



TRUSTEES ANNUAL REPORT AND REPORT AND ACCOUNTS FOR THE YEAR ENDED 31ST MARCH 2026

REGISTERED CHARITY NUMBER 268477

The charity's address is 25 Spring Lane, Eight Ash Green, Essex, CO6 3QF. The charity is a village hall, for the use of the inhabitants of the parish of Eight Ash Green, without distinction of political, religious, or other opinions, including use for meetings, lectures and classes and for other forms of recreation and leisure time occupation. The charity owns the hall and land immediately surrounding the building. The charity operates entirely for public benefit.

The charity was established by a conveyance and trust deed dated 14th November 1950.

Trustees

Alan Bilby
Pamela Savill
Dean Nokes
Judy Alden

Activities for the year 2025/26

2025/26 has been a great year for Eight Ash Green Village Hall. In May 2025 we received the fantastic news that we had been successful in securing National Lottery funding for the rebuild of the hall. There followed a period where all of the legalities were finalised and then in August 2025 the old hall was demolished.



'It will make a huge difference'



gazette-news.co.uk

Old village hall near Colchester to be demolished and undergo huge £750k-plus r...



Colchester City Council

12 May 2025 • 

Great News from Eight Ash Green! 🎉 A new Village Hall is on its way after being awarded a £481,495 National Lottery Grant! Th... See more



There were mixed feelings in the village about the change - many people had fond memories of events in the village hall over many years however the old hall had reached the end of its life and was in desperate need of replacement.

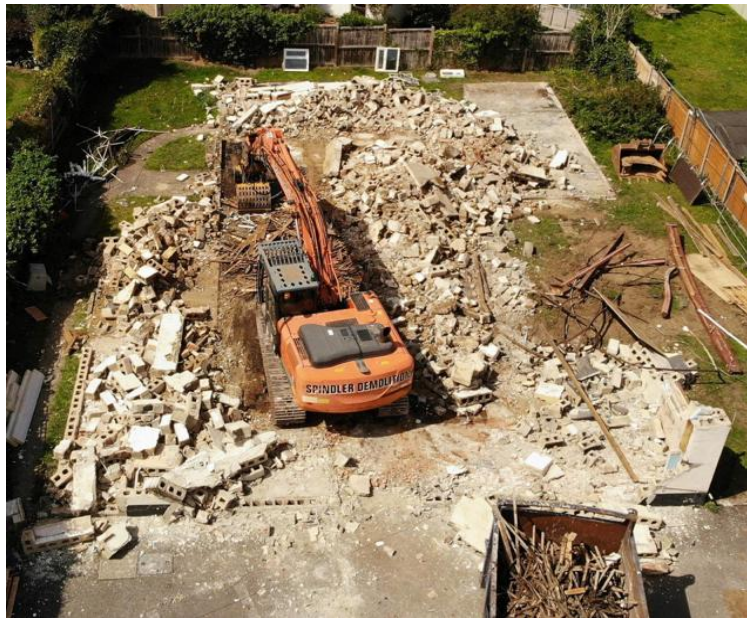
Our Chairman, Alan Bilby had been instrumental in drawing up the design for the new hall and obtaining planning permission. He was a key driver in getting the project off the ground and making sure it stayed on track.

Thanks should also be given to Keith Savill who did the majority of the work in relation to the National Lottery bid submission and responding to their queries.

The rebuild took place from September 2025 to the end of March 2026. Thanks to our builders - Ponders - who delivered a fantastic new building on time and mostly on budget. Other partners in the build project were (Project Management) and Derek Monnery (QS) who assisted us on site and in making sure we were able to secure the funding as we went along and dealing with all of the variations.

Demolition





Some of our funding came from S106 money following a recent development in the village so thanks also go to Mark Healy at Colchester City Council for helping to ensure we were able to put that community money to good use.

We cannot proceed without also thanking long term trustees and hall supporters, Bernard and Judy Alden. For many years they ran the hall alone and kept it going. Without them we would not have a hall. They were also instrumental in fund raising over many years (the dream of a new hall has been there since the 1970's!) - as a result of this we had over £120,000 of our own money to put towards the project, demonstrating our commitment to it. Judy remains a Trustee and continues to support the hall.

Construction







Once the building was nearing completion we then faced the challenge of making sure it was fully fitted out ready for use. Thanks go to Eight Ash Green Parish Council who gave us a grant of £7,500 to put towards furniture.

We would also like to thank King Coel's Kittens - a Colchester based charity that gave us a grant of £3,000 to buy the new chairs for the village hall.

We also need to thank the residents of Eight Ash Green - the neighbours surrounding the hall faced 6 months of disruption and noise and were very patient and supportive.

We also had a great response to our Buy a Brick project which raised a fantastic £6,825. The brick wall is a lovely feature in the new hall and represents villagers old and new as well as local businesses.



The new building was handed over to us on the 31st March 2026 and our grand opening event took place on 19th April 2026 - although this technically falls in to the 2026/27 year we can't finish without saying that the support shown by the village to the opening was phenomenal - we were amazed at the turnout and the feedback was overwhelmingly positive.



Thanks must go to the National Lottery for believing in our project and we hope that they are happy with the finished building which will be a huge asset to our community both now and in the future.

As a side issue to the building project we have also been undergoing the process of transferring from an unincorporated charity to a CIO (part of the National Lottery requirements for providing the funding). This has been a lengthy process however we will soon be in a position to transfer to the new charity and close down the old one.

Our website can be viewed at eightashgreenvillagehall.co.uk

Accounts for the year 2025/6

The unrestricted funds of the charity show a surplus for the year of £2837.30 (2024/25 £5061.28). Letting income reduced from £9941.50 in 2024/25 to £1352.50 in 2025/26, for the short period before the demolition of the old village hall. Restricted funds of £592684.19 were awarded in the year (2024/25 £3257) and was totally expended by the end of the year. Other income on the year was from Fundraising (£7065), donations (£5500) and bank interest (£2182.27).

Reserves

At the end of the year the charity held free reserves of £52427.79. The charity estimates that this will be sufficient to cover operating costs for more than 12 months, and will have a clearer idea of running costs of the new hall as hirers start to re-book.

Eight Ash Green Village Hall
Registered Charity No. 268477
Statement of Financial Activities for the year ended 31st March 2026

		2025/26			2024/25
	Notes	Unrestricted £	Restricted £	Total £	Total £
INCOME					
From Trading Activities					
Lettings		1352.50		1352.50	9941.50
From Voluntary Sources					
Fundraising income		7065.00		7065.00	
Grants	5		402635.00	402635.00	
s106 developer contributions	5		190049.19	190049.19	3257.00
Donations		5500.00		5500.00	
Other Income				0.00	344.07
From Assets					
Interest		2182.27		2182.27	3572.57
TOTAL INCOME		16099.77	592684.19	608783.96	17115.14
EXPENDITURE					
Charitable Activities					
Electricity		573.31		573.31	2271.89
Booking Administration		525.00		525.00	1320.00
Insurance		489.87		489.87	676.59
Cleaning		0.00		0.00	584.50
Repairs and Maintenance		750.00		750.00	214.78
Water		317.70		317.70	285.47
Business rates		183.71		183.71	61.24
Consumables		10.00		10.00	99.29
Depreciation		7436.85		7436.85	0.00
Administration of the charity					
Bank Charges		69.00		69.00	72.50
Office costs and sundries		53.05		53.05	27.40
Affiliation Fee (RCCE)		80.40		80.40	80.40
Accounts		288.00		288.00	0.00
Independent Examination		144.00		144.00	0.00
Other Expenditure					
Fundraising expenses		0.00		0.00	324.00
New Build Construction		0.00		0.00	0.00
New Equipment		1623.07		1623.07	0.00
Project Costs		0.00	23311.99	23311.99	2778.80
Legal Fees		728.51	3077.86	3806.37	0.00
TOTAL PAYMENTS		13272.47	26389.85	39662.32	8796.86
SURPLUS / DEFICIT					
		2827.30	566294.34	569121.64	8318.28
TRANSFER BETWEEN FUNDS					
		569551.34	-569551.34	0.00	
Balances Brought Forward					
		123521.96	3257.00	126778.96	118460.68
Balances Carried Forward					
		695900.60	0.00	695900.60	126778.96

Eight Ash Green Village Hall
Registered Charity No. 268477
Balance Sheet at 31st March 2026

		2026			2025
		£	£	£	£
FIXED ASSETS					
Premises	2			634195.27	
Fixed Assets	2			9277.54	
				643472.81	0.00
CURRENT ASSETS					
Deposits and Bank Balances					
CAF Cash Account		4351.79			1680.52
CAF Gold Account		48508.00			121841.44
			52859.79		123521.96
Debtors					
s106 Funds			0.00		3257.00
			52859.79		126778.96
LESS: CURRENT LIABILITIES					
Accounts and examination		432.00			
			432.00		0.00
NET CURRENT ASSETS				52427.79	126778.96
NET ASSETS				695900.60	126778.96
UNRESTRICTED FUNDS				695900.60	123521.96
RESTRICTED FUNDS	5			0.00	3257.00
				695900.60	126778.96

Eight Ash Green Village Hall
Registered Charity No. 268477

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31st MARCH 2026

1 ACCOUNTING POLICIES

Basis of Preparation of Accounts

These accounts have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant note(s) to these accounts. The accounts have been prepared in accordance with the charity's governing document, the Charities Act 2011, and the Statement of Recommended Practice "Accounting and Reporting by Charities" for charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) issued on 16 July 2014. The charity constitutes a Public Benefit Entity as defined by FRS 102. The charity has taken advantage of the provisions in the Statement of Recommended Practice for charities applying FRS 102 Update Bulletin 1 not to prepare a Statement of Cash Flows.

The accounts for the year ended 31st March 2025 were previously prepared on a Receipts and Payments basis and have been restated as accruals accounts to enable comparison.

The activities of the charity meet the Public Benefit Test.

Going Concern

At the time of approving the accounts, the Trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus, the Trustees continue to adopt the going concern basis of accounting in preparing the accounts.

Incoming resources

All material incoming resources have been included on a receivable basis

They are included if the date receivable falls within the period covered by these accounts.

Resources Expended

Expenditure is recognised when a liability is incurred.

Fixed Assets and Depreciation

Fixed Assets are capitalised if they can be used for more than one year and cost at least £500

Depreciation is calculated to write down the cost of the fixed assets to their estimated residual value over their expected useful lives. The rates and methods of calculation are:

Premises	1% reducing balance
Office Equipment	10% straight line
Plant and Equipment	10% straight line

A full year's depreciation is charged in the year of purchase

Fund Accounting

Unrestricted Funds are funds received which have no restrictions placed on their use and are available to spend on activities that further any of the purposes of the charity.

Restricted Funds are funds which are to be used for purposes as specified by the funder

2 FIXED ASSETS

During the year the old village hall premises has been demolished and all fixtures and fittings disposed of. The value attributed to the premises and fixed assets at 1st April 2025 is zero. Rebuilding and refurbishment works totalling £640601.28 have been capitalised. A stage, furniture and kitchen equipment, each costing more than £500, have been capitalised.

	Premises £	Fixed Assets £	2026 Total £	2025 Total £
Cost				
At 1 April	0.00	0.00	0.00	0.00
Additions	640601.28	10308.38	650909.66	0.00
At 31 March	640601.28	10308.38	650909.66	0.00
Depreciation				
At 1 April			0.00	0.00
Charge for the year	6406.01	1030.84	7436.85	0.00
At 31 March	6406.01	1030.84	7436.85	0.00
Net Book Value				
At 31 March 2026	634195.27	9277.54	643472.81	0.00
At 1 April 2025	0.00	0.00	0.00	0.00

3 RELATED PARTIES

Eight Ash Green Village Hall is controlled by its board of trustees. One member of the board of trustees, Judy Alden, received remuneration from the charity of £165 (2024/25 £1904.50). Trustees are required to declare any potential conflicts of interest at meetings

4 STAFF AND SALARY

The average number of staff employed (full time equivalent) during the year was zero (2024/25: 0)
No employee earned more than £60,000 per annum (2024/25: none)

5 RESTRICTED FUNDS AND GRANTS

	Balance at 01/04/26	Grants Received	Expenditure	Balance at 31/03/26
National Lottery - Reaching Communities		402635.00	-402635.00	0.00
S106 funds	3257.00	190049.19	-193306.19	0.00
	3257.00	592684.19	-595941.19	0.00

**Independent Examiner's Report to the trustees of
Eight Ash Green Village Hall (Registered Charity Number 268477)**

I report to the trustees on my examination of the accounts of Eight Ash Green Village Hall (the Trust) for the year ended 31st March 2026

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 all 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 giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the Trust as required by section 130 of the Act; or
2. the accounts do not accord with those records.

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

Gemma Humphries
Rural Community Council of Essex
RCCE House, Threshelfords Business Park, Inworth Road, Feering CO5 9SE
8th July 2026

Eight Ash Green Village Hall
Registered Charity Number 268477

Independent examination of accounts for the year ended 31st March 2026

Charity Commission requirement

Total income over £25,000 so the Charity is required to submit accounts and Trustees Annual Report to the Charity Commission.

Scope of work undertaken

- Cash book totals (excel spreadsheet totals) agreed to receipts and payments totals on the face of the accounts.
- Cash book balances reconciled to bank statements and agreed to balances carried forward on the face of the accounts.
- Separation of restricted funds in the cash book and accounts.
- Sample of requests for payment trailed through the cash book.
- Debtors and Creditors have been verified.
- Sample of hall hire receipts trailed in the cash book.
- Confirm the accounts meet Charity Commission Requirements.

Notes

The underlying financial records are complete and well organised, and the spreadsheets used to summarise the financial transactions are accurate, clear and easy to follow.

Restricted funds have been separated correctly in accounts.

Bank Balances agree to the amounts shown on the statements. Debtors and creditors agree to the workings on separate spreadsheet.

The Trustees Annual Report provides a detailed summary of activities in the year and a clear financial overview for the financial year and also the year ahead.

Noted payments have been made to Judy Alden over the course of the year, as a trustee the Charity need to ensure following correct guidance in relations to trustees gaining financially from the Chairty. There is no invoice trail in relation to the 2 payments made in May 25 and June 25.

The charity has unrestricted reserves of £52,427 which they believe will be enough to cover 12months operating costs, however a clearer understanding on this will be obtained once the hall has been used to full potential.

Gemma Humphries
8th July 2026