

WING HALL TRUSTEES REPORT - YEAR ENDED 30 SEPT 2025

Wing Hall continues to be a popular venue for a wide range of events, used by parish residents as well as those from further afield. Hall bookings are usually at, or close to, maximum. Fears that new alternative facilities in the village might draw away regular and one-off users appear have been unfounded.

Both of the Trust's buildings, Wing Hall and the adjacent Charlotte Cottage, are very sound, but built to standards of another time. The traditional materials such as timber and lime mortar give our premises a charm and appeal that is lacking in modern steel and plastics, but they represent a workload that accords with their age..

The Trust's finances also remain sound, with savings and cash reserves that allow a smoothing of the ongoing variations between income and expenditure. The Trustees are aware of the need to balance good reserves against the continuing demands for building repair, maintenance and improvement. Our rolling program of building repair and maintenance ensures that both century-old buildings remain in good, safe and attractive shape. We continue to invest in energy-saving improvements and enhancements for both buildings. At Charlotte Cottage a substantial amount of hazardous material has been removed and replaced with traditional materials, a project largely enabled by grant funding.

In addition to income from Hall hirings and Library rent, the trustees manage Charlotte Cottage. The building has a mix of residential and office accommodation, where occupancy remains steady, with no significant void periods. The Trustees strive to maintain rents at affordable levels, reflecting our responsibilities as an organisation serving the community. The team has implemented a programme of migrating lettings management from third-party providers to in-house. While additional effort is required, worthwhile cost savings and more efficient and effective working are the outcomes

We are pleased that Thames Valley Police, who maintain an office in the building, have renewed their tenancy. In accordance with their agreement they have undertaken a significant redecoration and refurbish of their premises, for the first time in more than twenty years.

In spite of a heavily discounted rent, our Parish Council has been forced to bow to the pressures of further cost-cutting and has moved from their office space at Charlotte Cottage. We are sorry to lose them, but we have instead secured a new business tenant at an unsubsidised rent.

The Holding Trustees have legal responsibility for safeguarding the charities property and assets. They are Roger Carey, Arthur Jones, and Greg Wakefield. The first two are also, separately, members of the Executive Committee, which also includes Volunteer Trustees Sheila Lambert, David Turner, Ginny Hollas and Sue Nightingale. Our Secretary is Jacqui Wakefield. Our meetings are attended by members of other community bodies, including the Parish Council.

Three paid members of staff look after the daily running of the hall and non-regular bookings, cleaning and routine maintenance, and we retain the services of a social media consultant. . Everyone works hard but happily, and can reflect on a year of genuinely worthwhile achievement.

(Charity Number 212601)

ACCOUNTS
FOR THE YEAR ENDED 30 SEPTEMBER 2025 WING HALL TRUST
(Charity Number 212601)

RA & DA Thompson
30 High Street
Leighton Buzzard Beds
LU7 1EA

WING HALL TRUST - Charity Number: 212601

Accounts for the year ended 30 September 2025
Independent Examiner's Report to the Trustees of Wing Hall Trust

I report to the Trustees on my examination of the accounts of Wing Hall Trust for the year ended 30 September 2025 which are set out on pages 2 to 6.

Respective responsibilities and examiner

The Charity's Trustees are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011.

The Charity's Trustees consider that an audit is not required for this year (under Section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

It is my responsibility to:

- Examine the accounts (Under S145 of the 2011 Act).
- To follow the procedures laid down in the General Directions given by the Charity Commissioners (under S145(5)6 of the Act) and;
- State whether particular matters have come to my attention.

Basis of independent examiner's report

My examination was carried out in accordance with the General Directions given by the Charity Commissioners. An examination includes a review of the accounting records kept by the Charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently I do not express an audit opinion on the view given by the accounts.

Independent examiner's statement

In connection with my examination, no matter has come to my attention;

(1) which gives me reasonable cause to believe that in any material respect the requirements;

- To keep accounting records in accordance with S130 of the 2011 Act; and
- To prepare accounts which accord with the accounting records and comply with the accounting requirement of the 2011 Act
- have not been met or;

(2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

DA Thompson
Chartered Accountant

30 High Street
Leighton Buzzard
Beds LU7 1EA

WING HALL TRUST
(Charity number 212601)

STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 30 SEPTEMBER 2025

	<u>Notes</u>	<u>2025</u> <u>£</u>	<u>2024</u> <u>£</u>
<u>INCOMING RESOURCES FROM GENERATED FUNDS</u>			
<u>Income from Charitable Activities</u>			
Hall Rents and Lettings		43,742	39,654
<u>Investment Income</u>	2	<u>43,691</u>	<u>37,112</u>
<u>Total Incoming Resources</u>		<u>87,433</u>	<u>76,766</u>
<u>RESOURCES EXPENSED</u>			
Charitable Activities			
Hall Expenses	3	76,765	74,938
Governance Costs	4	<u>3,555</u>	<u>4,030</u>
<u>Total Resources Expended</u>		<u>80,320</u>	<u>78,968</u>
<u>NET INCOMING/(OUTGOING) RESOURCES</u>			
		7,113	(2,202)
<u>RECONCILIATION OF FUNDS</u>			
Funds brought forward		<u>859,520</u>	<u>861,722</u>
<u>TOTAL FUNDS CARRIED FORWARD</u>		<u>866,633</u>	<u>859,520</u>

WING HALL TRUST
(Charity number 212601)

BALANCE SHEET AS AT 30 SEPTEMBER 2025

	<u>Note</u>	<u>2025</u>		<u>2024</u>	
<u>FIXED ASSETS</u>		<u>£</u>	<u>£</u>	<u>£</u>	<u>£</u>
Assets used for charitable Purposes	6		201,929		209,408
Investment Assets	7		<u>523,736</u>		<u>524,806</u>
			725,665		734,214
 <u>CURRENT ASSETS</u>					
Debtors	8	12,410		7,661	
Cash at Bank & In Hand	9	<u>134,490</u>		<u>123,364</u>	
		146,900		131,025	
 <u>LIABILITIES</u>					
Creditors falling due within One year	10	<u>5,932</u>		<u>5,719</u>	
<u>NET CURRENT ASSETS</u>			<u>140,968</u>		<u>125,306</u>
<u>NET ASSETS</u>			<u>866,633</u>		<u>859,520</u>
 <u>THE FUNDS OF THE CHARITY</u>					
Unrestricted Income Fund			<u>866,633</u>		<u>859,520</u>

Approved by the Trustees and signed on their behalf

.....
Trustee

.....
Treasurer

WING HALL TRUST
(Charity number 212601)

NOTES TO THE ACCOUNTS

1. ACCOUNTING POLICIES

The principal accounting policies adopted in the preparation of the Financial Statements are as follows;

(a) The financial statements have been prepared under the Historical Cost Convention with item recognised at cost or transaction value unless otherwise stated in the relevant notes to these accounts. The financial statements have been prepared in accordance with the Statement of Recommended Practice; Accounting and Reporting by Charities preparing their account in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) issued on 16 July 2014 and the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) and the Charities Act 2011.

(b) Incoming Resources

All incoming resources are accounted for when the Charity becomes entitled to the funds. Where income is received in advance it is deferred until the Charity is entitled to the income.

(c) Outgoing Resources

Expenditure is recognised when a liability is incurred.

(d) Fixed Assets used for Charitable Purposes

Equipment and fixtures are written off in the year of purchase.

Wing Hall is used for furthering the objects of the Wing Hall Trust. The property is inalienable and the value is not shown in the accounts. The insured value of the hall is £3,168,036. (2024 - £3,078,753)

An extension was added to the Hall in 2003 and the cost of £373,946 is being amortised over 50 years.

(e) Investments

Wing Hall Trust owns a freehold property, Charlotte Cottage, which is let and the income is used to further the objects of the Trust.

In November 2021 Simon Wilkinson FNAEA valued the property at £500,000 and the accounts now show the property at this value. The surplus arising from the revaluation was shown in the Statement of Financial Activities.

The Charity holds 1223.68 units in the Charities Official Investment Fund Scheme. These units are shown in the accounts at market value and investment income includes the revaluation surplus or loss arising during the year.

WING HALL TRUST
(Charity number 212601)

NOTES TO THE ACCOUNTS

2. INVESTMENT INCOME	<u>2025</u>	<u>2024</u>
Charlotte Cottage		
Rents	53,611	55,039
Service Charges	619	632
Grant -Bucks CC	<u>10,110</u>	<u>-</u>
	64,340	55,671
Less Fuel & Services	1,863	1,466
Insurance	896	859
Maintenance & Repairs	17,207	15,205
Agents Fees	2,055	4,386
Professional Fees	<u>-</u>	<u>1,200</u>
	<u>22,021</u>	<u>23,116</u>
	42,319	32,555
Surplus/(Loss) on Re-valuation of Investments	(1,070)	2,176
Dividends	688	672
Bank Interest	<u>1,754</u>	<u>1,709</u>
	<u>43,691</u>	<u>37,112</u>
 3. HALL EXPENSES		
Cleaning and Caretaker	36,358	32,930
Services and Fuel	9,112	6,956
Insurance	3,285	3,336
Maintenance and Repairs	12,491	15,969
Clerks and Treasurer's Fees	8,040	8,268
Depreciation	<u>7,479</u>	<u>7,479</u>
	<u>76,765</u>	<u>74,938</u>
 4. GOVERNANCE COSTS		
Secretaries Fees	878	597
Accountancy Fees	780	750
Stationery & Sundry Expenses	1,897	1,106
Legal Fees	<u>-</u>	<u>1,577</u>
	<u>3,555</u>	<u>4,030</u>
 5. TRUSTEES EXPENSES		
No expenses were paid to Trustees during the year.		

WING HALL TRUST
(Charity number 212601)

NOTES TO THE ACCOUNTS

6. ASSETS USED FOR CHARITABLE PURPOSES

	<u>2025</u>	<u>2024</u>
Extension to Wing Hall Cost	373,946	373,946
Depreciation b/fwd	164,538	157,059
Provision for the year	<u>7,479</u>	<u>7,479</u>
Depreciation c/fwd	172,017	164,538
Net Book Value c/fwd	<u>201,929</u>	<u>209,408</u>

7. INVESTMENT ASSETS

	<u>Freehold Property Investments</u>		<u>TOTAL</u>
	<u>£</u>	<u>£</u>	<u>£</u>
Gross Book value 1.10.2024	500,000	24,806	524,806
Surplus/(Loss) on re-valuation	<u>-</u>	<u>(1,070)</u>	<u>(1,070)</u>
Gross Book Value 30.9.2025	500,000	23,756	523,736

8. DEBTORS

	<u>2025</u>	<u>2024</u>
	<u>£</u>	<u>£</u>
Rents and Letting Income due	7,787	7,661
Electricity Overcharged	<u>4,623</u>	<u>-</u>
	<u>12,410</u>	<u>7,661</u>

9. CASH AT BANK AND IN HAND

Bank Deposit Account	110,941	97,054
Current Account	8,426	8,372
Cash in Hand	<u>66</u>	<u>3</u>
	<u>119,433</u>	<u>105,429</u>

10. CREDITORS

Amounts falling due within one year		
Lettings paid in Advance	4,294	3,900
Creditors & Accruals	<u>970</u>	<u>775</u>
Total	<u>5,264</u>	<u>4,675</u>

(Charity Number 212601)

ACCOUNTS
FOR THE YEAR ENDED 30 SEPTEMBER 2025 WING HALL TRUST
(Charity Number 212601)

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