

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
Labour costs	4,463	5,454
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

Receipts	2021	2022
Letting charges	14,192	15,467
	£ 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
Architect's fees	6,372	-
Other professional fees	200	19,351
Lottery expenses	3,264	3,531
Calendar costs		1,614
Other fundraising expenses		627
	£ 9,836	£ 25,124

2020 Receipts	2021	2022
75,082 Donations	1,060	8,017
2,397 Events	1,860	5,386
6,560 Lottery receipts	6,465	6,665
2,471 Calendar sales		2,820
Raffle		6,155
Deposit interest	1,607	1,837
	£ 10,992	£ 30,880
Surplus/(deficit)	£ 1,156	£ 5,756

	£ 9,836	£ 25,124
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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 

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

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2,471 Calendar sales		2,820
Raffle		6,155
Deposit interest	1,607	1,837

Receipts	£ 10,992	£ 30,880
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Surplus/(deficit)	£ 1,156	£ 5,756
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