St Mary Bourne Village Centre
(Registered Charity No. 301936)

Trustees report for the financial year ending 31 December 2025

St Mary Bourne Village Centre is a registered charity established by a trust deed in 1952 with the object of providing and maintaining a village hall for the use and enjoyment of people living in the parish of St Mary Bourne and surrounding area.

The charity's initial governing document was a Conveyance made on 15th May 1952 It was updated by a Scheme sealed on 29 July 1997. The Scheme contains the provisions governing the administration and management of the charity and its property. The property owned by the charity (the Village Centre) was vested in the Official Trustee of Charity Lands by a vesting order made on 21st October 1952.

The Village Centre is located in the heart of the village at Bourne Meadow, St Mary Bourne, Andover SP11 6BE. The trustees during the 2025 financial year were Karen Crofts (Chair), Mel Cavell-Wells (Treasurer) and Mike Case (Secretary).

The charity's main activity is managing and hiring out a 3-room village hall to make it available for the use and enjoyment of the local community. In carrying out their responsibilities the trustees keep in mind the Charity Commission's guidance on public benefit.

The Village Centre has been used for many purposes including parties and other celebrations, meetings, exhibitions, training, sporting and recreational activities, theatrical events, meals and other social gatherings. The charity also hosts regular social evenings for the local community in the Village Centre as part of its commitment to bringing local people together.

The attached Treasurer's report gives a full explanation of the charity's finances for the year.

The trustees approve the contents of this report.

Signed: .....

Name: KAREN CROFTS

Position: CHAIR OF TRUSTEES

Date: 23rd October 2026

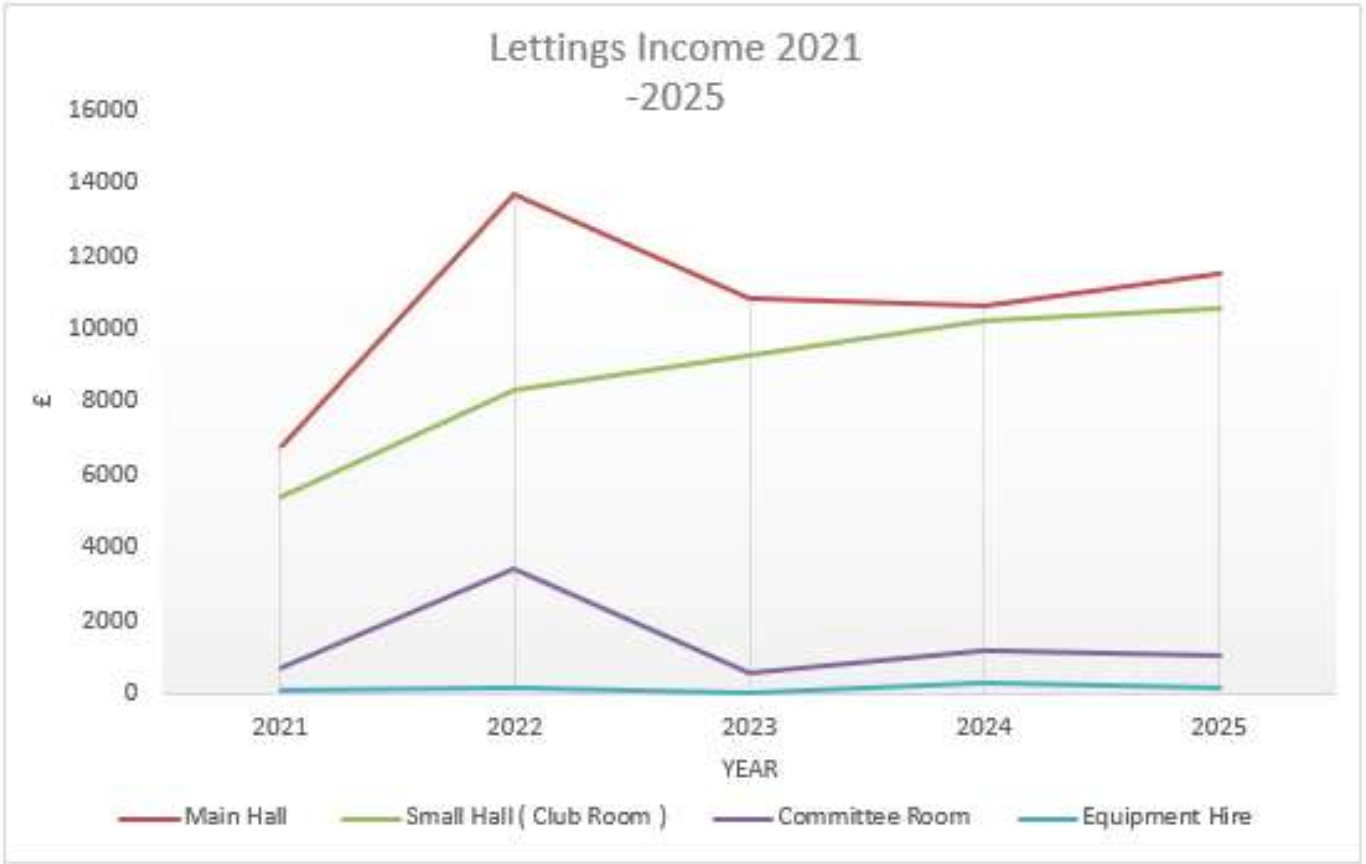
Village Centre AGM Ye2025 Treasurers Report

Introduction

This report accompanies the Balance sheet and statement of profit or loss to furnish the reader with more explanation and detail of the figures that contribute to the overall financial results for 2025.

Income

For 2025 in total we have realised £54,029 in income this is 245% of our budget set. To give context the lettings portion of this income is £23,271 a 114% of budget. We are consistent to set a prudent budget based on our stable stream of regular hirers, with occasional hirers revenue helping to hit our expectations in volume and occupancy. Notably the regular use from Ninny's House nursery continues to make a significant contribution to those usual hiring's being the almost sole occupancy of the club room. The graph below does indicate, how we have fared in lettings income over the last 5 years, you can see a slight increase in 2025 following on from 2024 in the main hall and the small hall. The committee room and Equipment hire results are flat in 2025 compared to 2024.



Cultural activities are a key deliverable of our constitution to provide opportunity for village to come together. We never aim to generate income exclusively in this area and look to be in the margin between break even as a target and accept a loss of no more that 5% of total annual lettings. This year that hurdle is £1164, our cultural activities recorded a loss of (£612) whilst within that tolerance, the committee has taken action to explore other options that have benefit the community to a greater extent. We have ceased the film in favour of bingo, a quiz night and a craft class. We would welcome to hear from the community for any suggestions of activities that might garner the interests of various groups of the community we serve.

The licence income has contributed £220 towards the cost of £180 of us having a licence. The Kitchen and Bar income contributed £480. The bank interest we received as a result of longer-term savings giving us a sum of £490. We have also been lucky enough to receive the immense sum of £30,182 in donations from the wider community. Specifically a £30,000 bequest, has been gratefully received to benefit the village community, we continue to explore opportunities with this sum.

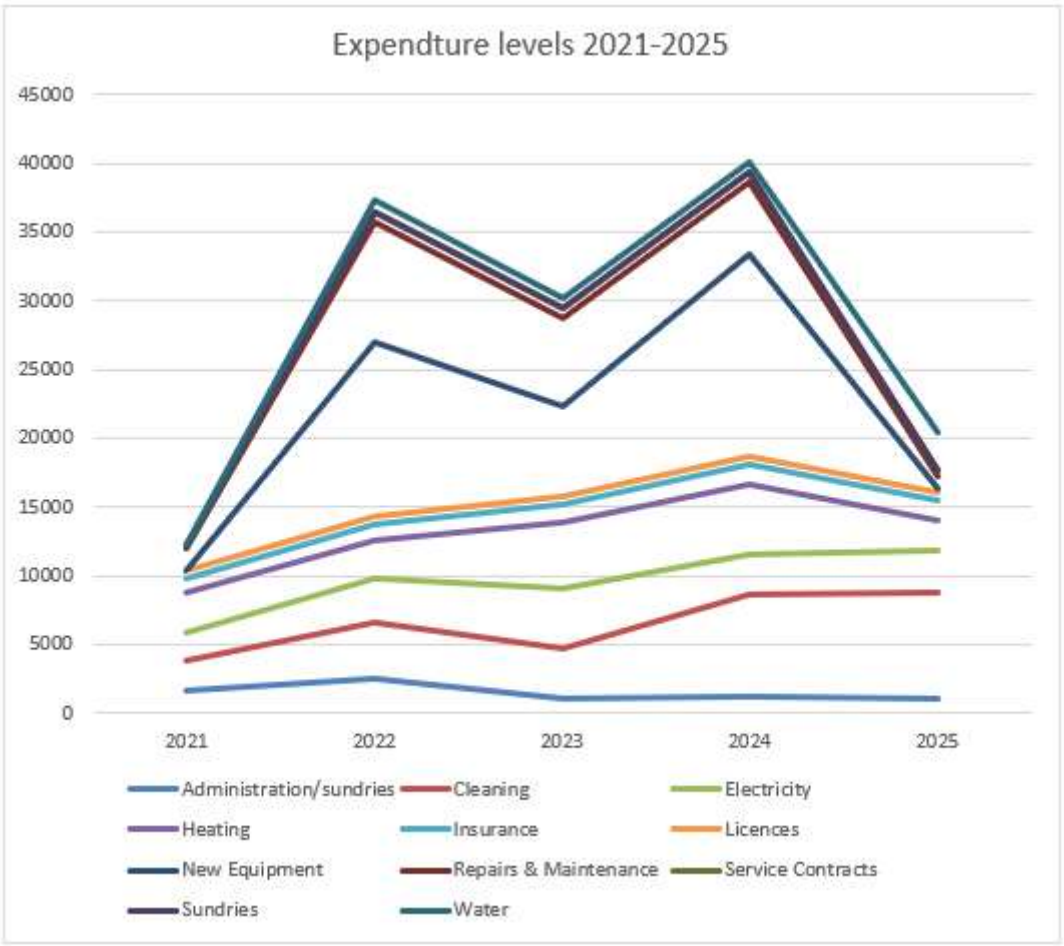
Expenditure

As a committee, we always make very strategic spending decisions, in line with higher hiring volume naturally come inflated costs, and vice versa, our responsibility is to manage these costs before accepting other expenses. In 2025 we have been extremely cautious, seeing some severe cost increases in utilities, this has been a factor in our decision making. We have made remedial repairs as required but not advanced with any major projects.

Heating cost lower than budget at 56% total cost £2259. We have been billed for three deliveries and seen a much lower consumption than prior; this is benefit of improving the efficiency and effectiveness of the heating system compared to prior years. Cleaning spends (£7683) 240% of budget, but very much on par with prior years, so we set the budget value far too low. We use the services of a caretaker, who is working to significantly improve the building standards and reduce the reliance on more costly maintenance options by performing more routine repairs, we have seen increases in our bin collection costs also. Repairs and Maintenance was very low spend this year at 40% of budget at £809. Electric is 70% of budget (£3062) this year we have seen a much more consistent cost compared to 2024 (£2,849). We did continue with a high budget level in this area based on past estimates and erratic billing.

Our insurance premium increased by 4% only £33 on 2024, at £1,353. Our licences costs PRS/PPL and our premises licence have been billed as a 8% increase £700 based on prior year income levels. Our water bill has taken us to 917% of budget a record £2,782, calculated on a budget that was too low at £300. This is a cost we continue to challenge and monitor in 2026, whilst setting a much higher budget to measure it, we are very sensitive to the increased rates charged as domestic customers have seen, couple this with increased building usage gives us reason to be concerned. Administration & Sundries has come in lower at 71% budget, at £1,067 an area we looked to control as much as possible. The service contract for fire and security and broadband was 53% of budget at £422, based on a saving for not paying for a plumbing service plan compared to 2024.

This has left us with a surplus this year of £33,622 against the budgeted loss of £4,600k. Even removing the 30K donation we have a modest surplus, where we have been austere with controllable spending and mindful of increased usage driving up lettings. Primarily to be in a position to follow through with the commitment to ensure the facilities are well maintained, we will continue reinvesting the funds in buildings maintenance projects and continue to look at ways we can support our community focus mandate.



Cash at Bank

We have a healthy bank balance, of £19.8K in the cash account and £30K in the Gold (savings) account, while we consider options for potential solar panels. We hold £23k is in the Virgin charity account. We have potential further projects in 2026 to attend to for example the club room walls, amongst other needs this balance is earmarked for. This advantageous cash position is directly due to the efforts of our management committee members in efficient billing, causing the cash collection and timely depositing into our account. I thank Angie and Tanya for enabling the smooth running of booking and billing to collection to continue uninterrupted. The increasing use of internet banking and Bac's transfers mean we collect cash efficiently and effectively with minimal risk of fraud so thankyou to our customers for swift payment behaviours, one ask to hirers is please use your invoice number to as a payment reference so we can easily allocate your payment.

To summarise we have maintained our financial governance principles of excellent cash management and prudent spending coupled, with the good planning to consider more major

projects requiring attention. This leaves us now with a surplus required for expenditure on maintenance and improvement. As ever, our strategy is to be as robust as possible to the rises in our uncontrollable costs, remaining liquid will mean a modest increase in lettings to be announced soon. This will have a partial impact on 2026. Whilst, maintaining high quality upgrades to facilities with the view to secure the future needs and desires of the community, hirers, and stakeholders alike.

Mel Cavell-Wells

Trustee and Treasurer 28th February 2026

Appendices

Appendix I Balance sheet & Income statement 2025

ST. MARY BOURNE VILLAGE CENTRE

Registered Charity No.301936

Income & Expenditure Ac for year ending 31st December 2025

2024 £	Income	2025 £	2024 £	Expenditure	2025 £
22047.75	Lettings	23270.53	7494.70	Cleaning	7682.86
-798.90	Cultural Activities	-612.19	5183.17	Heating	2259.22
0.00	Bar Surplus	0.00	2848.77	Electricity	3062.32
448.91	Bank Interest	489.50	651.89	Water	2781.97
40.00	Licence Income	220.00	831.15	Service Contracts	422.34
599.50	Bar & Kitchen	480.00	927.98	Administration	1053.24
240.00	Donations	30181.65	263.59	Sundries	13.99
			1320.69	Insurance	1353.45
			5217.43	Repairs & Maintenance	808.71
			14741.28	New Equipment	269.39
			587.26	Licences Cost	700.00
			40067.91	Total Expenditure	20407.49
			-17490.65	Surplus / - Deficit	33622.00
22577.26		54029.49	22577.26		54029.49

2024 £	Current Assets	2025 £	2024 £	Capital	2025 £
16531.52	CAF Cash Ac	19832.16	58248.42	Balance at 1st January	40757.77
0.00	CAF Gold Fund Ac	30204.40	0.00	adjustments Post YE	-114.00
0.00	CAF Charity Guaranteed Reserve Account	0.00			
0.00	CAF 6 mth Fixed Rate Ac	0.00			
22622.45	Virgin Charity Account	22910.66	-17490.65	Surplus / - Deficit	33622.00
39153.97	Total Cash at Bank	72947.22			
0.00	Unpaid Letting	0.00			
1603.80	Forward letting	1318.55			
40757.77	Total	74265.77	40757.77	Total	74265.77

Appendix II Notes to the accounts 2025

ST. MARY BOURNE VILLAGE CENTRE

Registered Charity No.301936

Notes to the Accounts for the year ended 31st December 2025

	2021	2022	2023	2024	2025	Vs LY	2025			Variance
	Actual	Actual	Actual	Actual	Actual	%	BUDGET			%
	£	£	£	£	£					Budget
Income										
Hall Lettings	12963	25600	20650	22271	23271	11%	20500			114%
Licence Income	80	140	200	40	220	9%	140			157%
Cultural Activities	-186	-832	-250	-799	-612	59%	-300			204%
Bar & Kitchen	200	680	640	600	480	-33%	700			69%
Bank Interest	209	164	339	449	490	31%	1000			49%
Donations	8090	125	120	240	30182	100%	0			#DIV/0!
Total	**21355**	**25877**	**21698**	**22800**	**54029**	60%	**22040**			245%
Expenditure	0	0	0	0	-175%					
Administration/sundries	1698	2525	1080	1192	1067	-1%	1500			71%
Cleaning	2200	4107	3678	7495	7683	52%	3200			240%
Electricity	1993	3178	4250	2849	3062	-39%	4350			70%
Heating	2841	2770	4836	5183	2259	-114%	4000			56%
Insurance	1073	1114	1303	1321	1353	4%	1300			104%
Licences	594	594	594	587	700	15%	650			108%
New Equipment	0	12752	6522	14741	269	-2321%	4000			7%
Repairs & Maintenance	1546	8676	6462	5217	809	-699%	2000			40%
Service Contracts	203	776	784	831	422	-86%	800			53%
Water	160	806	765	652	2782	72%	300			927%
Total	**12308**	**37297**	**30273**	**40068**	**20407**	-48%	26100			78%
Surplus	**9047**	**-11420**	**-8575**	**-17268**	**33622**		**-4060**			-828%
3 Analysis of Lettings	***2021***	***2022***	***2023***	***2024***	***2025***					
Main Hall	6763	13706	10813	10627	11503	6%	13000			88%
Small Hall (Club Room)	5395	8296	9247	10210	10585	13%	6000			176%
Committee Room	724	3448	589	1161	1037	43%	1500			69%
Equipment Hire	80	150	0	273	145	100%	0			
Total	**12963**	**25600**	**20650**	**22271**	**23271**	11%	**20500**			114%

CHARITY COMMISSION FOR ENGLAND AND WALES

Independent examiner's report on the accounts

Section A Independent Examiner's Report

Report to the trustees

Charity Name: St. Mary Bourne Village Centre

On accounts for the year ended: 31st December 2025

Charity no (if any): 301936

Set out on pages: 1 to 5 (remember to include the page numbers of additional sheets)

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31/12/2025.

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 Act").

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

~~[The charity's gross income exceeded £250,000 and I am qualified to undertake the examination by being a qualified member of [insert name of applicable listed body]]~~. *Delete [ ] if not applicable.*

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination (other than that disclosed below *) which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 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.

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.

* *Please delete the words in the brackets if they do not apply.*

Signed: P Tiwana **Date:** 26th Oct 2026

Name: Paramvir Kaur Tiwana

Relevant professional qualification(s) or body: ACCA

(If any):	
Address:	68 Hadrian Way, Stanwell, Middx, TW19 7HS

Section B Disclosure

Only complete if the examiner needs to highlight material matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

Give here brief details of any items that the examiner wishes to disclose.	