



# 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 1<sup>st</sup> 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.

<b>Links to 2025 Receipts and Payments Register</b>	
PDF Version	<a href="https://villagehall.chelveston.org.uk/finance/2025/2025-receipts-and-payments-register">https://villagehall.chelveston.org.uk/finance/2025/2025-receipts-and-payments-register</a>
Excel Version	<a href="https://villagehall.chelveston.org.uk/finance/2025/2025-receipts-and-payments-register.xlsx">https://villagehall.chelveston.org.uk/finance/2025/2025-receipts-and-payments-register.xlsx</a>

<b>Links to 2025 Accounts and Balance Sheet</b>	
Excel Version	<a href="https://villagehall.chelveston.org.uk/finance/2025/2025-accounts-and-balance-sheet.xlsx">https://villagehall.chelveston.org.uk/finance/2025/2025-accounts-and-balance-sheet.xlsx</a>

Issued on behalf of the Directors

Mark Hunter

Andrew Seaman, Chairman

# Educational Foundation Abigail Bailey and Ann Levett

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

INCOME	
Educational Foundation Investments	
Redwood Bank	£136.56
Cash back Rewards(PayPal)	£8.94
Unity Trust Deposit Account	£823.99
<b>Foundation Investment Income</b>	<b>£969.49</b>

School House Operations	
School House Rent	£16,476.44
<b>School House Income</b>	<b>£16,476.44</b>

Village Hall Related Income	
Village Hall Operating Income	
Hall hire	£18,002.99
<b>Village Hall Related Income</b>	<b>£18,002.99</b>

Grant income	
Wind Farm Trust (Projector)	£3,900.00
<b>Grant income</b>	<b>£3,900.00</b>

<b>Total Foundation Income</b>	<b>£39,348.92</b>
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EXPENDITURE	
Educational Foundation Administration	
Banking charges	£78.00
Administration costs	£556.70
Payroll costs	£151.39
<b>Foundation Expenditure</b>	<b>£786.09</b>

School House Expenditure	
School House Building Insurance Premium	£1,497.98
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

<b>School House Expenditure</b>	<b>£7,875.35</b>
<b>School House Operating Surplus</b>	<b>£8,601.09</b>

Village Hall Ongoing Operations	
Village Hall Running Costs	
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
<b>Sub-total Village Hall Running Costs</b>	<b>£15,379.12</b>

Village Hall Equipment Expenditure	
Dyson hand held cleaner, water boiler	£323.99

<b>Sub-total Equipment Expenditure</b>	<b>£323.99</b>
<b>Village Hall Ongoing Operating Expenditure</b>	<b>£15,703.11</b>
<b>Village Hall Ongoing Operating Surplus</b>	<b>£2,299.88</b>

Development Projects	
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

<b>Development Project Expenditure</b>	<b>£6,659.22</b>
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<b>Total Foundation Expenditure</b>	<b>£31,023.77</b>
<b>Total 2025 Income less expenditure</b>	<b>£8,325.15</b>

# Educational Foundation Abigail Bailey and Ann Levett

## BALANCE SHEET FOR THE YEAR ENDED 31st DECEMBER 2025

Funds B/F as at 1st January 2025	
Foundation Cash Funds	
UnityTrust 60-83-01-20460617	£30,746.99
Redwood-60-83-83-80097691	£21,464.87
PayPal	£1,310.76
<b>Total Trustee Cash Funds B/F</b>	<b>£53,522.62</b>
Foundation Debtors/Creditors	
British Gas Lite (December energy bills)	(£339.30)
<b>Foundation Debtors/Creditors B/F</b>	<b>(£339.30)</b>
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)
<b>Total 2025 income less expenditure</b>	<b>£8,325.15</b>
<b>Total Funds C/F as at 31st December 2025</b>	<b>£61,508.47</b>

Funds C/F 31st December 2025 Represented by	
Foundation Cash Funds	
UnityTrust 60-83-01-20460617	£11,177.01
UnityTrust 60-83-01-20527084	£49,323.99
PayPal	£1,237.79
<b>Total Trustee Cash Funds C/F</b>	<b>£61,738.79</b>
Foundation Debtors/Creditors	
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)
<b>Foundation Debtors/Creditors C/F</b>	<b>(£230.32)</b>

### MADE UP OF THE FOLLOWING RESERVES/LIABILITIES

Reserves B/F as at 1st January 2025	
Educational Foundation Reserves	
Restricted Reserves	
Educational Grant Fund [10]	£3,000.00
Tractor replacement/repair reserve [2]	£1,500.00
Unrestricted Reserves	
Tenancy change reserve [1]	£5,300.00
VH Equipment Replacement Reserve [4]	£10,000.00
General Operating Reserves [3]	£33,383.32
<b>Reserves B/F as at 1st January 2025</b>	<b>£53,183.32</b>
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)
<b>Total 2025 income less expenditure</b>	<b>£8,325.15</b>
<b>Reserves C/F as at 31st December 2025</b>	<b>£61,508.47</b>

Reserves C/F as at 31st December 2025	
Educational Foundation Reserves C/F	
Restricted Reserves	
Tractor replacement/repair reserve [2]	£1,650.00
Unrestricted Reserves	
Tenancy change reserve [1]	£5,300.00
VH Equipment Replacement Reserve [4]	£10,000.00
General Operating Reserves [3]	£44,558.47
<b>Educational Foundation Reserves C/F</b>	<b>£61,508.47</b>
<b>Reserves C/F as at 31st December 2025</b>	<b>£61,508.47</b>
<b>2025 Change in Foundation Reserves</b>	<b>£8,325.15</b>

# Educational Foundation Abigail Bailey and Ann Levett

## 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**

# **Educational Foundation Abigail Bailey and Ann Levett**

## **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