Docusign Envelope ID: C85D51DD-980E-8A3B-8166-94F47095A561

Charity Registration Number: 277846

Thorney Village Hall / Bedford Hall

(A registered charity in England & Wales)

Annual Report and Financial Statements

For the year ended 31 December 2025

Docusign Envelope ID: C85D51DD-980E-8A3B-8166-94F47095A561

Contents

Reference and Administrative Details	3
Trustees' Report	4
Accountants' Report	8
Independent Examiner's Report	9
Statement of Financial Activities	10
Balance Sheet	11
Notes to the Financial Statements	12

Docusign Envelope ID: C85D51DD-980E-8A3B-8166-94F47095A561

Reference and Administrative Details

Chairman	Mark Cowdell
Secretary	Matt Marraner
Treasurer	Matthew Coates (to 1 June 2026) Vacant from 1 June 2026 – duties shared by the Chair and Secretary until an appointment is made at the AGM
Charity Registration Number	277846
Principal Office	Bedford Hall Station Road Thorney Peterborough PE6 0QE
Correspondence Office (for tax & accounting matters)	46 Topham Crescent Thorney Peterborough PE6 0SR
Independent Examiner	Welbourne & Co Ltd 16 Birch Grove Elm Wisbech PE14 0AP
Accountants	Coates Business Services Ltd 46 Topham Crescent Thorney Peterborough PE6 0SR
Bankers	NatWest Virgin Money

Docusign Envelope ID: C85D51DD-980E-8A3B-8166-94F47095A561

Trustees' Report

The trustees present their annual report together with the financial statements of the charity for the year ended 31 December 2025.

Trustees and Officers

The trustees serving during the year and since the year end were as follows:

Trustees:	Mark Cowdell
	Matt Marraner
	Sian Lenihan
	Margaret Bothamley (appointed 10 October 2025)
	Matthew Coates (resigned 1 June 2026)
	Brian Parker (resigned 14 June 2025)
	Beverley Coates (resigned 17 July 2025)

Structure, Governance and Management

Thorney Village Hall is an unincorporated charity registered with the Charity Commission for England and Wales (number 277846) and is governed by its trust deed. The charity is run by a management committee whose members are its trustees. New trustees are appointed by the management committee in accordance with the governing document, and the committee meets regularly to oversee the running of the hall, its finances and its maintenance.

The hall building is owned by Peterborough City Council. The charity manages and runs the hall, including the museum, on behalf of the community. The council is responsible for, and funds, structural work and maintenance of the building. The charity pays for decoration and minor improvements.

During the year the committee joined ACRE (Action with Communities in Rural England), which gives the trustees access to guidance and support on running the hall. Representatives of the Thorney Society / Thorney Museum and of Thorney Parish Council now attend committee meetings.

After the year end, Matthew Coates resigned as treasurer and trustee on 1 June 2026. The Secretary (Matt Marraner) and Chair (Mark Cowdell) have shared the responsibilities of the treasurer role until a new treasurer is appointed at the AGM.

Objectives and Activities

The object of the charity is to maintain the Bedford Hall and to improve the conditions of life for the inhabitants of Thorney.

This is to be achieved by advancing education, providing recreation and leisure facilities and promoting charitable purposes. The Management Committee aims to provide facilities at an affordable cost to voluntary and community organisations serving the community as well as local residents.

The charity relies primarily on voluntary help. The trustees would like to thank everyone who gave their time during the year, at events, behind the bar and in looking after the building.

Public Benefit

The trustees have had due regard to the Charity Commission's general guidance on public benefit when reviewing the charity's aims and objectives and in planning its future activities. The hall provides an affordable, accessible venue for community groups, clubs, events and private functions for the benefit of the people of Thorney and the surrounding area.

Docusign Envelope ID: C85D51DD-980E-8A3B-8166-94F47095A561

Review of Progress and Achievements

This year has been another successful one for the charity in respect of financial stability and continuing to have a structure in place for the oversight of the charity. We have also faced plenty of challenges, which are set out below. First, some of the positives we have achieved this year as a charity:

- Disabled spaces created in block paving at the front of the centre.
- New bank account set up to provide better control and monitoring by trustees.
- Easter fun afternoon proved very popular.
- Fantastic VE Day celebrations.
- Bollards installed next to the Parish Room to improve safety.
- Thorney Live Music Festival successfully returned to Bedford Hall and was a huge success, raising further funds for three charities, including a donation towards new stage lighting, sound and stage electrics work to be carried out in the future.
- Fence installed at the rear of the car park to improve safety.
- Appliances upgraded in the kitchen.
- Agreement now in place for the grass area at the rear of the property to be maintained.
- Closer relationship with the Thorney Society / Thorney Museum, with regular representation at committee meetings.
- Developing closer relations with Thorney Parish Council, with an allocated Parish Councillor attending committee meetings.
- Healthy bank balance through the year, including the introduction of savings accounts to earn interest on money that sits in the account.
- We have joined ACRE (Action with Communities in Rural England) to support the smooth running of the committee. This opens up further resources and a critical friend to provide accreditation when we feel able to move towards that.
- Lengthy discussions with officers at Peterborough City Council regarding maintenance and ongoing work at the building, which have led to structural surveys and a commitment to work with us on the ongoing maintenance needed, as well as looking at a possible new lease.

Some of the challenges we have faced:

- Serious structural issues with the museum extension, which the charity manages as part of the hall. On safety grounds, Peterborough City Council approved its demolition, and the council met the costs.
- Communication with Peterborough City Council has been sporadic – occasionally positive but also frustrating, with little action being taken when needed.
- Two trustees resigned this year. Although a new trustee joined the committee, this reduced our number of trustees to five at the end of the year.
- Bar costs rose faster than bar sales, so the bar contributed less to the hall’s running costs than in 2024 (see the financial review).

During the course of 2025, Brian Parker and Beverley Coates tendered their resignations from the management committee and resigned as trustees. We would like it noted that their contribution to the charity was very much appreciated and helped us to move into a stronger position. We also gained a new trustee this year: Margaret Bothamley joined the committee in September and became a trustee from October 2025.

Overall it has been a positive year for the charity, with a lot of positive action taking place, and even with the negatives we have managed to use them to develop better working relations with stakeholders. We hope 2026 will continue to be a positive year for the charity.

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Financial Review

Total income for the year was £68,606.07 (2024: £62,898.05) and total expenditure was £63,899.92 (2024: £48,657.78), giving net income of £4,706.15 (2024: £14,240.27).

Net income was lower than in 2024, but most of the difference comes from one-off items rather than a change in the hall's day-to-day finances. Music licence fees of £2,705.11, which related to previous years, were paid and charged in 2025, and £1,811 of old hire invoices were written off against hire income. Without these two items, net income would have been about £9,200. The year also included about £3,800 of one-off improvement works to the car park and grounds.

Income. Hire income across general, regular and wedding hire was £30,403.50 (2024: £33,604.81), after the write-off of old invoices. Bar sales rose to £34,820.33 (2024: £28,616.74). Bookings continue to be the main source of income alongside the bar.

The bar. Bar purchases rose from £9,193.58 to £16,005.47 and bar staff wages from £6,345.60 to £7,883.22. After these costs, bar sales contributed £10,931.64 towards the running of the hall (2024: £13,077.56). New bar sheets are being introduced in October 2026 to give better control of cash takings, and measures are being introduced to provide electronic point of sale recording and better monitoring of stock.

Expenditure. Expenditure includes £7,053.13 on repairs and maintenance (2024: £877.79), including the new disabled parking spaces, landscaping and electrical safety testing. Licences of £4,332.59 include the first year's share (£750) of the £3,000 2025–28 wedding licence, with the remaining £2,250 carried forward as a prepayment, the premises licence for the bar and two music licence payments, one of which related to previous years but was paid in 2025. In a normal year licences will cost around £2,000. Light, power and heating fell slightly to £10,983.69 (2024: £11,432.30); both gas and electricity have moved to new suppliers in 2026 and further savings are expected. IT software costs rose because the hall now pays for its own Xero accounting subscription.

Balance sheet. Money owed to the hall fell from £7,131 to £2,601, mainly because of the write-offs; in addition, £2,250 of the wedding licence has been paid in advance for 2026–28. Money owed by the hall rose to £2,512.97 (2024: £1,212.09), mainly PAYE that was unpaid at the year end. Kitchen equipment of £504.79 was bought during the year.

During the year the charity moved its day-to-day banking from Virgin Money to NatWest, and placed part of its reserves on deposit in NatWest reserve and notice accounts, earning £226.38 of interest.

In October 2025 the charity received a donation of £1,275.41 from the proceeds of the Thorney Live Music Festival, restricted to stage lighting, sound and electrics. None of this had been spent at the year end and it is carried forward as a restricted fund (note 9). The trustees expect to spend most of it on new equipment during 2026. The money is not yet committed, and any balance will be carried forward.

Reserves

The trustees aim to hold free reserves equal to at least six months' running costs (approximately £28,000), so the hall can continue to operate if hire income falls or unexpected costs arise. Reserves above this level are available for decoration, equipment and minor improvements, which are the charity's responsibility. The building is owned by Peterborough City Council, which funds structural work and maintenance.

At 31 December 2025 the charity held total funds of £53,608.36, of which £1,275.41 is restricted. Free reserves (unrestricted funds not tied up in fixed assets) were £51,859.71. This is about £23,900 above the level set by the policy.

Plans for the Future

In 2026 and beyond the trustees plan to:

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- continue working with Peterborough City Council on the structural surveys, the maintenance programme and a possible new lease;
- spend the restricted donation on stage lighting, sound and electrical equipment;
- work towards ACRE accreditation;
- introduce the new bar sheets and review bar pricing and purchasing;
- carry wedding and event deposits forward to the year of the event, so that hire income is shown in the right year;
- appoint a treasurer at the AGM and recruit new trustees to strengthen the committee.

Trustees' Remuneration and Related Parties

No trustee received any remuneration for their services as a trustee. Reimbursed expenses and transactions with related parties are set out in note 5.

Statement of Trustees' Responsibilities

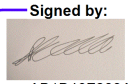
The trustees are responsible for preparing the trustees' report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Charity law requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that period. In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The annual report was approved by the trustees of the charity on 19 October 2026 and signed on its behalf by:

Signed by:

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Mark Cowdell
Chairman and Trustee

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Accountants' Report to the Trustees on the Preparation of the Unaudited Charity Accounts of Thorney Village Hall / Bedford Hall for the Year Ended 31 December 2025

In order to assist you to fulfil your duties under the Charities Act 2011, we have prepared for your approval the accounts of Thorney Village Hall for the year ended 31 December 2025 as set out on pages 10 to 14 from the charity's accounting records and from information and explanations you have given us.

This report is made solely to the trustees of Thorney Village Hall, as a body, in accordance with the terms of our engagement. Our work has been undertaken solely to prepare for your approval the accounts of Thorney Village Hall and state those matters that we have agreed to state to the trustees of Thorney Village Hall, as a body, in this report in accordance with guidance from our professional body. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than Thorney Village Hall and its trustees as a body for our work or for this report.

It is your duty to ensure that Thorney Village Hall has kept adequate accounting records and to prepare statutory accounts that give a true and fair view of the assets, liabilities and financial position of Thorney Village Hall. You consider that Thorney Village Hall is exempt from the statutory audit requirement for the year.

We have not been instructed to carry out an audit or a review of the accounts of Thorney Village Hall. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the statutory accounts.

DocuSigned by:

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Coates Business Services Ltd
Accountants and Business Advisors
46 Topham Crescent
Thorney
Peterborough
PE6 0SR

19 October 2026

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Independent Examiner's Report to the Trustees of Thorney Village Hall ("the Charity")

I report to the charity trustees on my examination of the accounts of the Charity for the year ended 31 December 2025.

Responsibilities and basis of report

As the charity's trustees you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the 2011 Act").

Having satisfied myself that the accounts of the charity are not required to be audited and are eligible for independent examination, I report in respect of my examination of your charity's accounts as carried out under section 145 of the 2011 Act. In carrying out my examination I have followed the directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiner's statement

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept as required by section 130 of the 2011 Act;

2. the accounts do not accord with those records;

3. the accounts do not comply with the accounting requirements of the 2011 Act other than any requirement that the accounts give a "true and fair view" which is not a matter considered as part of an independent examination; or

4. the accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities (applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)).

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

DocuSigned by:
Richard Welbourne
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Richard Welbourne FCCA
Welbourne & Co Ltd
Chartered Certified Accountants
16 Birch Grove
Elm, Wisbech
Cambridgeshire
PE14 0AP

19 October 2026

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Statement of Financial Activities

For the year ended 31 December 2025

	Unrestricted 2025 £	Restricted 2025 £	Total 2025 £	Total 2024 £
Income from:				
Donations (note 2)	1,416.00	1,275.41	2,691.41	–
Charitable activities – hall hire (note 2)	30,403.50	–	30,403.50	33,604.81
Other trading activities – bar (note 2)	35,284.78	–	35,284.78	29,293.24
Investments – bank interest	226.38	–	226.38	–
Total income	**67,330.66**	**1,275.41**	**68,606.07**	**62,898.05**
Expenditure on:				
Raising funds – bar (note 3)	23,888.69	–	23,888.69	15,539.18
Charitable activities (note 3)	40,011.23	–	40,011.23	33,118.60
Total expenditure	**63,899.92**	**–**	**63,899.92**	**48,657.78**
Net income and net movement in funds	**3,430.74**	**1,275.41**	**4,706.15**	**14,240.27**
Reconciliation of funds				
Total funds brought forward	48,902.21	–	48,902.21	34,661.94
Total funds carried forward	**52,332.95**	**1,275.41**	**53,608.36**	**48,902.21**

All income and expenditure in 2024 related to unrestricted funds. All activities are continuing.

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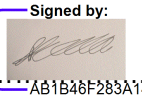
Balance Sheet

As at 31 December 2025

	2025 £	2024 £
Fixed Assets		
Tangible fixed assets (note 6)	473.24	–
Current Assets		
Cash at Bank and In Hand		
Bar Account	843.20	1,793.29
NatWest Current Account	16,704.78	–
NatWest Business Reserve Account	10,042.97	–
NatWest Liquidity Manager	20,183.41	–
Virgin Money	3,022.73	41,190.01
Total Cash at Bank and In Hand	**50,797.09**	**42,983.30**
Debtors (note 7)	4,851.00	7,131.00
Total Current Assets	**55,648.09**	**50,114.30**
Creditors: amounts falling due within one year (note 8)		
Accounts Payable	323.88	165.86
PAYE Payable	1,199.40	144.20
Wages Payable	989.69	902.03
Total Creditors	**2,512.97**	**1,212.09**
Net Current Assets	**53,135.12**	**48,902.21**
Total Assets less Current Liabilities	**53,608.36**	**48,902.21**
Net Assets	**53,608.36**	**48,902.21**
Funds of the Charity (note 9)		
Unrestricted funds	52,332.95	48,902.21
Restricted funds	1,275.41	–
Total Funds	**53,608.36**	**48,902.21**

The financial statements were approved by the trustees on 19 October 2026 and signed on their behalf by:

Signed by:



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Mark Cowdell
Chairman and Trustee

Docusign Envelope ID: C85D51DD-980E-8A3B-8166-94F47095A561

Notes to the Financial Statements

For the year ended 31 December 2025

1. Accounting policies

Basis of preparation. The financial statements have been prepared under the historical cost convention in accordance with the Charities SORP (FRS 102), FRS 102 and the Charities Act 2011. The charity is a public benefit entity. The trustees consider there are no material uncertainties about the charity's ability to continue as a going concern.

Income. Income is recognised when the charity is entitled to it, receipt is probable and the amount can be measured reliably. Hall hire is income from charitable activities. Bar sales and other event income are income from other trading activities. Hire income and bar sales are recognised when the hire or sale takes place. Deposits for future bookings are recognised when received, as the charity does not hold the booking information needed to defer them reliably. Donations are recognised when received. Bank interest is recognised when receivable.

Donated services. Services donated by a business, which the charity would otherwise have had to pay for, are recognised as income and as expenditure at their value to the charity, based on the provider's normal charges. The time given by volunteers, including the trustees, is not recognised.

Expenditure. Expenditure is recognised on an accruals basis when there is an obligation to make payment. Payments that cover more than one year, such as the three-year wedding licence, are spread over the period they cover, and the unexpired part is shown as a prepayment. Expenditure on raising funds is the cost of running the bar: bar purchases and bar staff wages. Expenditure on charitable activities is the cost of providing and maintaining the hall, including support costs. Support costs are the payroll and bookkeeping services donated by Coates Business Services Ltd; they relate wholly to charitable activities.

Tangible fixed assets. Equipment is stated at cost less depreciation. Depreciation is charged on a straight-line basis at 25% per annum, pro rata from the month of purchase.

Funds. Unrestricted funds may be used at the trustees' discretion to further the charity's objects. Restricted funds may only be used for the purposes specified by the donor.

2. Analysis of income

	2025 £	2024 £
Donations		
Donations – restricted	1,275.41	–
Donated services	1,416.00	–
Total donations	**2,691.41**	**–**
Charitable activities – hall hire		
General hire	8,256.00	21,716.31
Regular hirers	5,774.50	11,568.50
Weddings	16,373.00	320.00
Total charitable activities	**30,403.50**	**33,604.81**
Other trading activities		
Bar sales	34,820.33	28,616.74
Other revenue	464.45	676.50
Total other trading activities	**35,284.78**	**29,293.24**

The restricted donation of £1,275.41 is for stage lighting, sound and electrics (note 9). All other income is unrestricted.

Docusign Envelope ID: C85D51DD-980E-8A3B-8166-94F47095A561

3. Analysis of expenditure

	2025 £	2024 £
Raising funds – bar		
Bar purchases	16,005.47	9,193.58
Bar staff wages	7,883.22	6,345.60
Total raising funds	**23,888.69**	**15,539.18**
Charitable activities – direct costs		
Light, power and heating	10,983.69	11,432.30
Salaries – management and cleaning	11,054.67	12,367.92
Repairs and maintenance	7,053.13	877.79
Licences	4,332.59	–
Cleaning	2,308.05	2,422.84
Rates	692.00	924.00
Telephone and internet	976.00	1,001.52
Insurance	565.50	522.24
Subscriptions	119.00	35.00
IT software and consumables	186.10	57.00
Charitable donations paid	150.00	150.00
Event costs	142.95	3,327.99
Depreciation	31.55	–
Total direct costs	**38,595.23**	**33,118.60**
Support costs		
Donated services – payroll and bookkeeping	1,416.00	–
Total charitable activities	**40,011.23**	**33,118.60**
Total expenditure	**63,899.92**	**48,657.78**

All expenditure was from unrestricted funds (2024: all unrestricted).

4. Staff costs

	2025 £	2024 £
Wages and salaries (bar staff, management and cleaning)	18,937.89	18,713.52
Total staff costs	**18,937.89**	**18,713.52**

The average number of employees during the year was 3 (2024: 4). No employee received employee benefits of more than £60,000 (2024: none). Employer's National Insurance was covered in full by the Employment Allowance.

5. Trustees' remuneration, expenses and related party transactions

No trustee received any remuneration or other benefit from the charity for their services as a trustee (2024: none).

During the year £424.91 (2024: £1,856.68) was reimbursed to trustees and to a person connected with a trustee for purchases made on the charity's behalf, mainly event supplies, equipment and staff wages paid on the charity's behalf.

Coates Business Services Ltd, a company of which Matthew Coates (a trustee during the year) is a director, recharged the charity's Xero accounting software subscription of £177.60 (2024: £nil). At 31 December 2025, £88.80 was owed to the company. The company also provides payroll services and bookkeeping support to the charity free of charge. These have been valued at £1,416.00 (2024: not recognised) and are included in both donations and expenditure.

In 2024 Coates Notes Music Services Ltd, a company of which Matthew Coates is a director, was paid £800.00 for the Ad Lib band performing at the New Year's Eve event. The payment was made to the company; no band member is paid personally for performing (2025: £nil).

Docusign Envelope ID: C85D51DD-980E-8A3B-8166-94F47095A561

Summer Marraner, daughter of trustee Matt Marraner, was paid £56.25 for casual work at the hall (2024: £nil).

6. Tangible fixed assets

Kitchen equipment	**£**
Cost at 1 January 2025	–
Additions	504.79
Cost at 31 December 2025	**504.79**
Depreciation charge for the year	31.55
Net book value at 31 December 2025	**473.24**

7. Debtors

	2025 £	**2024 £**
Trade debtors (hire invoices)	2,601.00	7,131.00
Prepayments	2,250.00	–
Total	**4,851.00**	**7,131.00**

The prepayment is the unexpired part of the three-year wedding licence (2025–28), paid in April 2025 for £3,000.

8. Creditors: amounts falling due within one year

	2025 £	**2024 £**
Accounts Payable	323.88	165.86
PAYE Payable	1,199.40	144.20
Wages Payable	989.69	902.03
Total	**2,512.97**	**1,212.09**

PAYE Payable includes PAYE for March and July to December 2025, which remained unpaid at the year end.

9. Funds

	At 1 Jan 2025 £	**Income £**	**Expenditure £**	**At 31 Dec 2025 £**
Unrestricted funds	48,902.21	67,330.66	63,899.92	52,332.95
Restricted – stage lighting, sound and electrics	–	1,275.41	–	1,275.41
Total funds	**48,902.21**	**68,606.07**	**63,899.92**	**53,608.36**

The restricted fund is a donation received in October 2025 for stage lighting, sound and electrical equipment at the hall. It had not been spent at 31 December 2025. In 2024 all funds were unrestricted: funds of £34,661.94 at 1 January 2024, income £62,898.05 and expenditure £48,657.78 gave funds of £48,902.21 at 31 December 2024.