

EYNSFORD VILLAGE HALL

England & Wales · Charity number 302737

Details

Status Registered

Legal form Trust

Registered 1963-07-17

Register [View on the Charity Commission register](#)

Contact

Address 54 St. Martins Drive
Eynsford
Dartford
DA4 0EZ

Phone 07968 056481

Website eynsfordvh.com

Activities

Objects: 1).THE PROVISION AND MAINTENANCE OF A VILLAGE HALL FOR THE USE OF THE INHABITANTS OF THE PARISH OF EYNSFORD (HEREINAFTER CALLED "THE AREA OF BENEFIT") WITHOUT DISTINCTION OF POLITICAL, RELIGIOUS OR OTHER OPINIONS, INCLUDING USE OF MEETINGS, LECTURES AND CLASSES, AND FOR OTHER FORMS OF RECREATION AND LEISURE -TIME OCCUPATION, WITH THE OBJECT OF IMPROVING THE CONDITIONS OF LIFE FOR THE SAID INHABITANTS.2). THE SAID LAND AND BUILDING SHALL BE HELD UPON TRUST FOR THE PURPOSE OF A VILLAGE HALL AS AFORESAID.

Activities: PROVIDES VILLAGE HALL FOR RESIDENTS OF THE PARISH OF EYNSFORD.

Classification

- **How:** Provides Buildings/facilities/open Space
- **What:** Education/training, Arts/culture/heritage/science, Amateur Sport
- **Who:** Other Defined Groups

Geography

- **Area of benefit:** PARISH OF EYNSFORD.
- Kent

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£48,661	£67,388	-	-
2023-12-31	£88,177	£98,899	-	-
2022-12-31	£46,367	£47,950	-	-
2021-12-31	£26,113	£24,955	-	-
2020-12-31	£104,874	£22,180	-	-

Trustees

Name	Role	Appointed
Mark George Physsas	Chair	2014-05-06
Benjamin Newton		2023-05-29
Bridget Jane Storrar		2022-02-07
JAMES STANILAND		
JOHN CAIRNS JP		
Joanne Heather Easter		2024-04-29
Peter Michael John Nicholson		2024-09-26
Sinead Aldrich		2024-01-29

EYNSFORD VILLAGE HALL

England & Wales - Charity number 302737

Accounts

EYNSFORD VILLAGE HALL (Registered Charity No 302737)

ANNUAL REPORT FOR THE YEAR ENDED 31 DECEMBER 2024

Object of the Charity

The provision and maintenance of a Village Hall for the use of the inhabitants of the Parish of Eynsford 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, with the object of improving the conditions of life for the said inhabitants.

That public benefit was delivered in 2024.

Management Committee

As at 31 December 2024 the members were:

Chairman: Mr M G Physsas

Hon Secretary: Mr J Staniland

Hon Treasurer: Mrs B Storrar

Other Members:

Mr J Cairns

Mr J Mesnard (resigned 28/04/2025)

Mr B Newton

Mr P Nicholson (appointed 26/09/2024)

Ms K Atkinson (appointed 26/09/2024, resigned

26/02/2025)

Mr D Ketley was a trustee as at 31 December 2023 but resigned on 26/09/2024

Charity Correspondent

Mr M G Physsas, 54 St Martin's Drive, Eynsford, Dartford DA4 0EZ

Tel: 07968 056481

Governing Document

A Scheme for the regulation of the Charity sealed by the Charity Commissioners on 27 March 1997, as amended in October 2015.

Governance

The Charity is governed by a Management Committee consisting of Trustees elected annually by local residents at an Annual General Meeting, and of Representative Trustees appointed by regular user groups which hire the Hall.

Day-to-day management is delegated to the Officers (Chairman, Treasurer and Secretary), all trustees, who report to the Management Committee at its meetings, usually ten times a year.

Finance

Details of the financial activities are summarised in the attached accounts.

During 2024, net letting income reduced by 3.4% compared to 2023 at £21,249. The cost of running the hall was £22,598, £2,987 higher than 2023, resulting in an operating loss of £1,349. The loss arose primarily due to higher energy costs, which increased from £8,403 in 2023 to £10,418 in 2024, and an increase of £1,203 in the spend on repairs and maintenance. Income to the Rescue and Renewal Fund decreased from £66,000 in 2023 to £27,000 in 2024; however expenditure, mainly on professional fees relating to the new hall, also decreased. The net deficit was £17,378 and the closing balance was £328,524.

The policy on financial reserves is to aim to hold a minimum cash balance equivalent to twelve months of letting income. This is to guard against the risk of an event that requires the hall to be closed temporarily.

Bankers

Main account: Santander UK plc,
Bridle Road,
Bootle,
Merseyside L30 4GB

No 2 account (Rescue and Renewal): The Co-operative Bank
P.O. Box 250, Skelmersdale, WN8 6WT

As at 31 December 2024 Rescue and Renewal funds were also held in deposit accounts with the Shawbrook, Virgin, and United Trust banks. The balances are spread to keep each account within the FSCS compensation limits.

Independent Examiner

Joanna McGovern MBA FCCA FMAAT ATT (Fellow)
Director – Brendan P Byrne & Co Ltd

Serious Incidents

There were no serious incidents during the year.

Transactions with Trustees and Payments to Connected Persons

None.

Chairman's Report AGM - 2025

Overall a very productive year for the trustees, the ongoing operation of the Hall and closer to our goal of developing the Hall has been somewhat fruitful. We are forever grateful to the volunteers who have helped us to get this far and we can finally see some light at the end of the tunnel to get developing the new Hall. Particular thanks goes to the Parish Council and the individuals organising fundraising events.

Our goal still remains on the development of the new hall. The site remained dormant as we continued conversations with our preferred contractors and continued to raise funds for the new hall, however the Parish Council has been coordinating the maintenance of the Football pitch and the green team has been planning out the plantations for the embankment to pretty-up the site.

Our estimates for the development of the Hall of the new site were also refined with increased interest rates and we established a gap based on some assumptions that we will take into the next year. The intention is still to start on site with the building of the Hall before the end of the year 2025.

Also, Eynsford Village Hall Limited was incorporated on the 12th July 2024. We are still finalising some details about the charity aspect and the transfer of assets to the new entity but these are in hand by our treasurer.

As always we have also organised a few fundraising events including assisting with fundraising from local residents, and the Parish Council. I extend my deepest gratitude to everyone who has contributed and supported the hall throughout this past year. We have had some amazing and fun events also and will continue to do so.

On the existing Hall we continue to receive steady lettings and have had a good turnout to our events. We have also made some cosmetic improvements to the hall to keep it in good condition. We are also massively grateful for our maintenance trustee that has fixed and replaced broken elements and also to the donations of items for the toilets. We will continue to monitor the Hall for any simple win improvements.

We now enter the new phase with greater certainty but raising funds is our primary goal. This said, fundraising will continue, lettings will continue with more substantial emphasis on events coordinations. We are excited to see the new hall starting on site within 2025.

Mark Physsas RIBA
Chairman
26th June 2025

EYNSFORD VILLAGE HALL (Reg. Charity 302737)

ACCOUNTS for the Year Ended 31 December 2024

Hall Management (No.1) Account

Payments	2023	2024
Labour costs	5,480	5,034
Heat & light	8,403	10,418
Water	773	863
Rates	687	733
Repairs & maintenance	1,152	2,355
Insurance	1,185	1,292
Hygiene	1,021	1,202
Sundry	910	702
	£ 19,611	£ 22,598

Receipts	2023	2024
Letting charges (net of refunds)	21,991	21,249
	£ 21,991	£ 21,249

Cash at bank at 31 December

Hall surplus/(deficit)	£ 2,380	£ (1,349)
	£ 18,557	£ 17,208

"Rescue and Renewal" (No.2) Account

Payments	2023	2024
Project costs	73,838	41,436
Lottery expenses	3,521	3,354
Calendar costs	1,404	-
Greetings card costs	257	-
Other fundraising expenses	268	-

Receipts	2023	2024
Donations	23,031	6,105
Events	11,077	7,467
Lottery receipts	6,335	6,925
Calendar sales	2,325	402
Greetings card sales	369	132
Raffle	4,129	-
Grants	15,000	2,836
Deposit interest	3,920	3,545

Payments	£ 79,288	£ 44,790
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Receipts	£ 66,186	£ 27,412
Surplus/(deficit)	-£ 13,102	-£ 17,378

Monetary Assets

	31/12/2023	31/12/2024
Current account balances	145,183	130,618
Paypal/cash	6,605	162
Bar stock	-	86
Deposits (Shawbrook)	79,739	80,210
Deposit (Virgin)	29,361	29,760
Deposit (United Trust)	85,014	87,690
	£ 345,902	£ 328,524

Non-Monetary Assets:

- The Village Hall and its approach drive (freehold title vested in the Official Custodian for Charities)
- Furniture, catering and other equipment stored in the Hall (insured value £34,327)

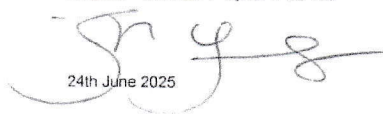
Notes to the Accounts

- The Rescue and Renewal account was opened during 2007 to handle the financing of the projected rebuilding of Eynsford Village Hall.
- The charity is of the opinion that it is exempt from tax on income and gains falling within section 505 of the Income and Corporation Taxes Act 1988 as any excesses of income over expenditure, if made, are applied to its charitable objects. Deposit interest was received without deduction of income tax.
- The accounts have been prepared on a receipts and payments basis, as allowed by the Charities Act 2011
- On the 12th July 2024 the charity created a company at Companies House limited by guarantee EYNSFORD VILLAGE HALL LIMITED, Company number 15835670, intended for future use but is currently dormant

These Accounts were subject to an independent examination by:

Name **Joanna McGovern MBA FCCA FMAAT ATT (Fellow)**
Director - Brendan P Byrne & Co Ltd

Signature



Date

24th June 2025

W www.bpb.accountants E bpb@bpb.accountants

Bexley office: 12 Old Bexley Lane • Bexley • Kent • DA5 2BN

Sevenoaks office: 11 The Butts • Otford • Kent • TN14 5PR

EYNSFORD VILLAGE HALL

England & Wales - Charity number 302737

Accounts

EYNSFORD VILLAGE HALL (Registered Charity No 302737)

ANNUAL REPORT FOR THE YEAR 2023

Object of the Charity

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That public benefit was delivered in 2023.

Management Committee

As at 31 December 2023 the members were:

Chairman: Mr M G Physsas

Hon Secretary: Mr J Staniland

Hon Treasurer: Mrs B Storrar

Other Members: Mr J Cairns, Mr J Mesnard, Mr D Ketley, Mr B Newton

Charity Correspondent

Mr M G Physsas, 54 St Martin's Drive, Eynsford, Dartford DA4 0EZ

Tel: 07968 056481

Governing Document

A Scheme for the regulation of the Charity sealed by the Charity Commissioners on 27 March 1997, as amended in October 2015.

Governance

The Charity is governed by a Management Committee consisting of Trustees elected annually by local residents at an Annual General Meeting, and of Representative Trustees appointed by regular user groups which hire the Hall.

Day-to-day management is delegated to the Officers (Chairman, Treasurer and Secretary), all trustees, who report to the Management Committee at its meetings, usually ten times a year.

Finance

Details of the financial activities are summarised in the attached accounts.

During 2023, net letting income increased by 48% compared to 2022 at £ 21,991 which exceeded the cost of running the hall by £2,380. The cost of running the hall was £19,611, £2,591 lower than 2022. The reduction was predominantly due to lower energy costs, which decreased from over £12,000 in 2022 to £8,403 in 2023. Income to the Rescue and Renewal Fund increased to £66,000; however expenditure also increased to over £79,000 being mainly professional fees in connection with the plans for the new hall. The closing balance was £345,902.

The policy on financial reserves is to aim to hold a minimum cash balance equivalent to twelve months of letting income. This is to guard against the risk of an event that requires the hall to be closed temporarily.

Bankers

Main account: Santander UK plc,
Bridle Road,
Bootle,
Merseyside L30 4GB

No 2 account (Rescue and Renewal): The Co-operative Bank
P.O. Box 250, Skelmersdale, WN8 6WT

Rescue and Renewal funds are also held in deposit accounts with the Shawbrook, Virgin, United Trust banks. The balances are spread to keep each account within the FSCS compensation limits.

Independent Examiner

Mr Thomas J Phillips B.Sc. FCA
Station Road
Eynsford
Kent DA4 0ER

Serious Incidents

There were no serious incidents during the year.

Transactions with Trustees and Payments to Connected Persons

None.

Chairman's Review of the Year's Activities

The main focus of the trustees has continued to be the drive to raise funds for a new hall to be built on Harrow Meadow. We have again been hugely assisted by the Parish Council with grant applications and other support, and by volunteers from the local community.

We had hoped to start work on the football pitch in early 2023 but this was delayed as a result of the extent of the archaeological investigations required by Kent County Council. The excavation work required for the new pitch eventually started on 22nd August 2023 and the last operation in October 2023 was to sow the grass seed and then wait for nature to do its work. It was expected that with the right mix of rain and sunshine together with mowing on a weekly basis the pitch would be ready in time for the start of the 2024/25 season.

A number of fund-raising events have been organised by both trustees and other residents and the Parish Council, including a very successful Garden Safari and the annual Eynstock event on the village cricket pitch. My thanks to all those who have helped and supported the hall over the year.

With regard to more day-to-day matters in respect of the running of the hall, the letting income is now at close to pre-pandemic levels, however this is largely as a result of the increase in hiring rates agreed at the beginning of the year and the number of bookings has declined. The hall still relies on loyal local users or those that have been hiring for many years, as 'one-off' bookings are fairly low. As mentioned in last year's report, this may well be because the hall is now showing signs of age and its facilities cannot match those of other local and more modern halls. This only demonstrates even more clearly the need for a new hall.

Last but not least, the decision was taken towards the end of the year to incorporate the Village Hall into a company to help us attract more trustees and to improve our prospects of securing significant grant funding. This will be taken forward during 2024.

Mark G Physsas
Chairman

EYNSFORD VILLAGE HALL (Reg. Charity 302737)

ACCOUNTS for the Year Ended 31 December 2023

Hall Management (No.1) Account

Payments	2022	2023	Receipts	2022	2023
Labour costs	5,454	5,480	Letting charges (net of refunds)	14,842	21,991
Heat & light	12,180	8,403			
Water	693	773			
Rates	850	687			
Repairs & maintenance	428	1,152			
Insurance	1,124	1,185			
Hygiene	723	1,021			
Sundry	750	910			
	£ 22,202	£ 19,611		£ 14,842	£ 21,991
			Hall surplus/(deficit)	£ (7,360)	£ 2,380
				£ 16,177	£ 18,557

Cash at bank at 31 December

"Rescue and Renewal" (No.2) Account

Payments	2022	2023	Receipts	2022	2023
Architect's fees	-	-	Donations	8,017	23,031
Other professional fees	19,351	73,838	Events	5,386	11,077
Lottery expenses	3,531	3,521	Lottery receipts	6,665	6,335
Calendar costs	1,614	1,404	Calendar sales	2,820	2,325
Greetings card costs	-	257	Greetings card sales	-	369
Other fundraising expenses	627	268	Raffle	6,155	4,129
	£ 25,123	£ 79,288	Grants	-	15,000
			Deposit interest	1,837	3,920
				£ 30,880	£ 66,186
			Surplus/(deficit)	£ 5,757	£ 13,102

Monetary Assets	31/12/2022	31/12/2023
Current account balances	114,506	145,183
Paypal/cash	3,850	6,605
Deposits (Shawbrook)	79,272	79,739
Deposit (Virgin)	29,196	29,361
Deposit (United Trust)	82,179	85,014
Deposit (Julian Hodge)	50,000	-
	£ 359,003	£ 345,902

Non-Monetary Assets:

- The Village Hall and its approach drive (freehold title vested in the Official Custodian for Charities)
- Furniture, catering and other equipment stored in the Hall (insured value £34,327)

Notes to the Accounts

- The Rescue and Renewal account was opened during 2007 to handle the financing of the projected rebuilding of Eynsford Village Hall.
- Deposit interest was received without deduction of income tax
- The accounts have been prepared on a receipts and payments basis, as allowed by the Charities Act 2011

These Accounts were subject to an independent assessment:

Date *4th September 2024*

Name *Thomas Phillips B.Sc., FCA, YEW COTTAGE, STATION ROAD, EYNSFORD DA4 0ER*

Signature

[Handwritten Signature]

EYNSFORD VILLAGE HALL

England & Wales - Charity number 302737

Accounts

EYNSFORD VILLAGE HALL (Registered Charity No 302737)

ANNUAL REPORT FOR THE YEAR 2022

Object of the Charity

The provision and maintenance of a Village Hall for the use of the inhabitants of the Parish of Eynsford 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, with the object of improving the conditions of life for the said inhabitants.

That public benefit was delivered in 2022.

Management Committee

As at 31 December 2022 the members were:

Chairman: Mr M C Richardson

Hon Secretary: Vacant

Hon Treasurer: Mr R Viner

Other Members: Mr J Cairns, Mr J Mesnard, Mr J Staniland, Mr M Physsas,
Mr D Ketley and Mrs L Breare

Charity Correspondent

Mr Malcolm Richardson
31 Pollyhaugh
Eynsford
DA4 0HE. Tel: 07753 572542

Governing Document

A Scheme for the regulation of the Charity sealed by the Charity Commissioners on 27 March 1997, as amended in October 2015.

Governance

The Charity is governed by a Management Committee consisting of Trustees elected annually by local residents at an Annual General Meeting, and of Representative Trustees appointed by regular user groups which hire the Hall.

Day-to-day management is delegated to the Officers (Chairman, Treasurer and Secretary), all trustees, who report to the Management Committee at its meetings, usually ten times a year.

Finance

Details of the financial activities are summarised in the attached accounts.

During 2022, letting income increased slightly on 2021 at £ 15,467 which less than the cost of running the Hall which was £22,826. This increase in costs was predominantly due to energy, which rose from so e£3,00 in 2021 to over £12,000 in 2022. Income to the Rescue and Renewal increased to 330,000 although this was partially offset by costs of 325,000 being mainly professional fees in connection with the pans for the new hall. The closing balance was £359,003.

The policy on financial reserves is to aim to hold a minimum cash balance equivalent to twelve month of letting income. This is to guard against the risk of an event that requires the hall to be closed temporarily.

Bankers

Main account: Santander UK plc,
BBAM,
Bridle Road,
Bootle, Merseyside L30 4GB

No 2 account: The Co-operative Bank
(Rescue and renewal) 1 Balloon Street
Manchester M60 4EP

Rescue and Renewal funds are also held in deposit accounts with the Shawbrook, Virgin, United Trust and Julian Hodge banks. The balances are spread to keep each account within the FSCS compensation limits.

Independent Examiner

Mr Thomas J Phillips B.Sc. FCA
Station Road
Eynsford
Kent DA4 0ER

Serious Incidents

There were no serious incidents during the year.

Transactions with Trustees and Payments to Connected Persons

None.

Chairman's Review of the Year's Activities

As over the last couple of years, the main focus of the trustees has been the drive to raise funds for a new hall to be built on Harrow Meadow. We have been hugely assisted by the Parish Council with grant applications and other support.

Formal estimates have been received from potential developers for both the construction of the new hall and the work to level the football pitch and it can now be seen that the total cost of the project is some £2 million. However there are some encouraging signs on fund raising. A number of potential sources have been identified and strong interest has been shown by potential purchasers for the existing site. It is hoped that work to the football pitch will start in early 2023 as sufficient monies have been raised, pending fund raising for the balance to allow the hall development itself to be commenced.

A number of fund raising events have also been organised by both trustees and other residents and the Parish Council – my thanks to all those who have helped and supported the hall over the past year.

With regard to more day-to-day matters in respect of the running of the hall, the letting numbers are now approaching those seen prior to the pandemic, with numbers nearly back to 2019 levels. The hall however still relies on loyal local users or those that have been hiring for many years, as 'one-off' bookings have reduced considerably. This may well be because the hall is now showing signs of age and its facilities cannot match those of other local, and more modern halls. While matters could be improved to a certain extent by some relatively minor improvement works, such as redecorating parts, many facilities, such as the toilets would need a more substantial sum spent on them to bring them up to a better standard. This only demonstrates even more clearly the need for a new hall.

And so we enter into 2023 with optimism – the letting numbers are up (although expenses, mainly energy, have risen considerably) and fund raising for the new hall is heading in the right direction. I hope by the end of this financial year, we may well be in a position where we can hope that a start on the new hall is in sight.

Malcolm C Richardson
Chairman

08/08/2022

EYNSFORD VILLAGE HALL (Reg. Charity 302737)

ACCOUNTS for the Year Ended 31 December 2022

Hall Management (No.1) Account

Payments	2021	2022	Receipts	2021	2022
Labour costs	4,463	5,454	Letting charges	14,192	15,467
Heat & light	3,161	12,180			
Water	667	693			
Rates	422	850			
Repairs & maintenance	2,901	428			
Insurance	1,076	1,124			
Hygiene	670	723			
Sundry	1,761	1,374			
	£ 15,121	£ 22,826		£ 14,192	£ 15,467
			Hall surplus/(deficit)	£ (929)	£ (7,359)
				£ 23,536	£ 16,177

Cash at bank at 31 December

"Rescue and Renewal" (No.2) Account

Payments	2021	2022	2020 Receipts	2021	2022	
Architect's fees	6,372	-	75,082	Donations	1,060	8,017
Other professional fees	200	19,351	2,397	Events	1,860	5,386
Lottery expenses	3,264	3,531	6,560	Lottery receipts	6,465	6,665
Calendar costs		1,614	2,471	Calendar sales		2,820
Other fundraising expenses		627		Raffle		6,155
				Deposit interest	1,607	1,837
	£ 9,836	£ 25,124				
				Receipts	£ 10,992	£ 30,880
				Surplus/(deficit)	£ 1,156	£ 5,756

Monetary Assets

	31/12/2021	31/12/2022
Co-operative Bank	114,137	114,506
Paypal/cash		3,850
Deposits (Shawbrook)	78,807	79,272
Deposit (Virgin)	29,119	29,196
Deposit (United Trust)	81,184	82,179
Deposit (Julian Hodge)	50,000	50,000
	£ 353,247	£ 359,003

Non-Monetary Assets:

- The Village Hall and its approach drive (freehold title vested in the Official Custodian for Charities)
- Furniture, catering and other equipment stored in the Hall (insured value £21,700)

Notes to the Accounts

- The Rescue and Renewal account was opened during 2007 to handle the financing of the projected rebuilding of Eynsford Village Hall.
- Deposit interest was received without deduction of income tax
- The accounts have been prepared on a receipts and payments basis, as allowed by the Charities Act 2011

These Accounts were subject to an independent assessment :

Date *25th July 2023*

Name *Thomas John Phillips B.Sc. FCA*

Signature *[Handwritten Signature]*

*Yew Cottage, Station Road,
Eynsford, Kent DA4 0ER*

EYNSFORD VILLAGE HALL (Reg. Charity 302737)

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Date *25th July 2023*

Name *Thomas John Phillips B.Sc. FCA*

Signature *[Handwritten Signature]*

*Yew Cottage, Station Road,
Eynsford, Kent DA4 0ER*

EYNSFORD VILLAGE HALL

England & Wales - Charity number 302737

Accounts

EYNSFORD VILLAGE HALL (Registered Charity No 302737)

ANNUAL REPORT FOR THE YEAR 2021

Object of the Charity

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That public benefit was delivered in 2021.

Management Committee

As at 31 December 2021 the members were:

Chairman: Mr M C Richardson
Hon Secretary: Mrs L Breare
Hon Treasurer: Mr R Viner

Other Members: Mr J Cairns, Mr J Mesnard, Mr J Staniland, Mr M Physsas
and Mr D Ketley.

Charity Correspondent

Mr Malcolm Richardson
31 Pollyhaugh
Eynsford
DA4 0HE. Tel: 07753 572542

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A Scheme for the regulation of the Charity sealed by the Charity Commissioners on 27 March 1997, as amended in October 2015.

Governance

The Charity is governed by a Management Committee consisting of Trustees elected annually by local residents at an Annual General Meeting, and of Representative Trustees appointed by regular user groups which hire the Hall.

Day-to-day management is delegated to the Officers (Chairman, Treasurer and Secretary), all trustees, who report to the Management Committee at its meetings, usually ten times a year.

Finance

Details of the financial activities are summarised in the attached accounts.

During 2021, letting income was £14,192 which less than the cost of running the Hall which was £16,119. However expenditure on repairs was higher than 2020 being £2,900 compared to £902. The Rescue and Renewal fund only increased by under £1,000 as there was limited income. The closing balance was £363,247

The policy on financial reserves is to aim to hold a minimum cash balance equivalent to twelve month of letting income. This is to guard against the risk of an event that requires the hall to be closed temporarily.

Bankers

Main account: Santander UK plc,
BBAM,
Bridle Road,
Bootle, Merseyside L30 4GB

No 2 account: The Co-operative Bank
(Rescue and renewal) 1 Balloon Street
Manchester M60 4EP

Rescue and Renewal funds are also held in deposit accounts with the Shawbrook, Virgin, United Trust and Julian Hodge banks. The balances are spread to keep each account within the FSCS compensation limits.

Independent Examiner

Mr Thomas J Phillips B.Sc. FCA
Station Road
Eynsford
Kent DA4 0ER

Serious Incidents

There were no serious incidents during the year.

Transactions with Trustees and Payments to Connected Persons

None.

Chairman's Review of the Year's Activities

The past year has been dominated for the Trustees by the ongoing saga trying to get planning consent for both the new hall in Harrow Meadow and for the redevelopment of the existing site for residential use.

Although consent as granted for the new hall in 2020, including the repositioning and levelling of the football pitch, progress on planning for the existing site was glacial due to extensive, and in the Trustees' opinion, relatively minor requirements of the Conservation Department at Sevenoaks Council.

We are however pleased to say that consent was eventually granted in November 2021, some 18 months after consent for the new hall, despite both applications being submitted at the same time.

However at least we now have consent for both projects and so serious work can now start on organising the respective developments. Funding is key – the total cost of re-aligning and levelling the football pitch, constructing the new hall and associated car parking is estimated to be around £1.75 million. However it is estimated that the sale of the existing site could raise in the region of £500,000, and together with funds held by the Trustees and monies allocated over the years by the Parish Council, the total to be raised is likely to be in the region of £900,000, still a mighty sum.

Some works have already started – it is hoped that the work to the football pitch will start in the summer; it is currently out to tender and it will be levelled and turned by 90 degrees. This will provide a first class facility for the football teams and for the village as a whole. The new hall will be situated to the corner of the field, adjacent to the current changing rooms, so users will have a magnificent view over Harrow Meadow from the new terrace and bar.

Discussions are also already ongoing with potential purchasers of the existing site, although these are very much at the early stages.

A new fundraising committee has been set up comprising of Trustees, Parish Councillors and a number of volunteers – they are looking at all potential sources of income to fund the project. It is a big task but a vital one if Eynsford is going to have a modern hall to see us through the 21st century.

In the meantime, after a challenging 2020, life returned, eventually, to some semblance of normality in 2021 although there were still Government guidelines to follow with the ongoing coronavirus pandemic. It is however good to see regular, and new, hirers returning ensuring that this important social hub of the village remains in the forefront of activities.

The Trustees and Parish Council trust that residents will firmly support the project – one that will give the village a first class facility and allow greater opportunities for social projects of all kinds.

Malcolm Richardson
Chairman, EVH.

Malcolm C Richardson
Chairman

26.10.2021

Monetary Assets

As at 1 January 2021

Co-operative Bank	14,231
Deposits (Shawbrook)	78,344
Deposit (Virgin)	29,647
Deposit (United Trust)	80,468
Deposit (Julian Hodges)	50,000

Total £ 352,091

FR Surplus £ 1,186

As at 31 December 2021
Consisting of:

Co-operative Bank	114,137
Deposits (Shawbrook)	78,807
Deposit (Virgin)	28,119
Deposit (United Trust)	81,194
Deposit (Julian Hodges)	50,000

Total £ 352,247

Non-Monetary Assets

- The Village Hall and its approach drive (Freehold site vested in the Official Custodian for Charities)
- Furniture, catering and other equipment stored in the Hall (insured value £21,700)

Notes to the Accounts

- The Rescue and Renewal account was opened during 2007 to handle the financing of the projected rebuilding of Eynsford Village Hall.
- Deposit interest was received without deduction of income tax
- The 2019 were prepared on a receipts and payments basis, as allowed by the Charities Act 2011

These Accounts were subject to an independent assessment:

Date 30th October 2022

Name Thomas Phillips BSc, FCA (Chartered Accountant)
New Cottage, Stratton Road, Eynsford, Kent DA4 0ER

Signature

EYNSFORD VILLAGE HALL

England & Wales - Charity number 302737

Accounts

EYNSFORD VILLAGE HALL (Registered Charity No 302737)

ANNUAL REPORT FOR THE YEAR 2020

Object of the Charity

The provision and maintenance of a Village Hall for the use of the inhabitants of the Parish of Eynsford 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, with the object of improving the conditions of life for the said inhabitants.

That public benefit was delivered in 2020.

Management Committee

As at 31 December 2020 the members were:

Chairman: Mr M C Richardson
Hon Secretary: Mrs L Breare
Hon Treasurer: Mr R Viner

Other Members: Mrs S Anderson, Mr J Cairns, Mr J Mesnard, Mr J Staniland, Mr M Physsas and Mr D Ketley.

Charity Correspondent

Mr Malcolm Richardson
31 Pollyhaugh
Eynsford
DA4 0HE. Tel: 07753 572542

Governing Document

A Scheme for the regulation of the Charity sealed by the Charity Commissioners on 27 March 1997, as amended in October 2015.

Governance

The Charity is governed by a Management Committee consisting of Trustees elected annually by local residents at an Annual General Meeting, and of Representative Trustees appointed by regular user groups which hire the Hall.

Day-to-day management is delegated to the Officers (Chairman, Treasurer and Secretary), all trustees, who report to the Management Committee at its meetings, usually ten times a year.

Finance

Details of the financial activities are summarised in the attached accounts.

During 2020, letting income of £8,364 which exceeded the cost of running the Hall which was £12,972.. However a grant of £10,000 was received from Sevenoaks District Council in respect of Covid so as a result, there was a surplus of income over expenditure of £5,392 .

The Rescue and Renewal fund increased by £77,301, mainly due to a donation of £75,000 with a result the closing balance stood at £352,091.

The policy on financial reserves is to aim, normally, to hold a minimum cash balance equivalent to twelve month of letting income. This is to guard against the risk of an event that requires the hall to be closed temporarily.

Bankers

Main account: Santander UK plc,
BBAM,
Bridle Road,
Bootle, Merseyside L30 4GB

No 2 account: The Co-operative Bank
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Rescue and Renewal funds are also held in deposit accounts with the Shawbrook, Virgin, United Trust and Julian Hodge banks. The balances are spread to keep each account within the FSCS compensation limits.

Independent Examiner

Mr Thomas J Phillips B.Sc. FCA
Station Road
Eynsford
Kent DA4 0ER

Serious Incidents

There were no serious incidents during the year.

Transactions with Trustees and Payments to Connected Persons

None.

Chairman's Review of the Year's Activities

This year has been dominated by the Covid pandemic when the hall has had to be closed and thus produced no income. The hall was initially

closed from 24th March to 31st August and again from 5th November until 1st December, although in accordance with Government regulations, a number of users were allowed to make limited use of the hall during this latter period, predominantly those involving children.

The hall however, adapted in line with regulations - hand sanitisers were provided throughout, social distance markings were applied to the floors and more structured cleaning took place. The Terms of Hire were also amended, outlining what hirers were, and were not, allowed to do and each hirer was made responsible for the safety of their participants.

The number of lets during the year thus fell from some 837 in 2019 to 281 in 2020, a fall of some 66%, with a commensurate loss of income. However this was offset to a large extent, by a grant of £10,000 received from Sevenoaks District Council which, together with a reduction in operating expenses (cleaning, energy etc), resulted in only a marginal effect on income.

The other focus for the Trustees during the year has been the continuing effort to get planning consent for a new hall on Harrow Meadow and for housing on the existing site. It is pleasing that consent was granted for the new hall in July 2020 although the planners have been quite demanding with regard to their requirements for the current hall site. They were not happy with the design despite the hall's architects taking into account their recommendations, although following a meeting with the planners in December 2020, we are now hopeful that they are satisfied with the latest drawings and we hope that consent will be received in the near future.

If this is the case, then the trustees will then have a viable project and fundraising will begin in earnest.

I would also like to take this opportunity to thank our hirers for their perseverance and patience during the year and their willingness to adapt to changing regulations; to Wendy Jackson, our Letting Secretary, for her mastery of the Government recommendations and for liaising with all hirers; and to Julie Lovelock for keeping on top of the cleaning regime, which was a large part of keeping the hall secure.

While it is likely that there will continue to be some restrictions on use over the coming months, nevertheless, now that consent has been granted for a new hall and with hope that consent will be obtained for the redevelopment of the existing site, we look forward with confidence to 2021 and beyond to what, hopefully, will be a new and exciting chapter for our hall.

Malcolm C Richardson
Chairman

26.10.2021

