East Boldre Village Hall

CIO Registration No. 1164549

Annual Report and Financial Statements
Year Ended 31 March 2026

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East Boldre Village Hall

CIO Registration No. 1164549

Annual Report

Year ended 31 March 2026

The East Boldre Village Hall stands within the New Forest National Park on Crown grazing land in Bagshot Moor near Beaulieu, on Main Road, East Boldre, Hampshire S042 7WD.

Hall Personnel

Committee Members

Trustees on 31 March 2026
Michael Husband, Chair
Gina Antczak Treasurer, Bookings Manager
Michael Upton, Maintenance, Governance
Jervis Devonshire, Maintenance, General
Richard Ashmead, Legal
Marc Heighway, Heritage
Gerard Pocock, Hall Development Principal Designer
Tim Clogg, Theatre and Cinema

Other Committee members on 31 March 2025
Sven Olen, Secretary
Stephen Antczak, Heritage, Communications
Tony Johnson, Heritage
Judith Richardson (joined October 2025 for Project Communications)

During the year many of the trustees were also actively involved in the project to redevelop and refurbish the hall.

Caretaker and Volunteers

A caretaker and cleaner is employed part-time. 18 other volunteers help with events, distribution of newsletters and bookings.

During the year, eight volunteers form a focus group top advise on the design for the new kitchens and WCs, lighting and decorating.

Patron: Lord Montagu of Beaulieu

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Background, Property, Structure, Governance and Risk Management

Structure

The East Boldre Village Hall ("the Charity") is a charitable incorporated organisation governed by its Constitution adopted on 20 November 2015, its operations beginning on 1 April 2016. Prior to its conversion to a CIO, the Charity was a charitable trust (Registration No. 301804) created on 16 June 1969 governed by its Trust Deed as of that date.

Member Trustees are elected or re-elected at the AGM. Local organisations and hall users can apply for representation on the Management Committee; those members being appointed by resolution at a duly constituted meeting.

Purposes and Public Benefit

The objects of the Charity are to hold, maintain and manage the Hall for the benefit of the local community, for use by both the inhabitants of and the visitors to East Boldre. This is by providing facilities for leisure and recreational use, promoting the local heritage of East Boldre, and furthering the cultural and social welfare of the community.

In shaping objectives and planning activities, the Trustees have considered the Charity Commission's guidance with due regard to guidance on public benefit and fee charging. The Charity charges minimal or free entry to its exhibitions and provides discounts to local and regular hirers. The fee model is designed to promote inclusivity.

History and Property

The East Boldre Village Hall was built as a concert hall by the YMCA in 1918 for use by the Royal Air Force Training Airfield on Bagshot Moor. It was thought to be used as an Officers' Mess and came to be known as such. At the end of WW1, when all other military buildings on the Beaulieu Airfield were dismantled, permission was granted by the Department for Environment, Food and Rural Affairs (DEFRA), through Forestry England, for the building to be retained for the community, under a 60-year Licence. The Licence was initially granted to the Parochial Church Council and passed to volunteer trustees in 1965. It is the only such military building remaining on the Beaulieu Airfields.

The building is situated on Crown grazing land and as such the use of the hall is governed by licence. Hall ownership care of the trustees is granted by a 60-year Licence, the current Licence being renewable on 31 March 2076. The Premises Licence which allows for entertainment activities at the hall was last updated and renewed in March 2019.

Governance and Risks

The Trustees meet regularly, usually once a month, to review matters relating to the maintenance, finance, security, fundraising, public events, governance, and to review risks in this regard. The Trustees have drawn up policies on risks relating to conflicts of interest, internal financial controls, trustee expenses, risk management, fire, health and safety, safeguarding, environment, data protection, equal opportunities, hall hire, serious incident reporting and complaints. Policies are reviewed on an annual basis or as required.

Remuneration

None of the Charity's Trustees or volunteers receive remuneration or other benefit from their work with the Charity. The Charity employs a local resident as a cleaner/caretaker on a part-time basis.

Activities, Performance and Achievements

Hall Redevelopment Project

The major focus of the year was the redevelopment of the hall. Construction began February 2026 and finished in mid-June 2026. The hall team are grateful for the work of the volunteer design team and the volunteers who fitted the kitchen and decorated the hall to reduce project costs. The tremendous dedication and support of the hall team and volunteers ensured the success of the project.

An Open Day is to be held in August with bookings resuming in September 2026.

Total costs including those for a warm-space initiative, amounted to approximately £495,000. By the year ending 31 March 2026, grant funding for the project was received or secured of £378,500. This includes grants from the: National Lottery Community Fund (£100,000); NFDC Community Infrastructure Levy Fund (£100,000); ACRE Platinum Jubilee Village Halls Fund (£68,300); Garfield Weston Foundation (£30,000); NFDC Community Fund (£25,000); HCC Community Fund (£24,500); Charles Burnett Memorial Fund (£10,000); Caroline Montagu Weston Fund (£10,000); Beaulieu Beaufort Foundation (£5,000); East Boldre Parish Council (£2,500); New Forest National Park Authority (£2,000); and funds from NFDC and HCC Councillors' Funds (£1,200). Donations from individuals (Including Gift-Aid) were received of £16,000. Further funds were secured of £15,000 from SSE and £650 from the HCC Councillor's Funds towards a warm space initiative. Combined with the hall's own reserves, over £450,000 in total was raised for the project by 31 March 2026.

Between the year ended 31 March 2026 and 12 July 2026, approximately £29,600 (including Gift-Aid) has been raised from individuals for the project from a crowdfunding appeal. This has provided sufficient funds to meet the total costs of approximately £495,000 for this phase of the project, allowing the hall to reopen for bookings from 1 September 2026.

Lettings

The Hall provides a meeting venue and facilities for villagers and community organisations.

Coffee mornings and film nights have been popular in bringing villagers together. The hall is used for Parish Council business and as a centre for the village emergency plan. It's used for weekly fitness classes, all-day workshops for fitness and dance, for occupational and arts therapy, first-aid training, baby and toddler sensory classes, meditation, music bands, theatre workshops and numerous events, functions and parties. It is used regularly by craft, horticultural and young farmers groups.

Due to the uncertainty over the start and timing of the hall redevelopment project, most regular hirers and groups booked alternative venues for the full year with a few hires continuing until September 2025 when the hall clear-out began.

Events and Fundraising

The hall also hosts regular historical talks and exhibitions. Several successful movie night events were piloted since March 2024 and this is now set to become a more regular feature, along with stage performances from a touring theatre company.

The annual pub quiz was held in April 2025 and funds were also raised by the sale of airfield books.

Preparations were made during the year to hold exhibitions in May 2026 at the Boldre Memorial Hall in Pilley and the Thorney Hill Community Centre on the New Forest Romany Heritage with a focus on the centenary of the New Forest Compounds set up in 1926. The exhibition was aided and funded by Culture in Common in the year to 31 March 2027.

Communications

The Community has been kept informed of hall news and the progress of the project through public meetings, newsletters, the Hall website, Facebook and email.

The hall and Parish website continues to be maintained, updated and improved by a hall volunteer. The website contains considerable information about the hall and the project and includes an informative and photographic record of the hall's history and events.

East Boldre Village Hall

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Financial Review

The attached Receipts and Payments Accounts have been prepared for the year ended 31 March 2026 having regard to Charity Commission guidance.

Receipts

Receipts of £9,318 were considerably lower than the prior year (£24,116). Although building works were delayed until early 2026, plans were initially made to begin clearing the hall early in the financial year with a view to begin building works by summer 2025. Accordingly, letting receipts of £2,672 in the year to 31 March 2026 reflected about of fifth of the usual annual lettings (£9,780 prior year), because hirers turned to other venues early to safeguard their bookings. The Trustees are confident that hirers will return when bookings resume in September 2026. As a gesture of goodwill for the inconvenience suffered, increases in letting fees have been postponed to January 2027.

For the same reason, monthly historical talks ceased after June 2025, the total fundraising receipts of just under £4,600 included £500 raised from the annual charity quiz night at the Turfcutters Arms in April 2025, about £1,600 from talks and £2,500 from the sale of airfield books.

Grants and donations are as detailed above under the Hall Redevelopment Project.

Payments

While electricity costs fell in line with the reduction in lettings, fixed costs led to a deficit in the year to 31 March 2026 of nearly £4,800 (compared to a £300 deficit in the prior year). The capital costs of £1,434 were incurred to reline compromised pitch fibre drains. Building works began in February 2026 with building and associated costs incurred in the period of approximately £104,000.

Reserves

Reserves of approximately £93,000 include just over £4,000 of unrestricted costs, representing over six months of running costs for the financial year in keeping with the reserves policy. The balance held in the 30-day notice account of £15,731 includes ring-fenced grants for a backup generator, ensuring the hall can operate as a warm space for vulnerable residents during prolonged power outages. The generator installation will take place following the hall's reopening in autumn 2026.

Trustee Approval

The trustees declare that they have approved the trustees' report above for the year ended 31 March 2026.

Signed on behalf of the trustees on 4-8-2026

Gina Antczak, Treasurer

Michael Husband, Chair

East Boldre Village Hall

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Independent Examiner's Report to the trustees/members of the East Boldre Village Hall on the accounts for the year ended 31 March 2026

I report to the trustees/members on my examination of the accounts, which are set out on pages 7 and 8, of the above charitable incorporated organisation ('the Charity') for the year ended 31 March 2026.

Responsibilities and basis of report

As the trustees of the Charity, 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 Charity'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 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 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 by:

Name: John Graves

Relevant professional qualification or body: Fellow of the Institute of Chartered Accountants in England and Wales

Address: Heatherlea House, Main Road, East End, Lymington, SO41 5ST

On Date: 4th August 2026

East Boldre Village Hall

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Receipts and Payments Accounts
Year Ended 31 March 2026

	Notes	Year Ended 31 March 2026 £	Year Ended 31 March 2025 £
RECEIPTS			
Income, fundraising and interest			
Lettings Receipts	1	2,672.00	9,780.00
Fundraising Receipts - Unrestricted		3,602.15	8,859.47
Fundraising Receipts - Restricted		983.68	3,842.28
Bank Interest		2,060.60	1,634.32
		9,318.43	24,116.07
Grants and donations			
Grants & Donations - Unrestricted		664.00	1,412.83
Grants & Donations - Restricted		134,225.65	9,931.62
Gift Aid - General		212.91	
Gift Aid - Restricted		1,079.11	
		136,181.67	11,344.45
Total Receipts		**145,500.10**	**35,460.52**
PAYMENTS			
Electricity & Water		751.15	3,636.95
IT & Communications		450.95	425.95
Maintenance & Caretaking	2	4,801.60	4,972.10
Administration, Licences & Misc		20.15	31.10
Insurance		1,451.86	1,016.40
Total Running Costs		7,475.71	10,082.50
Other Capital Items and Exceptional Costs	3	1,434.00	5,591.87
Fundraising Costs - Unrestricted		1,056.27	3,466.31
Fundaising Costs - Restricted		144.50	488.95
Project Costs - Restricted		104,352.96	4,229.76
Total Payments		**114,463.44**	**23,859.39**
Lettings Income less Running Costs		(4,803.71)	(302.50)
Net Capital and Exceptional Items	3	(1,434.00)	(5,591.87)
Net Fundraising, Grants and Donations - Unrestricted	4	3,422.79	6,805.99
Net Fundraising, Project Costs, Grants & Donations - Rrestricted	5	31,790.98	9,055.19
Net Finance Receipts		2,060.60	1,634.32
NET RECEIPTS		**31,036.66**	**11,601.13**

Statement of Funds

Reserves at 31 March 2025		£
Restricted Funds	Note 5	16,585.85
Designated Reserves	Note 6	40,500.00
Unrestricted Reserves		4,875.70
Total reserves at 31 March 2025		61,961.55
Net Receipts for 2025/26		31,036.66
Reserves at 31 March 2026		92,998.21
Restricted Reserves	Note 5	88,876.83
Unrestricted Reserves		4,121.38
Reserves at 31 March 2026		92,998.21

Cash funds at	31 March 2026	31 March 2025
Represented by	**£**	**£**
Current Account	941.85	833.85
Deposit Account	76,266.68	6,673.61
Notice Account	15,731.44	54,363.91
Petty Cash	58.24	90.18
	92,998.21	61,961.55

Statement of Assets and Liabilities

	31 March 2026 £	31 March 2025 £
Cash funds	92,998	61,962
Licenced Building (insurance value) (licenced to 31 March 2076)	786,465	749,014
Stock of Books for Sale (at cost) Note 7	1,577	1,249
Other non-monetary assets held for functional use (insurance value)	34,785	33,238
Returnable Filmbank Deposit/Lettings Deposits	150	150

Approved on 4-8-2026 Gina Antczak, Treasurer and Michael Husband, Chairman

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Notes to the Receipts and Payments Accounts

Year Ended 31 March 2026

				Year Ended 31 March 2026	Year Ended 31 March 2025
				£	£
1	**Analysis of Letting Income**				
	Dance, Yoga and fitness classes			750.00	2,345.00
	Band / Music practice			412.00	527.00
	Regular Groups and Coffee Mornings			95.00	765.00
	Training / Workshops			1,360.00	4,783.00
	Stage hire and drama workshops				65.00
	Events and meetings			55.00	680.00
	Parties/Receptions/ad-hoc other				525.00
	Other occasional groups/Furniture Hire				90.00
				2,672.00	9,780.00
2	**Maintenance**				
	Cleaning and caretaking			4,089.00	4,120.00
	Caretaking supplies			45.68	161.89
	Security systems			590.94	595.02
	Repairs & replacements			75.98	41.20
	Other				53.99
				4,801.60	4,972.10
3	**Capital and Exceptional Items**				
	Car park apron				4,000.00
	External hall painting				141.94
	Drain repair/lining			1,434.00	
	New heating control system				456.00
	Exhibition Panels				993.93
				1,434.00	5,591.87
4	**Fundraising, Grants and Donations**				
	Net Book sales (receipts - costs)				
	From Forest Field to Western Front		456.47		682.69	
	Airfield Books by Alan Brown		1,217.95		1,317.97	
	Total receipts £2,457.29 less costs £782.87	(LY £1,749.54 - £93.34)		1,674.42		2,000.66
	Quiz Night			503.64		
	Movie Night / Talks			268.15		958.19
	Romany Exhibition grants					600.00
	Romani Exhibition receipts less costs			99.67		2,448.70
	Donations and Gift Aid			876.91		810.13
	Miscellneous fundraising costs					(11.69)
				3,422.79		6,805.99
5	**Restricted Funds**					
	Balance at 1 April			16,585.85		7,530.66
	Project Income					
	Grants, donations, Gift Aid			119,654.76		9,931.62
	NFHWA Talks receipts - payments			839.18		3,353.33
	Project Costs:					
	Building Costs			(60,467.56)		
	Meetings, communications and team building					(87.72)
	Storage costs			(517.02)		
	Work in Progress insurance			(1,009.68)		
	Printing and advertising			(245.80)		
	Planning/funding applications, professional fees, Surveys			(1,612.90)		(4,142.04)
	Warm community project Grant			15,650.00		
	Total Net Receipts of Restricted Funds in period			72,290.98		9,055.19
	Balance at 31 March			88,876.83		16,585.85
6	**Designated Funds**					
	Hall Redevelopment at 1 April			40,500.00		40,500.00
	Building costs			(40,500.00)		
	Balance at 31 March			0.00		40,500.00
7	**Stock of Books at Cost**					
	From Forest Field to Western Front 116	(PY 141)		563.76		685.26
	Alan Brown Collection 288	(PY 200)		1,013.08		564.00
	Balance at 31 March			1,576.84		1,249.26