

EYNSFORD VILLAGE HALL (Registered Charity No 302737)

ANNUAL REPORT FOR THE YEAR 2021

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 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

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 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)	29,047
Deposit (United Trust)	80,468
Deposit (Julian Hodge)	50,000
Total	£ 352,091
FR Surplus	£ 1,186
As at 31 December 2021	£ 353,247
Consisting of:	
Co-operative Bank	114,137
Deposits (Shawbrook)	78,807
Deposit (Virgin)	28,119
Deposit (United Trust)	81,194
Deposit (Julian Hodge)	50,000
Total	£ 353,247

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 rebuliding 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

Thomas Phillips