Annual Accounts for the Headley Village Hall Trust - Final signed accounts

Headley Village Hall Trust

For the year ended 31 December 2025

Independent Examiner's Report to the Trustees of the Headley Village Hall Trust

For the year ended 31 December 2025

Independent Examiner's Report to the Trustees of the Headley Village Hall Trust
I report to the Trustees on my examination of the accounts of the Headley Village Hall Trust (the "Trust") for the year ended 31st December 2025.

Responsibilities and Basis of Report
As the Charity Trustees of the Trust, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2022 (the "Act").
I report in respect of my examination of the Trust's accounts carried out under section 145 of the 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
I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material aspect:

1. Accounting records were not kept in respect of the Trust as required by section 130 of the Act; or
2. The accounts do not accord with those records.

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.



Signed

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Robert Caulkin FCCA
Smart Accountants Sussex and Surrey
Coastwise House, 17 Liverpool Road, Worthing BN11 1SU

Date: 21 May 2026.....

CHAIRMAN'S REPORT

HEADLEY VILLAGE HALL TRUST

(Report first delivered orally at AGM on 12 MAY 2026)

Income

The Trust's recurring income fell during 2025. Income from hall hire fell from £18,224 in 2024 to £15,511 in 2025. Rent fell from a net £6,375 in 2024 to £3,566 in 2025. Payment of rent ceased on 1 October as a result of the rent-free period agreed with the new tenant of the village shop.

Generous donations were received from members of the Committee and members of the public to enable the Trust to make a significant contribution to improvements to the fabric of the shop and the relocation of the tenant's kitchen to an upstairs room. The Chair would like in particular to thank Andrew and Lynn Richmond, Sir Michael and Lady Jane Pickard and Committee members Pip Burley and Berl Steiner for their generous donations. For the record, the Chair also made a donation. These donations totalled £22,175.

The main grant income in 2025 was a grant made available by "Your Fund Surrey" facilitated by Councillor Chris Townsend. The Trust thanks Councillor Townsend for his assistance.

Fund raising events included a music and wine evening and the Trust's events raised a total of £3265.

Expenses

Expenses fell year on year from a total of £35,550 to £31,478 because of improvement projects to the hall being completed.

The Trust incurred legal fees of £5903 in connection with the surrender of the old lease and the execution and negotiation of a new lease and related documents.

Our Building

The accounts itemise various repairs and improvements made in 2025.

The Trust commissioned Tim Greenwood & Associates (chartered building surveyors) to prepare a building maintenance plan for the entirety of the Trust's building. The plan covers a ten-year period from 1 January 2025.

The Trust concluded that the plan did not highlight anything that needs to be done as a matter of urgency and has resolved to try to work through the more important items as and when funds permit.

New tenancy arrangements

The Trust welcomed a new tenant of the shop on 1 October 2025, Veyaa Core Limited (VCL), a company owned by Selvarajah Sasikumar.

It was a condition of granting a new lease to VCL that VCL refurbished the shop. The new lease was contracted out of the Landlord and Tenant Act 1954, but the Trust agreed that VCL could request a new lease within the protections of that Act if and when it completed the refurbishment works to the Trust's satisfaction.

Concluding remarks

The Chair believes that, despite the rent-free period afforded to VCL, the Trust can continue to cover its ongoing operating costs from its income from hall bookings and regular fund-raising events. Significant maintenance costs and further capital projects will need to be funded out of reserves, any available grant income and donations.

The Chair would like to thank his fellow trustees and all members of the Committee for their tireless work and support throughout 2025. The Trust is fortunate to have such an active Committee, each member of which brings unique talents to bear.

Graham Vinter
Chair
Headley Village Hall Trust

Treasurer's Report

Headley Village Hall Trust

For the year ended 31 December 2025

1. Overall Results
The Income and Expenditure Account shows that there was a surplus of income over expenses in the year of £3,181 (2024 - £2,562). The Balance Sheet shows total reserves of £59,335 as at 31/12/25 (2024 - £33,978). This includes Donations received from the Property appeal of £22,175.

2. Bookings Income
Bookings income decreased from £18,224 in 2024 to £15,511 in 2025 due to the loss or regular hirers.

3. Grant Income
The Trust received a Grant from Surrey County Council in the year of £10,423 primarily for the new rear door and garden furniture/shed.

4. Rental Income
The rental income received in 2025 was £3,566 (2024 - £7,750). The reduction was due to the change of tenant whose lease allows for a rent free period up to 30/9/27.

5. Fundraising Events
There were two fund raising events organised in 2025. The curry and quiz night resulted in net income of £1,319 (2024 - £1,283). The other event was new one entitled Music to Drink Wine by orgainised (and starring) Pip Burley. This event resulted in net income of £1,946.

6. Repairs and Maintenance
The largest expense in 2025 was for Repairs and Maintenance totalling £17,601 (2024 - £22,670).

This is comprised of:	£
New rear door	6,606
Garden furniture/shed	3,169
Fees for planned maintenance report	1,813
Remedial electrical works for EICR	1,458
Kitchen painting	1,133
Threshold Bridge Ramp	689
Other repair/maintenance costs	2,733
	17,601

7. Banking facilities
The bank balances as at 31/12/25 were:

	31/12/2025	31/12/2024
Metrobank current account	23,737	12,197
National Counties Building Society	45,608	25,000

See post Balance sheet events below.

8. Post Balance sheet events
It was agreed with the new tenant of the Stores that the Trust would contribute to the renovation works carried out in the first quarter of 2026. A sum of £24,500 was paid to the Tenant's Builders in March 2026.

9. Promissory Note
The promissory note is in an amount equal to the remaining balance due to the Trust from the previous tenant (Headley Village Stores Limited) in respect of the installation of the fire alarm and the replacement oil tank. The promissory note is in the form of a negotiable instrument payable on demand. It does not bear interest. The obligors are Veyaa Core Limited (the current tenant) and its sole shareholder, Selvarajah Sasikumar, and their liability is joint and several.

10. Accruals
There are accrued expenses as at 31/12/25 of £18,271. This balance includes a provision made as at 31/12/24 of £8,496 for future repairs as well as a provision as at 31/12/25 of £9,775 for the new rear door and garden furniture purchased in February 2026.

11. Independent Examiner
I would like to thank Rob Caulkin of Smart Accountants (Surrey) Limited for agreeing to undertake the independent Accountant's Examination of the Accounts without charge.

Gillian French
Treasurer
13/5/2026

Balance Sheet

Headley Village Hall Trust
As at 31 December 2025

	31 DEC 2025	31 DEC 2024
Current Assets		
Cash at bank and in hand		
Metrobank Current account	23,737	12,197
National Counties Building Society	45,608	25,000
Total Cash at bank and in hand	**69,344**	**37,197**
Debtors	-	9,581
Square Account	908	-
Promissory Note - Veyaa Core/Selvarajah Sasikumar	7,533	-
Provision for Doubtful Debts	-	(4,303)
Total Current Assets	**77,786**	**42,474**
Creditors: amounts falling due within one year		
Accruals	18,271	8,496
Deposits received for future bookings	180	-
Total Creditors: amounts falling due within one year	**18,451**	**8,496**
Net Current Assets (Liabilities)	**59,335**	**33,978**
Total Assets less Current Liabilities	**59,335**	**33,978**
Net Assets	**59,335**	**33,978**
Capital and Reserves		
Current Year Earnings	3,181	2,562
Retained Earnings	33,978	31,417
Donations received from Property appeal	22,175	-
Total Capital and Reserves	**59,335**	**33,978**

Income and Expenditure Account

Headley Village Hall Trust
For the year ended 31 December 2025

	2025	2024
Income		
Bookings income	15,511	18,224
Fund raising - Other Events	1,946	904
Fundraising - Curry & Quiz Night	1,319	1,283
Grant Income	10,423	3,848
Insurance rent	1,287	1,240
Rent receivable	3,566	7,750
Tenant's contribution to Repairs	-	6,237
Deposit account interest	608	-
Rent reduction due to Bookings targets being achieved	-	(1,375)
Total Income	**34,659**	**38,112**
Expenses		
Bad debts	-	4,303
Bank Fees	373	299
Cleaning	160	626
Hall Supplies	1,302	941
Insurance	3,555	3,369
Legal fees	5,903	-
Light, Power, Heating	1,146	1,301
Rates	475	404
Refurbishment, Repairs & Maintenance	17,601	22,670
Sundry Expenses	65	-
Telephone & Internet	225	272
Oil	673	1,365
Total Expenses	**31,478**	**35,550**
Excess of Income over Expenses	**3,181**	**2,562**