



# Trustees' Annual Report for the period

From	Period start date			To	Period end date		
	1	April	2022		31	March	2023

## Section A Reference and administration details

<b>Charity name</b>	Great Alne & Kinwarton Memorial Hall
<b>Other names charity is known by</b>	
<b>Registered charity number (if any)</b>	522931
<b>Charity's principal address</b>	Henley Road
	Great Alne
	<b>Postcode</b> B49 6HL

### Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Mr R M Davey	Chairman & Secretary		Elected by residents
2	Mrs K Woodger	Treasurer		Great Alne Primary School
3	Mr C Armstrong			Kinwarton Parish Council
4	Mrs D Francis			Great Alne Parish Council
5	Mrs S Jones			Great Alne & Kinwarton Women's Institute
6	Mr G Roberts-Davies			Kinwarton with Great Alne Parochial Church Council
7	Mr C Moody			Great Alne Cricket Club
8	Mr R Cockman			Elected by residents
9	Mr G Harrison			Elected by residents
10	Mrs M Davey			Elected by residents
11	Mrs M Holding			Elected by residents
12	Dr P Harris			Elected by residents
13				
14				
15				
16				
17				

### Names of the trustees for the charity, if any, (for example, any custodian trustees)

Name	Dates acted if not for whole year
The Official Trustee of Charity Lands	

**Names and addresses of advisers (Optional information)**

Type of adviser	Name	Address

**Name of chief executive or names of senior staff members (Optional information)**

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**Section B Structure, governance and management**

**Description of the charity’s trusts**

Type of governing document (eg. trust deed, constitution)	Trust Deed
How the charity is constituted (eg. trust, association, company)	Trust
Trustee selection methods (eg. appointed by, elected by)	Election, Representation and Co-option

**Additional governance issues (Optional information)**

You **may choose** to include additional information, where relevant, about:

- policies and procedures adopted for the induction and training of trustees;
- the charity’s organisational structure and any wider network with which the charity works;
- relationship with any related parties;
- trustees’ consideration of major risks and the system and procedures to manage them.

<p>Annual Risk Assessment carried out by an independent assessor. Formal review of findings by Trustees.</p> <p>Action plans to eliminate/mitigate risks agreed and overseen by Trustees</p>
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**Section C Objectives and activities**

**Summary of the objects of the charity set out in its governing document**

The Trustees shall hold the War Memorial Hall upon trust to permit the same to be appropriated and used for the purposes of a place of physical and social recreation (**to be known as the ‘Great Alne and Kinwarton Memorial Hall’**) for the benefit of the inhabitants of the Parishes of Great Alne and Kinwarton without distinction of sex or of political religious or other opinions subject to the provisions of these presents and to such regulations as may be made by the Committee hereinafter mentioned.

**Summary of the main activities undertaken for the public benefit in relation to these objects (include within this section the statutory declaration that trustees have had regard to the guidance issued by the Charity Commission on public benefit)**

To hire out the Hall for use by local clubs, groups and classes

To hire out the Hall for private events

To organise social activities for residents

To organise fund raising events to cover shortfalls in income over expenditure and to help defray maintenance costs and pay for improvements

**Additional details of objectives and activities (Optional information)**

You **may choose** to include further statements, where relevant, about:

- policy on grantmaking;
- policy programme related investment;
- contribution made by volunteers.

**Summary of the main achievements of the charity during the year**

In order to generate more income, and help off-set cost increases, hire charges were raised, four new classes had been started (unfortunately two others had closed), and a hirer self service booking system had been implemented. Ad hoc bookings had been quite strong since the Hall fully reopened without restrictions.

To manage heating costs more effectively, the heating schedule is set more accurately around Hall usage times, and the temperature setting has been reduced by one degree. The Hall had also moved to a 3 year green energy electricity tariff.

Income from hirings for the year was up to just over £11,000 which was less than the income generated immediately pre-pandemic but was nevertheless very encouraging.

Operating costs for the year, including repairs and maintenance, were in excess of £16,000 which meant that there was an operating deficit of over £5,000.

Fund raising events held during 2022/23 had raised £6,600. This included £2,400 from the Hall 100 Club. A special Jubilee BBQ was held to commemorate HM The Queen's Platinum Jubilee.

A key aim for the year had been the redevelopment of the old committee room into an occasional bar/servery. The cost estimate for the work was £16,500, including the replacement of the floor which had wet rot, dry rot and woodworm. The actual cost was £15,850, which also included some minor repairs elsewhere. Whilst the work was being undertaken it was decided to take the opportunity to replace the alarm system. The new system covers the whole building and operates on a wifi basis. It cost £745.

Also the Hall interior was redecorated at the beginning of January.

The performance of the Hall investments were reviewed during the year and it was decided to sell the entire Fixed Interest Fund holding as the unit price was falling heavily.

The final aim for the year was to decide the next project for the Hall. Unfortunately this was not possible because of concerns regarding the future of the Social Club. Its dereliction has become a serious problem as the roof is now falling in. The Parish Council applied for the building to be listed as an Asset of Community Value but this was refused by Stratford District Council. The owners (the Corbally Group) have indicated that the property will be put up for sale but have given the Memorial Hall first refusal. The asking price is £150,000 to £180,000 which is an impossible sum for the Hall. The sale will bring parking issues for the Memorial Hall as the Social Club owns part of the car park.

## Section E Financial review

**Brief statement of the charity's policy on reserves**

A minimum of £10,000 will be held in reserve

**Details of any funds materially in deficit**

None

### Further financial review details (Optional information)

You **may choose** to include additional information, where relevant about:

- the charity's principal sources of funds (including any fundraising);
- how expenditure has supported the key objectives of the charity;
- investment policy and objectives including any ethical investment policy adopted.

The charity's principal sources of funds are the hire of the Hall and fund raising community events and activities.

Income is used to fund the operating cost of the Hall and to pay for improvements to the fabric of the building and its facilities.

All investments are made via the CCLA.


## Section F Other optional information

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## Section G Declaration

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

<b>Signature(s)</b>		
<b>Full name(s)</b>	Ronald Martyn Davey	
<b>Position (eg Secretary, Chair, etc)</b>	Chairman	
<b>Date</b>	1 December 2023	

**GREAT ALNE & KINWARTON MEMORIAL HALL**  
**ANNUAL ACCOUNTS**  
**INCOME & EXPENDITURE YEAR TO 31st MARCH 2023**  
Yr to 31/03/2022 Yr to 31/03/2023

**RECEIPTS**

<u>£</u>	<u>£</u>
	1,944.50
	4,590.00
	2,508.08
	502.68
	10,807.25
	27.42
	0.00
	60.00
	255.00
	2,000.00
	600.00
	0.00
	1,425.27
	0.65
	4,822.00
	<u>29,542.85</u>

**RECEIPTS**

<u>£</u>	<u>£</u>
Hall Bookings - Regul:	6,849.62
Hall Bookings - one-of	4,320.00
Fund Raising	5,945.58
Film Club	1,677.41
Grants & Donations - i	0.00
Grants and donations	110.00
Grants and Donations	0.00
Sundry Income (see s	117.49
Great Alne History Bo	78.40
Transfers from 100 cl	7,584.35
Refundable Deposits	1,300.00
Wayleave	0.00
Interest - Fixed Interes	1,457.55
Other Interest	32.94
100 Club Receipts	5,041.00
Total Receipts	<u>34,514.34</u>

**PAYMENTS**

<u>£</u>	<u>£</u>
	(138.52)
	(375.38)
	(705.20)
	(2,985.36)
	(886.45)
	(2,220.00)
	(3,050.29)
	(418.81)
	(349.56)
	(35.00)
	(64.52)
	(108.00)
	(101.53)
	(3,330.00)
	(2,402.00)
	(1,655.00)
	(9.99)
	(1,301.94)
	(145.00)
	0.00
	(2,062.00)
	(29.86)
	(15.40)
	<u>(22,389.81)</u>
	<u>7,153.04</u>

**PAYMENTS**

<u>£</u>	<u>£</u>
Rates	(271.36)
Water	(377.20)
Electricity	(1,213.06)
Oil	(1,531.35)
Insurance	(952.11)
Cleaning & Caretaker	(3,584.28)
Repairs, Maintenance	(8,156.60)
Consumables	(359.93)
Licences	(577.40)
Data Protection	(35.00)
Telephone	(85.43)
WiFi	(126.00)
Sundry Expenses (see	(423.42)
Capital Outlay (see se	(831.84)
100 Club prizes	(2,400.00)
Deposit Refunds	(1,985.00)
Film Club expenses	(40.90)
Fundraising expenses	(3,590.49)
Great Alne History Bo	(55.00)
Transfer to 100 club	0.00
Other 100 club payme	(2,734.00)
Bank charges current	(75.10)
Bank charges 100 clul	(75.70)
Total Payments	<u>(29,481.17)</u>
Hall Net Surplus/(Defic	<u>5,033.17</u>

Katrina Woodger  
Treasurer, Great Alne & Kinwarton Memorial Hall

*Katrina Woodger 11/2/24*

Peter Bostock  
Auditor

**GREAT ALNE & KINWARTON MEMORIAL HALL  
ANNUAL ACCOUNTS 2022/23**

**ANALYSIS OF SUNDRY INCOME AND EXPENDITURE**

<b>Yr to 31/03/2022</b>	<b><u>Sundry Income</u></b>	<b>Yr to 31/03/2023</b>
60.00	Western Power Goodwill paymen overpaid expenses repaid	0 117.49
<hr/> <b>60.00</b> <hr/>		<hr/> <b>117.49</b> <hr/>

<b>Yr to 31/03/2022</b>	<b><u>Sundry Expenditure</u></b>	<b>Yr to 31/03/2023</b>
(60.00)	WRCC membership	£0.00
(41.53)	Litter picking	£0.00
	Eric Payne Center invoice	-£72.00
	Booking refund	-£170.00
	Website set up fees	-£172.66
	Laminating wallets	-£8.76
<hr/> <b>(101.53)</b> <hr/>		<hr/> <b>(423.42)</b> <hr/>

<b>Yr to 31/03/2022</b>	<b><u>Capital Outlay</u></b>	<b>Yr to 31/03/2023</b>
240	Lakeland slate plaque	0
3090	Internal Aluminium double doors	0
	Eco fix lighting	831.84
<hr/> <b>3,330.00</b> <hr/>		<hr/> <b>831.84</b> <hr/>

Katrina Woodger  
Treasurer, Great Alne & Kinwarton Memorial Hall

*Katrina Woodger*  
11/2/24

Peter Bostock  
Auditor

*P. Bostock*  
11/2/24

**GREAT ALNE & KINWARTON MEMORIAL HALL  
ANNUAL ACCOUNTS  
BALANCE SHEET AS AT 31st MARCH 2023**

As at 31/03/2022			As at 31/03/2023		
£	£		£	£	
626.91		HSBC Treasurer's Account	4,338.29		
3,527.60		100 Club	3,358.90		
1,042.77		COIF Deposit Account	2,533.26		884050001C
40.00		Cash in hand	40.00		
	5,237.28			10,270.45	
	20,000.00	COIF Fixed Interest Fund	0.00		884050001B
	36,000.00	COIF Investment Fund	46,000.00		884050001T
	61,237.28	<b>Current Assets</b>		56,270.45	
	54,084.24	Less Prior Year Closing			
		Balance Assets	61,237.28		
		Minus net reduction in			
		investment holding	10,000.00		
	7,153.04	<b>Total Income over (under) Expenditure</b>		51,237.28	
				5,033.17	

**BALANCE SHEET NOTES**

**31/03/2022**

£ 782,586  
£ 21,646

**Insurance**

Memorial Hall [insured value] Buildings  
Memorial Hall [insured value] Contents

**31/03/2023**

£863,193.00  
£24,157.00

**Investments**

These are investment funds consisting of a mixture of Government and Corporate Bonds

**31/03/2022**

£16,629.86  
£38,730.67  
5,116.23  
1,425.92  
£61,902.68

**31/03/2023**

	Fixed Interest fund market value	£0.00	
	Investment fund market value	£46,824.28	884050001T
	All Prior Years' Income	6,542.15	
	Income 2021/2022	1,490.49	
	Current value	<u>54,856.92</u>	
Less	Fund nominal values	46,000.00	
	Loss on sale of Interest fund units	4,934.17	
<b>Total return on investment</b>		<u>3,922.75</u>	

Katrina Woodger  
Treasurer, Great Alne & Kinwarton Memorial Hall

*Katrina Woodger 11/2/24*

Peter Bostock  
Auditor

*P. Bostock*

*11/2/24*



<b>Report to the trustees/ members of</b>	Great Alne & Kinwarton Memorial Hall		
<b>On accounts for the year ended</b>	31 March 2023	<b>Charity no (if any)</b>	522931
	<b>Set out on pages</b> 1 - 2		

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31/03/2023

**Responsibilities and  
basis of report**

As the charity trustees of the Trust, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

**Independent  
examiner's statement**

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination which gives me cause to believe that in, any material respect:

- accounting records were not kept in accordance with section 130 of the Act or
- the accounts do not accord with the accounting records

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in order to enable a proper understanding of the accounts to be reached.

**Signed:** Peter Bostock **Date:** 26/3/24

**Name:** PETER BOSTOCK

**Relevant professional  
qualification(s) or body  
(if any):** FORMERLY MANAGEMENT CONSULTANT  
WITH PRICE WATERHOUSE

**Address:** 3 MILL COTTAGE, MENLEY ROAD, GREAT  
ALNE, ALCESTER, B49 6HX

Only complete if the examiner needs to highlight matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

**Give here brief details of any items that the examiner wishes to disclose.**

Not Applicable