



Educational Foundation of Bailey and Levett CIO



Trustees' Annual Report 2025

This report meets the requirements of *Section 11 Charities (Accounts and Reports) Regulations 2005*, and provides information on how the Charity aims to meet the public benefit test in line with *Section 4 Charities Act 2006*.

Background and Charitable Activities

The Educational Foundation owns the properties known as Chelveston Village Hall and School House situated on Caldecott Road, Chelveston. The Trustees of the Foundation are required to use the charity's income firstly to maintain these properties in good repair and to provide/run a combined Educational Institute and Village Hall for the Parish of Chelveston-cum-Caldecott and surrounding environs. Any surplus income should then be used to support the education of young persons in the Parish. The Foundation derives all its income from rental received from School House, from hire fees received from the use of Chelveston Village Hall and from grants and investments.

The Foundation encourages and supports educational classes and meetings by subsidising the hire fees for all such events, especially those for young people. Private functions are charged at a modest surplus to fund future small equipment purchases.

Activities undertaken in 2025

2025 was the first year of the CIO's operation, having formally taken over from the previous charity (309769) on 1st January 2025. The Village Hall operations were managed by Maxine Routledge, the new part-time Village Hall Manager.

A number of new regular hires were secured during the year which meant that weekday occupancy was at its highest since the pandemic. However, there was insufficient caretaker cover at weekends, meaning that the number of private functions was significantly reduced. Overall, the Hall usage was **1,420** hours in 2025, up from **1,142** hours in 2024. This is significantly lower than peak usage in 2018 with **1,781** hours.

Maintenance activities during the year included the replacement of water heaters and the replacement of the projector, all of which were 10 years old and showing signs of imminent failure.

School House had a full 12-month tenancy with some increased maintenance required, reflecting the 8 years that have elapsed since the refurbishment in 2017. The property is now being fully managed by Charles Orlebar.

The paddock and Village Hall garden continue to be damaged by rabbits.

Accounts for 2025

Village Hall hire fees were **£18,003**, well ahead of budget. Running costs were **£15,703** well below budget. There was therefore a good operating surplus of **£2,300** for the Village Hall.

A grant of **£3,900** was secured from the Windfarm Trust as a 75% contribution towards the projector replacement project.

School House recorded an operating surplus of **£8,602** despite the increased maintenance costs.

Reserves now stand at **£61,508**, an increase of **£8,325** from 2024. General operating reserves now stand at **£44,558**. The remaining reserves are earmarked as a contingency for equipment repair and renewal, or for tenancy changes costs in School House.

With the change in the charitable objects approved by the Charity Commission, there is no longer an Educational Bursary Fund and the restricted reserves of £3,000 held for that purpose have been transferred into general operating reserves.

As the Foundation's income exceeded the **£25,000** threshold, these accounts have been independently examined. Full details are available below to allow any member of the public to undertake their own examination.

| Links to 2025 Receipts and Payments Register | |
|---|---|
| PDF Version | https://villagehall.chelveston.org.uk/finance/2025/2025-receipts-and-payments-register |
| Excel Version | https://villagehall.chelveston.org.uk/finance/2025/2025-receipts-and-payments-register.xlsx |

| Links to 2025 Accounts and Balance Sheet | |
|---|---|
| Excel Version | https://villagehall.chelveston.org.uk/finance/2025/2025-accounts-and-balance-sheet.xlsx |

Issued on behalf of the Directors

Mark Hunter

Andrew Seaman, Chairman

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INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR ENDED 31st DECEMBER 2025

| INCOME | EXPENDITURE |
|---|--|
| Educational Foundation Investments | Educational Foundation Administration |
| Redwood Bank £136.56 | Banking charges £78.00 |
| Cash back Rewards(PayPal) £8.94 | Administration costs £556.70 |
| Unity Trust Deposit Account £823.99 | Payroll costs £151.39 |
| | Foundation Expenditure £786.09 |
| Foundation Investment Income £969.49 | |
| School House Operations | School House Expenditure |
| School House Rent £16,476.44 | School House Building Insurance Premium £1,497.98 |
| School House Income £16,476.44 | School House Grounds Maintenance £527.35 |
| | School House Maintenance £2,170.83 |
| | School House Agency/Management Fees £2,611.05 |
| | School House Utilities £1,068.14 |
| | School House Expenditure £7,875.35 |
| | School House Operating Surplus £8,601.09 |
| Village Hall Related Income | Village Hall Ongoing Operations |
| Village Hall Operating Income | Village Hall Running Costs |
| Hall hire £18,002.99 | Village Hall insurance premium £2,249.49 |
| | Village Hall Manager fees £3,288.03 |
| | Village Hall Caretaker services £4,095.57 |
| | Grounds maintenance £527.35 |
| | Supplies £228.41 |
| | Village Hall Utilities £3,356.18 |
| | Software licences and ICO registration £238.97 |
| | Minor repairs and maintenance £1,138.99 |
| | Pay Pal Fees £256.13 |
| | Sub-total Village Hall Running Costs £15,379.12 |
| | Village Hall Equipment Expenditure |
| | Dyson hand held cleaner, water boiler £323.99 |
| | Sub-total Equipment Expenditure £323.99 |
| | Village Hall Ongoing Operating Expenditure £15,703.11 |
| | Village Hall Ongoing Operating Surplus £2,299.88 |
| Grant income | Development Projects |
| Wind Farm Trust (Projector) £3,900.00 | VH Water Heaters Replacement £1,069.81 |
| | VH Fencing replacement £320.60 |
| | Network upgrade £99.99 |
| | New projector £5,100.19 |
| | New vacuum cleaner £68.63 |
| Grant income £3,900.00 | Development Project Expenditure £6,659.22 |
| Total Foundation Income £39,348.92 | Total Foundation Expenditure £31,023.77 |
| | Total 2025 Income less expenditure £8,325.15 |

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BALANCE SHEET FOR THE YEAR ENDED 31st DECEMBER 2025

| Funds B/F as at 1st January 2025 | | Funds C/F 31st December 2025 Represented by | |
|--|-------------------|---|-------------------|
| Foundation Cash Funds | | Foundation Cash Funds | |
| Unity Trust 60-83-01-20460617 | £30,746.99 | UnityTrust 60-83-01-20460617 | £11,177.01 |
| Redwood-60-83-83-80097691 | £21,464.87 | UnityTrust 60-83-01-20527084 | £49,323.99 |
| PayPal | £1,310.76 | PayPal | £1,237.79 |
| Total Trustee Cash Funds B/F | £53,522.62 | Total Trustee Cash Funds C/F | £61,738.79 |
| Foundation Debtors/Creditors | | Foundation Debtors/Creditors | |
| British Gas Lite (December energy bills) | (£339.30) | HMRC | (£380.60) |
| | | NEST Pensions | (£61.98) |
| | | British Gas | (£337.89) |
| | | Thrive Dance Academy - 2025-117 | £471.40 |
| | | Weight Watchers - 2025-118 | £88.00 |
| | | Chair Exercise Class - 2025-113 | £44.75 |
| | | Thrive Dance Academy - overpayment on 2023-26 | (£54.00) |
| Foundation Debtors/Creditors B/F | (£339.30) | Foundation Debtors/Creditors C/F | (£230.32) |
| 2025 income less expenditure | | | |
| Investment income | £969.49 | | |
| Grant income | £3,900.00 | | |
| School House operating surplus | £8,601.09 | | |
| Village Hall operating surplus | £2,299.88 | | |
| Foundation Administration costs | (£786.09) | | |
| Development projects | (£6,659.22) | | |
| Total 2025 income less expenditure | £8,325.15 | | |
| Total Funds C/F as at 31st December 2025 | £61,508.47 | Total Funds C/F as at 31st December 2025 | £61,508.47 |
| MADE UP OF THE FOLLOWING RESERVES/LIABILITIES | | | |
| Reserves B/F as at 1st January 2025 | | Reserves C/F as at 31st December 2025 | |
| Educational Foundation Reserves | | Educational Foundation Reserves C/F | |
| Restricted Reserves | | Restricted Reserves | |
| Educational Grant Fund [10] | £3,000.00 | Tractor replacement/repair reserve [2] | £1,650.00 |
| Tractor replacement/repair reserve [2] | £1,500.00 | | |
| Unrestricted Reserves | | Unrestricted Reserves | |
| Tenancy change reserve [1] | £5,300.00 | Tenancy change reserve [1] | £5,300.00 |
| VH Equipment Replacement Reserve [4] | £10,000.00 | VH Equipment Replacement Reserve [4] | £10,000.00 |
| General Operating Reserves [3] | £33,383.32 | General Operating Reserves [3] | £44,558.47 |
| Reserves B/F as at 1st January 2025 | £53,183.32 | Educational Foundation Reserves C/F | £61,508.47 |
| 2025 income less expenditure | | | |
| Investment income | £969.49 | | |
| Grant income | £3,900.00 | | |
| School House operating surplus | £8,601.09 | | |
| Village Hall operating surplus | £2,299.88 | | |
| Foundation Administration costs | (£786.09) | | |
| Development Project Costs | (£6,659.22) | | |
| Total 2025 income less expenditure | £8,325.15 | | |
| Reserves C/F as at 31st December 2025 | £61,508.47 | Reserves C/F as at 31st December 2025 | £61,508.47 |
| | | 2025 Change in Foundation Reserves | £8,325.15 |

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Non Financial Assets

Educational Foundation Permanent Endowment Assets

| Item | Purchased | Notes | Value |
|------------------------------|-----------|------------------------------------|-----------|
| School House | 1864 | 0.07 Ha - Residential dwelling [6] | £ 660,285 |
| Chelveston Village Hall | 1864 | 0.08 Ha - Community building [6] | £ 814,000 |
| Car park and amenity paddock | 2011 | 0.18 Ha - Land price only [7] | £ 6,441 |

Village Hall Equipment Assets

| Item | Purchased | Supplier | Cost |
|--|------------|-------------------------------|---------|
| Large tables | 01/10/2010 | Topline Furniture | £ 1,355 |
| Fridge Freezer | 07/10/2012 | Argos | £ 289 |
| Urns, Kettles, Flask | 07/12/2013 | Amazon | £ 190 |
| Small tables | 30/07/2014 | Topline Furniture | £ 421 |
| Dehumidifer | 02/11/2014 | Amazon | £ 220 |
| Ladders | 16/11/2014 | BPS Access Solutions | £ 150 |
| Screen | 01/01/2015 | Parish Council [8] | £ 1,200 |
| Cooker | 08/01/2015 | John Lewis | £ 2,128 |
| Dishwasher | 08/01/2015 | Industrial Warewashers | £ 1,554 |
| Fire extinguishers | 10/02/2015 | Amazon | £ 120 |
| Chairs | 03/03/2015 | Topline Furniture | £ 2,730 |
| Wifi access point | 10/02/2016 | 4GON | £ 185 |
| Large tables | 11/02/2016 | Topline Furniture | £ 326 |
| Small steps | 26/02/2016 | Solutions world | £ 55 |
| BBQ | 03/05/2016 | Summer BBQ | £ 200 |
| Security Shed | 17/06/2016 | Asgard | £ 1,804 |
| John Deere X135R Tractor | 17/06/2016 | Peterborough Grass Machinery | £ 2,800 |
| Stihl Strimmer | 17/06/2016 | Peterborough Grass Machinery | £ 290 |
| Exercise Barres | 23/01/2017 | The Barre | £ 340 |
| PA System | 26/05/2017 | Parish Council | £ 450 |
| Micro SD card | 26/01/2017 | Maplin | £ 25 |
| Lawnmower | 23/03/2017 | Screwfix | £ 250 |
| Floor Cleaner | 21/07/2017 | Karcher Centre | £ 199 |
| PAT Testing Kit | 10/10/2017 | First Stop Safety | £ 301 |
| Insect killer | 16/03/2018 | Screwfix | £ 56 |
| DSAV | 14/04/2018 | Sound system | £ 7,000 |
| Mobile phones | 14/04/2018 | O2 shop | £ 44 |
| Toolkit | 21/05/2018 | Tesco | £ 15 |
| Dance Floor | 15/02/2018 | LeMerk Flooring | £ 400 |
| Uninterruptable power supply | 01/01/2019 | Amazon | £ 85 |
| Bluetooth receivers | 05/03/2019 | Amazon | £ 72 |
| Wireless Presentation System | 11/04/2019 | Parish Council [9] | £ 992 |
| Misc Kitchenware | Various | Various | £ 430 |
| Security Camera | 21/01/2022 | Halfords | £ 100 |
| Wireless access point | 02/03/2020 | 4GON | £ 265 |
| Router | 03/02/2020 | Amazon | £ 185 |
| Hand sanitiser stations | 28/05/2020 | Glebe Healthcare | £ 520 |
| Dance Floor | 09/07/2020 | LeMerk Flooring | £ 435 |
| Microphones and stands | 02/02/2021 | Parish Council | £ 608 |
| Network Equipment | 01/04/2021 | Various | £ 690 |
| Air Quality Monitor | 09/07/2021 | Tester.co.uk | £ 450 |
| Purge fans | 10/09/2021 | Screwfix | £ 72 |
| Trailing 4 gang extension lead | 15/10/2021 | Screwfix | £ 11 |
| Fan heater | 29/11/2021 | Wickes | £ 16 |
| Air Scrubbers | 01/12/2021 | Reaction Group | £ 6,900 |
| Rectangular table | 08/12/2021 | Viking | £ 104 |
| Purge fans | 05/05/2022 | Screwfix | £ 36 |
| Work light | 14/04/2022 | Screwfix | £ 14 |
| Timer sockets | 29/09/2022 | CPC Farnell | £ 44 |
| Dyson V8 Absolute Cordless Vacuum Cleaner (S | 27/03/2025 | John Lewis | £ 249 |
| New Projector | 28/10/2025 | Distributed Sound & Video Ltd | £ 5,045 |

Equipment Assets Value £ 42,421

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NOTES TO ACCOUNTS

- [1] Tenancy change reserve provides for redecorating/repairs before new tenants (4 months rent)
- [2] Tractor repair and replacement reserve provides for long term major repairs or replacement of the tractor at the end of its life
- [3] General Operating Reserve provides working capital for Village Hall and School House operations
- [4] VH Equipment Replacement Reserve provides for replacement of major equipment - now out of warranty

- [6] This valuation is the building re-instatement value in November 2021, inflation adjusted. Land value not included.
- [7] Land value represents discounted 2011 purchase price. Funds originated from sale of endowment lands in Hargrave in 1908.
- [8] The screen was donated by the Parish Council to the Hall in 2019
- [9] The Parish Council purchased the system in 2019 and gifted it to the Hall in April 2020
- [10] Educational Grant Fund reserve of £3,000 removed on formation of the CIO