

Chittlehampton Village Hall
Trustees' Annual Report for the period
From 1st May 2024 to 30th April 2025
Charity name: Chittlehampton Village Hall
Charity registration number: 1200197

1. Objectives and Activities

To manage and administer the affairs of Chittlehampton Village Hall to provide a safe and secure environment as a centre for community social, cultural and recreational activities and to foster community well-being, social trust, cohesion and a sense of belonging among all residents.

Our vision is to

1. provide a welcoming and vibrant community hub for community events that stimulates community engagement and lively social interaction for the well-being of the community and alleviates problems with physical and mental health issues caused by rural isolation and loneliness
2. promote community diversity, equality and inclusion and foster a sense of belonging and community spirit among residents
3. provide a first class well-equipped venue that takes advantage of the adjacent playing field, to encourage active, healthier lifestyles for all ages by offering facilities for indoor and outdoor sports, fitness classes for all ages, toddlers development, and encourage participation in community life, arts and culture
4. promote and organise social and fund-raising events for the benefit of the charity and support events that create a strong sense of community pride and identity by providing access to a wide range of interests

Chittlehampton village hall is a traditional village hall used by the community for social gatherings, functions, activities, meetings, private parties and fund-raising events including the Annual Village Show & Fete, Christmas Fare and Parish Council Play Area Jumble Sales. The community has a long-standing vested interest in the hall owing to its history and its proven significance to our rural village life.

The charity manages the village hall's affairs to provide a safe and secure environment for community social, cultural and recreational activities for the 800+ residents of this rurally isolated village in North Devon. It engages with, and communicates to, all sections of the community to promote events and activities that meet their needs to attract diversity and inclusiveness of use.

2. Achievements and Performance

The village hall is a crucial meeting point for the community. In spite of social changes over its 70+ years existence and the hall's deteriorated condition, it remained a focal point that is crucial for a community struggling to make ends meet and which sometimes needs moral support, compassion and a local place to go for affordable entertainment and a range of activities. The regular and long-running monthly Bingo and weekly Whist Drives have been

the mainstay of community and fund-raising activities since the village hall charity was originally established, and they remain so.

Starting in June 2024 the hall has undergone a drastic renovation project and reopened in phased approach in December 2024 for Bingo and Whist and to open for all events in February 2025, once the heating was installed.

Since then the bookings and footfall have gone from strength to strength. The newly renovated hall is warm and bright. This has been noted and appreciated by all the users that knew what it was like before.

The regular events such as bingo, whist, yoga, lunch club, craft club, historical society have reestablished. New groups have formed such as Euchre card night and Djembe drumming. Event nights such as Ceilidh and Quiz nights are also running again. Events by external groups has also become a healthy contribution to our bookings.

3. Renovation Project

The end May 2024 saw the hall closed and cleared of all internal equipment. Under a JCT contract Culmex Construction Ltd carried out the planned renovation of removing the asbestos roof, replacement with a Kingsan Quadcore roof, insulation of the outside walls and cladding with cedar, installing new windows and door throughout and the rebuilding of a small extension that housed the ladies toilets.

The end of August ended this stage of the project and the refitting of the interior including new ceiling in the main hall, Air Source Heat Pump, fire system, new electrics and lighting, fit out of ladies toilet, painting and floor renovation was managed by our own trustees. Local tradesman and volunteers carried out these projects.

4. Financial Review

The increased value of fixed assets shows the outcome of an independent revaluation of the village hall post-renovation. It reflects the renovation work to the hall building and its internal facilities at YE25, and removal of the out-dated and unsuitable equipment in the old school kitchen.

The YE25 statements show a healthy income from grants that were approved prior to the reporting period and continued gift-aided donations. Income from fundraising was down on the previous year due to the 8 month closure of the hall for renovation work.

The declared loss of income (£53,417) was primarily due to the cost of renovation work (£479,528) carried out over the reporting period and a JCT contractual retention (£8,581) compared with the total income received (£445,682) over the same period. Overall solvency was maintained by the total current assets carried forward from YE24 (£74,270).

The business reserve account at the end of the period stood at £31,150

The trustees have very strong financial and anti-fraud & anti-corruption policies in place to protect and secure the monies raised and will continue to do so into the future. As part of this, the trustees have not received any remuneration during this period.

Chittlehampton Village Hall

CIO No. 1200197

Financial Statements.

For the year 1st May 2024 - 30th April 2025

Contents.

Page.

Balance Sheet

1

Income and Expenditure Account

2

“ “ “ “ contd

3

Chittlehampton Village Hall CIO No. 1200197

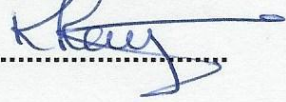
Balance Sheet at 30th April 2025

	<u>2025</u>	<u>2024</u>
<u>Fixed Assets.</u>		
Village Hall	£375,000	£150,000
Kitchen Equipment	£ 820	£ 2,555
Furniture	£ 590	£ 640
Marquees & Gazebos	£ 520	£ 550
Defibrillator	£ 700	£ 800
	-----	-----
Total Fixed Assets	£377,630	£154,545
<u>Current Assets.</u>		
Debtors	-	-
Bank Current A/C	£ 3,011	£ 3,401
" Reserve A/C	£ 26,055	£ 70,425
Petty Cash	£ 368	£ 444
VAT Liability	£ 1,716	£ -
	-----	-----
Total Current Assets	£ 31,150	£ 74,270
<u>Current Liabilities.</u>		
Creditors & Accruals (Retention + VAT)	£ 10,297	£ -
	-----	-----
Total Current Liabilities	£ 10,297	£
Total Net Assets.	<u>£398,483</u>	<u>£228,815</u>
<u>Represented By.</u>		
Accumulated Fund b/fwd	£ 228,815	£206,709
+ Revaluation Costs	£ 223,085	
Loss for Year	£ (53,417)	£ 22,106
	-----	-----
Accumulated Fund c/fwd	<u>£ 398,483</u>	<u>£228,815</u>

Signed

Chairman.....

Date: 17/10/2025

Secretary.....

Date: 21/10/2025

Chittlehampton Village Hall CIO No. 1200197
Income & Expenditure Account for Year Ending 30th April 2025

	<u>2025</u>	<u>2024.</u>
<u>Income.</u>		
Bank Interest	£ 1,435	£ 769
Gift Aid & Interest	£ 3,155	£ 4,445
	-----	-----
	£ 4,590	£ 5,214
<u>Grants & Donations</u>		
Grants	£ 416,770	£ 13,000
Donations	£ 13,407	£ 21,447
Defibrillator (Donation)	£ -	£ -
	-----	-----
	£ 430,177	£ 34,447
<u>Fundraising:</u>		
Fete	£ 1,775	£ 1,511
Social Events	£ 746	£ 3,852
Whist Drives	£ 3,388	£ 4,649
Bingo	£ 3,690	£ 4,072
Lunch Club	£ 98	£ 420
Lettings/Rent	£ 702	£ 1,297
Historical Society	£ 72	£ -
Craft Club	£ 30	£ -
North Devon Lottery	£ 408	£ -
Books	£ 6	£ -
	-----	-----
	£ 10,915	£ 15,801
	-----	-----
Total Income	<u>£ 445,682</u>	<u>£ 55,462</u>
<u>Less Expenditure.</u>		
Advertising	£ 67	£ -
Miscellaneous Exps	£	£ 50
Rent	£ 285	-
Water Rates	£ 1,719	£ 1,429
Electricity	£ 1,133	£ 1,837
Cleaning (inc Materials)	£ 1,195	£ 1,229
Premises Expenses	£ 1,907	£ 2,261
Insurance	£ 3,886	£ 816
Printing/Postage	£ 8	£ 2
Legal Fees	£ 601	£ 2,642
Subscription Costs	£ 50	£ 50
Village Hall Renovations	£479,528	£ 23,040
Training Costs	£ 139	£ -
	-----	-----
Total Expenditure	<u>£490,518</u>	<u>£ 33,356</u>

Less Retention Held

£ 8,581

Loss of Income over Expenditure £ (53,417)

Signed

Chairman

Z. C. Nuh

Date: *17/10/2025*

Secretary

K. B. B.

Date: *21/10/2025*

5. Structure, Governance and Management

The charity was initially setup in February 1980 as an unincorporated association with a constitution (Trust Deed) signed by the then existing village hall committee members. It continued to operate until the AGM in May 2022 when it was agreed to change the management structure of the charity to a **Charitable Incorporated Organisation** to provide a legally up-to-date structure and the management disciplines needed to attract the significant level of funding needed to fully renovate and refurbish the hall.

The new CIO charity was registered on 26th August 2022 with a new charity number (1200197) and a new Constitution based on the ACRE (Action with Communities in Rural England) model for village halls which is approved by the Charity Commission for use by village halls in England. The CIO's constitution describes the organisation's governance and membership structures. The model adopted is a Foundation CIO whereby the voting members and charity trustees are one and the same (known as 'closed' membership).

The transfer of the charity's assets, namely the village hall building and car park, to the CIO was completed by the Land Registry on 31st August 2023. The charity now has the constitutional disciplines of a CIO with high standards of governance, as confirmed by its Hallmark quality assurance status achieved in October 2023.

Full Trustee meetings are held monthly with additional meetings when necessary.

All policies, procedures and statutory risk assessments are available to view under Booking Info on the Village Hall website – www.chittlehamptonvillagehall.co.uk

6. Reference and Administrative details

Charity name	Chittlehampton Village Hall
Other name the charity uses	
Registered charity number	1200197
Charity's principal address	c/o Cobble Cottage The Square Chittlehampton Devon EX37 9QW

7. Trustees Names and Office (if any)

Zoe Nicklin Chairman

Martin Ives Treasurer

Sarah Tierney Secretary

Jimmy Willcox

Charlotte Grimshire

Sue Mizon

Louise Woodhouse

8. Declarations

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

Signed on behalf of the charity's trustees

Signature(s) 

Full name(s) Martin John Ives

Position (eg Secretary, Chair, etc) Treasurer

Date 29th November 2025

INDEPENDENT EXAMINER'S REPORT

Report to the trustees of the Chittlehampton Village Hall ("the Hall") on the accounts for the year ended 30th April 2025 set out on pages 1 and 2.

The Hall's trustees are responsible for the preparation of the accounts. The Hall's trustees consider that an independent examination is needed.

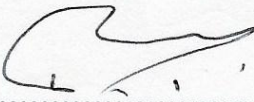
It is my responsibility to:

- Examine the accounts; and
- To state whether particular matters have come to my attention.

My examination was carried out in accordance with general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the Hall 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 concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a 'true and fair' view and the report is limited to those matters set out in the statement below.

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

- (1) which gives me reasonable cause to believe that in any material respect, the requirements:
 - to keep accounting records in accordance with section 130 of the 2011 Charities Act; and
 - to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Charities Act have not been met; 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 

Date... 16th October 2025

Name: A C B Browne

Qualification: FCA (Institute of Chartered Accountants in England & Wales)

Address: South Cobbaton Farm, Chittlehampton, Umberleigh, Devon EX37 9RZ