

Wren Hall

Report and Financial Statements

31 December 2020

Charity number: 522936

**Wren Hall  
Report and Financial Statements  
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**Wren Hall**  
**Legal and administrative information**

**Trustees**

Mr H B Jones \*  
Ms C Silvester (appointed 2 June 2020)  
Mr R J Slatem \*  
Mr C Tustin (resigned 2 June 2020)

\* Trustee holding title to freehold land and buildings at Wren Hall, School Lane, Wroxall,  
Warwick CV35 7NF

**Address**

Wren Hall  
School Lane  
Wroxall  
Warwickshire  
CV35 7NF

**Independent examiner**

Dr J R Ayling BSc FCA  
8 Troutbeck Avenue  
Leamington Spa  
Warwickshire  
CV32 6NE

**Bankers**

HSBC Bank PLC  
34 Poplar Road  
Solihull  
West Midlands  
B91 3AF

CCLA  
Senator House  
85 Queen Victoria Street  
London  
EC4V 4ET

Shawbrook Bank Ltd  
Lutea House  
Warley Hill Business Park  
The Drive  
Great Warley  
Brentwood  
Essex  
CM13 3BE

Hampshire Trust Bank  
55 Bishopsgate  
London  
EC2N 3AS

## **Wren Hall Report of the Trustees for the year ended 31 December 2020**

The Trustees present their report along with the financial statements of the Charity for the year ended 31 December 2020. The financial statements have been prepared in accordance with the accounting policies set out on pages 7 and 8, and comply with the Charity's Constitution and applicable law.

### **Structure, Governance and Management**

Wren Hall is constituted under a conveyance dated 1 September 1967, amended 30 April 2014, and is registered with the Charity Commission for England and Wales.

The Trustees who have served during the year and since the year end are set out on page 1. No trustees received remuneration from the Charity in the year ended 31 December 2020 (2019: nil).

The power to appoint trustees is vested in the current Trustees. Trustees are selected according to the skills, either professional and / or personal, they can bring to the role and must live within the parish. In choosing new Trustees, consideration is also given to ensuring a balanced Board in terms of age and gender.

The Trustees have examined the major strategic, business and operational risks which the Charity faces and confirm that systems have been established to mitigate those risks.

### **Objectives and activities**

The Wren Hall charity was established to represent all those with an interest in the local community encompassed within the catchment area defined as the communities of Beausale, Haseley, Honiley and Wroxall. By working in partnership with all relevant interest groups, voluntary organisations, statutory authorities and individuals the Management Committee seeks to provide for improvement in local wellbeing of an involved and valued community. The Charity has achieved these objectives via its two properties:

- Wren Hall is a meeting room located between Warwick and Knowle and is open to individuals, community groups, voluntary organisations, partnership agencies and businesses that are based in, or have an interest in the area. It acts as a focal point for village affairs bringing the local community together.
- The Parish Room is a fenced recreation ground in Honiley on the site of the old Parish Room which was demolished several years ago.

### **Achievements and performance**

The program to update and improve Wren Hall has continued throughout the year with works mostly completed in 2020, but the COVID-19 pandemic has negatively impacted the Charity's ability to carry out its community events.

### **Financial Review**

During the year ended 31 December 2020 the Charity received income mainly from grants. Income usually received from donations, room hire and fundraising events was adversely affected by the COVID-19 pandemic. Expenditure comprised mainly the cost of maintaining and improving the principal property. The Charity reported a surplus of £116,693 (2019: £32,373).

### **Reserves policy**

The Charity aims to hold sufficient reserves to meet its day to day requirements. At 31 December 2020 the Charity had funds of £562,772 (2019: £446,079) of which £1,270 (2019: £24,192) were restricted.

Approved by the Trustees and signed on their behalf by:



Mr R J Slatem - Trustee



Date

**Independent examiner's report  
To the Trustees of Wren Hall**

I report to the charity trustees on my examination of the accounts of the Charity for the year ended 31 December 2020 which are set out on pages 4 to 12.

**Responsibilities and basis of report**

As the charity's trustees 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 charity's accounts carried out under section 145 of the Act and in carrying out my examination I have followed all 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 giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the charity as required by section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair view' which is not a matter considered as part of an independent examination.

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



10 September 2021

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**Dr J R Ayling BSc FCA**  
8 Troutbeck Avenue  
Leamington Spa  
CV32 6NE

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Date

**Wren Hall**  
**Statement of Financial Activities for the year ended 31 December 2020**


	Notes	Unrestricted Funds £	Restricted Funds £	Total 2020 £	Total 2019 £
<b>Income and endowments from:</b>					
Donations and legacies	4	5	-	5	1,780
Charitable activities	5	14,675	121,668	136,343	38,504
Other trading activities	6	1,102	-	1,102	10,679
Investments		139	-	139	1,245
Other income		208	-	208	203
Total income and endowments		<u>16,129</u>	<u>121,668</u>	<u>137,797</u>	<u>52,411</u>
<b>Expenditure on:</b>					
Raising funds	7	-	-	-	4,821
Charitable activities	8	20,266	838	21,104	15,217
Total expenditure		<u>20,266</u>	<u>838</u>	<u>21,104</u>	<u>20,038</u>
<b>Net income / (expenditure)</b>		(4,137)	120,830	116,693	32,373
Transfers	13	<u>143,752</u>	<u>(143,752)</u>	-	-
<b>Net movement in funds</b>		139,615	(22,922)	116,693	32,373
Total funds brought forward	13	<u>421,887</u>	<u>24,192</u>	<u>446,079</u>	<u>413,706</u>
<b>Total funds carried forward</b>	13	<u>561,502</u>	<u>1,270</u>	<u>562,772</u>	<u>446,079</u>

There were no recognised gains and losses for the Charity for the current or prior periods other than those included in the statement of Financial Activities. All income and expenditure arises from continuing activities.

**Wren Hall  
Balance Sheet as at 31 December 2020**

	Notes	31 Dec 2020 £	31 Dec 2019 £
<b>Fixed assets</b>			
Tangible assets	10	531,554	333,069
<b>Current assets</b>			
Debtors	11	946	106,832
Cash at bank and in hand		32,362	99,011
		33,308	205,843
<b>Creditors: amounts falling due within one year</b>	12	(2,090)	(92,833)
<b>Net current assets</b>		31,218	113,010
<b>Total assets less current liabilities being total net assets</b>		562,772	446,079
<b>Funds</b>			
Restricted	13	1,270	24,192
Unrestricted	13	561,502	421,887
		562,772	446,079

Approved by the Trustees and signed on their behalf by:



Mr R J Slatem - Trustee



Date

**Wren Hall**  
**Cash flow statement for the year ended 31 December 2020**

	Year ended 31 Dec 2020 £	Year ended 31 Dec 2019 £	
<b>Cash flows from operating activities</b>			
Net income	116,693	32,373	
Adjustments for:			
Depreciation	13,844	7,579	
Interest from investments	(139)	(1,245)	
Loss on disposal of fixed assets	-	1,233	
Decrease / (increase) in debtors	105,886	(67,252)	
(Decrease) / increase in creditors	(90,743)	91,273	
	<hr/>	<hr/>	
Net cash provided by operating activities	145,541	63,961	
	<hr/>	<hr/>	
<b>Cash flows from investing activities</b>			
Interest and dividends	139	1,245	
Proceeds from the sale of fixed assets	-	554	
Purchase of fixed assets	(212,329)	(118,950)	
	<hr/>	<hr/>	
Net cash used in investing activities	(212,190)	(117,151)	
	<hr/>	<hr/>	
<b>Change in cash and cash equivalents in the year</b>	(66,649)	(53,190)	
<b>Cash and cash equivalents brought forward</b>	99,011	152,201	
	<hr/>	<hr/>	
<b>Cash and cash equivalents carried forward</b>	32,362	99,011	
	<hr/>	<hr/>	
<b>Analysis of cash and cash equivalents</b>			
Cash in hand	<hr/> 32,362	<hr/> 99,011	
<b>Analysis of changes in net debt and cash balances</b>			
	At start of year £	Cash flows £	At end of year £
<b>Cash</b>	<hr/> 99,011	<hr/> (66,649)	<hr/> 32,362

**Wren Hall**  
**Notes forming part of the financial statements**  
**for the year ended 31 December 2020**

**1 Accounting policies**

**{a} Basis of preparation and assessment of going concern**

The financial statements have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant notes to these accounts. The financial statements have been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) issued in October 2019 and the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) and the Charities Act 2011.

The trust constitutes a public benefit entity as defined by FRS 102.

The trustees consider that there are no material uncertainties about the Trust's ability to continue as a going concern.

**{b} Funds Structure**

Unrestricted income funds comprise those funds which the trustees are free to use for any purpose in furtherance of the charitable objects. Unrestricted funds include designated funds where the trustees, at their discretion, have created a fund for a specific purpose.

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the charity for particular purposes. The costs of raising and administering such funds are charged against the specific fund. The aim and use of each restricted fund is set out in the notes to the financial statements.

**{c} Income recognition**

All income is recognised once the charity has entitlement to the income, it is probable that the income will be received and the amount of income receivable can be measured reliably.

Donations, are recognised when the Trust has been notified in writing of both the amount and settlement date. In the event that a donation is subject to conditions that require a level of performance before the charity is entitled to the funds, the income is deferred and not recognised until either those conditions are fully met, or the fulfilment of those conditions is wholly within the control of the charity and it is probable that those conditions will be fulfilled in the reporting period.

The charity has received government grants in respect of the refurbishment of Wren Hall. Income from government and other grants are recognised at fair value when the charity has entitlement after any performance conditions have been met, it is probable that the income will be received and the amount can be measured reliably. If entitlement is not met then these amounts are deferred.

No amount is included in the financial statements for volunteer time in line with the SORP (FRS

Income from trading activities includes income earned from fundraising events and trading activities to raise funds for the charity. Income is received in exchange for supplying goods and services in order to raise funds and is recognised when entitlement has occurred.

**{d} Expenditure**

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that settlement will be required and the amount of the obligation can be measured reliably.

All expenditure is accounted for on an accruals basis. All expenses including support costs and governance costs are allocated or apportioned to the applicable expenditure headings. For more information on this attribution refer to note (f) below.

**{e} Irrecoverable VAT**

Irrecoverable VAT is charged against the expenditure heading for which it was incurred.

**{f} Allocation of support and governance costs**

All support costs have been attributed to charitable activities. Governance costs comprise all costs involving the public accountability of the charity and its compliance with regulation and good practice.

**Wren Hall**  
**Notes forming part of the financial statements**  
**for the year ended 31 December 2020**

**1 Accounting policies (continued)**

**{g} Fixed assets and depreciation**

Tangible fixed assets are capitalised above a threshold of £150 per asset and are stated at cost (or deemed cost) less accumulated depreciation and accumulated impairment losses. Depreciation is provided on tangible fixed assets, at rates calculated to write off the cost, less estimated residual value, of each asset on a systematic basis over its expected useful life as follows:

Freehold land	No depreciation
Freehold buildings	2% straight line
Fixtures and fittings	10% straight line

**2 COVID-19 pandemic**

On 23 March 2020 and 5 November 2020 the UK Government imposed general lockdowns in response to the global COVID-19 pandemic. The Trustees do not consider that the COVID-19 pandemic has had, or will have, any adverse effect on the ability of the charity to continue as a going concern, but an accurate estimate of the impact cannot yet be made.

**3 Related party transactions and trustees' expenses and remuneration**

The trustees all give freely their time and expertise without any form of remuneration or other benefit in cash or kind (2019: £nil). Expenses paid to the trustees in the year totalled £nil (2019: £nil). Mr R Slatem (Trustee) and Mr H Jones (Trustee) each made a short term interest free loan of £20,000 to the Trust in November 2019. The loans were made to enable supplier invoices to be paid without penalties being incurred for withdrawing funds from bank accounts with notice periods. Both loans were repaid in December 2019. There were no other related party transactions (2019: none).

<b>4 Income and endowments from donations and legacies</b>	<b>Year ended</b>	<b>Year ended</b>
	<b>31 Dec 2020</b>	<b>31 Dec 2019</b>
	<b>£</b>	<b>£</b>
Donations	5	1,780
Included within donations are restricted sums of £nil (2019: £1,500).		

<b>5 Income and endowments from charitable activities</b>	<b>Year ended</b>	<b>Year ended</b>
	<b>31 Dec 2020</b>	<b>31 Dec 2019</b>
	<b>£</b>	<b>£</b>
Rental income		
Wren Hall room hire	2,041	3,426
Parish Room	-	100
Grant income	134,302	34,978
	<u>136,343</u>	<u>38,504</u>
Grant income of £121,668 (2019: £34,978) is restricted.		

<b>6 Income and endowments from other trading activities</b>	<b>Year ended</b>	<b>Year ended</b>
	<b>31 Dec 2020</b>	<b>31 Dec 2019</b>
	<b>£</b>	<b>£</b>
Sunday teas	790	2,666
Other events	312	8,013
	<u>1,102</u>	<u>10,679</u>

**Wren Hall**  
**Notes forming part of the financial statements**  
**for the year ended 31 December 2020**

<b>7 Expenditure on raising funds</b>	<b>Year ended 31 Dec 2020</b>	<b>Year ended 31 Dec 2019</b>
	<b>£</b>	<b>£</b>
Event costs	-	4,821
Event costs include restricted expenditure of £nil (2019: £41).		

<b>8 Expenditure on charitable activities</b>	<b>Year ended 31 Dec 2020</b>	<b>Year ended 31 Dec 2019</b>
	<b>£</b>	<b>£</b>
Wren Hall expenditure		
Rates	-	443
Waste removal	200	-
Repairs and maintenance	1,653	1,456
Water	(139)	300
Insurance	1,449	1,371
Electricity and gas	685	1,583
Telephone	379	360
Bank charges	36	-
Website costs	646	156
Loss on disposal of fixed assets	-	1,233
Depreciation	13,844	7,579
Sundry expenses	179	-
	<u>18,932</u>	<u>14,481</u>
Community projects	1,471	-
Governance costs	701	736
	<u>21,104</u>	<u>15,217</u>

Included within depreciation costs are restricted expenses of £354 (2019: £354). Community project costs include £484 (2019: £nil) in respect of restricted funds.

Wren Hall employs no staff.

**9 Allocation of support costs**

All support costs associated with charitable activities are allocated to the sole charitable activity of the Charity being to promote communal events via the provision of community meeting places. Governance costs comprise the independent examiner's fee. No other fees were payable to the independent examiner (2019: £nil).

<b>Support cost</b>	<b>Year ended 31 Dec 2020</b>	<b>Year ended 31 Dec 2019</b>
	<b>£</b>	<b>£</b>
Loss on disposal of fixed assets	-	1,233
Depreciation	13,844	7,579
Governance costs	701	736
	<u>14,545</u>	<u>9,548</u>

**Wren Hall**  
**Notes forming part of the financial statements**  
**for the year ended 31 December 2020**

<b>10 Tangible fixed assets</b>	<b>Freehold land and buildings £</b>	<b>Fixtures, fittings &amp; equipment £</b>	<b>Total £</b>
<b>Cost</b>			
At 1 January 2020	347,479	21,846	369,325
Additions	187,112	25,217	212,329
At 31 December 2020	<u>534,591</u>	<u>47,063</u>	<u>581,654</u>
<b>Depreciation</b>			
At 1 January 2020	26,754	9,502	36,256
Charge for the period	9,762	4,082	13,844
At 31 December 2020	<u>36,516</u>	<u>13,584</u>	<u>50,100</u>
<b>Net book value</b>			
At 31 December 2020	<u>498,075</u>	<u>33,479</u>	<u>531,554</u>
At 31 December 2019	<u>320,725</u>	<u>12,344</u>	<u>333,069</u>

Included within the cost of freehold land and buildings is land at a cost of £46,500 (2019: £46,500) which has not been depreciated.

<b>11 Debtors</b>	<b>31 Dec 2020 £</b>	<b>31 Dec 2019 £</b>
Trade debtors	360	24
Prepayments and accrued income	586	106,808
	<u>946</u>	<u>106,832</u>

Included within prepayments and accrued income at 31 December 2019 is £104,529 in respect of grants which were contractually agreed at 31 December 2019 but not received until the year 31 December 2020. There is no accrued income at 31 December 2020.

<b>12 Creditors: amounts falling due within one year</b>	<b>31 Dec 2020 £</b>	<b>31 Dec 2019 £</b>
Accruals and deferred income	<u>2,090</u>	<u>92,833</u>

Accruals and deferred income at 31 December 2019 includes grant income of £83,529 which was deferred at 31 December 2019 because the terms of the grant had not yet been met. The balance was recognised as grant income in the year ending 31 December 2020. Hall booking deposits of £1,360 which were received in the year ended 31 December 2020, but are for events to be held in the year ended 31 December 2021, have been accrued at 31 December 2020.

**Wren Hall**  
**Notes forming part of the financial statements**  
**for the year ended 31 December 2020**

**13 Summary of fund movements**

	Fund balance b/f £	Income & endowments £	Expenditure £	Transfers £	Fund balance c/f £
Unrestricted funds					
General	421,887	16,129	(20,266)	143,752	561,502
Restricted funds					
Wren Hall Fund					
<i>National Lottery</i>	-	83,528	-	(83,528)	-
<i>WDC RUCIS</i>	-	25,376	-	(25,376)	-
<i>FCC Communities</i>	-	6,769	-	(6,769)	-
<i>Parish Council</i>	-	3,000	-	(3,000)	-
<i>Councillor Cooke</i>	1,000	2,000	-	(3,000)	-
<i>ACRE grant</i>	20,000	-	-	(20,000)	-
	21,000	120,673	-	(141,673)	-
Marquees Fund	324	-	(294)	-	30
Defibrillator Fund	420	-	(60)	-	360
Mr Wood Trophy Fund	135	-	-	-	135
WWI Project	234	-	(234)	-	-
Play Equipment	79	-	-	(79)	-
Community Café	2,000	-	-	(2,000)	-
Community Weave	-	995	(250)	-	745
	24,192	121,668	(838)	(143,752)	1,270
	446,079	137,797	(21,104)	-	562,772

- Wren Hall Fund: Grants and donations towards the purchase and redevelopment of Wren Hall. The fund transfers are in respect of tangible fixed assets which have been purchased from this restricted fund but are held for general use.
- Marquees Fund: Grant from Warwickshire County Council to fund the purchase of marquees for use in community events.
- Defibrillator Fund: Funded by a donation from the Joint Parish Council to purchase a defibrillator for installation at the Hall.
- Mr Wood Trophy Fund: Funded by a donation from the estate of Mr R Wood to provide a prize in his memory at the annual flower show.
- WWI Project: Grant from Warwick District Council to promote research into local history around the time of WW1 and to educate the community.
- Play Equipment: Grant from Warwickshire County Council to construct a play area for young children within the grounds of Wren Hall. The fund transfer is in respect of tangible fixed assets which have been purchased from this restricted fund but are held for general use.
- Community Café: Grant from Warwickshire County Council for the purchase of furniture for a new community café within Wren Hall. The fund transfer is in respect of tangible fixed assets which have been purchased from this restricted fund but are held for general use.
- Community Weave: Grant from Warwick District Council for a Community Weave project.
- Sufficient resources are held in an appropriate form to enable the funds to be applied in accordance with the restrictions.

**Wren Hall**  
**Notes forming part of the financial statements**  
**for the year ended 31 December 2020**

**14 Analysis of net assets by fund**

	<b>Unrestricted Funds £</b>	<b>Restricted Funds £</b>	<b>Total £</b>
Fixed assets	531,164	390	531,554
Current assets	32,428	880	33,308
Current liabilities	(2,090)	-	(2,090)
Fund balance	<u>561,502</u>	<u>1,270</u>	<u>562,772</u>

**15 Contractual commitment**

At 31 December 2020 the charity had a contractual commitment for refurbishment costs of £6,496 (2019: £86,014) which are expected to be invoiced and paid during the following year.

**16 Controlling party and ultimate controlling party**

The controlling party and ultimate controlling party of the Charity is the Board of Trustees of Wren Hall.

**Wren Hall**  
**Additional information**

This information does not form part of the financial statements of Wren Hall and has not been subject to an independent examiner's review.

<b>1 Net event income</b>	<b>Year ended 31 Dec 2020 £</b>	<b>Year ended 31 Dec 2019 £</b>
Barn dance	65	-
Xmas teas	225	-
Skittles Evening	-	546
Pig on the Green	-	934
Band on the Green	-	430
Flower Show	-	460
Wren Hall Quiz	-	244
Live & Local	22	195
Live and Local - it's Now	-	205
Wine and Cheese Evening	-	188
History Talk	-	(10)
	<u>312</u>	<u>3,192</u>