

# FRASER HALL

England & Wales · Charity number 521079

## Details

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**Other names** COWAN BRIDGE VILLAGE HALL, FRASER INSTITUTE

**Status** Registered

**Legal form** Other

**Registered** 1963-09-12

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

## Contact

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**Address** Fraser Hall  
Cowan Bridge  
Carnforth  
Lancashire  
LA6 2HS

**Phone** 07813878229

**Email** [secretary@fraserhall.uk](mailto:secretary@fraserhall.uk)

**Website** [www.fraserhall.uk](http://www.fraserhall.uk)

## Activities

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**Objects:** A VILLAGE HALL FOR THE USE OF THE INHABITANTS OF COWAN BRIDGE AND THE NEIGHBOURHOOD.

**Activities:** Runs the village hall for the benefit of the local community

## Classification

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- **How:** Provides Buildings/facilities/open Space, Provides Services, Other Charitable Activities
- **What:** General Charitable Purposes, Education/training, Arts/culture/heritage/science, Amateur Sport, Recreation
- **Who:** Children/young People, Elderly/old People, People With Disabilities, Other Charities Or Voluntary Bodies, The General Public/mankind

## Geography

- **Area of benefit:** COWAN BRIDGE AND THE NEIGHBOURHOOD
- Lancashire

## Finances

| Period end | Income  | Expenditure | Assets | Employees |
|------------|---------|-------------|--------|-----------|
| 2025-12-31 | £14,793 | £15,440     | -      | -         |
| 2024-12-31 | £77,295 | £70,990     | -      | -         |
| 2023-12-31 | £6,638  | £28,577     | -      | -         |
| 2022-12-31 | £8,362  | £11,214     | -      | -         |
| 2021-12-31 | £16,793 | £3,964      | -      | -         |

## Trustees

| Name               | Role  | Appointed  |
|--------------------|-------|------------|
| <b>Martin Jebb</b> | Chair | 2021-10-18 |
| Andrew Makinson    |       | 2014-07-01 |
| Ann Farnell        |       | 2021-10-04 |
| Christina Makinson |       | 2023-02-13 |
| Desre Gillman      |       | 2025-04-14 |
| Jean White         |       | 2021-10-04 |
| Paul Gillman       |       | 2025-04-14 |
| Paul White         |       | 2024-06-03 |
| Peter Figgins      |       | 2023-02-13 |
| Samantha Jebb      |       | 2021-10-18 |

**FRASER HALL**

England & Wales - Charity number 521079

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# Accounts

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# Fraser Hall – Trustee Report 2024

Period start date

Period end date

1 January 2024

31 December 2024

## REFERENCE AND ADMINISTRATION DETAILS

Charity Name Fraser Hall

Other names charity is known by Fraser Hall Management Committee

Registered charity number 521079

Charity's principal address Fraser Hall

Cowan Bridge

Carnforth

LA6 2HS

## Names of Trustees who manage the charity

| Trustee name    | Office      | Dates if not acted for whole year | Name of person entitled to appoint trustee |
|-----------------|-------------|-----------------------------------|--|
| Martin Jebb     | Chair       |                                   |  |
| Samantha Jebb   | Secretary   |                                   |  |
| Simon Rimmer    | Treasurer   |                                   |  |
| Andrew Makinson | Maintenance |                                   |  |

## Names of Trustees for the charity

| Name               | Dates if not acted for whole year |
|--------------------|-----------------------------------|
| Peter Figgins      |                                   |
| Christina Makinson |                                   |
| Ann Farnell        |                                   |
| Jean White         |                                   |
| Paul White         | 3 June – 31 December              |
| Rose Rimmer        |                                   |

## Name and address of advisors

| Type of advisor | Name | Address |
|-----------------|------|---------|
| -               |      |         |

## Name of chief executive or senior staff members

| Role | Name |
|------|------|
| -    |      |

## Structure, governance and management

### Description of charity's trusts

|                            |  |
|----------------------------|--|
| Type of governing document | Constitution                               |
| How is charity constituted | Unincorporated association                 |
| Trustee selection method   | Trustees are appointed annually at the AGM |

### Additional governance issues

|   |
|---|
| Fraser Hall is a local community village hall that was gifted to the community. The charity was formed to ensure the hall serves the local community and is sustainable.                      |
| During 2024, the charity was in receipt of a government sustainability grant, enabling significant energy efficiency improvements resulting in reduced running costs and improved facilities. |
| The grant increased the income significantly for the year over previous years, and increased the financial reporting scrutiny.  |
| The management committee maintain instruction documents for the safe and correct usage of hall equipment and are often on-hand in person to assist hirers of the hall if required.            |
| A designated member of the committee is DBS certified annually.   |
| All the trustees give their time voluntarily and receive no remuneration of other benefits.   |

## Summary of the objectives of the charity

The objective of the charity is to improve community cohesion and encourage local community support through the provision of a local village hall.

## Summary of activities undertaken to meet the objectives

The main activity of the charity is to provide a village hall for the support of the local community through organised events and for individual private hire.

## Additional details of objectives and activities

Activities are differentiated between local community support and fund raising.

Local community support activities focus on community meeting, inclusion and socialising with the intention of covering direct costs if possible, but also inviting participation through voluntary donations, thereby widening inclusion and affordability.

Examples of these are regular events such as coffee mornings, film and pizza evenings, table tennis evenings as well as celebrating occasional national events such as VE-day Commemoration and sporting events like Wimbledon finals.

Fund raising events are specifically planned to raise funds to support the on-going maintenance and expenses of the hall.

Wine tasting and musical event evenings are examples of fund raising activities.

Whilst these are arranged directly by the committee, the hall is also open for hire for birthday parties, Pilates classes, sound bath sessions, training classes, craft clubs etc., arranged and managed by the hall hirer, and of interest to the local community.

## Summary of main achievements of the charity during the year

The management committee secured a government grant for a sustainability project.

This commenced late 2023 and completed early 2025, with the bulk of the work being completed during 2024. This grant enabled significant upgrading of energy systems

(such as solar panels, battery storage, EV charging points, updated lighting and heating). The grant was supported by an apportionment of match funding from the hall's funds, to ensure the project completion and success. This has resulted in an invigorated support for, and activity in the hall with much lower running costs, creating an enhanced asset for the local community.

During 2024 there was significant focus on the sustainability project management and execution, which now completed, providing a solid foundation for a focus change to increased marketing and usage of the hall for local interests.

## Financial review

### Charity's Financial Reserve Policy

The Financial Reserve Policy was initiated in 2025 following the significant investment and upgrading of the hall as a result of the Sustainability Grant project. In order to protect the long term viability of the hall, the Financial Reserve Policy serves to identify depreciation and maintenance provision required to ensure the hall is maintained to a high standard to enable it to continue to meet the objectives.

During 2025 the asset register will be completed; to calculate depreciation provision; and maintenance costs will be categorised for easy identification and to calculate maintenance provision.

### Details of any funds materially in deficit

None to report.

### Further financial review details

None to report.

## Other optional information

None to report.

# Declaration

The Trustees declare that they have approved the trustee's report above.

Signed on behalf of the charity's trustees

Signature



Full name

Martin Jebb

Position

Chair

Date

23rd September 2025

|  |  |
|--|--|
|  | Relevant professional qualification(s) or body (if any): |
| Low House<br>Huron Road<br>Camroth LA8 2PG | Address  |

## Independent examiner's report on the accounts

|                                     |                  |
|-------------------------------------|------------------|
| Report to the trustees / members of | Fraser Hall      |
| On accounts for the year ended      | 31 December 2024 |
| Set out on pages                    | 8,9,10 and 11    |

I report to the trustees on my examination of the accounts for the year ended 31 December 2024.


As the charity trustees of the Trust, you are responsible for the preparation of the accounts in accordance with the Charities Act 2011 ("the Act").

I report in respect of my examination of the Trusts accounts carried out under s145 of the Act and in carrying out my examination, I have followed the applicable Directions given by the Charity Commission under s145(5)(b) of the Act.

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: 

Date: 26/9/2025

Name: Alison Newton

|  |   |
|--|---|
| Relevant professional qualification(s) or body (if any): |   |
| Address  | Low House<br>Hutton Roof<br>Carnforth LA6 2PG |

## Disclosure section

Give here brief details of any items that the examiner wishes to disclose.

None to report.

| Unrestricted funds to nearest £ | Restricted funds to nearest £ | Endowment funds to nearest £ | Total funds to nearest £ | Last year to nearest £ |
|---------------------------------|-------------------------------|------------------------------|--------------------------|------------------------|
| £0                              | £0                            | £0                           | £0                       | £24                    |
| £209                            | £0                            | £0                           | £209                     | £142                   |
| £850                            | £0                            | £0                           | £850                     | £1,213                 |
| £3,845                          | £0                            | £0                           | £3,845                   | £3,342                 |
| £7                              | £0                            | £0                           | £7                       | £40                    |
| £2,227                          | £0                            | £0                           | £2,227                   | £880                   |
| £166                            | £0                            | £0                           | £166                     | £0                     |
| £88,761                         | £0                            | £0                           | £88,761                  | £500                   |
| £0                              | £0                            | £0                           | £0                       | £0                     |

AS Asset and investment sales etc.

|                          |    |    |    |      |
|--------------------------|----|----|----|------|
| CGIA fund (appreciation) | £0 | £0 | £0 | £487 |
|--------------------------|----|----|----|------|

Total receipts

|       |         |    |    |         |
|-------|---------|----|----|---------|
| Total | £77,286 | £0 | £0 | £77,286 |
|-------|---------|----|----|---------|

## Section A Receipts and payments

### A1 Receipts

|                          | Unrestricted funds to nearest £ | Restricted funds to nearest £ | Endowment funds to nearest £ | Total funds to nearest £ | Last year to nearest £ |
|--------------------------|---------------------------------|-------------------------------|------------------------------|--------------------------|------------------------|
| Bank interest            | £30                             | £0                            | £0                           | £30                      | £24                    |
| Donations                | £209                            | £0                            | £0                           | £209                     | £142                   |
| Facilities hire          | £950                            | £0                            | £0                           | £950                     | £1,213                 |
| Hall hire                | £3,945                          | £0                            | £0                           | £3,945                   | £3,342                 |
| Misc                     | £7                              | £0                            | £0                           | £7                       | £40                    |
| Social events            | £2,227                          | £0                            | £0                           | £2,227                   | £890                   |
| Utilities – feed-in elec | £166                            | £0                            | £0                           | £166                     | £0                     |
| Grant                    | £69,761                         | £0                            | £0                           | £69,761                  | £500                   |
| Returns refund           | £0                              | £0                            | £0                           | £0                       | £0                     |

### A2 Asset and investment sales etc.

|                          |    |    |    |    |      |
|--------------------------|----|----|----|----|------|
| CCLA fund (appreciation) | £0 | £0 | £0 | £0 | £487 |
|--------------------------|----|----|----|----|------|

### Total receipts

|       |         |    |    |         |        |
|-------|---------|----|----|---------|--------|
| Total | £77,295 | £0 | £0 | £77,295 | £6,638 |
|-------|---------|----|----|---------|--------|

## A3 Payments

|                                      | Unrestricted funds to nearest £ | Restricted funds to nearest £ | Endowment funds to nearest £ | Total funds to nearest £ | Last year to nearest £ |
|--------------------------------------|---------------------------------|-------------------------------|------------------------------|--------------------------|------------------------|
| Hall hire                            | £1,715                          | £0                            | £0                           | £1,715                   | £1,012                 |
| Licences, Subs & Fees                | £1,053                          | £0                            | £0                           | £1,053                   | £777                   |
| Insurance                            | £1,069                          | £0                            | £0                           | £1,069                   | £966                   |
| Maintenance                          | £735                            | £0                            | £0                           | £735                     | £647                   |
| Misc                                 | £355                            | £0                            | £0                           | £355                     | £543                   |
| Social events                        | £650                            | £0                            | £0                           | £650                     | £0                     |
| Utilities – council, water, sewerage | £352                            | £0                            | £0                           | £352                     | £656                   |
| Utilities - electricity              | £997                            | £0                            | £0                           | £997                     | £1,150                 |
| Capex                                | £0                              | £0                            | £0                           | £0                       | £9,983                 |

## A4 Asset and investment purchases, etc.

|                          | Unrestricted funds to nearest £ | Restricted funds to nearest £ | Endowment funds to nearest £ | Total funds to nearest £ | Last year to nearest £ |
|--------------------------|---------------------------------|-------------------------------|------------------------------|--------------------------|------------------------|
| Grants and donations     | £58,836                         | £0                            | £0                           | £58,836                  | £12,243                |
| Grant match funding      | £5,150                          | £0                            | £0                           | £5,150                   | £600                   |
| Grant match funding misc | £78                             | £0                            | £0                           | £78                      | £0                     |

## Total payments

|       |         |    |    |         |         |
|-------|---------|----|----|---------|---------|
| Total | £70,990 | £0 | £0 | £70,990 | £28,577 |
|-------|---------|----|----|---------|---------|

# Net of receipts and payments

A3 Payments

|                              |         |    |    |         |          |
|------------------------------|---------|----|----|---------|----------|
| Net of receipts / (payments) | £6,305  | £0 | £0 | £6,305  | -£21,939 |
| <b>Balances</b>              |         |    |    |         |          |
| A5 Transfer between funds    | £0      | £0 | £0 | £0      | £0       |
| A6 Cash funds last year end  | £15,323 | £0 | £0 | £15,323 | £37,262  |
| Cash funds this year end     | £21,628 | £0 | £0 | £21,628 | £15,323  |

A4 Asset and investment purchases, etc.

|                                 |                               |                              |                          |                        |
|---------------------------------|-------------------------------|------------------------------|--------------------------|------------------------|
| Unrestricted funds to nearest £ | Restricted funds to nearest £ | Endowment funds to nearest £ | Total funds to nearest £ | Last year to nearest £ |
| £88,836                         | £0                            | £0                           | £88,836                  | £12,243                |
| £8,180                          | £0                            | £0                           | £8,180                   | £0                     |
| £78                             | £0                            | £0                           | £78                      | £0                     |

Total payments

|       |         |    |    |         |         |
|-------|---------|----|----|---------|---------|
| Total | £70,990 | £0 | £0 | £70,990 | £38,877 |
|-------|---------|----|----|---------|---------|

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

### Cash assets

|                          | Details                 | Unrestricted funds to nearest £ | Restricted funds to nearest £ | Endowment funds to nearest £ |
|--------------------------|-------------------------|---------------------------------|-------------------------------|------------------------------|
| B1 Cash funds            | Cash at bank            | £21,618                         | £0                            | £0                           |
|                          | <b>Total cash funds</b> | £21,618                         | £0                            | £0                           |
| B2 Other monetary assets | Collections cash float  | £10                             | £0                            | £0                           |

### Investment assets

|  |      | Funds to which asset belongs     | Cost       | Current value |
|--|------|----------------------------------|------------|---------------|
| B3 Investment assets                         | None | N/a                              | £0         | £0            |
| B4 Assets retained for the charity's own use | None | N/a                              | £0         | £0            |
|  |      | Funds to which liability belongs | Amount due | When due      |
| B5 Liabilities                               | None | N/a                              | £0         | £0            |

Signed (on behalf of all trustees)



Alison Newton