 2019 to 31st July 2020

	<u>Year to</u> <u>31-Jul-19</u> £	<u>Year to</u> <u>31-Jul-20</u> £
Lettings	£10,612.35	£6,598.27
Meters	£386.40	£275.60
Interest	£0.00	£0.00
Town Estate Trustees	£12,000.00	£12,000.00
Donations	£0.00	£0.00
Other	£263.00	£260.00
Weddings	£1,200.00	£1,200.00
Total Operating Income	£24,461.75	£20,333.87
Grants	£0.00	£10,000.00
TOTAL INCOME	£24,461.75	£30,333.87
Utilities	£1,976.44	£2,435.75
Insurance	£2,053.81	£2,059.54
Repairs & Maintenance	£7,525.26	£2,209.80
Redecoration	£394.00	£1,610.00
Health & Safety	£1,140.78	£501.54
Cleaning	£4,618.24	£3,576.40
Printing	£0.00	£0.00
Advertising	£143.71	£10.00
Other	£972.83	£359.98
Office Expenses	£2,587.92	£2,534.80
Weddings	£0.00	£0.00
Total Operating Expenditure	£21,412.99	£15,297.81
Capital Projects	£0.00	£0.00
TOTAL EXPENDITURE	£21,412.99	£15,297.81
Surplus/(Deficit)	£3,048.76	£15,036.06
	<u>Year to</u> <u>31-Jul-19</u>	<u>Year to</u> <u>31-Jul-20</u>
Reserves at start of year	£24,254.13	£27,302.89
Surplus/(Deficit) for this year	£3,048.76	£15,036.06
Current Reserves	£27,302.89	£42,338.95
Bank	£27,262.61	£42,152.97
Petty Cash	£40.28	£185.98
Current Assets	£27,302.89	£42,338.95



Chartered Accountants & Statutory Auditors

Lutterworth Town Hall Charity
c/o Mr J Hartland
14 Blackthorn Close
Lutterworth
Leics
LE17 4UX

AEH.SMH

18 August 2020

Dear John

We have performed an independent examination and confirm that the figures attached hereto show a true and fair view of the charity's operation for the year ended 31 July 2020. The surplus for the year was £15,036.36 and the total reserves as at 31 July 2020 were £42,338.95.

Antony E Humphreys
For and on behalf of
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Statutory Auditors
The Counting House
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Directors:

Roger PLATT
FCA

Darrell WEIGHTMAN
FMAAT ATT FFTA

Antony HUMPHREYS
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Company number 08674789 Registered in England

VAT number 169 575 652

Registered to carry on audit work in the UK by the Institute of Chartered Accountants in England and Wales.

Details about our audit registration can be viewed at www.auditregister.org.uk for the UK under reference number C003689013



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