

# **LUTTERWORTH TOWN HALL**

CHARITY NUMBER 515314

Annual Report Year ending 31<sup>st</sup> July 2022

The highlight of the year was the commencement of the exterior repainting of the Town Hall. Due to issues with the scaffolding contractor chosen by the painter the repainting stretched into the second half of the calendar year and wasn't completed until Christmas 2022. There is still some work required on the first floor window looking south down the High Street. Whilst disappointing that it took so long the result is a great improvement.

The painting cost was a significant expense – total £34,548 plus additional work on the window. For the future the painter advises that the lower part need painting every 2 or 3 years due to the dirt from traffic in the town. We are very grateful for grants from Lutterworth Area Community Projects Ltd (Magna Park) of £15,000 and from Harborough District Council of £6,500 without these grants the repainting would not have been possible.

The financial report gives an overly optimistic picture of the situation as at the end of the financial year only £12,000 had been paid towards the cost of the painting. Thus whilst funds available as reserves at the year are shown as £46,490, after commitments for the painting and work on the toilets, actual reserves were less than £20,000. Income was boosted by post covid catch up for weddings – total income £3,495 and a one-off event for Leicester Comedy festival with Alfie Moore “It’s a Fair Cop” from radio 4 with gross takings of £1,435 and a £600 profit.

Total expenditure excluding the repainting and the comedy festival exceeded income by about £3,000. This also excluded one off expenditure of £2,675 to bring our website up to date and in line with current legal requirements. Since the year end we have been hit by a massive increase in energy costs which are expected to add at least a further £5,000 to annual expenditure. Whilst we have since the year end increased charges and where possible reduced our expenditure it is likely that reserves will drop below the prudent £10,000 which the Charity needs to cope with unforeseen expenditure on an old building. The

trustees are urgently considering ways of increasing future income. Almost 30% of income came from hosting weddings which have been successful, but they rely on Trustees volunteering to help out on the day. Thanks go to John Hartland, Sue Rayner, Rob Coleman for helping.

Amanda Forman had handled bookings but since the year end has decided to step down -we are very grateful for all she has done for the Town Hall over the years.

This report is later than usual because the charity was waiting to hear from Lutterworth Town Estates Charity about the grant for year ending 31st July 2022 that we would receive from them. At their annual meeting on 25<sup>th</sup> January they informed us that they would not be making any payment for that year and were unlikely to make a payment for the next 2 or 3 years. When the Town Hall Charity was split from the Lutterworth Town Estates Charity, that had previously been responsible for the Town Hall as a community facility for the benefit of Lutterworth residents, it was stipulated that a third of their surplus would be given to the Town Hall Charity to help maintain the building and to provide a service at reasonable cost. The prospect of a nil grant from the Town Estates Charity does mean that further improvements for example to the internal decoration is impossible and, as the Charity cannot go into deficit but need insuring and heating, may even threaten the future of the Town Hall as a community facility.

Stephen Walkley  
Chair of Trustees  
15 March 2023

# Lutterworth Town Hall Charity

Registered Charity Number 515314

Accounts for the period 1st August 2021 to 31st July 2022

	<u>Year to</u> <u>31-Jul-22</u>	<u>Year to</u> <u>31-Jul-21</u>
<u>Income</u>	£	£
Lettings	8,604	707
Meters	198	0
Interest	0	0
Town Estate Charity	12,000	10,000
Donations	0	0
Other	283	260
Weddings	3,495	900
Comedy Festival	1,435	0
<b>Total Operating Income</b>	<b>26,014</b>	<b>11,867</b>
Grants	21,500	29,435
<b>TOTAL INCOME</b>	<b>47,514</b>	<b>41,302</b>
<u>Expenditure</u>		
Utilities	2,296	2,500
Insurance	2,008	2,111
Repairs & Maintenance	1,492	6,869
Redecoration	12,000	625
Health & Safety	1,418	2,724
Cleaning	4,864	738
Printing	0	0
Advertising/Website	195	112
Other	238	241
Office Expenses	2,576	2,712
Weddings	371	1,619
Comedy Festival	836	0
<b>Total Operating Expenditure</b>	<b>28,294</b>	<b>20,251</b>
Capital Projects	2,675	33,445
<b>TOTAL EXPENDITURE</b>	<b>30,969</b>	<b>53,696</b>
<b>Surplus/(Deficit)</b>	<b>16,546</b>	<b>(12,394)</b>
<u>Balance Sheet</u>	<u>31-Jul-22</u>	<u>31-Jul-21</u>
	£	£
Reserves at start of year	29,945	42,339
Surplus/(Deficit) for this year	16,546	(12,394)
<b>Current Reserves</b>	<b>46,491</b>	<b>29,945</b>
Bank	46,402	29,826
Petty Cash	89	120
<b>Current Assets</b>	<b>46,491</b>	<b>29,945</b>



Chartered Accountants & Business Advisors

Lutterworth Town Hall Charity  
c/o Mr J Hartland  
14 Blackthorn Close  
Lutterworth  
Leics  
LE17 4UX

AEH.AC

17 August 2022

Dear John

We have performed an independent examination and confirm that the figures attached hereto show a true and fair view of the charity's operation for the year ended 31 July 2022. The surplus for the year was £16,545.71 and the Charity's total reserves as at 31 July 2022 were £46,490.72.

A handwritten signature in black ink, appearing to read 'Antony E Humphreys', is written over a light blue horizontal line.

Antony E Humphreys  
For and on behalf of  
AEH Accountancy Ltd  
Church Farm  
Willey  
Warks  
CV23 0SH

Directors:

Antony HUMPHREYS  
FCA

Suzanne HUMPHREYS

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