



Trustees' Annual Report for the period

From 1st July 2024 **To** 30th June 2025

Charity name: Carey Hut Charitable Trust

Charity registration number: 1000278

Objectives and Activities

Carey Hall is held upon trust by the charity for the purposes of a village hall for the use of the inhabitants of the Parish of Wareham Lady St Mary, Dorset, 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.

Carey Hall is hired out on a regular basis to the following groups:

- Short mat bowls
- U3A Singing
- Wareham Disabled Club
- Creative Textiles
- Sandford and Wareham WI
- Carey Crafters
- Purbeck Association National Trust
- Wareham Visually Impaired and Blind Club
- Keep Fit With Karen
- Pilates
- Phoenix Model Flying Club
- Hatha Yoga
- Bingo
- H & H Care
- Keep Fit (Sarah)
- Swim Exercise
- Karate
- Sing & Signature
- Poole Heart Support Group

Carey Hall is used as a polling station.

It is hired by local people for parties, wakes and wedding receptions.

CHCT's purpose is beneficial in that Carey Hall provides a meeting place for the community.

CHCT's purpose benefits the community by providing a warm, welcoming, well-lit, accessible, safe space for a great variety of sociable activities at an acceptable cost to the users.

The Trustees will keep the hall financially viable and have regard to environmental factors while maintaining and improving the hall's attractiveness to its users.

Additional information (optional)

You may choose to include further statements where relevant about:

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Policy on grant making	n/a
Policy on social investment including program related investment	n/a
Contribution made by volunteers	CHCT has no employees. The Trustees and the operational committee members are volunteers.

Achievements and Performance

Achievements 2024-2025

BOOKING

An arrangement was made with a bouncy castle company so that hirers can combine the booking of the hall and the company.

There is a new, regular booking from the Heart Support Group.

There was an almost hitchless handover of bookings from Helen to Sue.

MAINTENANCE

Air-to-air heating / air conditioning was installed.

A new noticeboard at the gate replaced the broken one.

A thumb lock on the door to the car park made exit possible without a key.

We made use of a company to get a good deal on the price of electricity.

Slabs were laid in front of the bench where feet scuffed the grass.

The outside heating unit got the protection of a cage.

The floor was deep cleaned and polished.

A new cooker and fridge provided better facilities for hirers.

A Fire Safety Officer visited to check our fire safety.

FUNDRAISING

Table top sales were held on the last Sunday of every month except August and December.

Good attendance at Bingo yielded revenue for hall maintenance.

COMMUNITY

We provided advertizing, the hall, tables, chairs, tea, coffee and entertainment for a VE Day party. Guests provided their own food and donations.

We inaugurated a monthly update to regular hirers with news of the hall as well as reminders about conditions of use.

TOPS nursery children helped build a bug hotel.

CHARITABLE STATUS

Application for Hallmark Level 1 had brought our procedures up to standard but having failed to meet the deadline for free accreditation we decided that the minimal discount on the insurance premium did not justify the cost and stress of continuing.

We considered converting from a charitable trust to a Charitable Incorporated Organization (CIO) and would like to do this in the future when the committee has more members / time. A CIO reduces the trustees' liability and is a more generally accepted form of organization nowadays.

OTHER

The wildlife area has continued to develop with bug houses and hotels, sunflowers, a reptile mat, bramble bank and paths cut through the unmown grass.

Additional information (optional)

You may choose to include further statements where relevant about:

<p>Objectives: Community party to bring local community into the hall Improve the immediate surroundings of the hall</p> <p>To develop the wildlife area</p> <p>To replace the storage heaters with a more efficient system.</p>	<p>Achievements: VE Day party: 60 people attended</p> <p>Annuals were planted and watered in the beds by the front door, the grass was regularly mown</p> <p>5 bug houses, 2 bug hotels, a reptile mat, a bramble bank and sunflowers were installed. Paths were cut through unmown grass. It was visited by judges from South and Southeast Britain In Bloom</p> <p>H2 Eco removed the storage heaters, installed air-to-air heating / air conditioning in the main hall and panel heaters in the lobby and toilets on 16th-18th July.</p>
<p>Objectives: To maintain / increase the level of hiring</p> <p>Fundraising</p> <p>Publicity</p>	<p>Fundraising Week day bookings in 4 weeks in June 2025 used 46 out of 60 sessions. As some groups meet once a month, it is not always possible to fill the same session on other weeks in the month. Weekend bookings are irregular so that the hall is available for local people. Table top sales were held on the last Sunday of each month apart from August and December when it was considered that they would not be worthwhile. Attendance at Bingo on Friday afternoons was good providing revenue for hall maintenance. Carey Hall was publicised on Wareham community facebook page as well as its own facebook page and website. Posts appeared in the Whats On feature in the Gazette for table top sales and the VE Day party. There was a small article in the Love It Local magazine.</p>
<p>Objectives To aim to increase the reserve to at least £25,000, initially £22,000 by the end of June 2025.</p>	<p>Investment The reserve is held in a Barclays savings account which gives little interest but has minimal risk. The balance on 23.06.25 was £24,434 which included money reserved for replacing the coving as part of the heating project.</p>

Financial Review

Review of the charity's financial position at the end of the period	The charity was in a healthy financial position at the end of June 2025 but there were few weekend bookings for the summer and there would be no hire income for the closed 2 weeks up to the August bank holiday when there would be extra expenditure for work and materials. The committee resolved to increase the hall for hire advertizing.
Statement explaining the policy for holding reserves stating why they are held	We achieved £22,000 of reserve by end of June 2025, working towards £25,000.
Amount of reserves held	£22,000
Reasons for holding zero reserves	n/a
Details of fund materially in deficit	n/a
Explanation of any uncertainties about the charity continuing as a going concern	Insurance cover £750,000

Additional information (optional)

You may choose to include further statements where relevant about:

The charity's principal sources of funds (including any fundraising)	<p>Hall lets: £14,186 Car boot / table top sales: £784 Bingo afternoons: £1654</p>
Investment policy and objectives including any social investment policy adopted	n/a
A description of the principal risks facing the charity	<p>Anything which would prevent the hall being hired out. The cost of maintaining the building would continue without the income.</p>

Structure, Governance and Management

Description of charity's trusts:	
Type of governing document (trust deed, royal charter)	Trust deed
How is the charity constituted? (e.g unincorporated association, CIO)	Charitable trust
Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees	Trustees are elected at the Annual General Meeting. Each organisation which regularly hires the hall will be notified of the AGM. Each Trustee signs to accept and act in the trusts of the deed. Anyone who is bankrupt or has an arrangement with creditors is disqualified.

Additional information (optional)

You may choose to include further statements where relevant about:

Policies and procedures adopted for the induction and training of trustees	Each trustee is given the Trust Deeds and CC3 "The Essential Trustee What You Need To Know and What You Need To Do".
The charity's organisational structure and any wider network with which the charity works	The committee officers, Chair, Vice-chair, Treasurer, Booking Secretary, Secretary are elected at the AGM.

Reference and Administrative details

Charity name	Carey Hut Charitable Trust
Other name the charity uses	
Registered charity number	1000278
Charity's principal address	Carey Hall Mistover Road Wareham BH20 4BY

Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Marian Cotton	Chair		
2	Helen Geach	Treasurer, Booking Secretary to February 2025		
4	Julie Bradshaw	Secretary		
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18				
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20				

Corporate trustees – names of the directors at the date the report was approved

Director name		

Name of trustees holding title to property belonging to the charity

Trustee name	Dates acted if not for whole year	

Funds held as custodian trustees on behalf of others

Description of the assets held in this capacity	n/a
Name and objects of the charity on whose behalf the assets are held and how this falls within the custodian charity's objects	
Details of arrangements for safe custody and segregation of such assets from the charity's own assets	

Additional information (optional)

Names and addresses of advisers (Optional information)

Type of adviser	Name	Address
Dorset Community Action	Caro Hart	noreply@notify.thinkific.com
Dorset Community Energy	Jamie Oakey	jamie@dorsetcommunityenergy.org.uk

Name of chief executive or names of senior staff members (Optional information)

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Exemptions from disclosure

Reason for non-disclosure of key personnel details

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Other optional information

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Declarations

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

Signature(s)		UHL COTTON
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Full name(s)	JULIE BRADSHAW	UHL COTTON
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Position (eg Secretary, Chair, etc)	SECRETARY	UHL COTTON CHAIR
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Date	9.9.25.
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BALANCE SHEET 2024/2025

INCOME

	2025	2024
Hall Letts	14,186.50	10,933.75
Bingo	1,388.8	1,310.00
Bingo Ref.	265.50	268.70
Car Boot/T.Top	784.40	572.00
Clarky's	1,430.00	0.00
Film Night	96.50	123.50
Bool Shelf	21.50	57.65
V.E/Sum Part	110.71	130.25
Sale of Odds.	21.00	0.00
Car Boot Ref.	0.00	562.80
Table Hire	20.00	0.00
Sale of Tables	0.00	120.00
Refunds	0.00	497.00
Coffee Morn.	0.00	47.00
#Am. Refund	374.52	0.00
#Am. Repay	309.00	0.00
To Savings	2,000.00	0.00

EXPENDITURE

	2025	2024
Water	2,026.00	708.00
Culligan	1,026.72	933.00
Bingo Ref.	49.50	66.07
S.S.E.	1,155.00	4,469.84
Clarky's	1,040.00	0.00
PR Leis.	110.00	0.00
E.E.	399.54	408.45
Yu Energy	1,683.99	0.00
Allied West.	906.51	811.76
PPL/PRS	336.00	319.97
Cleaner	2,002.50	1,680.00
Stationery	73.33	51.95
Garden	74.19	258.73
Drain Rite	210.00	0.00
# Amazon	226.52	0.00
#Am. Rech.	226.52	0.00
From C/C	2,000.00	0.00

INCOME

FROM SAV	12,560.00	0.00
INTEREST	367.78	283.64
LOTTERY	0.00	9,000.00
S.S.F.S.	0.00	2,000.00
D. OF WELL.	0.00	300.00
ANON.	15.00	0.00
CAREY CRAFT.	0.00	700.00
LOCAL GIVING	0.00	500.00
WARE. CARN.	0.00	500.00
B. CREWE	0.00	500.00
WARE. LION	0.00	500.00
ROTARY	0.00	500.00
WAREHAM T.C.	0.00	500.00
W.I.	0.00	400.00
M.J.WHITE	0.00	500.00
MR. CADDY	0.00	500.00

EXPENDITURE

TO C A/C	12,560.00	0.00
FIRE PRO.	46.00	46.00
BINGO REPAIR	47.70	0.00
WAREHAM T.C	50.00	56.00
BLUE BIRD	120.00	117.80
KRYSTAL HOST.	19.18	0.00
WIX	0.00	127.47
D.V.H.A.	10.00	20.00
CLEAN. PRODS.	88.10	136.67
WINDOWS	20.00	0.00
MAINTENANCE	479.56	540.00
OUTSIDE SEC.	0.00	54.54
FILM NIGHT	0.00	47.20
BINGO BOOKS	74.99	47.94
BINGO MACH.	345.00	0.00
TRADEWINDS	0.00	91.80
BLACK. VALE	108.24	19.20
LIQUOR LIC.	0.00	21.00
NOTICE BOARD	168.60	0.00
DORSET C.C.	20.00	0.00
HALL REFUND	40.00	0.00
PICTURE FRAME	8.38	0.00
BENCH	0.00	500.00
BOUQUETS	0.00	22.50
STEVE DOMINEY	0.00	60.00
STEVE WHALE	0.00	150.00

KITCHEN

COOKER	229.00	0.00
FRIDGE	179.00	0.00
IINSTALL.	100.00	0.00
DELIVERY	35.00	0.00
RECYCLING	50.00	0.00

KETTLES	25.00	0.00
WATER HEATER	536.38	0.00
HEATING (FROM DONATIONS)		
H2ECO	15,280.00	0.00
J.A.CONST.	820.00	0.00
PROPCERT	295.00	0.00
PILE UP	950.00	0.00
	45,020.32	16,711.63

34,295.29 32,756.8

	£	£
CURRENT A/C	4,253.09	4,659.80
SAVINGS A/C	24,434.38	35,936.60
BINGO FLOAT	112.00	112.00
REFRESH. FLOAT	10.00	10.00
	28809.47	40,718.40

HALL INSURED £745,475.00

ACCOUNTS CHECKED BY SUE DEAN (D.F.W.I. I.F.E.) BALANCE
 SHEET X2..... *S Dean* - 29/08/25

ACCOUNTS AGREED

M Cotton
 M. COTTON (CHAIR).....

J Bradshw
 J. BRADSHW (SECRETARY).....

Helen Geach
 H. GEACH (TREASURER).....



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