

Trustees' Annual Report for the period

Period start date		Period end date	
From	1st January 2025	To	31st December 2025

Section A Reference and administration details

Charity name

Other names charity is known by

Registered charity number (if any)

Charity's principal address Northall,
Nr. Dunstable, Beds
Postcode

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 Alan Tipper	Chairman		
2	Mr Kevin Cabbage	Treasurer		
3	Dr. Richard Dorrance	Secretary		
4	Mrs Lorna Cabbage	Bookings Secretary		
5	Mr Anthony Cox			Northall Baptist Church
6	Mr. Richard Harpley			
7	Mrs Jacqueline Mathew	Deputy Bookings Secretary		
8	Mr Meurnyn Thomas			Age UK
9	Graham Chandler		February 28-December 31	

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

Name	Dates acted if not for whole year
None	

Names and addresses of advisers (Optional information)

Type of adviser	Name	Address
None	None	

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

Section B Structure, governance and management

Description of the charity's trusts

Type of governing document <small>(eg. trust deed, constitution)</small>	Trust Deed (dated 30 th June 1981) and as Amended (9.7.10)
How the charity is constituted <small>(eg. trust association, company)</small>	Trust
Trustee selection methods <small>(eg. appointed by, elected by)</small>	Trustees are either nominated by their respective organisations or invited by the Management Committee to put their names forward and then elected at the AGM.

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.

All new Trustees are provided with detailed Briefing Notes, which set out the Trust's Objectives, Financial & Achievements History, key Issues and future plans, together with relevant Charity Commission publications.

Risk Management Policy:

- i) To broaden the hirer base to minimise exposure to losing one or more large regular hirers.
- ii) Reserves policy to ensure sufficient contingency funds to pay fixed costs should income be lower than expected.
- iii) Reserves policy to ensure sufficient funds to pay for large, emergency building repairs.
- iv) The insured value of the buildings and contents are indexed linked by our Insurer to cover full replacement.
- v) The management committee meets 3 times a year and reviews the charity's exposure to risk at each meeting. If necessary, policy changes are made.
- vi) The management committee reviews the health and safety of the hall and grounds at regular intervals including matters such as kitchen hygiene. Additionally, trained volunteers check the playground equipment each week and keep a written record of concerns. Accredited Playground inspection companies are contracted to undertake an annual check. Other aspects of the hall and grounds are checked regularly but less frequently.

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

The provision of a Village Hall for the use of the inhabitants of Northall, including use for meetings, lectures, classes and for other forms of recreation and leisure time occupation, with the objective of improving the conditions of life for the said inhabitants.

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 provide Northall residents with a village hall (and grounds), that is suitable for community groups and family parties for up to 60 people, and which is amongst the best for cleanliness, décor, equipment, facilities, safety – and value for money.

One volunteer maintains the flower bed and re-plants it twice per year. Another volunteer helps with the Hall Bookings when the Bookings Secretary and Deputy are unavailable. The Committee also does a lot of voluntary work in maintaining and improving the Hall facilities and grounds.

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

Hall Usage & Hiring Income

Hiring income fell by 5% to £12,870 in 2025 - compared with £13,558 in 2024.

User Category	Number of Hirers		Hall Usage			Hiring Income		
	2024	2025	2024 Hours	2025		2024 £	2025	
				Hours	% Change over 2023		£	% Change over 2024
Regular	10	10	1096	1,160	6%	7,017	7,425	6%
Ad Hoc	88	67	568	485	-15%	6,541	5,445	-17%
No Charge	2	2	5	5	5%	-	-	-
Total	100	79	1,669	1,650	-1%	13,558	12,870	-5%

2. Hiring Fees

Hiring fees remained unchanged during 2025 for out of area hirers £15 per hour, £8.50 for local hirers and £6.40 for regular hirers.

3. Village Hall Grounds

The grounds include an extensive children's playground with apparatus for all ages from 1 to 16. This is subject to a comprehensive weekly check by committee members and a professional playground inspector undertakes a comprehensive check every year. Three crab apple trees were removed adjoining the boundary fence and replaced by three flowering trees.





4. AGM

The AGM was held on the 23rd May 2025 with eight committee members and three residents of Northall in attendance.

5. Website Marketing

All the Committee's publicity material and booking forms etc continue to be available on Edlesborough Parish Council's website www.edlesborough-pc.gov.uk/nvh This has increased people's awareness of the Hall, and substantially eased the administrative burden on the Bookings' Secretary by enabling potential Hirers to easily access all the information on the Hall.

The booking system has been largely automated so that potential hirers can complete the booking form and pay online.

6. Soft Play Equipment/Games Box

£ 150 was received for the hire of the Soft Play Equipment/Games Box during 2025 compared with £345 for 2024.

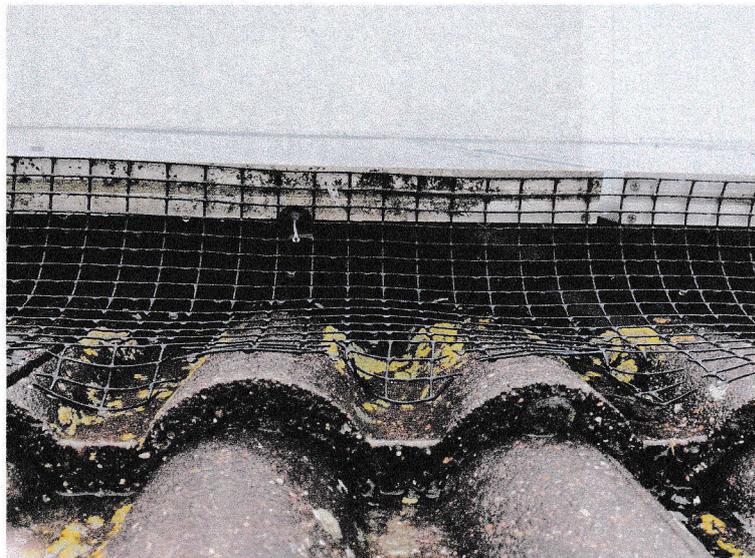
7. Garden Party Furniture

£80 was received for the hire of Garden Party Furniture compared with £120 in 2024.

8. Solar Panels

The solar panel FIT payments amounted to £1,704, reflecting plenty of sun during the year and the inflation indexed FIT rates. The £1,891 received in 2024 was artificially high because September and December 2023 payments had been delayed and paid in March 2024.

For the past two years we have been suffering from a flock of feral racing pigeons nesting under the panels. This has caused several problems not least the blocking of gutters with debris and excrement. We have had wire mesh fitted around the panels to prevent pigeons nesting underneath by Eco 7 at a cost of £695. This was paid direct by Edlesborough Parish Council from their donation towards hall running costs.



The panels continue to save the Hall money and are also contributing to the global policy to use more sustainable sources of energy for heating and lighting.



9. CCTV Cameras

Seven new video cameras covering the playground, car park and external doors have been installed at a cost of £2,375. The recorded images are held for 10 days in case police need to investigate an incident. The cameras have proved to be a useful tool in monitoring hall usage.



10. Acoustic Panels

To reduce the difficulties of hirers hearing each other because of echoes in the hall 16 acoustic bonded panels were installed in April by Sound Reduction Systems Ltd at a cost of £3,621.60. There has been a positive response from hirers particularly Age UK



Section E

Financial review

Brief statement of the charity's policy on reserves

The Management Committee aims to build-up and retain Reserves to cover the following:

1. Operating Reserves, equivalent to 12 months minimum expenditure (currently about £17,000, as a contingency against losing Regular Users, economic recession, fall in hiring income etc.
2. Building Reserves of £8,000 to carry out emergency repairs, emergency replacement of essential equipment etc.
3. A sinking fund for the on-going improvement of the fabric, décor and facilities of the Hall (£6,000).

Possible Hall improvement projects planned over the next few years (£12,000)

Details of any funds materially in deficit

Not applicable

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 Management Committee's principal source of income is derived from fees from hiring out the Hall

As at the 31st December 2024 the Northall Village Trust holds all of its Reserves in its CAF Current and Gold Accounts for minimum risk.

Total income was £15,630 made up £12,870 of hiring income, £250 of Damage Deposits, £1,704 of FITs from the solar panel installation, Book Swop cash donation of £5, bank interest of £802.

Total expenditure was £17,028 and this resulted in a deficit for the year of £1,398

This has resulted in the total reserves reducing to £43,604 which is still a very healthy position.

Section F

Other optional information

Section G

Declaration

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

Signed on behalf of the charity's trustees

Signature(s)	REDACTED	REDACTED
Full name(s)	Mr Alan Tipper	Mr Kevin Cabbage
Position	Chairman	Treasurer
Date	17 th February 2026	