Broad Hinton Village Hall

Registered Charity No. 305475

Annual Report and Accounts

1st June 2025 – 31st May 2026

BROAD HINTON VILLAGE HALL

Chairman's statement

Review

It has been a year of renewal for the Village Hall, and we are looking to the future with optimism. As well as making physical improvements, including a new heating system, we have carefully considered the governance of our Hall. One outcome has been to restate our vision to highlight the important role that the Hall plays in the lives of many residents.

The Hall has operated smoothly thanks to the unstinting efforts of many volunteers. As detailed in the Treasurer's Report, Financial performance has been strong. Costs were firmly under control and hiring revenue was modestly above budget as community groups continue to use the Hall regularly across a wide range of activities.

Governance

The Trustees undertook a thorough review of governance during the year. We reassessed the objectives of the Hall and considered ways of meeting each objective. The overriding vision is to place the Village Hall at the heart of the community – evolving, improving and responding to local needs. To achieve this vision, separate objectives have been defined covering hiring and users, volunteers, finance, and operations. Finance will be examined in detail in the Treasurer's Report, other areas are covered here.

We have also almost finished rewriting all relevant policies and procedures to ensure that we fully meet the Charity Commission's most recent guidelines and expectations. We expect to be ready to upload a complete set of revised policies in the next few weeks.

We have overhauled our financial planning and budgeting, setting out a clear policy for the appropriate level of strategic reserves we should hold. This was based on a thorough review of our physical asset base and likely future commitments. Our policy is to reinvest excess capital reserves in improvements to the Hall and in facilitating community access through managing hiring fees. Further details are in the Treasurer's Report.

Regular communication with the local community is managed by the Secretary of the Trustees through the Local News, social media and other channels to ensure that residents are aware of facilities, groups and special events. This communication is vital in ensuring that the Hall remains at the heart of our community.

Hiring and users

Existing users have continued to provide for a wide range of interests including several weekly Pilates groups, the Post Office, weekly coffee mornings, the youth club, table tennis, dance practice, pencil drawing, Ridgeway ladies, quarterly farmers' markets showcasing local products, book cafes to enable the exchange of second-hand books and the annual pantomime produced by Broad Hinton amateur dramatic society.

New groups have started. There is now the opportunity for children to go to weekly ballet lessons. An innovative monthly group, Phil's Shed, provides a safe space for men to talk. A ladies' choir will be using the Hall from September. An attempt to revive the baby and toddler group sadly failed to attract enough families but we would very much like to provide a facility for this demographic again in future. We are always open to new ideas.

We have been delighted to welcome hirers from the local area and beyond to celebrate special events. Christening parties, wedding celebrations and wakes have all been held at the Hall, as well as birthday parties and other celebrations for young and old.

Social events organised by the Village Hall for the community included the Hackpen Beer and Gin Festival, a Christmas Party and a wine tasting evening focusing on French wines. All were well attended, well received and financially successful, although they were primarily social events rather than fund raisers. We plan to repeat these events in future.

The Hall is now in a healthy financial position. As a result, the Trustees took the decision to reduce hiring fees for users in the community by around 20%, effective from 1st April, and to introduce special incentive fees for community users trying ideas for new regular events from as little as £1 per hour. The objective is to encourage community use of the Hall, especially repeat users, while remaining financially sustainable.

People

The Trustees of the Village Hall are all volunteers, who give their time to ensure that the Hall remains well maintained, financially viable and relevant. Johanna Smith stepped down at the end of 2025. We are very grateful to her for the work that she put in to stabilise the running of the Hall after a difficult period. This made it easy for me to step in as Chairman with the Hall on a sound footing.

In addition to my appointment in October, Mark Miller joined in August in the role of Vice-Chairman. We now have seven Trustees with a wide range of personal and professional skills and experience. I am very grateful for their hard work.

Beyond the formal Trustees, a broad group of volunteers assist in running and maintaining the Hall and putting on events. We have instituted regular social gatherings to thank them for their contributions and encourage others to join. We are very grateful to all of them, but special mention must go to Damian Le Gresley, who coordinates a core group that undertakes key maintenance tasks. This has enabled us to stay on top of maintenance and

reduce costs substantially. Regular reports to the Trustees ensure that we have early warning of any potential issues.

Operations

The Hall has been maintained in good condition through regular maintenance, cleaning and oversight. We have streamlined procedures for volunteers and hirers, making it as easy as possible to make and manage bookings online while recognising that not all members of the community are comfortable in the digital world. Significant efforts have been made to ensure that hirers do not cause problems for neighbours, in particular through careful management of parking arrangements for events. Risk management procedures have been improved to ensure that security deposits are taken commensurate with potential issues while not unduly inconveniencing hirers.

As reported last year, the heating system installed when the Hall was built in 2009 was no longer fit for purpose. We have replaced it with a new dual air source heat pump system, which was funded entirely by generous grants provided by the Heritage Lottery Fund, Wiltshire Council Area Board and Parish Council. We are extremely grateful for this financial support. The new system is more efficient, quieter, and cheaper to run, ensuring that the Hall remains comfortable and sustainable.

We have renovated the patio at the rear of the Hall to tidy up the area formerly taken up by the old air source heat pump, adding a new flower bed and seating area in the process. Film has been applied to the windows of the John Hutchings Room to improve heat efficiency and comfort. New solar lights have been installed outside the hall and bike stands have been provided to encourage the use of sustainable transport. More improvements are in the pipeline (subject to obtaining the necessary finance), including a new AV system complete with hearing loop, and batteries to store solar energy and reduce running costs further.

The future

After a year of renewal, the Hall is in a very good place. However, we are far from complacent as we recognise the challenges facing all community organisations such as ours. We have cut hiring fees to encourage use in an era where the cost of living is of major concern. We are making efforts to engage younger people in the running of the Hall to ensure that we will continue to be sustainable in future. We are alert to any signs of a reduction in use of the Hall so will continue to be proactive in seeking new users to maximise use of the Hall.

Despite the challenges, we are confident that the Hall is and will remain a core part of a thriving community.

Nick Moakes

Broad Hinton Village Hall Chairman

July 2026

Treasurer's statement

Our financial position remains healthy at the end of the 2025/26 financial year. The accounts have been audited by an independent examiner and no matters for concern were raised.

Operating income v expenditure

Definition

Tracks the income we receive from events, donations, and hiring the hall against routine expenditure such as utilities, event costs and hall maintenance.
This allows us to monitor the day to day profitability of the hall.

Headline

Operational income exceeded expenses, generating a surplus of £13,501:

	Target (budget)	Actual 2025/26
Income	£39,150	£38,733.33
Expenses	£28,730	£25,232.21
Surplus/deficit	+£10,420	+£13,501.12

Further details

- **Hall hire was £316 above target for the year.**
- **Interest was £449 (100%) above target due to opening a higher rate savings account.**
- **Donations of £1,824 were received this year; almost all for the Hackpen Festival.**
- **Maintenance was £2,383 lower than budgeted.**
- **Insurance was £995 lower than budgeted, after changing insurer to Zurich.**
- **Overall, income was £359 above target and expenses were £2,297 lower.**

Capital income v expenditure

Definition

Comprises any grants that we receive during the year, and expenditure on hall improvements and refurbishment.

Headline

- **We received £27,500 in grant funding this year, and have also spent £2,970 of the hall's capital on improvements.**
- **The hall's total capital was £56,644 at year end, of which £8,794 is surplus.**

Details of grants

Grant money received 2025/26:

Description	Amount promised	Amount received	Amount spent so far
National Lottery - heat pump	£20,000.00	£20,000.00	£20,000.00
Area Board - heat pump	£5,000.00	£5,000.00	£2,475.00
Parish Council - heat pump	£2,500.00	£2,500.00	£2,475.00
TOTAL	**£27,500.00**	**£27,500.00**	**£24,970.00**

- **The cost of the replacement heat pumps was met entirely through grant funding.**
- **We have agreed with the Parish Council and Area Board that the surplus grant money can be put towards batteries, which will be purchased and installed in 2026/27 financial year.**

Details of capital expenditure

We have spent £2,475.86 on hall improvements this year, and £494.60 on refurbishment:

Total capital spent YTD	**£2,970.46**

Hall improvements

Description	Cost
Tarpaulin for back patio	£128.58
Autostopcock	£383.94
Energy monitoring system	£268.49
Temperature sensors and display	£55.82
2 additional outside lights at top of ramp	£43.07
High powered torch	£36.79
2x bicycle stands	£210.89
Monitor display for heating	£33.97
Powerline adaptor for plant room	£56.01
Wallmounted iPad for temperature display	£206.72
Window film for John Hutchings room	£340.51
Ramp sign	£50.86
Five more solar PIR floodlights for ramp and steps	£95.70
Planter at back of hall	£564.51
TOTAL	**£2,475.86**

Asset Refurbishment

Description	Cost
2x Velux Blinds	£494.60
TOTAL	**£494.60**

Strategic reserve and net capital

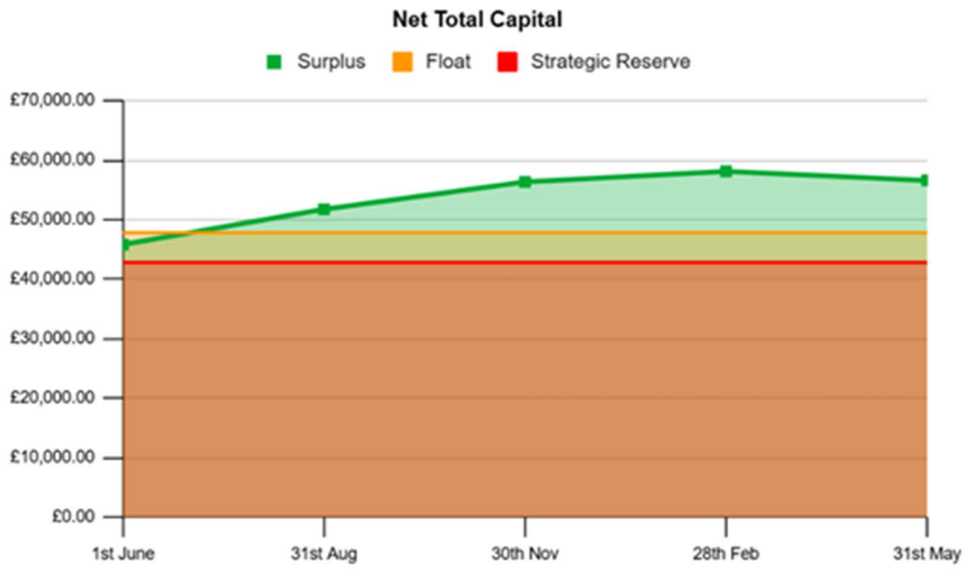
This year we introduced a Strategic Financial Reserve Policy, which sets out the minimum amount we should hold in our accounts to cover unforeseen expenses and planned projects.

The reserve for 2025/26 was calculated as £42,850:

Item	Total
Total forecast fixed costs for 2025/26.	£12,850
Total cost to replace all items on the asset health assessment that meet specified risk criteria.	£20,000
The cost of any planned improvement projects.	£0
Emergency repairs flat rate	£10,000
Total	£42,850

In addition to the strategic reserve we aim to hold £5,000 of float to avoid dipping into the reserve as part of day to day operation. At year end on 31st May the accounts held a total of £56,644:

- **£42,850 strategic reserve**
- **£5,000 float**
- **£8,794 surplus**



2026/27 forecasts

Operational forecast

Has been set based on historical figures, with adjustments for the hall hire price reduction and expected cost increases. We estimate the hall will make a surplus of £7,625.

	Actual 2025/26	Target 2026/27
Income	£38,733.33	£35,914
Expenses	£25,232.21	£28,289
Surplus/deficit	+£13,501.12	+£7,625

Strategic financial reserve

This figure has been updated for the new financial year, and has increased from £42,850 to £57,581:

Item	Total
Total forecast fixed costs for 2026/27.	£10,529
Total cost to replace all items on the asset health assessment that meet specified risk criteria.	£27,150
The cost of any planned improvement projects.	£9,902
Emergency repairs flat rate	£10,000
Total	£57,581
Item	Total

Planned capital expenditure

The Trustees plan to reinvest the current surplus in improvements to the hall.

Proposed projects:

Item	Benefit	Estimated cost	Target Grants	Estimated net cost
New projector & screen	Much better quality images will improve hirer experience and increase options for hall use (e.g. films).	£10,902	£4,000	£6,902
Battery	To enable the hall to be self-sufficient if there is a power outage, and act as an emergency hub. Will also reduce electricity costs.	£18,000	£18,000	£0
Chair upgrade	To replace current chairs that are end of life. Aiming to find more comfortable replacements.	£3,000	£0	£3,000
Total capital outlay	-	-	-	£9,902

BROAD HINTON VILLAGE HALL

INDEPENDENT EXAMINER'S REPORT

To the trustees of Broad Hinton Village Hall.

Respective responsibilities of Trustees and Examiner
The trustees responsibilities for preparing the Trustees' Annual Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) are set out in the Statement of Trustees' Responsibilities.
You consider that the audit requirement of Section 43(2) Charities Act 2011 (the 2011 Act) does not apply and that an independent examination is needed.
It is my responsibility to:

- examine the financial statements (under section 145 of the 2011 Act);
- to follow the procedures laid down in the General Directions given by the Charity Commission (under under section 14 (5)(b) of the 2011 Act); and
- to 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 financial statements presented with those records. It also includes consideration of any unusual items or disclosures in the financial statements, and the seeking of 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 financial statements.

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 Section 41 of the 2011 Act; and
   - to prepare financial statements which accord with the accounting records and to comply with the accounting requirements 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 financial statements to be reached.



Christopher Vaughan F.C.A.
Chris Vaughan .
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17th June 2026