RATTERY VILLAGE HALL COMMITTEE

Annual General Meeting
7.00 pm 24th February 2026

Present - Peter Smerdon (Chairman), Ann Hogan (Secretary),Janet Causey (treasurer), Will Culver, Jack Dyson, Rob Needham, Gail Hardwell and Antony Coker.

1. **Apologies** -Alison Samuel, Mark Freeman and Sally Tresidder.

2. **Minutes of last AGM** – The minutes of the last AGM were approved, (proposed by Rob Needham and seconded by Peter Smerdon.

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3**. Matters arising** – Rate relief given by SHDC to village hall may disappear, currently no rates are paid. Watch and wait.

4. **Treasurer's report**
Janet reported on the results this year. The current account has £48,802.78 in it.A copy of the accounts has been made available to the committee and will be uploaded to the Charity Commission. The accounts were approved.

5. **Secretary's report**
Ann reported that she had received a resignation from Alison, Mark and Sally. The charity commissioner's review had been completed as required. PRS/PPL annual payment has been made.

6. **Chairman's report**
The highlight of the past year for our hall must be the village production just before Christmas of the pantomime Robin Hood. The stage, lights and other facilities were put to good use to provide two high-quality performances which saw the hall full for both matinee and evening shows. Full marks must go to the talented production team, actors and backstage staff, all from Rattery, who delivered great all-round performances in traditional panto style.

The hall and stage have also been used for performances and rehearsals of entertainments productions by Newton Abbot and Ivybridge Young Farmers Clubs.

Fitness and wellbeing groups continue to use the hall, this year an additional activity was added in the form of the pickleball group.

Our membership of Devon Communities Together (DCT) has proven very worthwhile, they provide much help and advice to village halls throughout Devon, along with ActIve Communities in Rural England (ACRE).

This year they have begun holding VH cluster meetings quarterly, I have attended a couple of the South Hams ones where hall committee members can share problems,

ideas and get up to date information on the various rules and regulations which halls as charities have to abide by.

Sadly at this AGM we say goodbye to two hardworking committee members who are stepping down.

Alison Samuel, a past Chair of the Trustees, has worked tirelessly for the hall and the community of Rattery, we will miss Alisons help greatly.

Also Mark Freeman who has decided that recent work commitments in London mean he can no longer devote the amount of time he would like to the village hall, so has asked to come off the committee.

We thank them both for their dedication and assistance.

As usual I'd like to take this opportunity to thank all Trustees and committee members for their help and support, particularly Ann as Secretary, Janet as Treasurer and Jane our Booking Clerk.

7**. Election of Management Committee (Trustees)**

Rob Needham representing Parochial Church Council
Ann Hogan representing the Environment Group (Ann to ask to join)
Peter Smerdon representing the Parish Council
Will Culver representing the Garden Show
Rob Needham also representing the Social club (lunch club)
The rest of the committee were voted onto the committee on bloc after everyone agreed they were willing to continue being trustees - being - Janet Causey, Antony Coker, Jack Dyson. Proposed by Antony Coker. Seconded by Jack Dyson.
(note - currently there are 8 trustees and no co-opted members on the committee, our constitution accepts up to 11 trustees plus 2 co-opted members). An e-mail should be sent out to recruit additional committee members.

8. **AOB**
There was no other business

9**. Date of next meeting** – February/March 2027 – date to be confirmed.

Meeting closed at 19:57

FILE COPY

THE RATTERY VILLAGE HALL
(REGISTERED CHARITY NUMBER 300946)

ANNUAL ACCOUNTS FOR THE YEAR ENDED
31 DECEMBER 2025

THE RATTERY VILLAGE HALL
(REGISTERED CHARITY NUMBER 300946)

ANNUAL REPORT FOR THE YEAR ENDED 31ST DECEMBER 2025

The Rattery Village Hall is registered with the Charity Commissioners (No. 300946) and constituted by Deed of Trust.

The Charity is administered by a management committee, comprising:

Chairman – Mr P Smerdon

Secretary – Ann Hogan

Treasurer – Mrs J Causey

Other members – Anthony Coker, William Culver, Jack Dyson, Mark Freeman, Gail Hardwell, Robert Needham, Alison Samuel.

Contact Address:

Ann Hogan
2 Goshen Road
Torquay
TQ2 6BB

Mrs J Causey
Brownston Farm
Rattery
South Brent
TQ10 9LQ

THE RATTERY VILLAGE HALL
(REGISTERED CHARITY NUMBER 300946)

ANNUAL REPORT FOR THE YEAR ENDED 31ST DECEMBER 2025 (continued)

OBJECTIVES OF THE CHARITY

(1) The object of the charity is the provision and maintenance of the village hall for the use of the inhabitants of the parish of Rattery (the area of benefit) without distinction of political. Religious or other opinions, including use for meetings, lectures and classes and for other forms of recreation and leisure-time occupation, with the object of improving the conditions of life for the said inhabitants and

(2) The said land and building shall be held upon trust for the purposes of a village hall as foresaid.

The main source of income during the year was generated from the hire of the village hall. There were various grants and donations totalling £1,228. Also received was £10,801 from Southern Electric for electricity from the PV panels.

Funds on hand at the year end totalled £181,207 of which none are restricted.



P.C. Smerdon

Mr P Smerdon

J Causey

Mrs J Causey

THE RATTERY VILLAGE HALL
(REGISTERED CHARITY NUMBER 300946)

INCOME AND EXPENDITURE ACCOUNT
FOR THE YEAR ENDED 31 DECEMBER 2025

	Notes	Unrestricted Funds	Restricted Funds	2025 Total Funds	2024 Total Funds
		£	£	£	£
INCOME:					
Grants and donations		1,228	-	1,228	1,115
Hire		17,684	-	17,684	16,307
Refunds		-	-	-	-
PV income (ROCS)		10,801	-	10,801	9,449
Bank interest (Gross)		2,315	-	2,315	2,988
Sundry income		5	-	5	-
		32,033	-	32,033	29,859
EXPENDITURE:					
Booking Clerk expenses		3,653		3,653	4,248
Maintenance and repairs		5,444	-	5,444	795
Equipment hire		213	-	213	-
Cleaning		2,793	-	2,793	1,487
Equipment and improvements		1,963	-	1,963	-
Insurance		1,316	-	1,316	1,269
Fire and electric testing		366	-	366	154
PRS		323	-	323	352
Electricity and water		3,867	-	3,867	3,352
Consumables		259	-	259	317
Photocopier, stationery and general		11	-	11	17
Subscription		235	-	235	185
Software and IT		216	-	216	193
Accountant		90	-	90	90
Telephone and broadband		597		597	359
		21,346	-	21,346	12,818
NET INCOME		10,687	-	10,687	17,041
Total assets at 1st January 2025		170,520	-	170,520	153,479
Total assets at 31st December 2025		181,207	-	181,207	170,520

THE RATTERY VILLAGE HALL
(REGISTERED CHARITY NUMBER 300946)

STATEMENT OF ASSETS AND LIABILITIES
AS AT 31 DECEMBER 2025

	Notes	Unrestricted Funds £	Restricted Funds £	2025 Total Funds £	2024 Total Funds £
CASH FUNDS					
Natwest current account		47,841	-	47,841	39,469
Nationwide Building Society		21,587	-	21,587	21,316
Nationwide Building Society -18 mth saver		27,124		27,124	26,144
Virgin Charity Deposit Account		84,554	-	84,554	83,490
Stock		100	-	100	100
Petty Cash		1	-	1	1
		181,207	-	181,207	170,520
ASSETS RETAINED FOR THE CHARITY'S OWN USE					
PV panels		89,251	-	89,251	89,251
Less Grant received		(47,413)	-	(47,413)	(47,413)
Less Depreciation over 10 years		(41,838)	-	(41,838)	(41,838)
Net book value		-	-	-	-
Total assets at 31 December 2025		181,207	-	181,207	170,520

Signed on behalf of the trustees

P.C. Smeaton
Chairman

11th March 2026
Dated

J Causey
Treasurer

11th March 2026
Dated

THE RATTERY VILLAGE HALL

(REGISTERED CHARITY NUMBER 300946)

REPORT OF THE INDEPENDENT EXAMINER TO THE TRUSTEES OF THE RATTERY VILLAGE HALL

I report to the trustees on my examination of the above charity for the year ended 31st December 2025 on pages one to four.

Responsibilities and basis of the report

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

I report in respect of my examination of the charity'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 examiners' 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 in any material respect:

- Accounting records were not kept in accordance with section 130 of the Act or
- The accounting records do not accord with the accounting records

I have no concerns and have come across no 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.

Alex Reynolds FCA
Tamar Accounting
Citadel Lodge
2A Elliot Street
The Hoe
Plymouth
PL1 2PP

FILE COPY

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(REGISTERED CHARITY NUMBER 300946)

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ANNUAL REPORT FOR THE YEAR ENDED 31ST DECEMBER 2025 (continued)

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