

The Church Street Rooms

Charity Number: 1169922

Financial Statements for the year ended 31 December 2025

Prepared by:

Anne Davies. MAAT, BSc

Honorary Treasurer

The Church Street Rooms **Charity number: 1169922**

Trustees Report for the year ended 31 December 2025

The Trustees present their report and accounts for The Church Street Rooms, a charitable incorporated organisation, for the period ended 31 December 2025.

The Church Street Rooms was incorporated at the Charities Commission on 27th October 2016 (registration number 1169922) and took over the management of the village hall known as "the church street rooms" from the unincorporated organisation known as the Corby Glen Community Project.

Objectives & Aims

The sole objective of The Church Street Rooms is to provide and maintain a village hall for the use of the local & wider community.

The hall is used for meetings / lectures / classes and other forms of recreational activities by the local & wider inhabitants of Corby Glen and its surrounding villages. Reflecting the hall's association with the Lincoln Diocese, the building also functions as a church hall.

The trustees' have taken due regard of the guidance issued by the Charities Commission on public benefit.

The trustees acknowledge the benefit The Church Street Rooms receives from the generous contributions made by volunteers, both in terms of time and monetary personal expense, and recognise that without this contribution the running of the hall would be disadvantaged.

Achievements

Our achievements have been directed towards the primary purpose of our charity, i.e. to provide a sustainable high-quality venue for community activities, as well as private events, within our village. To this end, we have completed a number of projects in 2025 to maintain and upgrade the exterior of our building, as follows: (1) Replacement of the flat roof of the conservatory. With the support of “S106” money arising from recent housing developments, we have replaced the deteriorated lead roofing with a durable rubber-based roof which should last at least 30 years; (2) External redecoration. With further S106 funding we have undertaken long-overdue repair and repainting of all external woodwork; (3) Measures to reduce damp in the store room. We have engaged a contractor to lower the ground height along an external wall and install an air void to reduce moisture ingress, successfully solving this long-standing damp problem which was risking damage the stored items.

Additionally, we have completed the following internal maintenance work: (1) Replacement of the heating control unit and four defective fan heaters in the main hall; (2) Installation of a new modern control unit for the hall’s security and fire alarms; (3) Installation of new baton lighting in the kitchen, including emergency back-up; (4) Safety inspection of all electrical circuitry, with replacement of defective components as required for renewal of our Electrical Safety Certificate; (5) Work in the secure area of the store room (originally the strong room of the old post office) to repair rotted flooring and upgrade the space so that it can be made available to our local history society and parish council to hold archived material.

Church Street rooms has continued to provide a venue for a wide range of activities, as follows: Community Groups: Armchair yoga, Baby sensory group, Bingo, Coffee club, Craft workshop, Exercise class, Glen singers, History society, Indian dance rehearsals, Line dancing, and Tai Kwando. Church-related events: Church wardens’ meetings, Parochial church council meetings, Messy church, Priesthood candidate’s reception, and Sunday school. Family events: Birthday parties and Wedding reception. Local/national administrative events: Mayoral election polling, Parish council meetings/consultations, and Willoughby close management meetings. Special events: Christmas party, Coffee morning in aid of St Barnabas Hospice (approx.£600 was raised), Defibrillator training, Music and Cabaret evening.

Achievements -continued

As in previous years, our hall was open all day for serving refreshments during the village's sheep fair at the start of October, and this year we engaged with St John's Church and the Village Community Group to run the day on a collaborative basis, which worked well

Financial Review

Our total income was considerably higher in 2025 (£20,931) than in 2024 (£6,976), reflecting the award of substantial S106 grant income (£12,928) to cover the costs of the conservatory roof renovation and external painting. We also received £600 (listed under miscellaneous sales) for sale of the lead from the original roof. Leaving the grant income and lead sale money aside, our income for the year was £7403, up by £427 compared to 2024 (£6976). Our prices for hall hire, etc, have remained unchanged in 2025, so this uptick in income reflects an increased use of the hall. Our Coffee Club (run by generous volunteers) continues to provide important income, and we have also been well supported by the weekly Bingo sessions which started this year

Expenditure during 2025 (£22,485) was markedly increased compared to 2024 (£6661), a major component being the cost of the roof replacement and external painting (£12928, covered by grants). All the remaining expenditure amounted to £9557, up from £6661 in 2024. We spent a considerable amount (£3679) on replacing capital items (heaters, new lighting, etc), and there were inflationary increases in many of our recurrent costs. On the other hand, we made significant saving on heating and lighting (£1593 versus £3213), achieved by obtaining better tariffs and reducing our standard charges (we disconnected a separate redundant supply to the store room area). Overall, we had a deficit of £1554 during 2025, compared to a profit of £315 in 2024, such that our cash funds fell from £11342 to £9787. However, we are pleased that 2025 has seen the completion of a number of essential projects to maintain and improve our hall.

Structure, Governance and Management

The Church Street Rooms is governed by its constitution document as lodged with the Charities Commission.

Trustees are sought from the local and wider community in which the hall operates. Individuals are selected for their local knowledge, skills and experience. Before joining the trustee board, individuals are given the opportunity to attend meetings as a visitor to observe the board in operation.

The Church Street Rooms is a member of Community Links, a Lincolnshire based charity providing advice and resources to organisations & individuals who operate within the rural communities. They provide us with targeted project support; technical, governance and legal advice and training; and through the provision of consultancy services.

The hall referred to as the Church Street Rooms as a building is held under a Deed of Trust document by the Diocesan of Lincoln, with the sole trustee being the Parish Priest. The CIO called "The Church Street Rooms" is solely liable for the maintenance and daily operation of the said hall and as such the Parish Priest sits on our committee as an invested interested trustee.

Principal address

The Church Street Rooms principal address is:

Village Hall, 7 Church Street, Corby Glen, Grantham NG33 4NJ

Trustees

All trustees appointed are as listed below, one trustee resigned during the period.

Jon Wakerley	Chair
Anne Davies	Treasurer
Reverend Stephen Buckman *(Resigned 2.9.26)*	Trustee
David Hinsley	Trustee
Phillipa Lane - *Parochial Church Council Representative*	Trustee
Paul Newbery	Trustee
David Richardson *(Appointed 2.9.26)*	Trustee
Reverend Helen Roulston *(Appointed 2.9.26)*	Trustee
Angela Saxton *(Appointed 13.2.26)*	Trustee
Susan Woodman - *Parochial Church Council Representative*	Trustee

The trustees declare that they have approved the trustees' report above on 28th October 2026.
Signed on behalf of the Charity's trustees

Jon Wakerley - Chair

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Income and Expenditure Account for the period ended 31 December 2025

All figures relate to Unrestricted funds unless otherwise stated		**Ye 31/12/25**	**Ye 31/12/24**
INCOME		£	£
Coffee shop sales		1,958	1,831
Hall hire		3,655	3,462
Donations received		250	259
Event income (Bingo & Sheepfair)		1,223	1,157
Miscellaneous sales		600	-
Grant income - restricted		12,928	-
Bank interest received		318	268
Total Income		**20,931**	**6,976**
EXPENDITURE			
Cost of sales:	Coffee shop	106	73
Event costs:	Sheepfair	301	-
	Christmas celebrations	-	46
	Bingo	16	-
Utilities:	Heat and light	1,593	3,213
	Water rates	211	180
	Telephone	645	619
	Rates	94	75
Licences:	PRS/PPL for music	162	155
	ICO	40	40
Insurance		777	737
Maintenance:	Alarms & fire equipment	768	500
	Fixtures & fittings	480	926
	Replacing and repairs to capital items	3,679	-
	Replacing and repairs to capital items -restricted	12,928	-
	Cleaning costs	578	-
IT / website costs / Adverts		108	97
Total Expenditure		**22,485**	**6,661**
Net Surplus / (Deficit) for the period		**(1,554)**	**315**
Cash funds brought forward at 1 January			
	Bank Account - Lloyds Bank	4,257	4,135
	Bank Account - Lincoln Diocese Account CCLA account	7,085	6,892
	Cash in hand	-	-
		11,342	11,027
CASH FUNDS AT THE PERIOD END		**9,787**	**11,342**
REPRESENTED BY:			
	Bank Account - Lloyds Bank	2,428	4,257
	Bank Account - Lincoln Diocese Account CCLA account	7,310	7,085
	Cash in hand	50	-
		9,787	**11,342**

The trustees declare that they have approved the income and expenditure account.

Signed on behalf of the Charity's trustees on 28th October 2026.
Jon Wakerley - Chair