

**RADFORD SEMELE COMMUNITY HALL**  
68 Lewis Road – Radford Semele – Leamington Spa – CV31 1UQ  
Registered Charity Number 522985



**Report of the Management Committee**  
Year ending 31st March 2025

**Introduction**

The objectives of the charity remain to own, manage, and maintain Radford Semele Community Hall for the benefit of the inhabitants of Radford Semele and the surrounding area. The constitution of the Charity is set out in a lease of land between Radford Semele Parish Council and the Trustees of Radford Semele Community Hall, made on the 15<sup>th</sup> December, 1967. That land vested in the Official Custodian for Charities under an order of the Charity Commission dated 4<sup>th</sup> October 1971. The day-to-day running of the Hall is carried out by the Management Committee consisting of eight elected members four of which are trustees.

During the year and up to the date of the Annual General Meeting the following have served on the Committee:

Elected	Mrs J Malin*	Chair & Minute Secretary and representing the Parish Council
Elected	Mr D Chater*	Vice Chairman
Elected	Mr B Friar*	Treasurer
Elected	Mrs M Rai*	Safeguarding Officer
Elected	Mrs D Gulliver	(Also Booking Officer)
Elected	Mrs G Clews	
Elected	Mr G Gill	
Elected	Mr G Spencer	

**\*Trustees**

Village organisations were not represented on the committee during this year.

Bankers: Lloyds Bank plc  
73 The Parade, Leamington Spa, CV32 4BB

The services of the following are acknowledged with thanks:

Independent Examiner Andrew Jones FCA

Preparation of Accounts and book-keeping Miss Hannah Gray



Report of the Management Committee  
Year ending 31st March 2025

**General Summary**

The Committee met 10 times in the year. Members are satisfied that the hall's use meets the requirements of the Charities Act 2006 to have charitable purposes for the public benefit; in particular, its hire enables the advancement of education, religion, community development and amateur sport.

The Management Committee report the following: -

**Hire Charges**

Hall hire rates were not increased in this financial year.

**Donations and Grants**

No Donations or Grants were received or given during the Financial Year.

**Major Repairs and renewals**

The lighting throughout the Community Hall was replaced by LED lights. Additional cupboard storage was added to the kitchen and gents toilets. One cooker was replaced.

**Surplus for the Year**

The accounts show a surplus for the year of £3,375.

**Reserves**

The cash reserves as at 31<sup>st</sup> March 2025 were £61,005.

**Insurance/Building Values**

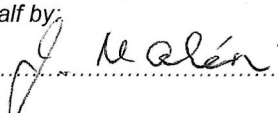
The Property was revalued in 2024 by Allied Westminster for insurance purposes. Current property values insured are £1,988,976.

**Finances**

In accordance with the resolution of the Committee passed on 28th July 2009, the financial statements have been prepared on the receipts and payments basis; this decision was taken to simplify accounting procedures and to avoid the more onerous demands of accruals accounting for the preparation and examination of the statements.

Full details of Receipts and Payments are set out on pages 3 and 4, resulting in an excess of receipts of £3,375 and accumulated funds £61,005.

This report was approved by the Management Committee on 1<sup>st</sup> July, 2025, and signed on its behalf by:

 Meeting Chair

**RADFORD SEMELE COMMUNITY HALL**  
68 Lewis Road – Radford Semele – Leamington Spa – CV31 1UQ  
Registered Charity Number 522985



**Accounts for the Year Ended 31st March 2025**

**Receipts and Payments Account**

	<u>2025</u>	<u>2024</u>
	<u>General Fund</u>	<u>General Fund</u>
	£	£
<b>Receipts</b> (see notes)		
Sports and Social Club Rent	7,116	7,116
Hire of Hall	15,959	15,883
Charitable Activities	0	475
Interest Received	1,768	1,568
Sales of Electricity	9,240	7,403
Sale of Insurance	942	1,063
Sundry Income	280	0
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Subtotal	35,305	33,508

**Asset and Investment Sales**

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	-	-
	<hr/>	<hr/>
Total receipts	35,305	33,508

**Payments** (see notes)

Business Rate	147	151
Water Rates	1,431	1,205
Electricity	8,455	12,579
Gas	2,238	2,121
Insurance	2,714	2,555
Performing Rights Society	164	155
Cleaning (including materials)	3,409	1,929
Booking Agent's Fee	3,782	3,081
Printing, Stationery, Postage, Telephone	225	139
Office/general administrative expenses	294	265
Repairs and Renewals	6,769	1,833
Bookkeeping	915	900
Sundry Expenses	0	273
Equipment	1,338	479
Raising Funds	0	219
Bank Charges	5	0
Advertising/Promotional	44	0
	<hr/>	<hr/>
Subtotal	31,930	27,884

**Asset and Investment Purchases**

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	-	-
	<hr/>	<hr/>
Total payments	31,930	27,884

<u>Net excess of receipts</u>	3,375	5,624
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Add Balance of Cash Funds at 1 <sup>st</sup> April, 2024	<hr/>	<hr/>
	57,630	52,006
<b>Cash Funds at 31<sup>st</sup> March 2025</b>	<u><b>61,005</b></u>	<u><b>57,630</b></u>



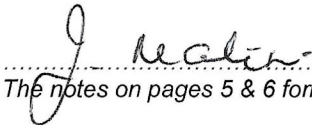
**Accounts for the Year Ended 31<sup>st</sup> March 2025**

**Statement of Assets and Liabilities at 31<sup>st</sup> March 2025**

		2025	2024
	<u>Notes</u>	<u>General Fund</u>	<u>General Fund</u>
<b>Cash Funds</b>		£	£
Lloyds Current Account		309	3,504
COIF Charities Deposit Fund		39,691	28,188
Lloyds Deposit Account		21,005	25,938
Cash on hand		0	0
<b>Total Cash Funds</b>		<u>61,005</u>	<u>57,630</u>
<b>Other Monetary Assets</b>			
Hall Hire debtors		198	451
Other Debtors		855	2,733
Prepayment		2,530	2,401
<b>Total</b>		<u>3,583</u>	<u>5,585</u>
<b>Assets Retained for the Charity's own use.</b>			
As valued for insurance			
Leasehold Building		1,988,976	1,988,976
Furniture, Fittings and Equipment		<u>23,528</u>	<u>23,528</u>
<b>Liabilities</b>			
Creditors		618	-1,658
Advanced Insurance Recharge		719	698
Accruals		<u>78</u>	<u>0</u>
<b>Total Liabilities</b>		<u>1,415</u>	<u>-960</u>

The Financial Statements on pages 3 to 4 were approved by the Management Committee on

1<sup>st</sup>....., July 2025, and signed on its behalf by:

..... Trustee, on behalf of the Committee  
The notes on pages 5 & 6 form part of these accounts.





## **Notes to the Accounts for the year ended 31st March 2025**

### **1. Accounting Policies**

#### **Basis**

The financial statements have been prepared on a Receipts and Payments basis, in accordance with the requirements of the Charities Act 2006, and the Charities SORP 2005.

#### **Funds**

Whenever income is received for a purpose specified by the donor, a restricted fund is maintained as a separate account. No such funds were held during the year.

### **2. Comparatives**

The comparative figures have been prepared on the same basis as the current year.

### **3. Receipts**

#### Rent from Sports and Social Club- £7,116

Rent is receivable monthly from the Radford Semele Sports and Social Club under the terms of a seven-year lease effective from 1<sup>st</sup> April 2015. The rent is reviewed at three-yearly intervals and was increased in line with the Retail Price Index from 1st April 2021. (The Management Committee has been advised that the seven-year lease continues to operate beyond 1<sup>st</sup> April 2022 until one of the parties to the lease initiates the action which achieves termination.)

The rental agreement with the Sports and Social Club was due to be increased in 2024 – however, the on-going fragile state of the Sports and Social Club is such that their ability to afford any increase in rental would have a serious adverse effect on the future viability of the Sports and Social Club, and while the issue of a rental increase is not off the table, the ability to increase the rent has not been possible.

#### Hire of the Hall- £15,959

Hall hire rates remained unchanged in this financial year.

#### Sale of Electricity £9,240

This relates to amount received from S.&.S.C for their metered portion of electricity used. Amount received includes payments for Jan-Mar 24 invoices from previous financial year.

#### Sale of Insurance

This consists of 41% of annual insurance balance for 2023-2024 of £838 and part payment of £104 towards the 41% of annual insurance for 2024-2025.

### **4. Payments**

#### Rates £147

#### Electricity £8,533

Total cost of electricity including S&SC who incur more than 90% off the cost.

#### Gas £2,238



Insurance £2,714

Hall renewal premium of £2,414 and £300 for Debbie Gulliver's insurance renewal.

Music Licence £164

Cleaning £3,409

Booking Fee £3,782

Repairs and Renewals £6,769

Main cost is electrical works – all the lighting in the hall and side rooms were upgraded to LED lights (£2,730), electrical testing (£825), installation of additional cupboards in the kitchen and toilets (£802) and replacement cooker (£240).

Bookkeeping £915

The charge represents the full year cost of subcontracting this accounting work. Fee increased from £75 to £80 a month from Jan 25.

Equipment £1,338

Dishwasher purchased.

**5. Debtors and Prepayments**

Prepayments include £1,811 for 9 months prepaid for insurance and £719 for 9 months prepaid for recharge of insurance.

Debtors include £198 of hall hire debtors, £855 for balance of invoice for insurance recharge for the club.

**6. Creditors and accruals**

This consists of £78 paid in advance of bill date for FORGE contribution to the new village newsletter and £618 owed to Smartest Energy for electricity.

**7. Reserves**

Reserves of the Community Hall increased from £57,630 to £61,005 during the year.



Section A

Independent Examiner's Report

Report to the trustees

Radford Semele Community Hall

On accounts for the year  
ended

31<sup>st</sup> March 2025

Charity no  
(if any)

522985

Set out on pages

One to six ( and approved by the Committee on 1<sup>st</sup> July 2025 )

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31<sup>st</sup> March 2025

Responsibilities and  
basis of report

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

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent  
examiner's statement

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:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

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

Signed:

Date:

5<sup>th</sup> September 2025

Name:

Andrew Charles Jones

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

Chartered Accountant

Address:

20, Offchurch Lane

Radford Semele

Leamington Spa, CV31 1TN

**Section B****Disclosure**

Only complete if the examiner needs to highlight material matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

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

None