

ASHDON VILLAGE HALL

England & Wales · Charity number 802864

Details

Status Registered

Legal form Other

Registered 1990-03-22

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

Contact

Address The Old Smithy
Radwinter Road
Ashdon
Saffron Walden
Essex
CB10 2ET

Phone 01799584053

Email gshastie@hotmail.com

Activities

Objects: UPON TRUST FOR THE PURPOSES OF A VILLAGE HALL FOR THE USE OF THE INHABITANTS OF THE PARISH ASHDON, WITHOUT DISTINCTION OF POLITICAL RELIGIOUS AND OTHER OPINIONS INCLUDING USE FOR MEETINGS, LECTURES, CLASSES AND OTHER FORMS OF RECREATION AND LEISURE TIME OCCUPATION WITH THE OBJECT OF IMPROVING THE CONDITIONS OF LIFE OF THE SAID INHABITANTS.

Activities: To run and maintain the Village Hall for the residents of Ashdon

Classification

- **How:** Provides Buildings/facilities/open Space
- **What:** Education/training, Arts/culture/heritage/science, Amateur Sport
- **Who:** Children/young People, Elderly/old People, The General Public/mankind

Geography

- **Area of benefit:** PARISH OF ASHDON
- Essex

Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£51,305	£32,974	-	-
2024-03-31	£27,285	£39,571	-	-
2023-03-31	£25,384	£17,044	-	-
2022-06-30	£21,444	£17,350	-	-
2021-06-30	£15,761	£7,639	-	-

Trustees

Name	Role	Appointed
Ashdon Parish Council		2007-08-13

ASHDON VILLAGE HALL

England & Wales - Charity number 802864

Accounts

ASHDON VILLAGE HALL -A CHARITABLE TRUST

TRUSTEE'S REPORT

YEAR ENDED 31 MARCH 2025

This report was approved by APC on 19th May 2025 and signed on its behalf by Councillor Moran

Structure, governance and management

Ashdon village hall is a registered charity number 802864

Ashdon Parish Council (APC) as a body is both the managing trustee and the custodian trustee of the charity. The charity's land and buildings at CB10 2HA comprise the new village hall, the old village hall and White Horse House and car park. They are held on trust for the purposes of a village hall for the use of the inhabitants of Ashdon without distinction of political, religious or other opinions. This includes use for meetings, lectures, and classes and other forms of recreation and leisure-time occupation with the object of improving the conditions of life for the said inhabitants.

APC is run by councillors, who can be elected by the public or co-opted. The managing trustee appoints a secretary and treasurer to the charity and the independent examiner.

Much day-to-day management of the halls is delegated to Ashdon Village Hall Management Committee (AVMC) under Terms of Reference. Two APC councillors (currently Gray and Olley) are representatives of the trustee on AVHMC. During the year, there was an alteration to the Terms of Reference allowing an extra two places on the AVHMC. That means there are now a maximum of 12 non-council member places on the AVHMC. They either represent Ashdon village organisations or are appointed members. Village organisations select their own representatives and AVHMC has the power to co-opt members. APC hopes that the current vacancies for volunteers on AVHMC will be filled shortly. AVHMC appoints its own chair and secretary.

Achievements and activities

During the year the halls and facilities were used for council, trustee, gardening club, and other meetings, sport and pastimes including dog training, musical theatre, dance, yoga, pilates, kick boxing, indoor bowls and table tennis. They also hosted safari supper, a warm hub, wakes and various childrens' parties and adult gatherings. Such a range of activities has greatly benefited the lives of the local inhabitants.

The trustee has had regard to Charity Committee guidance on public benefit.

Report from the chair of the trustee

It has been a year of significant progress as outlined above and as described in the Management Committee's chair and treasurer's reports below.

Many thanks to all my fellow councillors who served during the financial year, for attending the trustee meetings and participating in the discussions on how the halls can progress. I also thank Alison Eddershaw for keeping our minutes, Stuart Hastie for maintaining the Charity's finances and all the other volunteers who keep the village hall in good shape at the heart of our community.

Councillor John Moran

Report from the chair of the Village Hall Management Committee

During the past twelve months, our Committee and Trustee have been busy with day to day maintenance, bookings and finance.

Our bookings are now being arranged through Hallmaster on-line booking system and we thank Laura Lloyd for setting up this new system for us. We now have a new Bookings Secretary in Clare Anstead. Bookings remain steady but could do with more weekend events. This seems to be the trend with most other halls. Many thanks to Clare for taking on this job.

We have ongoing maintenance work –our exterior painting is being done this spring and a new additional pump for the cellar. The lobby area is now repaired due to unfortunate flooding in the loft area, with a new carpet, mat, and redecoration. This was an insurance claim through the NFU. Disabled toilet area is now on hold for an upgrade although we have installed a baby changing unit. Garden work will be maintained periodically by a gardener and community volunteers and we will ensure strimming of the bank area once a year.

The White Horse House lease was renewed this April for a further year at an increased rent.

During the year health and safety work was undertaken and risk assessments made, including obtaining a satisfactory asbestos report, improved signage has been

erected for safety, including fire procedures. Many thanks to Martine and Jane for their hard work.

On the social side – we held a successful quiz night making a total of £644. Looking forward, a wine tasting evening is arranged, gardening club show also and Open Gardens in June.

I thank the Treasurer Stuart Hastie, who keeps our finances in good order. We have had a great deal of large maintenance work done so should now proceed with caution due to rising costs of water, electricity, servicing of equipment etc. Thanks also to Stuart for doing many other tasks.

Thank you to our Trustee for continued support and work on various projects, and to the Committee and Secretary for their input.

Janet and Malcolm Moore have now retired from the Committee and we thank them for their many years of service to the village. We are trying to recruit new members. The Gardening Club have been approached and All Saints church. Hopefully with a new vicar arriving in the summer we may be able to get a church representative. Barbara Marshall has been approached in the meantime and will hopefully attend the next few meetings.

We were sorry to hear of the passing of Ray Hammond, who for many years was our Treasurer and Chairman for three years.

Sue Smith

Report from the treasurer of the Village Hall Management Committee

I am pleased to report that unlike the previous year, receipts during the financial year significantly exceeded payments. One reason was the transfer made in April 2024 of over £20,000 from APC. It was for 6 years of the charity's investment property rental income, insofar as it had not been spent on maintaining the charity's properties. There was also a significant boost to VAT recovered on the charity's expenditure. The car park resurfacing was the largest of many maintenance projects paid for in the year.

During the year the trustee decided to set up a designated thatch reserve, as we have the only thatched village hall in Essex and it is a listed building. Our other reserves will help fund more maintenance projects and in due course improvements to the facilities, without borrowing.

Stuart Hastie

ASHDON VILLAGE HALL
Registered charity number 802864

Year ended **Year ended**
31 March **31 March**

2024 **2025**

Receipts

£

£

Hall lettings	14,582	13,671
White Horse House rent	7,170	7,170
VAT refunds	2,772	5,213
Quiz	0	644
Lottery	1,320	1,426
Insurance recharged	929	1,005
Maintenance contributions	0	305
Other Donations	193	63
Interest	319	745

Receipts before exceptional items

27,285 **30,242**

APC Settlement (note 2)

0 **20,562**

Water leak insurance (note 3)

0 **501**

Total receipts

27,285 **51,305**

Payments

Routine

Lottery prizes	862	939
Insurance	3,010	3,236
Electricity	8,588	3,902
Water	378	383
Cleaning	849	1,000
Fire extgrs. inspn & emgcy.exit	744	727
Minor repairs & renewals	573	651
Bookings software		185
Sundry	58	228
Pest control	372	276

Sub-total

15434 **11527**

Water leak insurance (note 3)

2,081

Projects

Car park	0	10,420
Electrical repairs	3,653	2,129
Trolley & chairs	3,587	1,569
Gutters	0	1,060
Outside paintwork	0	2,358
Vegetation & shed removal	1,725	610
Baby change & cig. Bin	0	337
Legionella & asbestos	0	883
Front door replacement	1,513	0
Kitchen heater & microwave	507	0
Decorating	6,864	0
Blinds	3,348	0
Roof repairs	2,940	0

sub-total

24,137 **19,366**

Total expenditure

39,571 **32,974**

Surplus/ (deficit) for period

-12,286 **18,331**

These accounts were approved by the trustee
and signed on their behalf by:

Date

Janet Gray M.A. Haring

19/5/25.

ASHDON VILLAGE HALL

STATEMENT OF ASSETS & LIABILITIES

	31 March 2024	31 March 2025
Cash and deposits	£	£
Current account Barclays	25,717	13,329
COIF Charity Deposit A/c	6,889	37,634
Cash in hand	242	216
Total cash & deposits: unrestricted funds	32,848	51,179
Designated thatch reserve	0	18,000
Undesignated reserves	32,848	33,179
Total reserves	32,848	51,179
1. Land and buildings-village halls, White Horse House & car park		

Ashdon Parish Council (APC) is custodian trustee

Their replacement cost for insurance is £1.8 million.
That amount could not be realised on a sale, as a previous owner would get almost half of their value.

2. APC Settlement

In June 2024, the charity received £20,512 from the general bank account of APC, its trustee. It was rent from one of the charity's properties for the 6 years to March 2023 less what APC had spent from the same account, on partially maintaining the charity's properties.

3. Water leak and insurance

Receipts for VAT were £87 and electricity £415.
Payments for repairs were £522, £250 insurance excess and recoverable VAT of £1,309.

4. Other monetary assets

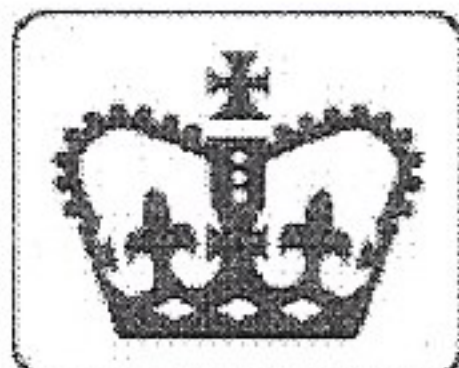
The insurance premium paid includes cover for 8 months after the year end. Some hall lettings in the financial year were not settled until after the year end.

5. Other non-monetary assets: most of which have been held for many years.

Tables	Microwave oven	Baby change
Chairs	Fridge	Cigarette bin
Trolleys	Urn	
Electronic piano	Kettle	
Oven & hob	Table tennis tables	
Projector & AV equipment	Floor polisher	

6. Liabilities

Some utilities and services provided during the financial year are invoiced or paid later. Lottery fees paid in the period entitle the holder to be entered in draws up to 31 December.



Section A

Independent Examiner's Report

Report to the trustees/
members of

Charity Name
ASHDON VILLAGE HALL

On accounts for the year
ended

31 MARCH 2025

Charity no
(if any)

802864

Set out on pages

1-2

(remember to include the page numbers of additional sheets)

I report to the trustees on my examination of the accounts of the above
charity ("the Trust") for the year ended DD/MM/YYYY.

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 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 ~~(other than that disclosed below *)~~ in connection with
the examination which gives me cause to believe that in, any material
respect:

- accounting records were not kept in accordance with section 130 of
the Act or
- the accounts do not accord with the accounting records

I have no concerns and have come across no other matters in connection
with the examination to which attention should be drawn in order to enable a
proper understanding of the accounts to be reached.

* Please delete the words in the brackets if they do not apply.

Signed:

Date:

28/05/25

Name:

BRIONY HOLMAN

Relevant professional
qualification(s) or body
(if any):

ACA

Address:

LOWICK COTTAGE, RADWINTER RD,
ASHDON, CB10 2ET

ASHDON VILLAGE HALL

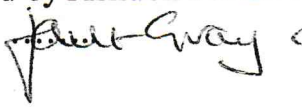
England & Wales - Charity number 802864

Accounts

ASHDON VILLAGE HALL - A CHARITABLE TRUST

TRUSTEE'S REPORT

YEAR ENDED 31 MARCH 2024

This report was approved by Ashdon Parish Council on 22nd June 2024 and signed on its behalf by Councillor 

Structure, governance and management

Ashdon Parish Council (APC) as a body is both the managing trustee and the custodian trustee of the charity. The charity's land and buildings at CB10 2HA comprise the new village hall, the old village hall and White Horse House and car park, . They are held on trust for the use of the inhabitants of Ashdon without distinction of political, religious or other opinions. The trustee has had regard to Charity Committee guidance on public benefit.

The trustee appoints a secretary to the charity and APC is run by councillors, who are in principle subject to public elections or are co-opted. The trustee appoints a secretary to the charity and the independent examiner.

This is the first financial year where the rent from the charity's investment property has come directly to the charity's bank account. Even with that boost and APC passing on VAT recovered on the charity's expenditure for the first time, payments during the financial year significantly exceeded receipts, due to long-standing maintenance issues.

The charity is debt free and likely to remain so.

It holds reserves including to meet its obligations to keep the premises in good repair. They are expensive to maintain with expenditure being lumpy, as would be expected particularly with a listed building. The charity has the only thatched village hall in Essex. During the year ahead, the trustee will be considering a 3 year budget and looking at the optimum size of reserves going forward and whether to designate some of them for specific purposes, including thatching.

Much day-to-day management of the halls is delegated to Ashdon Village Hall Management Committee (AVMC) under Terms of Reference that were agreed during the financial year. Two APC councillors (currently Cllr Gray and Cllr Olley) are representatives of the trustees on Ashdon Village Hall Management Committee. There are 10 other members of the AVHMC (the maximum allowed), who either represent Ashdon village organisations or are appointed members. Village organisations select their own representatives and AVHMC has the power to co-opt members. AVHMC appoints its own chair, secretary and treasurer.

Achievements and activities

Looking back over the past year, the halls and facilities were used as a warm community hub, and hosted Parish Council meetings, the gardening club, and other club meetings, sport and pastimes including dog training, musical theatre, dance, yoga, pilates, kick boxing, indoor bowls and table tennis. Events included those held for young farmers and scouts and a fayre for the local windmill trust, a comedy night, a wedding reception, the coronation weekend and parties both for adults and children. The Hall has also provided a temporary home for the Baptist Church community mornings, whilst their roof is being repaired. Such a wide range of activities has greatly benefited the lives of the local inhabitants. The second half of the financial year was particularly busy.

The trustee is grateful to the Village Hall Management Committee for their tireless work and in particular to Janet Moore who has spent many years as booking secretary and is now retiring from this post.

Our thanks also to Stuart Hastie, who keeps the books as well as working so hard keeping an eye on the Hall itself.

And, as chair, I must thank my fellow trustees for their staunch support. You will have noticed that the Hall looks considerably smarter, both outside and inside. All improvements have been carefully scrutinised and costed by the trustees, who now meet at regular intervals and take the larger decisions regarding expenditure and maintenance on the Hall. Minutes of trustee meetings are taken by Alison Eddershaw and we are grateful to her for her patience.

We go forward, both the trustees and the Village Hall Management Committee, working together for the good of the Hall and the inhabitants of the Parish.

ASHDON VILLAGE HALL

Ashdon village hall is a registered charity number 802864

	9 months to 31 March 2023	12 months to 31 March 2024
Receipts	£	£
Hall lettings	10,367	14,582
APC White Horse House & office	11,825	7,170
VAT refunds	0	2,772
Quiz	514	0
Lottery	1,599	1,320
Insurance recharged	800	929
Other Donations	174	193
Interest	105	319
Total	25,384	27,285

	9 months to 31 March 2023	12 months to 31 March 2024
Payments	£	£
Routine		
Lottery prizes	646	862
Insurance	2,623	3,010
Electricity	990	8,588
Water	362	378
Cleaning	660	849
Fire extgrs. inspn & emgcy.exit	1,310	744
Minor repairs & renewals	526	573
Sundry	72	58
Pest control	0	372
	7189	15434

Projects		
Electrical repairs	119	3,653
Front door replacement	0	1,513
Furniture orders	447	3,587
Kitchen heater & microwave	0	507
Decorating	0	6,864
Blinds	0	3,348
Roof repairs	0	2,940
Vegetation & shed	0	1,725
New fire alarm 3 buildings	7,026	0
Architect fees-toilet	700	0
WHH to Ashdon Parish Council	1,563	0
sub-total	9,855	24,137
Total expenditure	17,044	39,571
Surplus/ (deficit) for period	8,340	-12,286

These accounts were approved by the trustee on 22 June 2024
and signed on their behalf by:



ASHDON VILLAGE HALL

Page 2

STATEMENT OF ASSETS & LIABILITIES

	31 March 2023	31 March 2024
All funds are unrestricted	£	£
Cash and deposits		
Current account Barclays	38,333	25,717
COIF Charity Deposit A/c	6,570	6,889
Cash in hand	231	242
Total cash & deposits: unrestricted funds	45,134	32,848
Land and buildings		-12,286 Deficit for 23/4

Ashdon Parish Council (APC) is custodian trustee of the charity's land and buildings (the new village hall, the old village hall and White Horse House and car park). Their combined replacement cost for insurance is £1.8 million.

That amount could not be realised on a sale, as a previous owner would get almost half of their value.

Funds not in these accounts

In June 2024, the charity received £17.1k from the general bank account of APC, its trustee. That comprised: £34.1k that APC had received as rent from one of the charity's properties for the 6 years to March 2023 less £17.0k of it that APC had spent from the same account, on partially maintaining the charity's properties.

Other monetary assets

The insurance premium paid includes cover for 8 months after the year end. Some hall lettings in the financial year were not settled until after the year end.

Other non-monetary assets: most of which have been held for many years.

Tables	Microwave oven
Chairs	Fridge
Trolleys	Urn
Electronic piano	Kettle
Oven & hob	Vacuum cleaner
Projector & AV equipment	Floor polisher
Table tennis tables	

Liabilities

Some utilities and services provided during the financial year are invoiced or paid later. Lottery fees paid in the period entitle the holder to be entered in draws up to 31 December.



CHARITY COMMISSION FOR ENGLAND AND WALES

Independent examiner's report on the accounts

Section A

Independent Examiner's Report

Report to the trustees/
members of

Charity Name

ASHDON VILLAGE HALL

On accounts for the year
ended

31 MARCH 24

Charity no
(if any)

802864

Set out on pages

1-2

(remember to include the page numbers of additional sheets)

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 30/03/2024.

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 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 (other than that disclosed below *) in connection with the examination which gives me cause to believe that in, any material respect:

- accounting records were not kept in accordance with section 130 of the Act or
- the accounts do not accord with the accounting records

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in order to enable a proper understanding of the accounts to be reached.

* Please delete the words in the brackets if they do not apply. *Be.*

Signed:

Date:

22/06/24

Name:

BRIONY HOLMAN

Relevant professional
qualification(s) or body
(if any):

ICAEW Chartered Accountant

Address:

LOWICK COTTAGE, RADWINTER RD,
ASHDON, CB10 2ET

ASHDON VILLAGE HALL

England & Wales - Charity number 802864

Accounts

ASHDON VILLAGE HALL

Page 1

Ashdon village hall is a registered charity number 802864

RECEIPTS AND PAYMENTS

9 months 12 months
to 31 March to 30 June

	2023	2022
	£	£
Receipts-VHMC		
Covid grants	0	2,667
Hall lettings	10,367	8,958
White Horse House	3,125	0
Quiz	514	0
Lottery	1,599	1,565
Small office rent & water recharge	690	920
Insurance recharged	0	2,537
Insurance rebate	800	3,949
Electricity rebate	0	800
Donations	174	36
Interest	105	12
Total	17,374	21,444
Receipts- APC		
Donation from APC	4,885	0
White Horse House	3,125	6,200
less APC still to spend on charity	0	-6,028
Total receipts	25,384	21,616
Payments-VHMC		
Insurance	2,623	9,300
Electricity	990	1,284
Water	362	368
Cleaning	660	780
Floor reconditioning	0	2,214
Electrical repairs	0	1,272
Repairs & renewals	1,671	1,152
Tables	447	0
Lottery prizes	646	894
Subscriptions	72	66
Sundry expenses	0	20
Ashdon Parish Council	1,563	0
Total	9,034	17,350
Payments by APC		
Electrical repairs		172
External maintenance	284	0
Architect fees-toilet	700	0
*New fire alarm for 3 buildings	7,026	0
Total	8,010	172
Total expenditure	17,044	17,522
Excess of receipts over payments	8,340	4,094
Cash & bank at 1 July	36,794	32,700
Cash & bank at 31 March:30 June	45,134	36,794

* much of which should be recovered from the tenant of White Horse House
 These accounts were approved by Ashdon Parish Council
 as trustee on 15 January 2024 and signed on its behalf by M.Horrigan

ASHDON VILLAGE HALL

STATEMENT OF ASSETS & LIABILITIES

Page 2

	31 March 2023	30 June 2022
All funds are unrestricted		
Cash and deposits	£	£
Management Committee account Barclays	38,333	30,198
COIF Charity Deposit A/c	6,570	6,464
Cash in hand	231	132
Total cash & deposits: unrestricted funds	45,134	36,794

Land and buildings

Ashdon Parish Council (APC) is custodian trustee of the charity's land and buildings (the new village hall, the old village hall and White Horse House and car park).

Their combined replacement cost for insurance is £1.3 million.

That amount could not be realised on a sale, as a previous owner would get almost half of their value.

The rental income from White Horse House is shown as trust income. However, APC over very many years received it directly from the tenant. It is not yet clear how much of it has been spent on charitable trust purposes and whether any sums remain unspent and may give rise to funds in excess of those shown in these accounts.

APC has agreed that White Horse House rent will be paid into the trust accounts in future.

Other monetary assets

The insurance premium paid includes cover for 8 months after the year end (2022: 5 months). Some hall lettings in the financial year were not settled until after the year end.

Other non-monetary assets: most of which have been held for many years.

Tables	Microwave oven
Chairs	Fridge
Trolleys	Urn
Electronic piano	Kettle
Oven & hob	Vacuum cleaner
Projector & AV equipment	Floor polisher
Table tennis tables	

Liabilities

Some utilities and services provided during the financial year are invoiced or paid later. Lottery fees paid in the period entitle the holder to be entered in draws up to 31 December.



**CHARITY COMMISSION
FOR ENGLAND AND WALES**

**Independent examiner's
report on the accounts**

Section A

Independent Examiner's Report

**Report to the trustees/
members of**

Charity Name

ASHOON VILLAGE HALL

**On accounts for the year
ended**

31/3/23

**Charity no
(if any)**

802869

Set out on pages

1 AND 2

(remember to include the page numbers of additional sheets)

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31/03/2023

**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 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 (~~other than that disclosed below~~*) in connection with the examination which gives me cause to believe that in, any material respect:

- accounting records were not kept in accordance with section 130 of the Act or
- the accounts do not accord with the accounting records

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in order to enable a proper understanding of the accounts to be reached.

* Please delete the words in the brackets if they do not apply.

Signed:

Date:

28/12/23

Name:

BRIONY HOLMAN

**Relevant professional
qualification(s) or body
(if any):**

ICAEW

Address:

LOWICK COTTAGE, RADWINTER RD,
ASHOON, CB10 2ET.