

CONDOVER VILLAGE HALL
CHARITY NUMBER 522503
ANNUAL REPORT
AND STATEMENT OF ACCOUNTS
FOR THE YEAR ENDED 30 JUNE 2022



CONDOVER VILLAGE HALL

ANNUAL REPORT FOR THE YEAR ENDED 30TH JUNE 2022

Condover Village Hall is registered with the Charity Commissioners (Number 522503) and constituted by Deed of Trust.

The Custodian Trustee of the Charity is Condover Parish Council. The Management Trustees Committee during the year comprised:-

Chairman	Roger Nash
Secretary	Susan Nash
Treasurer	Roger Pearson
Booking Secretary	Jacquie Pearson
Other Members	Elizabeth Baines, Peter Gore, Barbara Holder, Jean Jackson, David Jones, James Scott, Lesley Weir (appointed 6 December 2021).

The object of the Charity is the provision and maintenance of a village hall for use of the inhabitants of Condover and its immediate neighbourhood, 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 inhabitants of that area.

The Management Committee aims to provide first class hall facilities at an affordable cost to the voluntary organisations serving the community and residents of Condover and the surrounding area. There had been concerns expressed by some of the regular users, that the Hall was very cold during the winter months as a venue for their activities. Trustees therefore decided to undertake a refurbishment of the Hall to make it a more welcoming space. The hall was closed for the first four months of the year whilst major building work was undertaken to improve the facilities for users of the hall. Following its re-opening at the end of October it was used by Condover Bridge Club, Condover Toddler Group, Condover W I, Pilates Classes, Yoga Classes, Condover Parish Council for meetings as well as private bookings by local residents. Condover Creative and Media Arts Society (C.C & M.A) was formed by a mix of Trustees and Local Residents with the aim of promoting the Arts once again in the Village Hall. During the past year there have been additional bookings thanks to the work of members of the Society. The Charity depends upon the continuing help of local volunteers. The Management Committee regularly review the aims and objectives of the Charity and have done so with reference to the guidance contained in the Charity Commission's general guidance on public benefit.

The year ended 30 June 2022 has been a very significant one in the life of Condover Village Hall. During 2021, whilst the hall was closed due to covid restrictions the Committee progressed plans for major improvements to the hall, which were largely completed during the first four months of this financial year. Essentially this comprised the installation of a new heating system throughout the whole building, based on air source heat pumps and solar panels with battery storage. To ensure the effectiveness of this new heating system the main hall was fully insulated by installing a new floor with insulation below, fully insulating the walls, lowering the height of the room by provision of a false ceiling and replacing the bay window with a new purpose built double glazed window. The object of these improvements is to provide better facilities for users of the hall, whilst reducing substantially the carbon footprint of the building. The Committee is grateful for the financial support in the form of grants received from Marches Renewable Energy and ACRE (Action with Communities in Rural England) in helping to fund this project. A complete set of 100 new chairs were also bought, with support from a grant from Condover Parish Council. The Committee ran a series of activities for local residents

over the period from 2 to 5 June to celebrate the Queen's Platinum Jubilee, which were supported by an Arts Council Community Foundation Grant. In addition to the improvements to the heating in the Hall, thanks to donations from Trustees, it was possible to install Audio Visual equipment enabling streaming and projection via BluRay/DVD on a large screen in the Hall. Members of C.C & M.A. have put on regular showings of films for clients of various ages and interest. Trustees have also promoted a live Drama performance produced by 'Hockbuckle Theatre Company' which was sold out and will hopefully pave the way to more live dramatic and musical performances. Trustees have also arranged for the Hall to have an Internet connection. After extensive research, a 38 mgb. connection was arranged from a company, Airband. This speed is fast enough to enable live steaming via the Internet.

CONDOVER VILLAGE HALL

ANNUAL REPORT FOR THE YEAR ENDED 30TH JUNE 2022

Incoming Resources from General Activities - £11,458.

Fundraising activities raised £2,089, with £1,068 from events organised by the Committee, £586 from sale of equipment no longer needed and £435 in donations. Hire of hall and equipment increased following the renovations and totalled £3,432 and rent from the adjoining Condover Social Club was £1,260. There were also grants received from the Covid 19 Business Support Team at Shropshire Council of £2,667 and a Community Foundation Grant of £2,000 in support of activities run for local inhabitants over the Queen's Jubilee weekend.

Resources Expended on General Activities - £7,286.

Operating costs for the village hall premises were £5,468. The main costs were heating and lighting £2,281, insurance £982 and routine repairs £1,217. Other costs included water rates, cleaning, licences and wifi costs. A total of £1,818 was spent on costs for the Queen's Jubilee events. There was an underspend of £406 for those costs covered by the Community Foundation Grant which has been carried forward as restricted funds to be used next year for approved activities within the grant rules.

Development Project net cost after grants - £46,633.

Costs incurred on the project in the year were £84,497, comprising £46,355 for the heating system plus solar panels and battery storage, £26,010 in insulation costs, £8,037 in electrical upgrade and lighting and £4,095 for chairs and other small items. Grant funding towards these costs totalled £37,864 with £22,991 coming from Marches Renewable Energy, £14,373 from ACRE and £500 from Condover Parish Council. The balance of £46,633 was met from Village Hall funds which had been specifically designated to the project,

Funds

Total unrestricted funds increased by £4,922. This comprised the surplus of £4,172 in general activities in the year less the transfer to restricted funds of £406 in unspent monies covered by the Community Foundation, plus a transfer of £1,156 from designated funds. Designated funds reduced by £46,633 spent from village hall funds on the development project. Over the last two years the total investment by the Village Hall in the development project has been £53,844 against funds designated to the project of £55,000. The balance unspent of £1,156 has been transferred from designated to unrestricted funds. This leaves £29,198 in the general unrestricted reserves fund. The village hall is an old building in a conservation area and unexpected and substantial expenditure on upkeep is not uncommon. The policy on cash reserves is to hold a minimum contingency cash reserve of £15,000 plus one year's normal operating costs. The general reserve fund exceeds this policy by around £5,000.

Future Developments

Condover Village Hall is an old building and has served many purposes over the last couple of centuries. It was not designed as a village hall and was difficult to keep warm in winter. The expenditure on the new heating system and insulation is designed to address this issue. However, the impact of the energy cost crisis will be significant, with heating costs likely to increase fourfold from the current level of around £2,000 p.a. There are a number of smaller improvements planned which are designed to upgrade other areas of the hall, with the object of increasing income to meet the much higher running costs.

For and on behalf of the Management Committee:

Roger Nash - Chairman
Condover Village Hall
September 2022

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF THE CONDOVER VILLAGE HALL

I report on the accounts of the Trust for the year ended 30 June 2022, which are set out on pages 5 to 7.

Respective Responsibilities Of Trustees And Independent Examiner

The Charity's Trustees are responsible for the preparation of the accounts, and they consider that an audit or an independent examination as defined by the Charity Commission is not required for this year. The Committee have requested that an independent examination of the accounts is undertaken on their behalf as a matter of good practice.

Basis of the Independent Examiner's Report

My examination was carried out in accordance with the General Directions given by the Charity Commissioners. An independent examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence required in an audit and consequently I do not express an audit opinion on the view given by the accounts.

Independent Examiner's Statement

In connection with my examination, no matter has come to my attention: -

- i) which gives me reasonable cause to believe that in any material respect the requirements to: -
 - keep proper accounting records in accordance with Charity Commission guidelines
 - prepare accounts which accord with those records and comply with the accounting requirements of the Charity Commissionhave not been met; or
- ii) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

CONDOVER VILLAGE HALL

RECEIPTS AND PAYMENTS ACCOUNT FOR THE YEAR ENDED 30TH JUNE 2022

	Notes	Total Funds 2022 £	General Activities 2022 £	Development Project 2022 £
<u>Incoming Resources</u>				
Voluntary Income				
Fundraising activities	1	2,089	2,089	
Investment income		10	10	
Charitable Activities	2	4,692	4,692	
Grants: -				
Marches Renewable Energy		22,991		22,991
ACRE		14,373		14,373
Condover Parish Council		500		500
Shropshire Council (Covid)		2,667	2,667	
The Community Foundation		2,000	2,000	
Total Incoming Resources		<u>49,322</u>	<u>11,458</u>	<u>37,864</u>
<u>Resources Expended</u>				
Charitable activities				
Premises costs	3	5,468	5,468	
Project Costs	4	84,497		84,497
Platinum Jubilee Activities		1,818	1,818	
Governance costs				
Independent Examiner's fees		-	-	-
Total Outgoing Resources		<u>91,783</u>	<u>7,286</u>	<u>84,497</u>
Net infow/(outflow) of funds		<u>(42,461)</u>	<u>4,172</u>	<u>(46,633)</u>
Less transfer to restricted funds of unspent balance of Community Grant		406	406	
Movement in free reserves		<u>(42,867)</u>	<u>3,766</u>	<u>(46,633)</u>

Total Funds 2021
£
-
13
1,671
-
-
500
17,431
-
19,615
3,209
7,711
-
-
10,920
8,695
-
8,695

CONDOVER VILLAGE HALL

STATEMENT OF ASSETS AND LIABILITIES AS AT 30TH JUNE 2022

	2022	2021
	£	£
Monetary Assets		
Bank Current Account	3,937	21,400
Bank Reserve Account	25,667	50,665
	<u>29,604</u>	<u>72,065</u>
TOTAL NET ASSETS	<u>£29,604</u>	<u>£72,065</u>
UNRESTRICTED FUNDS		
Balance at start of year	24,276	23,370
Surplus/(Deficit) for year	3,766	906
Transfer from designated funds	1,156	-
TOTAL UNRESTRICTED FUNDS	<u>29,198</u>	<u>24,276</u>
DESIGNATED FUNDS		
Balance at start of year	47,789	40,000
Increase/(Decrease) in year	(46,633)	7,789
	<u>1,156</u>	<u>47,789</u>
Transfer to unrestricted funds	(1,156)	-
TOTAL DESIGNATED FUNDS	<u>-</u>	<u>47,789</u>
RESTRICTED FUNDS		
Balance at start of year	-	-
Surplus/(Deficit) for year	406	-
TOTAL RESTRICTED FUNDS	<u>406</u>	<u>-</u>
TOTAL FUNDS	<u>£29,604</u>	<u>£72,065</u>

Non Monetary Assets

Permanent Endowment
Land and buildings used by the charity: Condover Village Hall

Signed for and on behalf of the Management Committee:

.....
Roger Nash
Chairman

.....
Roger Pearson
Treasurer

September 2022

CONDOVER VILLAGE HALL

NOTES ON ACCOUNTS FOR THE YEAR ENDED 30TH JUNE 2022

1 General Fund Raising	Total Funds 2022 £	Total Funds 2021 £
Quiz	303	-
"Great Expectations" Play	368	-
Sale of equipment	586	-
Platinum Jubilee raffle & donations	397	-
Donations	435	-
Total	<u>2,089</u>	<u>-</u>
2 Income from Charitable Activities	2,022 £	2021 £
Hire of hall & equipment	3,432	411
Condover Social Club rent	1,260	1,260
Total	<u>4,692</u>	<u>1,671</u>
3 Premises Costs	2,022 £	2021 £
Insurance	982	940
Licences & subscriptions	271	35
Lighting and heating	2,281	496
Water rates	344	352
Cleaners and materials	223	90
Repairs	1,217	1,124
Covid related costs	-	172
WIFI costs	150	-
Total	<u>5,468</u>	<u>3,209</u>
4 Project Costs	2,022 £	2021 £
Insulation of floor, walls & ceiling	19,923	5,958
Air source heat pump system	31,316	-
Solar panels & battery storage	15,039	-
Electrical upgrade & lighting	8,037	-
New window	6,087	-
New chairs	3,461	-
Other	634	1,753
Total	<u>84,497</u>	<u>7,711</u>

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