



# Annual Report and Accounts 2022

**Lands Village Hall Association**

**Prepared for next Annual General Meeting**

**Prepared by: Glenn Reffin**

Lands Village Hall ◦ High Lands ◦ County Durham ◦ DL13 5AR

Lands Village Hall is regulated by the Charity Commission of England and Wales (reg. no. 520841)



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# 1

## Charity declaration

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Lands Village Hall Association is a registered trust regulated by the Charity Commission of England and Wales and subject to the *Charities Act, 1993*.

**Charity name:** Lands Village Hall Association

**Charity number:** 520841

**Registered office:** 54 High Lands, Co. Durham, DL13 5AS

**Aims:** The provision and maintenance of a village hall for use by the inhabitants of the area of benefit without distinction of political, religious or other opinions, including use for: meetings, lectures and classes; and other forms of recreation and leisure-time occupation, with the object of improving the conditions of life for the inhabitants.

**First registered:** 5 October 1965

**Website:** [landsvillagehall.uk](http://landsvillagehall.uk)

**Bankers:** Virgin Money Plc

## **Officers and Trustees**

**Chairman:** Glenn Reffin

**Secretary:** Alison Deakin

**Treasurer:** David Dodd

## **Other Trustees (Management Committee Members)**

Simon Dobson

Paul Dodd

Gerard Gaynor

Elaine Harrison

Carol Suddick

Janet Sewell (Evenwood and Barony Parish Council Representative)

## **Annual Returns**

**Annual Return for reporting year 2021** submitted 1 October 2022 (on time)

**Annual Return for reporting year 2020** submitted 9 October 2021 (on time)

**Annual Return for reporting year 2019** submitted 22 September 2020 (on time)

# 2 Officers' Report

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## Introduction

Throughout 2022, the Trustees continued to work towards the Association's aims. This report covers the period January–December 2022 for presentation to the next AGM.

The aims of the Management Committee were simple:

- to raise funds to continue refurbishing the hall;
- to provide the hall and other facilities for public use;
- to engage the community in the village hall.

## Raise funds for refurbishments

The Trust received funding that enabled us to continue the refurbishment of the hall and improvement of its facilities. We received further grant aid relating to COVID–19 relief from Durham County Council (DCC), compensation from Northern Powergrid relating to Storm Arwen, and income from hiring the hall, events, and our regular programme of activities.

## **Provide facilities for public use**

We continued to plan and implement repairs to the fabric of the hall and improve the facilities available. During the year, we repaired the roof to halt water leaks, installed panelling in the hall to improve its appearance, replaced rotten wood, and worked to mend and repair.

In addition, we bought and installed a cooker range for the kitchen, bought new crockery and tableware.

We also started working on a contingency plan for the village hall, in liaison with Evenwood and Barony Parish and DCC's Civil Contingencies Unit. We applied for funding from Northern PowerGrid Foundation for a generator and new heating for the hall. The application was successful and we await payment of the notified funds for this work. We have produced a Contingency Plan for the hall, which ensures that the community has a Place of Safety in the event of an emergency (like Storm Arwen). The plan will be implemented and communicated by the committee when necessary.

## **Engaging the community**

During the year, we organised several events, including:

- an Easter Egg–stravaganza!;
- Christmas decorations;
- Christmas Cheer;
- the Queen's Platinum Jubilee celebrations; and,
- Christmas Breakfast Club.

Our events always prove popular and draw in significant numbers of people from our area of activity and the surrounding areas. While some of these events were loss–making, several of them raised funds to further our activities and improve the village hall.



We receive many suggestions for events and programmed activities from our members and users. We continue to experiment with these suggestions to find a suitable blend of activities for our members and users.

Our programme activities during the period included:

- the ever-popular Coffee mornings;
- Games night; and,
- Spring Clean.

Unfortunately, the Games night did not prove popular and was discontinued. We also wanted to start regular pizza nights and barbeques during the summer months but we were unable to organise the infrastructure for this.

Our Coffee mornings and Spring clean remain popular and further our aims to combat social isolation, poverty, provide facilities for the community, engage the community, and improve our environment.

## **Summary**

During this financial year we have invested a considerable amount of our reserves to start making improvements to the hall and to provide events and activities for our community and members. As a result, we have experienced a rebalancing of our financial position, which was expected.

I would like to thank the Management Committee and our users and members for their continued engagement and support during the period. We continue to look for people who can contribute to the Management Committee and become a trustee. If you would like to make a contribution, please get in touch.

Glenn Reffin  
Chairman



# 3 Governance

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## Structure of the Trust

The Association is a charitable trust registered on 5 October 1965 with registration number 520841. The Association is governed by the *Charities Act, 1993* and regulated by the Charity Commission of England and Wales.

The Association is composed of subscribing members. It has a Management Committee that ensures the trust operates according to its constitution and regulatory requirements. The committee sets the fees and benefits of membership. Members are currently entitled to:

- reduced rates of hall hire;
- reduced rates or free access to some events during the year;
- early notice for some events;
- voting rights at General Meetings; and,
- right to stand for election to a position on Standing Committees.

## Membership

During 2022, we had 38 members, 36 of whom were voting members.

## Partnerships and relationships

The Association was affiliated to The Village Halls Consortium (TVHC) paying £50.00 annually. The TVHC website provides further information about the organisation.

We maintain good relationships with Durham County Council, including service requests, funding, and grant applications. We invoice the Electoral Services department for hall use as a Polling Station. Additionally, we maintain contact with our local County Councillors.

## Risk management

We have reviewed all significant risks facing the charity and implemented controls where necessary to ensure:

- we meet our charitable objectives;
- we have satisfactory financial controls in place to cover our immediate needs;
- we have adequate policies and insurance to cover possible liabilities; and,
- we have mitigated as far as possible the risks we can alleviate.

We manage the charity's risks and exposure to public liability through control mechanisms, including safety and fire risks. These are regularly reviewed. The charity also has suitable insurance policies in place covering public liability and other insurances, as applicable.

# 4 **Financial report**

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## **Financial review**

At the start of 2022, the Trust's liquid assets were worth £23,659.46, and at the end of the financial period on 31 December 2022, the Trust had a net sum of £5,987.45.

This change demonstrates the significant investment the Trust has made in the hall during the period.

## **Responsibilities**

The Association's Constitution requires the Management Committee to prepare and present annual financial statements giving a true and fair reflection of the charity's activities throughout the year and its financial position at the year-end. In preparing these statements, the Management Committee must:

- select suitable accounting policies and apply them consistently;
- make judgements and estimates that are reasonable and prudent;

- state whether applicable accounting standards, and statements of recommended practices, were followed, subject to any departures disclosed and explained in the financial report; and,
- prepare the financial statements on a going-concern basis unless it is inappropriate to presume the Trust will continue to operate.

The Management Committee must keep proper accounting records that disclose the Trust's financial position with reasonable accuracy at any time. These financial statements must comply with the *Charities Act, 1993*. The Management Committee is responsible for safeguarding the assets of the Trust and for prevention and detection of fraud and other irregularities.

On behalf of the Trustees

G Reffin  
**Glenn Reffin**  
Chairman

## Balance sheet

	Opening balance	Period change	Closing balance
Property–cost	0.00	0.00	0.00
Fixtures and fittings–cost	0.00	0.00	0.00
<b>Fixed Assets Total</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
Bank account	19,834.05	(18,203.74)	1,630.31
Savings account	3666.06	9.64	3,675.70
Cash	159.35	522.09	681.44
<b>Current Assets Total</b>	<b>23,659.46</b>	<b>(17,672.01)</b>	<b>5,987.45</b>
<b>Assets Total</b>	<b>23,659.46</b>	<b>(17,672.01)</b>	<b>5,987.45</b>
Expense creditors	0.00	0.00	0.00
<b>Current Liabilities</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
Retained earnings	0.00	0.00	0.00
Profit and Loss Account	23,659.46	(17,672.01)	5,987.45
<b>Equity</b>	<b>23,659.46</b>	<b>(17,672.01)</b>	<b>5,987.45</b>
<b>Liabilities and Equity</b>	<b>23,659.46</b>	<b>(17,672.01)</b>	<b>5,987.45</b>

# Profit and Loss Report

	2022	2021	2020
Hall hire	201.00	572.00	120.00
<b>Hall hire total</b>	<b>201.00</b>	<b>572.00</b>	<b>120.00</b>
Other income	3,791.14	23,699.66	16,903.23
Bank interest receivable	26.34	23.09	13.69
<b>Other income total</b>	<b>3,817.48</b>	<b>23,722.75</b>	<b>16,916.92</b>
<b>Income Total</b>	<b>4,018.48</b>	<b>24,294.75</b>	<b>17,036.92</b>
Marketing	(770.73)	(206.39)	(820.00)
Water rates	(367.15)	(240.22)	(77.24)
Insurance	(439.20)	(419.33)	(398.60)
Electricity	(1,192.00)	(1,477.72)	(948.78)
Sundries	(93.82)	(170.11)	(3.04)
Equipment	(2,171.09)	(3,052.31)	(80.13)
Repairs and maintenance	(15,690.61)	(9,338.09)	(1,800.77)
Events management	(747.18)	(493.51)	0.00
<b>Overheads</b>	<b>(21,471.78)</b>	<b>(15,397.68)</b>	<b>(3,308.56)</b>
Subscriptions	(182.00)	(50.00)	(115.99)
Charitable donations	(36.71)	0.00	0.00
<b>Other overheads total</b>	<b>(218.71)</b>	<b>(50.00)</b>	<b>(50.00)</b>
<b>Overheads Total</b>	<b>(21,690.49)</b>	<b>(15,447.68)</b>	<b>(4,244.55)</b>
<b>Net Profit / Loss</b>	<b>(17,672.01)</b>	<b>8,847.07</b>	<b>12,792.37</b>



# Income, Expenditure and Balance Chart

This chart shows the historical income, expenditure and total assets of Lands Village Hall Trust from 1969 to 2021.

**Lands Village Hall**  
Income, Expenditure and Balance

