BARROWDEN COMMUNITY HUB CIO

REG No. 1199981

(BARROWDEN VILLAGE HALL)

ANNUAL REPORT FOR JAN - DEC 2025

The Trustees and Management team are delighted to present this Annual Report covering the first operational year of the exciting new Barrowden Community Hub.

The objects of the CIO are to establish and run a village community hub and to promote for the benefits of the inhabitants of the surrounding area, the provision of facilities for recreation or other leisure time occupation, with the objective of improving the conditions of life of the inhabitants while taking the Commission's public benefit guidance into account when making any decision that may be relevant to it. The Charity's governing document is a CIO constitution dated July 2022, which gives the charity the authority to appoint trustees.

The Committee have resolved by vote to retain a minimum of £10,000 in reserves for repairs and emergencies.

A BIG THANK YOU FOR 2025

So many people have supported the hub project in different ways: for example, making generous donations, giving their time, energy and commitment ; there has been exceptional support from neighbours, the Community Shop, Surgery and Burghley Estates in the redevelopment and the lease of land.

The opening events provided a springboard and created a momentum that has increased footfall from the surrounding area and has resulted in new activities. There has been very positive feedback with expressions of amazement at the amount of space, the flexible design and the quality of the facilities now available.

Funding

All of our Funders were invited to the official opening of the Hub by Alicia Kearns MP who has been very supportive of the project and indeed the

fundraising campaign. Each Grant Funder was sent an update Report showing the new building and its facilities. Given our successful funding we were able to fit out the building to a high level, providing new seating, tables, kitchen equipment and A/V facilities.

We had an excellent site meeting with Entrust who oversee the Augean Community Fund who asked some informed questions, and were very impressed by the new hub, reporting back to Augean.

A formal report was sent to the National Lottery Community Fund whose case officer Sarah Kent visited in March giving glowing praise for the building and our efforts so far. The Government Community Ownership Fund required a "Closure Checklist" which was compiled to their satisfaction - it was the biggest single Funder.

Thanks are also owed to the Barrowden Parish Council, and to the village, for the vital Public Works Loan without which National Lottery finding would not have been available. Also the Barrowden Charity has also helped by making a significant donation and arranging the facility of a £20,000 loan with an agreed repayment schedule to January 2030. It is noteworthy that 80% of funding emanated from outside the village.

Going forwards bookings and fundraising are considered sufficient to provide a modest surplus over expenditure of which energy costs are now negligible thanks to the investment in solar panels.

The Building Project

The new build was steered by the Village Hub Development Group, consisting of Trustees of wide varied experience, with an external Bookkeeper, Simon Piggott, and chaired by Paul Diver.

The building reached Practical Completion on 5th March 2025. The project was completed on time and below budget thanks to diligent project management by the team, an excellent contractor, Messenger of Collyweston, and a multi-skilled Architect, Simon Harris of Harris McCormack of Wansford.

There were few snags with the building except in October when there was a serious rainwater leak in the porch area. This proved difficult to locate but was eventually found to be a poor-quality welded joint of the butyl roofing material on the porch. This was subsequently stripped out and re-welded curing the problem.

Paul Diver says:

“It’s been a delight for me personally to drive this project forward with such a marvellous VHDG and I give them all my thanks. This project, shows that with the right drive, cooperation and determination such a complicated project can be successfully delivered and goes to prove one of my maxims that “Nobody’s perfect but a team can be”. We are very proud of the wonderful Village resource we have delivered.”

Bookings

Valerie Fraser has taken on the role of Bookings Secretary handing the Chair role over to Paul Diver and Brian Edwards. There has been a significant increase in bookings in the new hub particularly in the areas of wellbeing and children’s parties with new well-attended fitness and wellbeing classes Pilates, yoga, circuit training and Purestretch.

All regular users have returned and are thriving with increased attendances, these can be seen on our website : barrowdencommunityhub.co.uk

The clean, large comfortable open space, with improved shared car parking, has attracted users of all age groups from both within the village and from the surrounding area, as required by our major funders.

The village now has an Annual Christmas Art and Craft Fair organised by Hilary Moralee. The Oundle Artists have just held a very successful weekend art exhibition which showed the potential of the Hub as an exhibition space. Other inquiries have also been received, including from a Children’s Performing Arts group.

Mike Moralee organised a Christmas musical event, with a 3-course meal, in aid of Hub funds. Mike and the Happy Tuesdays Ukelele Group with other musicians, have now raised over £3000 towards hub funds for which we are very grateful.

Social Activities

The management committee which includes volunteers have organised a number of social events including:

- Interesting Talks - Actor Tim McMullan; journalist Jeremy Hunter; archaeologist Mat Morris.
- Bridge Day with afternoon tea organised by volunteer Bev Sibson

- Ceilidh and very popular Burns Supper- again providing a meal.
- Barrowden Friendship Club - organised by Rutland Rural Community Council
- Age UK Carers' Fair
- RCC Community Connectors Meetings
- Plus : NFU Ladies AGM; several christening parties and wakes; Open Gardens teas.

Valerie Fraser says :

"The flexible space with the divider has attracted a wider range of activities, which is important for inclusion, community spirit and addressing loneliness. Many attendees are not able to easily travel outside the village so it is invaluable for them to have these social experiences locally. We would like to invite more residents to join the team of volunteers to develop an even wider range of social activities for all ages."

Conclusion

Barrowden Community Hub has impressed all who have visited and used its facilities, and rightly so. Above all it remains a village asset and there to be used and Trustees welcome interest in developing new activities and events.

Back in 2016 the replacement of the old hall was started in earnest. It has been a long journey but the future of the Hub looks bright.

Committee serving in 2025

Paul Diver and Brian Edwards, co chairs, Terry Curtis secretary, Pat O'Keefe treasurer, Valerie Fraser Bookings sec, Sara Barrett, Charlotte Bradshaw, Steve Preston, Ann Hillier

Address : 24 Wakerley Road, Barrowden, Rutland LE15 8EP

BARROWDEN VILLAGE HALL CIO

INCOME & EXPENDITURE ACCOUNT
for the year ended 31st December 2025

		2025	2024	
INCOME		£	£	
	Hirings	5,454.83	450.00	
	Donations	8,548.19	4,374.00	
	Grants	-	-	
	Event Proceeds	10,101.21	4,183.00	
	Interest Received	-	123.00	
	Other	100.00	432.00	
	TOTAL INCOME	24,204.23	9,562.00	
EXPENDITURE				
HUB COSTS	Water and Sewage	350.04	182.00	
	Cleaning	686.00	408.00	
	Decoration and Maintenance	337.70	182.00	
	Electricity	261.17	745.00	
	Telecoms	406.26	-	
	Furniture Fixtures and Fittings	32,779.24	-	
	Insurance	2,911.03	151.00	
	Licences	367.00	225.00	
	Event Expenses	2,294.20	-	
	Donations	1,280.00	-	
	New Community Hub Opening Event	1,492.21	-	
	Sundries	511.93	1,205.00	
		-		
	Total Hub Costs	43,676.78	3,098.00	
FINANCIAL	ACRE Membership	48.00	96.00	
COSTS	Audit fees	0.00	840.00	
	Interest Payable	-	-	
	Interest (Received)	(60.53)	-	
	Bank Charges	146.86	120.00	
		-		
	Total Financial Costs	134.33	1,056.00	
SURPLUS Before Building Work		(19,606.88)	5,408.00	
	Funding	54,912.00	709,362.00	(i)
	Building Costs	125,868.07	(643,726.00)	
SURPLUS/(DEFICIT) for the year		**(90,562.95)**	**71,044.00**	

Notes

(i) Represented by a mixture of grant funding and villager donations.

(ii) Buldling costs include Buildilng Works as per main contract and Professional Fees incurred.

BARROWDEN VILLAGE HALL CIO

BALANCE SHEET
as at 31st December 2025

		2025	Notes	2024
		£		£
FIXED ASSETS	Barrowden Community Hub at cost	852,134.07	(i)	0.00
CURRENT ASSETS				
Banks	HSBC – Current Account	14,102.10		8,017.00
	HSBC – Deposit Account	1.34		1.00
	CAF Current Account	13,789.22		91,277.00
TOTAL CURRENT ASSETS		27,892.66		99,295.00
CURRENT LIABILITIES				
	Creditors	0.00		840.00
LONG TERM LIABILITIES				
	Long Term Loan	20,000.00	(ii)	0.00
TOTAL LIABILITIES		20,000.00		840.00
TOTAL NET ASSETS		**860,026.73**		**98,455.00**
REPRESENTED BY				
	Opening funds	98,455.61		27,411.00
	Capitalisation of Barrowden Community Hu	852,134.07		0.00
	Surplus/(Deficit) for the year	(90,562.95)		71,044.00
		860,026.73		**98,455.00**

Notes
(i) The figure in the 2025 Balance Sheet includes Building Works as per main contract and Professional Fees incurred in 2023, 2024 and 2025 but excludes Furniture, Fixtures and Fittings which are expensed in year
(ii) Soft loan from Barrowden Charity CIO (formerly Barrowden United Charity) repayable with 48 payments from February 2026 of £416.37