

## **ASTON CANTLOW VILLAGE HALL**

### **CHAIRMAN'S REPORT FOR THE YEAR ENDED 31st DECEMBER 2022**

Aston Cantlow Village Hall, Bearley Road, Aston Cantlow is a registered charity (no. 522852) governed by a scheme devised by The Minister of Education under the Charitable Costs Act 1853-1925 and revised by the Charity Commissioners in 2002.

#### **Honorary Officers as at the 31st December 2022**

Chair	Ciaran Aldridge
Vice Chairman	Helen Berry
Secretary	Sally Bevan
Treasurer	Karen Williams and David Hannaford

#### **Elected Members:**

Ciaran Aldridge  
Sally Bevan  
Karen Williams  
David Hannaford  
Helen Berry

#### **Co-opted Members:**

#### **Representative members:**

Local History Society	- Ann Platt
Parish Council	- None appointed
Parochial Church Council	- None appointed
Tennis Club	- Helen Douglas
Aston Cantlow Club	- Dawn Deakin

#### **Objective of the Village Hall Charity**

The object of the Foundation shall be the provision and maintenance of a village hall for the use of the inhabitants of the Parish of Aston Cantlow and the surrounding district without distinction of sex or of political, religious or other opinions; and in particular for the use of meetings, lectures and classes and for all other forms of recreation and leisure time occupation with the object of improving the conditions of life of the said inhabitants.

#### **The Committee and Meetings**

2022 has been a year when the Committee have sought to establish consistency and stability as the country has exited the restrictions imposed by the government as a result of the Covid 19 pandemic. Lesley Harvey stepped down as Chair and Ciaran Aldridge was elected as Chair.

Regular meetings have been held throughout 2022, generally on a bimonthly basis. We are pleased to state that overall income is above normal pre-covid levels and I thank the Committee and Treasurers for putting us in a good financial position for 2022, despite increased expenditure.

A meeting was also held with a representative of 'Halls Together', who are part of Warwickshire Rural Community Council, to better understand our commitments as a Committee. As a result the governance document, policies and procedures are currently under review.

Other areas for income generation have been explored such as locker storage and Electric Vehicle Charging Points, however these opportunities have not come to fruition.

David Hannaford and Sally Bevan have reviewed the current insurance policy to ensure it is fit for purpose in preparation for its renewal in 2023.

### **Maintenance and Refurbishment**

In 2022, outside of the playground, there have not been any significant areas of maintenance requirements.

Wifi was installed in 2022.

### **Health and Safety**

There have been no significant Health and Safety issues throughout 2022 and Dawn Deakin has agreed to take on a review of our Health and Safety policies and risk assessments.

New bins have been purchased for the hall and anti-slip mats for the kitchen.

### **Properties and Tenancies**

All three residential properties were fully let during the year and continued to provide income. As a result of a review of letting agents, it was agreed to transfer agents to a more local and price competitive agent, called Dwellings. Expenditure is anticipated in 2023 to rectify some issues that have been highlighted in the rental properties.

A review of the tenancy arrangements will be undertaken by Dwellings in 2023 to ensure compliance. Inspections of the properties were undertaken by Ciaran Aldridge and Helen Berry during the year.

### **Caretaker and Cleaner**

Our Caretaker Elizabeth Leedham has continued to be a vital part of the successful running of the hall. She has also delegated part of her cleaning role to a third party. I would like to thank Lizzie for her contribution.

## **Events**

A number of local organisations continue to use the Village Hall on a regular basis. These included the Local History Society, the Parish Council, the WI (up to March 2022), various fitness groups and the Art Club. Several external organisations regularly book the hall including the Lace Makers.

Two events have been held by the Committee, an Autumn Fayre and a Grand Opening of the Park. Both events were well attended and successful in their objectives of fund raising and community engagement.

I would also like to thank the Aston Cantlow Club for organising a Quiz, with proceeds going to the Village Hall.

A review of the website and booking system is also underway following a number of outstanding invoices as well as reviewing how we can attract more income generation to the hall, through effective advertising.

## **Tennis Club**

The Tennis Club continues in its efforts to attract new members from the villages within the Parish. Regular social tennis and competitive matches for those members who are interested are organised by the club's committee.

## **Children's Playground**

The Village Hall Committee continues to be solely responsible for the maintenance of the grounds and equipment in the playground. As outlined in the treasurers report a significant amount of money was agreed to be spent to upgrade play equipment that was past it's reasonable life expectancy including new benches. Despite some challenges with the contractor, including the erroneous removal of equipment, the Committee and the users of the playground are delighted with the investment.

The annual costs on grass cutting, hedge and tree maintenance are our main regular outgoing (see Finance report for details) and does eat into our income. We have once again received a donation from the Parish Council for which we would like to thank them and we would also like to thank them for their continued and ongoing support.

The users of the playground come from both Aston Cantlow and adjoining villages. Villagers and other users are reminded that this facility is maintained entirely by the Village Hall committee, with financial help from the Parish council as recorded, bolstered as and when we can with fundraising activities.

## **Parish Council Emergency Equipment and Plan**

The Parish Council has responsibility for these matters but at the request of the Council various items of equipment including blankets are stored in the Hall.

**Committee Members 2022.**

I would like to thank all members of the Committee for their hard work during the past year.

A handwritten signature in black ink, appearing to read 'C. Aldridge', written in a cursive style.

**Ciaran Aldridge - Chairman**

**For and on behalf of the Management Committee – March 2023**

Independent Examiner's report to the Committee of  
ASTON CANTLOW VILLAGE HALL FOUNDATION

I report on the accounts of the Trust for the year ended 31<sup>st</sup> December 2022, which are set out on Pages 1 to 2.

**Respective responsibilities of the trustees and examiner.**

The charity's trustees are responsible for the preparation of the accounts; and the trustees consider that an audit is not required under section 144 of the Charities Act 2011 (the Charities Act), and that an independent examination is needed.

It is my responsibility to:

- .. examine the accounts (under section 145 of the Charities Act ;
- .. to follow procedures laid down in the General Directions given by the Charity Commission (under section 145(5)(b) of the Charities Act; and
- .. to state whether particular matters have come to my attention.

**Basis of independent examiner's statement.**

My examination was carried out in accordance with the General Directions given by the Charity Commission. An 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 the 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 accounts.

**Independent examiner's statement.**

In the course of my examination, no matter has come to my attention:

- (1) which gives me reasonable cause to believe that in, any material respect, the trustees have not met the requirements to ensure that:
  - proper accounting records are kept ( in accordance with section 130 of the Charities Act); and
  - accounts are prepared which agree with the accounting records and comply with the accounting requirements of the Charities Act; or
- (2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Signed



T F Clarke  
59 Carol Avenue  
Bromsgrove  
Worcs B61 8RW

24<sup>th</sup> March 2023

Receipts & Payment Accounts		General	General
Income Receipts		2022	2021
		£	£
<b>Grants &amp; Donations</b>			
Parish Council	Grass cutting donation	1,500	1,500
Stratford Dist Council	Covid closure grants	0	17,669
Grant		450	
Sundry Donations		239	1,800
	<b>Sub Total</b>	<b>2,189</b>	<b>20,970</b>
<b>Trading Activities</b>			
Hall Lettings	Village users	2,292	2,155
(includes Tennis club ground rental)		0	
Hall Lettings	External users	2,653	690
	Car parking	230	480
	Deposits	0	0
Fund raising	Events	1,254	0
	For Playground	0	0
Misc & refunds	Sundries	0	0
	<b>Sub Total</b>	<b>6,429</b>	<b>3,325</b>
<b>Investment Income</b>			
Rents		21,661	13,681
Other		0	
Bank Interest	Treasurer	0	0
	Deposit ac	0	0
	<b>Sub Total</b>	<b>21,661</b>	<b>13,681</b>
<b>Total Receipts</b>		<b>30,279</b>	<b>37,975</b>
<b>Direct Charitable Expenditure</b>			
Council Tax		307	157
Insurance		3,092	2,917
Water Rates		738	706
Electricity		2,067	1,340
Repairs & Maintenance (excl rental props)		1,292	2,591
Grounds / car park Maintenance		0	0
Playground (grass cutting & repairs)		1,778	1,461
Equipment/Furnishings/Supplies (incl Playground equipment)		23,050	0
Cleaning costs		1,560	1,560
Caretaking costs		3,000	3,000
Waste Collection		148	206
Subscriptions		0	0
Petty expenses		0	0
Events		0	0
Misc - inc window cleaning		125	115
Building works		0	0
Professional Charges		224	224
	<b>Sub Total</b>	<b>37,382</b>	<b>14,278</b>
<b>Other Expenditure</b>			
Other Events		0	
Independent Examiner's Fee		50	50
Repairs & maint Rental properties		188	7,515
	<b>Sub Total</b>	<b>238</b>	<b>7,565</b>
<b>Total Payments</b>		<b>37,620</b>	<b>21,843</b>
<b>Net Receipts (Payments) for the Year</b>		<b>-7,341</b>	<b>16,132</b>
<b>Realisation of Accumulation units from COIF</b>			
Cash and Bank Balances as at 31 Dec	2021	40,040	2020 23,907
Cash and Bank Balances as at 31 Dec	2022	32,699	2021 40,040

Monetary Assets	General	General
	2022	2021
	£	£
Bank & Cash Balances		

Lloyds Bank Business 30 day notice inv A/c	20	20
Lloyds Bank Treasurers A/c	32,645	39,986
Cash	34	34
<b>Total Cash &amp; Bank Balances</b>	<b><u>32,699</u></b>	<b><u>40,040</u></b>
<b>Other Current Assets</b>		
Hire Charges Receivable	1,254	104
<b>Current Liabilities</b>		
Misc Creditors	89	0
Final payment for playground equipment installed & completed.	22,105	
<b>Non Monetary Assets</b>		
<b>Permanent Endowment</b>		
Land and buildings used by the charity include The Village Hall, Corner Cottage and the 2 Hall Flats, Childrens Playground, 2 Tennis Courts and Car Park (Freehold Title vested in the Official Custodian for Charities)		
<b>Other Assets:</b>		
Shares in Charities Official Investment Fund	2022	2021
No of shares held	General	General
Valuation of shares at Bid Market Value	761.07	761.07
Equipment and Furniture in the Hall, Playground equipment	£167,731	£184,311

The receipts and payments account and the statement of assets and liabilities have been prepared under section 133 of the Charities Act 2011

 27.03.23

Examiners Auditors report

See the start of the accounts document