



Registered charity number 1204031
Charitable Incorporated Organisation

ANNUAL REPORT

2025

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This annual report covers the period from
1 October 2024 to 30 September 2025.

BACK STORY

The buildings known as the Church Hall and Old Boys School have been an important part of the local community for more than 100 years, bringing people together and a place to meet with friends and neighbours as well as for more formal occasions.

The Church Hall was opened on 1 January 1904 and was funded by Herbert Shepherd Cross, the Member of Parliament for Bolton, Lancashire, who lived at Hamels Mansion in the parish. He died in 1916 and is buried in the churchyard. However, in 1909 he gifted the building to the church.



The Old Boys School is a Grade II Listed semi-detached building, adjoining the former caretaker's cottage, which dates back to the 16th century or earlier. In the mid 19th century, the Old Boys School building was purchased by Major Henry Hirst Say and converted to a school for boys of the village. However, this arrangement was short lived until Jenyns School was opened. Following the death of the owner, the Say family gifted the Old Boys School to the church in 1882.

Collectively, these two buildings have formed a crucial centerpiece of village life for more than 100 years in their current format.

GOVERNING DOCUMENT

In preparation for becoming established as a Charitable Incorporated Organisation, a constitution document was prepared and submitted to the Charity Commission as part of the application process. This document clearly sets out the purpose of the charity and the rules under which it must operate. These can only be amended with the agreement of the Charity Commission. Following registration, the constitution document was signed by all eight initial trustees on 8 August 2023.

PURPOSE OF THE CHARITY

The purpose of the charity as outlined in the constitution reads as follows: "To further or benefit the residents of Braughing Parish and the neighbourhood, without distinction of sex, sexual orientation, race or of political, religious or other opinions by associating together the said residents and the local authorities, voluntary and other organisations in a common effort to advance education and to provide facilities in the interests of social welfare for recreation and leisure time occupation with the objective of improving the conditions of life for the residents. In furtherance of these objects but not otherwise, the trustees shall have power:

- i) To preserve, restore, maintain, repair and improve, for the public benefit, the Grade II listed Braughing Old Boys School, cottage and hall, and to advance the education of the public in the historical, architectural and constructional heritage that exists in and around the said building.
- ii) To establish or secure the establishment of a Community Hub and to maintain or manage or co-operate with any statutory authority in the maintenance and management of such a centre for activities promoted by the charity in furtherance of the above objects."

TRAINING

Although at this early stage in the life of the charity, there is no specific Induction and Training Policy, all trustees and members of the management team have attended an induction course for trustees run by the company Getting on Board. Access has been gained to other training subjects such as charity finance and cyber security. Attendance is recorded on a training log.

SAFEGUARDING

The trust developed and agreed a safeguarding policy on 26 September 2023. Trustees take their responsibilities seriously in protecting children and vulnerable adults. All trustees are required to and have undergone Basic DBS Checks.

COMMUNICATIONS

Residents are kept up-to-date through regular articles in Braughing LIFE, copies of which are delivered to every household in the parish, on social media and through the Braughing community website.

BECOMING A CHARITY

● BEFORE REGISTRATION AS A CHARITY

The project group organised a public consultation event on 20 May 2023. All members of the community were invited as it was felt important that every local resident had the opportunity to express their views on the future of the buildings and to get involved. More than 80 people attended and over 110 comments were received, which have helped to shape the future of the trust. Generous financial donations on the day enabled the project to reach the £5,000 funds required to register as a charity.

● CHARITY COMMISSION REGISTRATION

The trust was registered as a Charitable Incorporated Organisation (CIO) on 19 July 2023 and the first meeting of trustees was held on 8 August 2023.

● TRUST MANAGEMENT

The constitution requires the trust to have at least three trustees and allows a maximum of 12. At the first meeting of the trust on 8 August 2023, eight trustees were appointed. However, following a revised approach in early 2024, trustees decided to reduce this to five, with a further five members of a management team providing support to trustees and the activities of the trust. All are unpaid volunteers.

WHO ARE WE

● TRUSTEES



PAUL ANTHONY CURRIE
Chair Appointed 08.08.23



**JOHN ALEXANDER
LEO DRESNER**
Appointed 18.05.24



**MADELINE THERESA
MARSHALL** Secretary
Appointed 08.08.23



ALISON JANE NICHOLSON
Appointed 18.05.24



MARION JILL SAUNDERS
Appointed 18.05.24

● MANAGEMENT TEAM



PETER BOYLAN



MALCOLM HIGH
Treasurer



**SALLY ANNE
HOW**



CLIVE MARSHALL



PETER WALSHINGHAM

WHAT HAVE WE DONE SO FAR AND WHY

When planning activities for the year, the trustees and management team have considered the Charity Commission guidance on public benefit.

Over the last year, the trust has been involved in extensive negotiations with the Church of England about the structure of the lease. Permission had to be sought from the Charity Commission for the Church of England to lease the buildings to the trust, which has now been granted. It is anticipated completion will take place within the first half of 2026.

In 2025, the trust was successfully awarded two grants from East Herts Council from the UK Shared Prosperity Fund. The first was to purchase and install new infrared heating panels, which has now been completed and has replaced oil fired central heating radiators. The second grant was to purchase and install LED lighting throughout the two buildings, which has also now been completed.

The trust agreed to install broadband into the two buildings and this was completed during the summer months. This valuable service is for the benefit of visitors but also to assist with the future management of the buildings.

Trustees and the management team have held regular meetings to plan the way forward.

Once the lease is signed, the main priority of the trust will be to secure grant funding and fundraise to invest in the buildings bringing them into the 21st century in terms of environmental impact, facilities and a planned maintenance and improvement programme.

WHAT WE WANT TO DO IN THE FUTURE

MAIN OBJECTIVE

The main objective of the trust is to create a modern, well-maintained, environmentally-friendly and welcoming facility for use by all members of the local and wider communities for recreation, education, social, fitness, health and well-being, and fund raising activities.



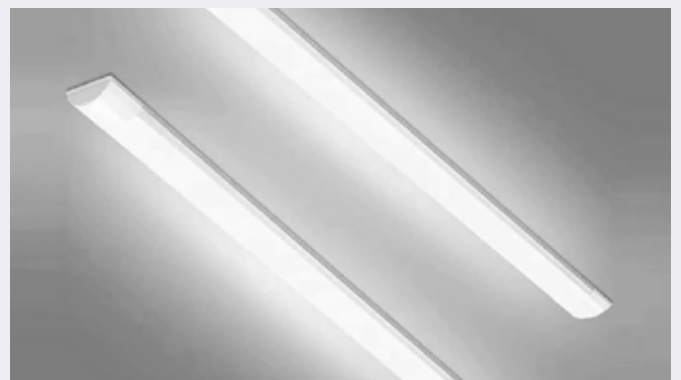
VISION



Our vision is to involve residents to create and manage a vibrant hub as an important asset in a rural setting, which will encourage community cohesion.

Our goal is to significantly improve the quality and performance of our buildings by making them more energy-efficient and environmentally friendly. We have completed a structural survey, and Utility Aid has conducted a sustainability survey to support our grant applications.

TOWARDS NET ZERO



HOW ARE WE GOING TO DO IT AND WHEN

The enthusiastic and committed team members are excited to move forward with this project as soon as the lease has been signed. A maintenance and improvement programme has already been prepared and discussions continue to take place with stakeholders and potential funders. A grant from Braughing Parish Council has already been secured to replace windows.

A wide promotion and communications programme is planned to encourage and increase hall usage, as are ideas for expanding the facilities and finding new hirers.

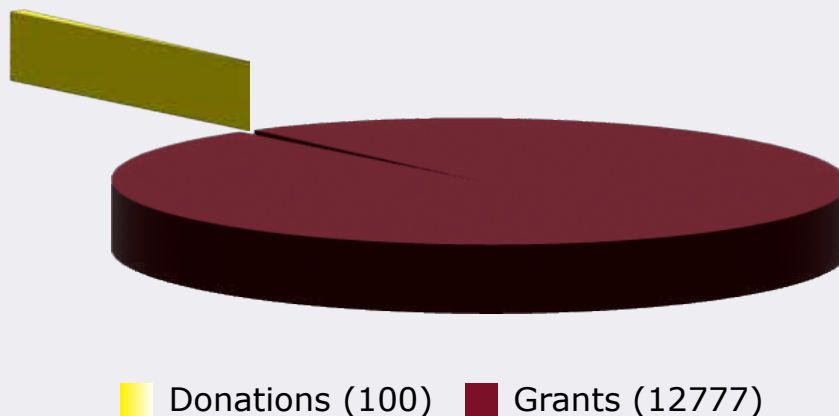
Initial work has been undertaken to test new electronic booking systems for the two buildings, which incorporate an invoicing function to help streamline and maximise building usage.

A detailed maintenance and improvement programme continues to be developed, the priority being to replace and/or repair doors and windows and to redecorate the two buildings as soon as the lease is agreed.

FINANCIALS

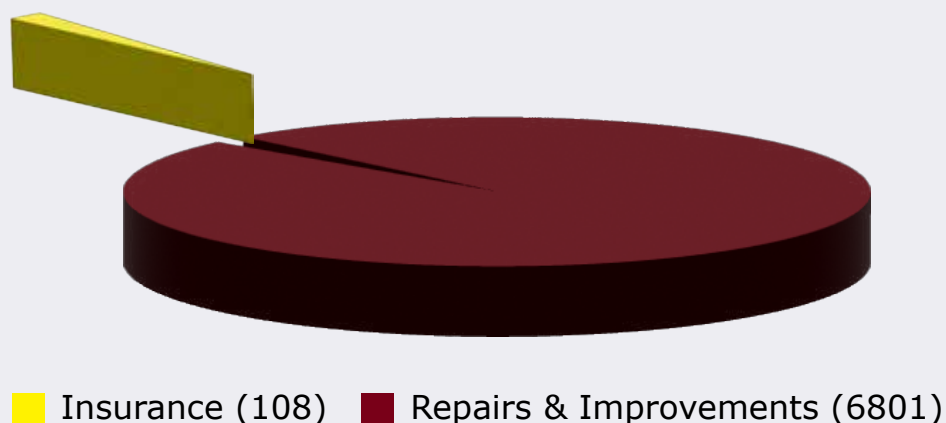
INCOME

The income during this period was £12,877 compared to £9,836 the previous year. This was mainly from grants of £12,777 and donations of £100.



EXPENDITURE

The expenditure for this period was £6,910 compared to £1,532 the previous year. The most significant item was the cost of installing new heating and lighting systems in the church hall and Old Boys School totalling £6,801 as well as charity insurance premium of £108. Some of the costs associated with the heating and lighting systems will be reflected in next year's accounts.



RESERVES

As a new charity there is no financial reserves policy. This will be developed as income increases.

CONTACT US



braughingvillagehall@gmail.com



Braughing Old Boys School Community Trust
Charitable Incorporated Organisation (CIO)

Registered Charity Number: 1204031

Registered address:

The Gables, 19 Green End, Braughing, Ware,
Hertfordshire, SG11 2PG

Date registered as a Charitable Incorporated
Organisation (CIO) 19 July 2023



CHARITY COMMISSION
FOR ENGLAND AND WALES

Charity Name
Braughing Old Boys School Community Trust

No (if any)
1204031

Receipts and payments accounts

CC16a

For the period
from
01/10/2024

Period start date

To

Period end date
30/09/2025

Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
A1 Receipts					
Grants	12,777		-	12,777	
Donations	100	-	-	100	8,602
Fund raising	-	-	-	-	486
Tax reclaimed	-	-	-	-	748
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
Sub total (Gross income for AR)	12,877	-	-	12,877	9,836
A2 Asset and investment sales, (see table).					
	-	-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	-	-
Total receipts	12,877	-	-	12,877	9,836
A3 Payments					
Repairs	6,801		-	6,801	
Insurance	108	-	-	108	77
Fees	-	-	-	-	1,230
DBS	-	-	-	-	54
Finance costs	-	-	-	-	171
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
Sub total	6,910	-	-	6,910	1,532
A4 Asset and investment purchases, (see table)					
	-	-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	-	-
Total payments	6,910	-	-	6,910	1,532
Net of receipts/(payments)	5,968	-	-	5,968	8,304
A5 Transfers between funds					
A6 Cash funds last year end	8,304	-	-	8,304	-
Cash funds this year end	14,271	-	-	14,271	8,304

Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B1 Cash funds	Co Op Bank	14,271	-	8,304
		-	-	-
		-	-	-
	Total cash funds (agree balances with receipts and payments)	14,271	-	8,304
		OK	OK	OK
		Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B2 Other monetary assets	Details			
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
B3 Investment assets	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
			-	-
			-	-
			-	-
			-	-
			-	-
B4 Assets retained for the	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
B5 Liabilities	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
			-	
			-	
			-	
			-	

Signed by one or two trustees on behalf of all the trustees

Signature

Print Name

Date of approval

Madeline Marshall
Paul Currie

Secretary
Chair

27/01/2026
27/01/2026