



Trustees' Annual Report for the period

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

Section A Reference and administration details

Charity name The Freshford Village Memorial Hall

Other names charity is known by

Registered charity number (if any) 1174158

Charity's principal address The Freshford Village Memorial Hall

Freshford Lane

Freshford, Bath

BA2 7UR

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	David Wright	Chair		Elected
2	Peter Jones	Treasurer		Freshford Horticultural Society and Freshford and District History Society
3	Alexandra Malir	Secretary		Elected
4	Benjamin Batchelor-Wylam	Committee member		Elected
5	Claudia Towner	Committee member		Elected
6	William Sneyd	Committee member		Elected
7	Alison Sellers	Committee member		Freshford School
8	Ian Sharp	Committee member		Friends of Freshford
9	Simon Coombe	Committee member		Galleries Shop and FLISCA
10	Abby Moore	Committee member		Freshford Preschool
11				
12				
13				
14				
15				

Section B management

Structure, governance and

Description of the charity's trusts

Type of governing document (eg. trust deed, constitution)	Constitution dated 26 th July 2017
How the charity is constituted (eg. trust, association, company)	Charitable Incorporated Organisation
Trustee selection methods (eg. appointed by, elected by)	The management committee members consist of five trustees elected at the AGM by the inhabitants of the area of benefit, 5 trustees are appointed to represent specified Hall user groups and up to 5 co-opted trustees.

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.

On 26 July 2017, the trustees of The Freshford Village Memorial Hall (Registered Charity No. 304545) established a Charitable Incorporated Organisation; The Freshford Village Memorial Hall (Registered Charity No. 1174158) to take forward the charity's work.

By a General Vesting Declaration made by the trustees on 18 October 2017, The Freshford Village Memorial Hall (Registered Charity No. 304545) merged with, and transferred all its assets and property to, The Freshford Village Memorial Hall (Registered Charity No. 1174158).

The merger was registered with the Charity Commission on 28th September 2018, after the new ownership of the land was registered with the Land Registry, and The Freshford Village Memorial Hall (304545) was removed from the Register of Charities on the same date.

All trustees give their time as volunteers and receive no remuneration or other benefits for duties fulfilled as part of their trustee role.

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

The objects of the CIO are to establish and run a village hall and to promote for the benefit of the inhabitants of the Parish of Freshford and the neighbourhood ("area of benefit") without distinction of sex, sexual orientation, age, disability, nationality, race or political, religious or other opinions the provision of facilities for recreation or other leisure time occupation of individuals who have need of such facilities by reason of their youth, age, infirmity or disablement, financial hardship or social and economic circumstances or for the public at large in the interests of social welfare and with the object of improving the conditions of life of the said inhabitants.

In managing Freshford Village Memorial Hall the trustees had due regard to the Charity Commission's public benefit guidance.

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)

During 2025, the Charity's public benefit can be summarised as;
Continued provision, maintenance and improvement of a village hall facility to provide a regular venue for Freshford Pre-school, sporting and drama activities by Freshford Primary School, Freshford and District Local History Society, Freshford and District Horticultural Society, Freshford Beavers, Cubs and Scouts, Warrior Academy martial arts, choir practice, yoga, keep fit, strength and mobility classes, table tennis, badminton, Buddhist SGI meetings and monthly Parish Council meetings.

In addition the village hall is used as a one-off venue for a wide range of events including Brownie, Rainbow and Guide pack holidays, Friends of Freshford fund-

raising social events, funeral wakes, charity fund-raising jumble sales, weddings, children's birthday parties, private parties and elections.

Additional details of objectives and activities (Optional information)

You may choose to include further statements, where relevant, about:

- policy on grant-making;
- policy programme related investment;
- contribution made by volunteers.

A huge contribution is made to Freshford Village Memorial Hall by trustees and other community volunteers, particularly with regard to development, maintenance, management, accounting, marketing, fund-raising and preparing grant applications. Without this valuable contribution of time, energy and expertise the successful operation of Freshford Village Memorial Hall would not be possible.

Section D Achievements and performance

Summary of the main achievements of the charity during the year

In 2025 we installed two soak-away drainage systems behind the hall to reduce the ponding of rainwater and run-off from the sports field. We managed to maintain the Hall in good condition despite issues with a leaking flat roof over the lobby areas. Fencing work was undertaken by the pre-school and a water collection point was established to reduce water use.

The trustees kept up to date with the changing government regulations and guidance with the valuable support of ACRE (Action with Communities in Rural England) and the support of Dick Whittington from WERN (West of England Rural Network). Risk assessments have been updated throughout the year, and the frequency of cleaning has been increased.

The Annual Fete was held in June 2025. This event was very well attended and raised £2,945 for the Hall.

Brief statement of the charity's policy on reserves

Freshford Village Memorial Hall was opened in August 1964. After 61 years of use, many aspects of the building are considered to be approaching the end of their economical and structural life, and are being replaced through the Hall's ongoing development programme.

In order to continue to secure and sustain the charity's viability and the Memorial Hall's future availability to users, it is the Trustees' policy to aim to hold sufficient funds in unrestricted reserves to support anticipated major maintenance and redevelopment costs, providing leverage for additional grant and community funding.

The Trustees will review the Reserves Policy and the amount of reserves held at each Management Committee meeting.

Freshford Village Memorial Hall held £30,985 in unrestricted reserves at 31 December 2025.

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.

SUMMARY

In 2025, Unrestricted Funds receipts exceeded payments by £12,395 (2024 £12,670).

Unrestricted Cash Funds at 31 December 2025 were £30,985 (2024 £18,590) which equates to 14 months of general expenses (2024 10 months).

No restricted Funds Grants and Donations were received in 2025.

Restricted Cash Funds at 31 December 2025 were nil (2024 - £130)

RECEIPTS

Block Bookings: Receipts were £20,306 (2024 £16,244).

Occasional Bookings: Receipts were £10,469 (2024 £9,283).

Grants & Donations – Unrestricted Funds: Receipts were £2,853 (2024 £1,833). Freshford Parish Council contributed £1,713 towards the running costs of FVMH in 2025 (2024 £1,698).

Freshford & Limpley Stoke Fete: The surplus of £5,891 (2024 £7,458) was shared 50% Freshford Village Memorial Hall / 50% Limpley Stoke Village Hall.

PAYMENTS

Drainage: The cost of £6,204 was paid to improve drainage to the rear of the Hall and to prevent further toilet blockages.

Section F

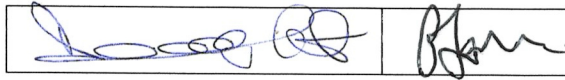
Other optional information

Our plans for 2026 include further fencing work to maintain our boundaries and ensure safe play areas for the preschool. The lobby, kitchen, toilets and storage areas need renovation and a new roof is planned to stop leakages. In 2026 we will be submitting our plans to the local authorities for approval and, if approved we will be commencing fund raising for this work. If funding allows we aim to add solar panels to the new roof over this end of the building to reduce our carbon footprint and our utility bills. Grant funding will be sought to make these objectives possible.

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

Signed on behalf of the charity's trustees

Signature(s)



Full name(s)

David Wright

Peter Jones

Position (eg Secretary,
Chair, etc)

Chair

Treasurer

Date

11/03/2026

THE FRESHFORD VILLAGE MEMORIAL HALL
A CHARITABLE INCORPORATED ORGANISATION

REGISTERED CHARITY NO.1174158

RECEIPTS AND PAYMENTS ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2025

	2025	2025	2025	2024	2024	2024
	Unrestricted	Restricted	Total	Unrestricted	Restricted	Total
	Funds	Funds	Funds	Funds	Funds	Funds
	£	£	£	£	£	£
RECEIPTS						
Hire of hall						
Block booking	20,306		20,306	16,244		16,244
Occasional	10,469		10,469	9,283		9,283
	<u>30,775</u>		<u>30,775</u>	<u>25,527</u>		<u>25,527</u>
Fundraising						
Grants & Donations <i>note 2</i>	2,853		2,853	1,833	39,146	40,979
Fete <i>note 3</i>	2,945		2,945	3,729		3,729
Trading & Parking Agreements	2,033		2,033	1,951		1,951
Interest	410		410	297		297
Hire of Equipment			-	55		55
Damage/Nuisance Deposit	-250		-250			-
	<u>38,766</u>	-	<u>38,766</u>	<u>33,392</u>	<u>39,146</u>	<u>72,538</u>
PAYMENTS						
Drainage	6,204		6,204	573		573
Cleaning	5,337		5,337	5,100		5,100
Booking Secretary & Administration	4,258		4,258	4,125		4,125
Utilities - Electricity	2,345		2,345	1,888		1,888
Water Services	744		744	821		821
Insurance	2,296		2,296	2,088		2,088
Maintenance of Field & Play Area	2,261		2,261	2,119		2,119
Refuse collection	1,653		1,653	1,237		1,237
Maintenance & Repairs	789		789	2,515		2,515
Music licences	306		306	256		256
Noticeboards		130	130			-
Other Chairs & Trolleys	178		178		10,255	10,255
Chairs with arms			-		2,692	2,692
Floor replacement			-		23,293	23,293
Car Park resurfacing & lines			-		15,442	15,442
Curtains			-		4,786	4,786
Tables			-		807	807
Fencing			-		420	420
	<u>26,371</u>	<u>130</u>	<u>26,501</u>	<u>20,722</u>	<u>57,695</u>	<u>78,417</u>
RECEIPTS LESS PAYMENTS	12,395	-130	12,265	12,670	-18,549	-5,879
TRANSFERS BETWEEN FUNDS			-	-8,614	8,614	-
CASH FUNDS AT 31 DECEMBER 2024	18,590	130	18,720	14,534	10,065	24,599
CASH FUNDS AT 31 DECEMBER 2025	30,985	-	30,985	18,590	130	18,720
CASH FUNDS AT 31 DECEMBER 2025						
CAF Bank CAF Gold Account	28,000		28,000	17,000		17,000
CAF Bank CAF Cash Account	2,702		2,702	1,307	130	1,437
Virgin Charity Deposit Account	283		283	283		283
	<u>30,985</u>	<u>-</u>	<u>30,985</u>	<u>18,590</u>	<u>130</u>	<u>18,720</u>

OTHER MONETARY ASSETS AND LIABILITIES

	2025	2024
	Unrestricted	Unrestricted
	Funds	Funds
DEBTORS		
Hire of hall - Block booking	238	1,628
Trading & Parking Agreements	147	183
	<u>385</u>	<u>1,811</u>
CREDITORS AND RECEIPTS IN ADVANCE		
Hire of hall		
Occasional - 2026 bookings	662	928
Damage Deposit	-	250
Other expenses	1,072	965
	<u>1,734</u>	<u>2,143</u>

**RECEIPTS AND PAYMENTS ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2025**

ASSETS RETAINED FOR THE CHARITY'S OWN USE

Buildings and land used by the charity - The Freshford Village Memorial Hall, the Queen Elizabeth recreation field and children's play area.

The Freshford Village Memorial Hall (Registered Charity No.1174158) is the corporate trustee of the charity's permanent endowment on the terms of the existing trusts. The permanent endowment is the land comprised in a conveyance made 23 August 1919 with The Freshford Village Memorial Hall since erected thereon.

The land comprised in a deed of gift made 22 July 1950 is unrestricted property.

Furniture and equipment - play area equipment, heating and lighting systems, kitchen equipment, chairs, tables etc. These are maintained in a suitable condition by the Committee of Management and repairs and replacements are included in the Receipts and Payments Accounts.

NOTES

1. Receipts and Payments Accounts

The Receipts and Payments Accounts summarise the movements of cash into and out of the charity during the period.

2. Grants & Donations Received

Restricted Funds

Restricted Funds are separated from Unrestricted Funds. The Trustees are obliged to spend Restricted Funds only on the particular purposes set out by the donors. Transfers from Unrestricted Funds to Restricted Funds are required to meet any deficits on projects.

Freshford & District Horticultural Society agreed that their grant of £130 made in 2024 for Chairs & Trolleys should be used for Noticeboards.

	Noticeboards	Total
Brought forward 31 December 2024		
Freshford & District Horticultural Society	130	130
Expenditure in 2025		
Noticeboards	130	130
Carried forward 31 December 2025	-	-

Unrestricted Funds - Grants & Donations received	2025	2024
Freshford Parish Council	1,713	1,698
Intel Corporation	790	-
Freshford & District Horticultural Society	350	-
15th Bath (Freshford) Scouts	-	100
Sundry	-	35
	<u>2,853</u>	<u>1,833</u>

3. Fund raising - Freshford & Limpley Stoke Fete

Limpley Stoke Village Hall's share of the surplus from the fete was 50% in 2025 (2024 - 50%).

4. Outstanding Guarantees and Secured Debts

The trustees confirm, in accordance with the Charitable Incorporated Organisations (General) Regulations 2012, that at the year end the CIO did not have any outstanding guarantees to third parties nor any debts secured on assets of the CIO.

	Signature	Name	Date of approval
Signed on behalf of all the trustees		David Wright Chair	11 March 2026
		Peter Jones Treasurer	11 March 2026



CHARITY COMMISSION FOR ENGLAND AND WALES

Independent examiner's report on the accounts

Section A

Independent Examiner's Report

Report to the trustees/
members of

Charity Name

THE FRESHFORD VILLAGE MEMORIAL HALL

On accounts for the year
ended

31st DECEMBER 2025

Charity no
(if any)

1174158

Set out on pages

1 - 2

(remember to include the page numbers of additional sheets)

Responsibilities and basis
of report

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31/12/2025.

As the charity trustees of the Trust, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

Independent examiner's
statement

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

I have completed my examination. I confirm that no material matters have come to my attention (~~other than that disclosed below~~ *) in connection with the examination which gives me cause to believe that in, any material respect:

- accounting records were not kept in accordance with section 130 of the Act or
- or the accounts do not accord with the accounting records

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in order to enable a proper understanding of the accounts to be reached.

* Please delete the words in the brackets if they do not apply.

Signed:

Date:

11th March 2026

Name:

PHILIPPA PAYNE

Relevant professional
qualification(s) or body
(if any):

ACCA (1984948)

Address:

SOUTH LODGE, HIGH STREET,

FRESHFORD

BATH BA2 7WE

Only complete if the examiner needs to highlight matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

Give here brief details of any items that the examiner wishes to disclose.

