

## **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

**Cash at bank at 31 December**

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

Payments £ 79,288 £ 44,790

**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

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

Receipts £ 66,186 £ 27,412  
Surplus/(deficit) -£ 13,102 -£ 17,378

**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

Registered office: Brendan P Byrne & Co Limited trading as BPB Accountants, 12 Old Bexley Lane, Bexley, Kent, DA5 2BN Registered in England No: 06708252