

Foxton Village Hall
(Registered charity, number 205434)
Annual Report and Accounts
for the year ended 31 December 2025



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Foxton Village Hall Trustees' Annual Report for the Year ended 31 December 2025

Full name Foxton Village Hall ("VHT")

Other names by which the Charity is known Foxton Village Hall & Sports Pavilion,

Registered Charity Number 205434

Principal address Hardman Road, Foxton, Cambridge, CB22 6RN

Trustees

The Trustees of the Charity for the year 2025 were:

- Timothy Dyke (Chair)
- Robert McComb
- Cecilia Sleigh
- Sheryl Williamson

Independent Examiner

Howard Sargent, 2 Church View, Foxton, Cambridge, CB22 6AA

Governance and Management

The Charity is operated under the rules of its constitution adopted on 21 March 2000. Foxton Parish Council is the Custodian Trustee of the charity. The charity is managed by a Committee of Management, all of whom are Trustees of the charity. The Committee consists of up to 16 members as follows: six Elected Members, two Representative Members appointed by Foxton Parish Council, eight Representative Members appointed from the following local organisations:

- Foxton Gardens Association
- Foxton Women's Institute
- Foxton Preschool
- St Laurence Church
- Foxton Sports Association
- Badminton Club

As at 31 December 2025 all members were Elected Members.

All the Members retire from office together at the end of the annual general meeting next after the date on which they came into office but they may be re-elected or reappointed.

Objectives and Activities

The object of the Charity is the provision and maintenance of a village hall for the use of the inhabitants of the Parish of Foxton without distinction of political, religious, or other opinions, including use for meetings, lectures and classes, and for other forms of recreation and leisure time.

Under an Agreement dated 28 March 2003 between VHT, Foxton Parish Council (FPC), Foxton Recreation Ground Trust (RGT), Cambridgeshire County Council (CCC) and The Millennium Commission, Foxton Primary School has a licence to have sole use of the Main Hall during the School term.

The Charity works closely with the Charity RGT who is the building owner and landlord to VHT. This relationship is governed by a Lease dated 28 March 2003. The Maintenance Agreement between the parties specifying the responsibilities for FVH and RGT which had been in force from July 2023 is currently disputed by RGT and negotiations are underway to reach a resolution.

Public Benefit Statement

The Trustees confirm that they have complied with the duty in section 4 of the Charities Act 2011 to have due regard to the Charity Commission's general guidance on public benefit, 'Charities and Public Benefit'.

Summary of the Main Activities Undertaken for the Public Benefit

The main activities at Foxton Village Hall fall into four groups. Firstly, the hall is used by Foxton Primary School and Foxton Preschool during the day in term time, whilst other groups use the other rooms. In 2025 the school accounts for 50% of the building's usage.

The Pavilion is used by the Foxton football and cricket teams for fixtures and practice sessions in season.

The third group of users run regular events held in various rooms from fitness and health to community groups and dance. The events are aimed at all age groups. Events include Camera Club, Foxton Singers, Puppy Play, WI, U3A, Craft Group, Over 60s groups, and band practice.

The final group comprises all other social events. This includes children's and adults' parties, social evenings, funerals, and business meetings. In addition, village hall rooms are used as a Polling Station and for medical purposes such as blood donation and vaccination clinics.

Summary of the Main Achievements During the Period

Hiring Levels

In 2025 our hiring level increased by 13% from 2024. Over the year there were 94 hirers of the Village Hall, of which over a third were regular recurring hirers. There were 31 private parties held in the Village Hall, reflecting its increased popularity and usage as a venue.

Building Improvement Programme

In 2024 the Trustees established the objective that the Village Hall & Sports Pavilion should be a venue of choice for the inhabitants of Foxton. In 2025 we completed our comprehensive building improvement programme. The building now meets both hirer satisfaction standards and health and safety requirements. Work done in 2025 included:

- Refurbishing the Lounge. In 2024 we replaced the chairs; in 2025 we replaced the table tops with wood, refurbished the remaining furniture and refitted the bar area;
- Replacing the AV Screen cupboard in the Main Hall with a more practical and robust version;
- Repairing the armchairs in the entrance hall which were stained and unattractive. They are now recovered in bright and functional colours;
- Redecorating the Pavilion.

Rate Increase

In October 2025 hiring rates were reviewed. The rates were increased by an average of 3.6% in line with CPI inflation. The increases were structured to protect, as far as possible, the local and regular hirers, taking note of the primary focus of our charitable objectives.

Staff

We also continued to benefit from the support of our Cleaning and Maintenance Team staff, Natalie Howard, Eddie Done and Tony New who worked hard in 2025 to keep the facilities in good condition for hirers and rectify any issues which may arise. At the end of the year Eddie Done and Tony New left the Village Hall, and Ian Butcher was appointed as Maintenance Manager.

Legal Structure

During the year, the Trustees reviewed the legal structure of Foxton Village Hall Trust (VHT). VHT is an “old-style” unincorporated Charity, meaning it does not have a separate legal personality and operates through its trustees.

As a consequence, Trustees may, in certain circumstances, be personally liable for the Charity’s debts and obligations if the Charity is unable to meet them. In the event that the charity were to close, Trustees would remain responsible for settling any outstanding liabilities. This legal position places a degree of risk on Trustees and may have contributed to difficulties in attracting new Trustees.

More recently established charities are often structured as Charitable Incorporated Organisations (CIOs). In this model, the Charity itself is a separate legal entity and is responsible for its debts and obligations. Trustees’ personal liability is generally limited, provided they act properly and in accordance with Charity law.

The Trustees sought professional advice on the most appropriate legal structure for VHT and were advised that incorporation as a CIO would be in the Charity’s best interests. Steps were taken to begin this process; however, it had to be paused in September 2025 for legal reasons following the withdrawal of financial support by the RGT.

It remains the Trustees’ intention to resume the incorporation process once the issues with RGT have been satisfactorily resolved.

Dispute with RGT

For over 20 years, major maintenance of the Village Hall has been funded through a dedicated long-term maintenance (“sinking”) fund held on trust by RGT to support VHT in meeting the terms of the Lease. On 9 September 2025, the Trustees were informed that access to this funding would be withdrawn. In the absence of this funding, VHT does not have sufficient resources to meet long-term maintenance obligations and cannot operate on a financially sustainable basis.

The Trustees obtained legal advice and sought to resolve the matter through dialogue. A meeting between VHT and the Recreation Ground Trust (RGT) was held on 7 December 2025; however, no progress was made towards reaching an agreement. A further meeting was held on 15 December 2025, attended by major hirers of the Village Hall, at which the situation was explained, including the risk that VHT may be unable to continue operating as a result of the loss of financial support. If VHT

was forced into closure, or by the absence of new Trustees being elected or appointed, the Village Hall could not continue operations.

Due to the material financial impact arising from the withdrawal of funding from RGT, and the resulting risk to the Charity's ability to continue to operate and meet its obligations, VHT submitted a Serious Incident Report to the Charity Commission on 12 December 2025 in accordance with regulatory guidance.

Post Accounting Date Events

The funding issue was raised with hirers at a meeting held on 8 January 2026, and was discussed in public at Foxton Parish Council's monthly meeting on 12 January 2026. At that meeting, the Parish Council stated that RGT continues to allocate funds for major works on an annual basis and stated that £100,000 had been ring-fenced for Village Hall maintenance for 2026 and that such funds remain available for genuine, evidenced, critical repairs, subject to RGT approval processes. The Parish Council reiterated RGT's funding policy, namely that it will fund justified major capital works but will not provide unlimited funding, release funds without scrutiny, or assume VHT's responsibilities unless VHT ceases to operate. Additionally, RGT stated that the annual maintenance charge paid by Cambridgeshire County Council would be transferred to VHT from January 2026. During the discussion, a Parish Councillor proposed that a small working group comprising representatives from each trust should meet with an independent mediator to develop and evaluate future options for the Village Hall. District Councillor James Hobro was proposed and agreed to act as an independent chair, an approach supported by the many residents present. Trustees of both VHT and RGT subsequently agreed to participate in such a meeting to develop firstly a short term plan for 2026 and secondly conduct a longer term review of the best governance model to protect the interests of the community.

At the subsequent FPC meeting of 2 February it was suggested that the future of VHT would be more secure if RGT issues a Letter of Comfort in favour of VHT outlining the financial support RGT is providing. RGT informed VHT on 9 March 2026 that they have declined to provide a Letter of Comfort stating that the commitments they had already given in their statement on 12 January 2026 provided sufficient evidence of reassurance.

Outlook for the Future

Having secured assurances from FPC and RGT regarding future funding, a very strong future for Foxton Village Hall is emerging.

As expected for a building over 20 years old, much of the infrastructure has required renewal and significant investment over the last three years. These improvements have been funded in part by RGT from the sinking fund and in part by VHT from the Charity's operating income, and the programme of works has produced community facilities which are the envy of many surrounding villages. Additionally, upgraded back office systems including online booking and invoicing and secure access control have been introduced and all major service contracts have been reviewed and renewed.

Hiring levels have risen significantly, not only from Foxton residents but also from further afield helped by word of mouth and recommendations. Bookings for 2026 are on course to rise again, and a healthy surplus for the year end is forecast. This, together with the strong levels of reserves already held,

provides the foundation for ensuring that the quality and range of facilities can be sustained in the years ahead.

The Charity relies on volunteers to act in running the Village Hall and work is underway to strengthen the VHT Committee of Management by restoring the inclusive community-based oversight which was the original intention for running Foxton Village Hall and for protecting the facilities. It is hoped that representatives of important village groups will become Trustees in 2026 to take the charity forward.

Going Concern

The Trustees have assessed the Charity's financial position and its ability to continue in operational existence for the foreseeable future, being a period of at least twelve months from the date of approval of the financial statements.

The assessment included a review of the Charity's reserves, current cash resources, projected income from hall hire, and expected operating expenditure. Cashflow forecasts have been prepared which indicate that the Charity is able to meet its routine day-to-day liabilities as they fall due.

During the year the Trustees were informed that access to the long-standing funding arrangement for major structural and capital maintenance of the Village Hall would be withdrawn, creating significant uncertainty regarding the Charity's ability to fund major capital works. Subsequently, RGT confirmed that £100,000 had been ring-fenced for Village Hall maintenance and also agreed to establish a CAPEX Scheme to support other emergency events. In addition RGT agreed that from January 2026 the funds paid by Cambridgeshire County Council towards the long term maintenance of the building would be paid directly to VHT. These developments improve the Charity's short-term financial position, but the availability of funding for future major capital works remains uncertain and subject to approval processes outside the Trustees' control.

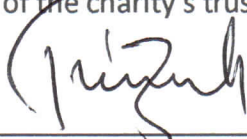
Trustees have taken legal advice and have sought to manage and mitigate this risk through close financial monitoring, prudent control of commitments and continued engagement with stakeholders regarding sustainable long-term funding arrangements.

The Trustees have reviewed the Charity's financial position and forecasts and consider that VHT has sufficient resources to continue in operational existence for the foreseeable future; accordingly, the financial statements have been prepared on a going concern basis. However, the circumstances referred to above represent a material uncertainty which may cast doubt on the Charity's ability to continue as a going concern in the long term.

The Charity's Policy on Reserves

The Charity's policy on reserves is to hold a minimum level of reserves of £60,000. The reserves policy is reviewed annually.

Signed on behalf of the charity's trustees:

Signed  Date 23-3-26
Timothy Dyke, Trustee

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Section A

Independent Examiner's Report

Report to the trustees/
members of

Charity Name
Foxton Village Hall Trust

On accounts for the year
ended

31st December 2025

Charity no
(if any)

205434

Set out on pages

9-11

(remember to include the page numbers of additional sheets)

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

Responsibilities and
basis of report

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").

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.

Independent
examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention 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
- 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.

Signed:

Date:

26/3/26

Name:

Howard Sargent

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

FCMA (Retired)

Address:

2 Church View, Foxton, Cambridge CB22 6AA

Section B

Disclosure

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

The Accounts at 31/12/25 show the Foxton Hall Village Hall Trust charity was solvent, with adequate funds to meet its liabilities at the year-end.

A budget has been prepared and agreed by the trustees for 2026 which shows a positive cash flow.

The ongoing viability of this charity is however dependent on adequate funds being made available by Foxton Parish Council and RGT.

Post the financial year-end the availability of a sum up to £100,000 has been agreed by the relevant parties.

Receipts & payments account for the year ended 31 December 2025

		2025	2024	
INCOME				
Hirers		£37,283	£33,207	
Grants		£544	£3,339	
School (CCC)		<u>£20,456</u>	<u>£14,997</u>	
Interest		£58,283	£51,543	
Income		<u>£1,673</u>	<u>£1,992</u>	
		£59,956		£53,534
EXPENDITURE				
Utilities				
	Gas	-£5,265	-£13,251	
	Electricity	-£4,865	-£4,950	
	Internet	-£856	-£832	
	Phone	-£57	-£59	
	Water	£172	£214	
	Waste Water	-£230	-£48	
	Refuse Disposal	<u>-£1,436</u>	<u>-£1,099</u>	
		-12,538	-£20,023	
Maintenance				
	Boiler	£0	£0	
	Premises	-£458	-£591	
	Electric	£0	-£396	
	Plumbing	-£557	£0	
	Fire	-£162	-£321	
	Alarm	£0	-£363	
	Sundry Maintenance	£0	-£1,331	
	Windows	-£250	-£190	
	Redecoration	<u>-£3,293</u>	<u>-£1,330</u>	
		-£4,719	-£4,522	
Other				
	Insurance	-£667	-£601	
	Cleaning	-£1,868	-£1,369	
	Legal Fees	-£18,326		
	Licences & Membership	-£524	-£516	
	IT & Software costs	-£1,024	-£606	
	Admin	£0	£0	
	Bank Charges	-£237	-£198	
	Large Equipment	-£6,582	-£12,014	
	Small Equipment	-£470	-£885	
	Sundry	£0	-£117	
	Suspense	<u>£0</u>	<u>£0</u>	
		-£29,698	-£16,307	
Payroll				
	Staff	-£18,190	-17,953	
	Payroll costs	<u>-£558</u>	<u>-£483</u>	
		-£18,748	-£18,436	
NET INCOME/(DEFICIT)		<u>-£65,704</u>	<u>-£59,288</u>	
		<u>-£5,748</u>	<u>-£5,754</u>	

Statement of assets and liabilities at 31 December 2025

Assets		General Fund	Reserve Fund	Total
Opening Balance as at	01 Jan 2025	£18,804	£60,000	£78,804
Transfers		£0	£0	£0
Surplus/(Deficit) for year		-£5,748		-£5,748
Closing Balance as at	31 Dec 2025	£13,056	£60,000	£73,056

Liabilities Nil

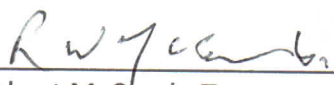
Assets are represented by:

Cash and Bank Balances		CAF	CAF Gold	Redwood	Total
Opening Balance as at	01 Jan 2025	£5,047	£53,484	£20,273	£78,804
Movement in year		£3,096	-£9,428	£584	-£5,748
Closing Balance as at	31 Dec 2025	£8,143	£44,056	£20,857	£73,056

Represented by:

Cash		CAF	CAF Gold	Redwood	Total
Opening Balance as at	01 Jan 2025	£5,047	£53,484	£20,273	£78,804
Closing Balance as at	31 Dec 2025	£8,143	£44,056	£20,857	£73,056
Movement year to date		£3,096	-£9,428	£584	-£5,748

These financial statements are accepted on behalf of the Charity by:

Signed  Dated 23.3.26.
Robert McComb, Treasurer

Notes to the Accounts for the Year ended 31 December 2025

1. Receipts & Payments Accounts

The accounts are prepared on a receipts and payments basis under section 1.3 of the Charities Commission guidelines on Charity Reporting and Accounting as the revenue falls below £250,000. The Receipts and payments accounts contain a summary of money received and money spent during the period and a list of assets and liabilities at the end of the period.

2. Premises & Staff

The premises are currently owned by the registered Charity, Recreation Ground, Foxton. Foxton Parish Council is the Trustee of the Charity. As at 31 December 2025 Foxton Village Hall employed 4 staff (2023 – 3).

3. Trustees' Remuneration

Trustees received no remuneration or benefits in this period.