

## **ASTON CANTLOW VILLAGE HALL**

### **CHAIRMAN'S REPORT FOR THE YEAR ENDED 31st DECEMBER 2023**

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 2023**

Chair	Ciaran Aldridge
Vice Chairman	Helen Berry (Part Year), David Hannaford
Secretary	Sally Bevan
Treasurer	Karen Williams (Part Year), David Hannaford

#### **Elected Members:**

Ciaran Aldridge  
Sally Bevan  
David Hannaford

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

Helen Douglas

#### **Representative members:**

Local History Society	- Ann Platt
Parish Council	- Karen Nicholson (Part Year)
Parochial Church Council	- None appointed
Tennis Club	- Antonia Pearton
Aston Cantlow Club	- Dawn Deakin

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

The objective 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**

2023 has been a year of building on the blocks of 2022 to create a foundation for the Village Hall that is sustainable, but with the opportunities for growth. Due to personal commitments there has been some turnover of Committee members, however they have continued to assist the Committee throughout the year to ensure a smooth transition. I would like to thank all Committee Members for their support.

Unfortunately one of the Members that has resigned from the Committee, was the Treasurer. As a result David Hannaford kindly stepped up to cover the position, whilst a new Treasurer is sought.

Regular meetings have been held throughout 2023, generally on a bimonthly basis, both in person and remotely.

### **Maintenance and Refurbishment**

In 2023, outside of the rental properties, there have not been any significant areas of maintenance requirements. Via financial support from the Parish Council and a Councillor's grant, new curtains were purchased for the Village Hall.

The plants around the hall continue to be maintained by Mick Walker and Helen Douglas and the Village is grateful of their contribution to keeping the village as an attractive place to be. Mark Holland is also noted in his contribution to maintaining the hedges.

### **Health and Safety**

There have been no significant Health and Safety issues throughout 2023.

A review of H&S requirements was undertaken and some electrical work has been carried out as a consequence, as well as ongoing maintenance as part of ROSPA reports and general checks and observations.

### **Properties and Tenancies**

The biggest challenge of 2023 was preparing and reletting Corner Cottage as a result of the existing tenants giving notice. A significant amount of refurbishment was completed to remediate some damp issues and bring the Property into a condition that was fit for new tenants. We are delighted to report that we have lovely new tenants who are looking to plant roots for the long term.

As a result there was a minor reduction in rental income, however the Committee believed that this was a worthwhile compromise to get good and long term tenants into the Property, who are also contributing to the Community.

To date, the refurbishment of the Properties has been funded by funds from within the Village Halls current accounts, however due to the significant expenditure incurred, the Committee will explore replenishing some of these funds from the Charity Commission investment fund in 2024.

### **Caretaker and Cleaner**

Our Caretaker Elizabeth Leedham has continued to be a vital part of the successful running of the hall. Lizzee has also played a key and pivotal role in liaising with contractors, the management company and tenants as part of the rental portfolio that the Committee has. I would like to thank Lizzee 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, various fitness groups and the Art Club. Several external organisations regularly book the hall including the Lace Makers.

The Autumn Fayre was again run by members of the Committee, was well attended and raised funds for the hall. I thank everyone for their efforts in putting on this event.

A review of the website and booking system is continuing, 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.

The playground is a major asset for the Community and is well used. The new equipment has been welcomed and the Committee are continuing its maintenance programme.

The annual costs of grass cutting, hedge and tree maintenance are our main regular outgoing (see Finance report for details) and does eat into our income.

The users of the playground come from both Aston Cantflow 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.

There are other items in the park which will require replacement in the future and this should be considered going forward.

## **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 2023.**

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



Ciaran Aldridge - Chairman

For and on behalf of the Management Committee – June 2024

Receipts & Payment Accounts		General	General
Income Receipts		2023	2022
		£	£
Grants & Donations			
Parish Council	Grass cutting donation	0	1,500
Stratford Dist Council	Covid closure grants	0	0
Grant		1,000	450
Sundry Donations		375	239
	Sub Total	<u>1,375</u>	<u>2,189</u>
Trading Activities			
Hall Lettings (includes Tennis club ground rental)	Village users	2,489	2,292
		0	0
Hall Lettings	External users	3,934	2,653
	Car parking	13	230
	Deposits	0	0
Fund raising	Events	1,321	1,254
	For Playground	0	0
Misc & refunds	Sundries	0	0
	Sub Total	<u>7,757</u>	<u>6,429</u>
Investment Income			
Rents		19,454	21,661
Other		195	0
Bank Interest	Treasurer	0	0
	Deposit ac	0	0
	Sub Total	<u>19,649</u>	<u>21,661</u>
<b>Total Receipts</b>		<u>28,781</u>	<u>30,279</u>
Direct Charitable Expenditure			
Council Tax		161	307
Insurance		3,670	3,092
Water Rates		776	738
Electricity		4,316	2,067
Repairs & Maintenance (excl rental props)		5,617	1,292
Grounds / car park Maintenance		0	0
Playground (grass cutting & repairs)		995	1,778
Equipment/Furnishings/Supplies (incl Playground equipment)		23,082	23,050
Cleaning costs		1,560	1,560
Caretaking costs		3,000	3,000
Waste Collection		160	148
Subscriptions		0	0
Petty expenses		0	0
Events		0	0
Misc - inc window cleaning		128	125
Building works		0	0
Professional Charges		239	224
	Sub Total	<u>43,705</u>	<u>37,382</u>
Other Expenditure			
Other Events		0	0
Independent Examiner's Fee		50	50
Repairs & maint Rental properties		5,066	188
	Sub Total	<u>5,116</u>	<u>238</u>
<b>Total Payments</b>		<u>48,821</u>	<u>37,620</u>
<u>Net Receipts (Payments) for the Year</u>		-20,039	-7,341
Realisation of Accumulation units from COIF			
Cash and Bank Balances as at 31 Dec	2022	32,699	2021 40,040
Cash and Bank Balances as at 31 Dec	2023	<u>12,659</u>	2022 <u>32,699</u>

**ASTON CANTLOW VILLAGE HALL FOUNDATION**  
 Statement of Assets and Liabilities at 31st December 2023

Registered Charity no 522825

	General 2023 £	General 2022 £
<b>Monetary Assets</b>		
Bank & Cash Balances		
Lloyds Bank Business 30 day notice inv A/c	20	20
Lloyds Bank Treasurers A/c	12,605	32,645
Cash	34	34
Total Cash & Bank Balances	12,659	32,699
<b>Other Current Assets</b>		
Hire Charges Receivable	454	
Autumn fair proceeds & rambles	335	1,254
<b>Current Liabilities</b>		
Misc Creditors	0	89
Final payment for playground equipment installed & completed.	0	22,105
<b>Non Monetary Assets</b>		
Permanent Endowment		
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)		
Other Assets:	2023	2022
Shares in Charities Official Investment Fund	General	General
No of shares held	761.07	761.07
Valuation of shares per statement	£188,746	£167,731
Equipment and Furniture in the Hall, Playground equipment		

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

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 2023, 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  
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21st May 2024