Annual Report Threlkeld Village Hall CIO, Charity Number 1208295

Year ending 31st December 2025

Introduction

This is the report for first active year of the Threlkeld Village Hall CIO, Charity number 1208295. The interests and assets of the Threlkeld Village Hall Trust, charity number 231380, were transferred to the CIO on 1st December 2024. To align with this transfer, the financial year of the CIO which is the subject of this report, was extended to 13 months from 1st December 2024 to 31st December 2025. Thereafter, the financial year will coincide with the calendar year.

Chair's Report

Having been set up during 2024, all the assets, endowments and ongoing contracts of the former Threlkeld Village Hall Trust were vested in Threlkeld Village Hall CIO on 1st December 2024. In many ways, this was just a change of name – the activities of the hall continued as they had previously with largely the same people running things. The transition from Trust to Charitable Incorporated Organisation has primarily been a back office affair – as well as significantly limiting the liabilities of the trustees, it has simplified contractual matters such as the administration of bank accounts, and the revised constitution allows a broader interpretation of the Charitable Objectives of the hall.

During 2024, the building of our magnificent new store and kitchen was completed. The downside of the new build was that it made everything else look a bit tired and shabby, so in January 2025 we closed the hall and coffee shop for 12 days to give the inside of the building a top to toe rejuvenation. The coffee shop also got new tables and chairs. The new self-levelling tables that don't spill your coffee when you lean on a corner are a good innovation. We also added sound absorbing panels which make conversation much easier for those who struggle to hear in noisy environments.

In March we appointed a Caretaker. This was a significant step for the hall and, after some initial teething problems, has settled to being a very beneficial arrangement. Our caretaker, Wayne, does a great job of keeping the hall clean and tidy, as well as addressing a lot of the day to day maintenance issues that arise. In April we set up our first sub-committee. This was the first move in a strategy of improving the governance of the hall. The trustee meetings had got bogged down dealing with a number of small issues that took up a lot of time in meetings which limited the time we could spend on more strategic matters. Many of these items related to small building-related matters, so the first sub-committee was for "maintenance".

The Maintenance sub-committee now deals with the vast majority of such building-related matters, and only come to the full trustee body when significant amounts of money are involved. This process is now working very well, and I would like to thank all the people who have contributed to that success and, in particular, Barbara Lowesmith who is the chair of the group. We plan to roll this model out more widely. We have recently established a Health and Safety subcommittee, and others are in the pipeline. With these initiatives, the Trustee body can focus on the bigger matters that require everyone to be involved.

One of those bigger matters was the decision made in August to look at moving to an online booking system. After an initial evaluation, a small group of David Evans, Robert Lancaster and myself worked on the implementation which concluded with the launch of the system on 2nd January 2026. All seems to be going well and customer feedback has been very positive. I would like to take this opportunity to thank David and Rob for the many hours of detailed work they dedicated to this project which resulted in its successful roll-out.

This is also the appropriate opportunity to recognise the massive contribution of Steven Oldfield who acted as Bookings Secretary for many years. It was a time consuming and demanding role which he executed with great diligence and built up a good relationship with our many returning customers. Another key person to recognise is Christine Renouf who stood down as a trustee in October having completed six years as Chair. Steering the hall

through the difficulties of the Covid lockdowns, and the building of the new extension are standout achievements of her tenure. Having taken over from her I now appreciate the time and energy required of the position, so a great big thank you for your time as Chair. Also stepping down as trustees during the year were Kim Elsender and Robert Gilbert –thanks to both of them for their contributions.

Entering a new year is obviously a time for looking forward. We have a great village hall – one that is the envy of other halls around us. But that does not mean it is perfect! We have a long list of things that we would like to achieve, some maintenance, like painting the outside of the building or improving the car park, some of which are improvements to the facilities like the lighting in the hall or converting the upstairs office to a meeting room. One item already committed to, is replacing the disabled lift. A deposit has been paid and we hope to have a new lift in place by Easter.

All of these things only happen because dedicated people commit time and energy to making them happen. Our trustees are supported by a group of enthusiastic volunteers and between them they are the ones who actually make things happen. A huge thank you to all – our hall would not be the fantastic facility it is without them.

Adam Bazire

Secretary's Report

The whole building was closed for two weeks in January 2025 to carry out a deep clean after the completion of the extension. Other than that it has been full steam ahead.

The hall was hired for:- Yoga, bowls, brownies, youth club, women's meetings, dance classes, various actual dances, keep fit, meetings by various local groups, tea and chat, three different types of art classes, the book club, several parties, two different geology groups, various types of textile classes, nine separate camping groups, bingo night, church lunch's, a couple of meetings of red squirrel admirers, a murder mystery evening, a meeting of Scots Terrier owners and several meetings by a Buddhist meditation group.

On top of that the Events Group under the leadership of Barbara Lowesmith put on a music therapy talk, nine appearances by musicians, 3 talks, 1 play, 2 walks, the plant sale and also a craft fayre.

Steven Oldfield

Treasurer's Report

The accounts for the 14 months to the end of December 2025 show a loss, overall, of £23k. The fact that there is a loss is entirely down to the costs of the extension build that spilled over into FY 2024/5. Without this there would have been a healthy profit.

The RHI income has been interrupted due to a failure of the meters required to read the heat generated. This was only discovered towards the end of 2025 when the meter readings were the same as the previous quarter. Replacing these will be done in due course but this is a lengthy process and then the system will require re-accreditation in some form, again, a time-consuming process. FITS income has returned to normal after a correction in 2024 for missed years.

Hall hire income is steady at around £1,000 per month. However, costs of operation are increasing. The engagement of the Caretaker has resulted in an increase in costs but with the benefit of better service. Electricity costs have risen due to the increased usage with the kitchen. This will rise again next year with the end of a four year fixed price deal. Water costs are increasing as well in line with the rises we are all seeing. These costs will be monitored to ensure that the hall hire fees, including the coffee shop, reflect the actual costs we experience.

Equipment and Fittings show a high figure this year due to the January refurbishment work. Some items remain to be done so this is likely to remain above average next year as the list of improvements is worked through. This

“capital expenditure” will be covered by donations whilst the rest of the finances covering daily operations should more or less balance.

Insurance costs have risen significantly but this is purely down to the new building work that has been completed and the subsequent revaluation. This showed a large shortfall in the costs covered which has now been put right.

All of this has resulted in a reduction of available funds to around £58k. A view will need to be taken on the appropriate level of funds to be kept in reserve.

In the near future we look to rebuild our reserves whilst tackling the remaining improvements. This needs to be monitored carefully in a financial environment where costs are rising in almost all quarters.

David Evans

OVERALL INCOME AND EXPENDITURE

The financial year just gone was 14 months long so to ease comparison, a column with 12/14 of the amounts has been included.

Profit/Loss

		2025		2024
		£		£
Income	Bank Interest	£2.73		£5.27
	Coffee Shop Licence	£28,830.16		£22,400.00
	Donations Received - CIC	£47,865.00		£57,097.00
	Donations Received - Collection Boxes	£354.44		£339.09
	Donations Received - Misc	£2,157.62		£3,413.95
	FITS	£657.83		£3,487.11
	Hall Hire	£13,086.46		£14,474.89
	Insurance Payment	£0.00		£4,950.00
	RHI	£1,227.75		£3,786.56
		£94,181.99		£109,953.87
Expenses	Advertising	(£862.82)		£0.00
	Caretaking & Cleaning	(£13,343.65)		(£8,989.00)
	Cleaning Materials	(£2,729.46)		(£2,776.57)
	Electricity	(£11,269.36)		(£10,183.86)
	Equipment & Fittings Projects	(£12,096.55)		(£149.49)
	Equipment & Fittings Replacements	(£15,636.94)		(£184.97)
	Extension Project 2020	(£45,034.70)		(£166,674.83)
	Grant	(£300.00)		(£2,500.00)
	Insurance	(£3,324.03)		(£2,033.00)
	IT Materials and Equipment	(£119.49)		(£525.05)
	IT Software, Licences, Support	(£765.88)		(£813.63)
	Maintenance Repairs Renewals	(£5,371.96)		(£9,666.50)
	Marketing	(£41.20)		(£25.00)
	Misc	(£32.33)		(£23.50)
	Office Expenses	£0.00		(£46.67)
	Phone & Broad Band	(£1,068.21)		(£1,275.31)
	Professional Fees	(£1,114.08)		(£5,021.00)
	Subs & Licences	(£339.13)		(£470.22)
	Water & Waste	(£3,678.70)		(£3,458.56)
		(£117,128.49)		(£214,817.16)
Surplus/Loss		(£22,946.50)		(£104,863.29)

Balance Sheet

			2025		2024
Bank	1. General Account 6011		£7,465		£26,489
	2. Project Account 6207		£1,085		£45,335
	CO-OP Current		£49,642		£2,567
	Petty Cash		£152		£152
			£58,344		£74,543
Creditors	Net VAT due		(£17)		(£77)
	VAT - Input		£1,264		£7,822
	VAT - Output		(£1,264)		(£1,015)
			(£17)		£6,730
Net assets			£58,327		£81,273
Charity's' funds	Profit and loss account		£81,273		£186,137
	Net Surplus/Loss		(£22,947)		(£104,863)
Total funds			£58,327		£81,273

CHARITY COMMISSION FOR ENGLAND AND WALES

Independent examiner's report on the accounts

Section A *Independent Examiner's Report*

Report to the trustees/ members of	Threlkeld Village Hall CIO		
On accounts for the year ended	31st December 2025	**Charity no (if any)**	231380
Set out on pages	4 & 5 (remember to include the page numbers of additional sheets)		

Responsibilities and basis of report

I report to the trustees on my examination of the accounts of the above charity ("the CIO") for the year ended 30/11/2024

As the charity trustees of the CIO, 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 CIO'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:

- 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:		**Date:**	21/09/2026
Name:	K Shaw		

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

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