



ANNUAL REPORT FOR THE PERIOD OF 2024/25

Reporting Period 1st April 2024 until the 31st
March 2025

MOLE HILL GREEN VILLAGE HALL

Annual Returns prepared to support our annual
returns for the Charity Commission.

[Lucy Johnson](#)

Trustee of Mole Hill Green Village Hall

Table of Contents

STRUCTURE, GOVERNANCE AND MANAGEMENT	2
TYPE OF GOVERNING DOCUMENT.....	2
HOW IS THE CHARITY MANAGED.....	2
TRUSTEE SELECTION METHOD INCLUDING DETAILS OF ANY CONSTITUTIONAL PROVISIONS.....	2
NAME OF THE CHARITY TRUSTEES WHO MANAGE THE CHARITY	2
OBJECTIVES AND ACTIVITIES	3
SUMMARY OF THE PURPOSES OF THE CHARITY AS SET OUT IN ITS GOVERNING DOCUMENT	3
SUMMARY OF THE MAIN ACTIVITIES IN RELATION TO THOSE PURPOSES FOR THE PUBLIC BENEFIT, IN PARTICULAR, THE ACTIVITIES, PROJECTS OR SERVICES IDENTIFIED IN THE ACCOUNTS	3
STATEMENT CONFIRMING WHETHER THE TRUSTEES HAD REGARD TO THE GUIDANCE ISSUED BY THE CHARITY COMMISSION ON PUBLIC BENEFIT	4
WEBSITE	4
ACHIEVEMENTS AND PERFORMANCE	5
SUMMARY OF THE MAIN ACHIEVEMENTS OF THE CHARITY IDENTIFYING THE DIFFERENCE THE CHARITY'S WORK HAS MADE TO THE CIRCUMSTANCES OF ITS BENEFICIARIES AND ANY WIDER BENEFITS TO SOCIETY AS A WHOLE	5
FINANCIAL REVIEW	6
REVIEW OF THE CHARITIES FINANCIAL POSITION AT THE END OF THE PERIOD.....	6
STATEMENT EXPLAINING THE POLICY FOR HOLDING RESERVES STATING WHY THEY ARE HELD	6
AMOUNT OF RESERVES HELD	6
EXPLANATION OF ANY UNCERTAINTIES ABOUT THE CHARITY CONTINUING AS A GOING CONCERN	6
DECLARATIONS	7
THE TRUSTEES DECLARE THAT THEY HAVE APPROVED THE TRUSTEE'S REPORT ABOVE	7
FINANCIAL ACCOUNTS	8
INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF MOLE HILL GREEN VILLAGE HALL (REGISTERED CHARITY NO. 286071).....	10

Structure, Governance and Management

Type of Governing document

Mole Hill Green Village Hall, Charity Number 286071, was registered with the Charity Commission on the 4th January 1983 under a Declaration of Trust dated 29th July 1958.

How is the charity managed

The previous Trustees, who were linked to Takeley Parish Council, handed over to a new board of trustees in November 2020.

There were concerns in 2020 that the charity might be dissolved and the grounds would be sold to developers. The current Trustees all live in the Village and want to ensure that our residents have a community asset to utilise for the residents.

The 4 trustees meet on a regular basis to manage the building, grounds, finances and development projects for the building. The trustees are working to build up wider working groups within the village to help with maintenance of the building.

The building that is owned by the charity is not yet reopened. At the point the building is ready to be used fully, the trustees will develop and maintain a suite of policies and procedures to ensure the upkeep of the building and the safety of the users within the building and grounds.

It is acknowledged that the trustees are accountable and have responsibilities to ensure the Charity is kept up to date with Charity Commission guidance and other legislation. This includes (however does not limit) regard to the management and oversight of:

- risk; ensuring public safety is a priority
- decision making; ensuring decisions made support our constitution, strategic objectives and benefits our local residents.
- No personal gain; decisions made are for the best interests of the charity and the residents

Trustee selection method including details of any constitutional provisions

Existing Trustees were appointed by the previous Trustees using the existing constitution. Further investigation is required for long term management of the constitution and our management of trustees.

Name of the Charity Trustees who manage the charity

Name	Role
Ian Shaffner	Chairperson / Trustee
Sonia Carr	Vice Chairperson / Trustee
Martin Carr	Trustee
Lucy Johnson	Secretary / Treasurer / Trustee

All have acted for the whole of this year

Objectives and Activities

Summary of the purposes of the charity as set out in its governing document

The objects set out in the Declaration of Trust dated 29th July 1958 are to provide a 'Village Hall for the use of the inhabitants of Takeley and neighbourhood without distinction of sex or of political religious or other opinions and in particular for the use for meetings lectures and classes for other forms of recreation and leisure time occupation with the object of improving the conditions of life for said inhabitants'

Our objectives are:

"The promotion for the public benefit of urban or rural regeneration in areas of social and economic deprivation (and in particular Molehill Green) by all or any of the following means:

- a) The maintenance, improvement or provision of public amenities.
- b) The preservation of buildings or sites of historic or architectural importance.
- c) The provision or assistance in the provision of recreational facilities for the public at large and/ or those who, by reasons of their youth, age, infirmity or disablement, poverty or social and economic circumstances, have need of such facilities.
- d) The protection or conservation of the environment.
- e) Promotion of public safety and prevention of crime

Our Strategic Objective for Molehill Green Village Hall is:

- To create a multifunctional space that allows the residents of Uttlesford to utilise the space for recreation, sports and community activities that improve the quality of life for its users.

Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts

From November 2020 the new trustees took on the building and grounds, knowing that the building was in poor condition. The primary goal was to ascertain and secure financial stability whilst developing an approach to raise funding to renovate the building.

Over the last 4 years, the building has had a number of upgrades which has included:

- repairing the external building; the roof, repointing of brick work and some guttering
- maintaining the grounds; reducing trees, hedges and shrubs
- upgrading the internal building; replacing the floor, the ceiling, removing internal walls to open up the building.

Please note that all upgrades is supported by an architectural and Structural Engineering Report(s)/advice.

For this accounting period the trustees have worked on raising funds to renovate the building in alignment with our business plan. The charity was successful in a funding application with Stansted Airport in January 2025 and was awarded £30,000 in March 2025 to upgrade the building's electrics and heating.

Other funding that has been obtained came in within period was from Uttlesford District Council, which was a total of £972 to support our renovation works. This funding was not utilised until the following financial year.

The building was used by Uttlesford District Council for local elections in 2024 and the trustees moved the local defibrillator that is overseen by the trustees to the village hall due.

The trustees hosted a small event in December 2024 at Christmas to encourage the community to see the progress of the renovation works and to raise funds for the Village Hall. However, until the Village Hall is completely renovated, the building and grounds are only used for small events or meetings by the Trustees.

Statement confirming whether the trustees had regard to the guidance issued by the Charity Commission on public Benefit

The trustees confirm that the charity operates for public benefit in accordance with the Charity Commission's guidance.

Website

<https://www.molehillgreenvillagehall.co.uk/>

Achievements and Performance

Summary of the main achievements of the Charity identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole

Although the building is not yet open, the trustees have worked hard to raise funding to renovate the village hall and raise awareness with our local community and organisations on our intentions for the future. Our current key areas of focus are:

Raising funds

The trustees have planned events within the community to raise the profile of the village hall and to raise funds. This has been limited due to the building and ground conditions, however, where it is possible the trustees will use the grounds for events.

Community volunteers

The trustees have invited the local community to provide support to help maintain the grounds and help with specific hands-on activities over the last few years.

Recently the trustees have set up a sub-committee to help with events and fundraising. This group supported a successful event in December 2024 to celebrate winter festivities and will commence again in the new year.

It is hoped that overtime this subcommittee will evolve and include a wider range of residents and professionals across Uttlesford to maximise the opportunity and resources to be successful.

Raising our public profile

The trustees have set up a website www.molehillgreenvillagehall.co.uk to raise awareness of the village hall. The trustees are keen to be transparent with the community and public / charitable organisations and to share our success.

The charity also uses social media, which includes Facebook/Instagram and X. The trustees mostly use Facebook for local and community engagement.

Financial Review

Review of the Charities Financial Position at the end of the period

The trustees have put in place a financial policy regarding the management of reserves and development funding for the charity with key principles to minimise the risk debt until the building is reopened.

The trustees have worked hard to ensure that throughout the year we maintain our reserves and have only spent funding where building expenses or maintenance costs have occurred. At the end of this financial year, a huge increase in development funds was received to support our business plan/renovation work which provided assurance to the trustees that progress can happen and we are ever nearer to getting the funds to get the building reopened.

At the end of the financial year our trustees have been able to replenish our reserves account with unallocated development funds received. This has helped to ensure that we can continue to minimise the risk of debt longer term.

Statement explaining the policy for holding reserves stating why they are held

The trustees have agreed that where possible the charity will maintain a reserve of £5000 to ensure that, until the building is reopened, the associated expenses to maintain it is covered. It is calculated that until the building is opened, the charity requires £1000 - £1200 a year to maintain the building, which will give us 4 to 5 years.

Amount of reserves held

As of the 31st March 2025 the charity has restricted fund reserves of £30972 and unrestricted reserves of £5932, exceeding the level of £5000 in our reserves policy.

Explanation of any uncertainties about the charity continuing as a going concern

The trustees have a long journey ahead to renovate the building and to get the building open for the community. Since November 2020 we have raised around £60,000 to secure our reserve fund and renovate the village hall, however we still require around £30,000 to be able to open the building. It is hoped that we will accomplish this by 2028.

Declarations

The trustees declare that they have approved the trustee’s report above

Signed on behalf of the charity’s trustees

Signature	
Full Name	Lucy Rachel Johnson
Position	Secretary
Date	25 th January 2026

Financial Accounts

MOLE HILL GREEN VILLAGE HALL

Registered Charity No.286071

Receipts and Payments Account for the Year Ended 31st March 2025

	2024/25			2023/24
	Unrestricted Funds	Restricted Funds	Total	
	£	£	£	£
RECEIPTS				
From Trading Activities				
Lettings	764		764	
From Voluntary Sources				
Government Grants		972	972	
Other Grants		30,000	30,000	
Other Income			0	
Fundraising	168		168	
Interest from Assets			0	
TOTAL RECEIPTS	932	30,972	31,904	1,073
PAYMENTS				
Trading Activities				
Repairs & Maintenance	338		338	
Water	182		182	
Energy	172		172	
Insurance	219		219	
Administration of the Charity				
Accounts and examination	0		0	
Website	307		307	
RCCE Subscriptions	80		80	
Other Expenditure				
Fundraising costs	66		66	
New Equipment	264		264	
Hall improvements		0	0	
TOTAL PAYMENTS	1,629	0	1,629	7,116
NET SURPLUS	-697	30,972	30,275	-6,043
Balance Brought Forward	6,629		6,629	12,672
Balance Carried Forward	5,932	30,972	36,904	6,629

MOLE HILL GREEN VILLAGE HALL
Registered Charity No.286071
Statement of Assets & Liabilities at 31st March 2025

	2025 £	2024 £
MONETARY ASSETS		
Bank Balances		
Barclays Account	36,904	1,814
Nat West Account	0	4,815
Total	<u>36,904</u>	<u>6,629</u>
 Debtors		
 Creditors		
Independent Examination	120	
 NON MONETARY ASSETS		
Hall		
Defibrillator		
Tables and chairs		
Fridges		
Marquee		
Christmas lights and decorations		

Independent Examiner's Report to the Trustees of Mole Hill Green Village Hall (Registered Charity No. 286071)

I report to the trustees on my examination of the accounts of Mole Hill Green Village Hall (the Trust) for the year ended 31st March 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 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.



J Stobart FCCA
RCCE House, Threshelfords Business Park, Inworth Road, Feering CO5 9SE
28th January 2026