

Eastrea Village Hall Trust

Registered: 1994 Charity No: 1040578

The Eastrea Centre, Roman Gardens

Eastrea, Cambridgeshire PE7 2DF

FTNG

(FOR THE NEXT GENERATION)

Eastrea Village Hall Trust
Registered Charity No
2 Eastrea Roman Gardens
Eastrea
Peterborough
PE7 2DF

Email eastreabookings@gmail.com

Trustees Annual Report

This report is for the period spanning 31st March 2025 to 31st March 2026

Trustees

Ritchie Walton (Chair)

Mckinley Erysthee

Marsha Erysthee

Katharine Hopcraft

Barry Wainwright

Committee Members

Peter Hale

Nicola Brooks

Susan Parnell

Mel Hopcraft

Sources of Advice and Support

Buckle and Mellows Solicitors
Hills Chartered and Certified Accountants
CCV Cambridgeshire
Fenland District Council
ACRE
Gov.uk

Governance

Eastrea Village Hall was established as a charity by trust deed document dated 04/05/1962. The Hall stands on donated land meaning no rent is payable and the offset build costs with residential dwellings alongside the development of the land. The village hall executive committee is responsible for keeping the building in a good state of repair.

Appointment of Trustees

The trust deed governs the appointment of trustees and the management of the charity.

Policies and Procedures

To guide the Trustees in exercising its duty of care to members, volunteers and users of the hall the following policy statements have been adopted.

Health and Safety
Vulnerable adults Policy
Computer Use Policy
Data Protection Policy
Guides for Trustees
Risk Management Procedure

Copies of these policies are included in the trustee's pack.

Hiring Agreement

Use of the hall is subject to a Hiring agreement which must be signed by the hirer when booking. The hiring agreement sets out the conditions of hire and identifies the respective responsibilities of each party to the agreement.

Licenses

The Hall has a premises licence to sell alcohol and is licensed by the performing rights society (PRS) for live and recorded music.

Risk Management

The Village Hall is insured by (Ansivar) It is insured with the same company for £500,000> Insured for contents and public liability (£5,000,000) and legal assistance. The trustees recognise its legal obligation to protect the building; it's users and volunteers through adequate insurance.

Building Issues

- Gas appliances and electrical equipment appliances are tested by qualified personnel annually.
- The fixed wiring system for the building has been inspected and tested in this year 2023 and a number of repairs have been carried out to maintain the compliance with current regulations. Next full inspection due in 2033.
- Fire safety risk assessment is updated annually and a review as required by law.
- Firefighting appliances are inspected annually under contract with the supplier.
- Volunteers from the Trustees and Executive Committee carry out regular maintenance checks and annual maintenance review and stock take to check all items in the building and to make sure that they remain fit for purpose.

Objectives of the Charity

- Provision of the Hall is for the benefits of Eastrea village and without distinction – of sex, sexual orientation, age, gender, disability, nationality, race, political, religious, or other opinions.

- Use of the Hall for meetings, lectures classes and other forms of recreation and leisure time occupation in the interests of social welfare and with the object of improving the social conditions of the life of the residents.

- The Trustees consider these objectives to be consistent with Charity Commission guidance on providing for the public benefit as shown in the list of activities pursued last year.

Principal Activities

- Use of the hall most days has been through the following regular bookings: tai chi classes, Whittlesey archery, keep fit groups, slimming world, quilt craft group, local Elections.
- The Hall is available for private functions including, annual family day, children's parties, wedding receptions, village social functions and occasional fundraising events.

Funding Strategy

It is the strategy of the Trustees to manage the revenue budget on a self-financing basis. The funds received by the users of the hall are set to achieve this.
Significant budget cuts are required due to the cost increases for utilities and cleaning activities. All costs have been reviewed over the past year, and significant savings have been made. This should result positively over the coming years.

Volunteers Effort

Management costs are kept to a minimum through the use of volunteers for the regular maintenance and additional cleaning of the hall. On average 20 hours of volunteer time are given to cover, cleaning and maintenance bookings management. Trustees give 20 hours for meetings and 60 hours per annum in organising and fund-raising events through the management of the executive committee.

We are proposing to hold a Weed and Feed Day in the coming weeks. We would like some help to weed the bund and front areas. In return we provide the feed with bacon rolls, tea and coffee for volunteers.

Upcoming Events

We are planning a number of events through the year to support charities and provide both support and an opportunity for the local community and anyone further afield to pop into the Centre.

Coffee Mornings.

Macmillan Coffee Morning - 25th September 2026
Red Cross – 10th July 2026
Mind Big Brunch – 23rd October 2026

Xmas Fayre – 28th November 2026

Yearly Achievements

The Executive under the guidance of the Trustees have worked hard to make the Hall attractive to users measure the hall attracted the following during the course of the Year.

Within our 2025 year we received a grant from the National lottery to install a Solar PV system. This has a 2-fold improvement to both our Energy efficiency and also reducing our energy costs.
Since the installation was completed in November 2025 the system has provided the following results.
Solar produced – 10.63 MWh
Load consumed – 11.52 MWh
Exported to grid – 5.56 MWh.
Imported from the grid – 6.58 MWh.

Therefore, we have reduced our consumption across the meter by circa 43% over the winter. Our self-production has resulted in a saving of 5.05 Tonnes of CO_2 Emissions as an equivalent of 6 trees planted.
We expect even stronger performance over the coming months as the we see longer hours of sunlight,

Reserves Policy

The charity held £16,792.00 in the bank as unrestricted reserves at our financial year end 2025. This cash is for unforeseen expenditure in relation to building maintenance or urgent furniture or equipment replacement. The trustees are responsible for the maintenance of the village hall and from time to time this involves major works with the object of meeting the costs in full without needing a loan.

In order to reduce costs, the yearly anniversary event is not being held. This shall however be reconsidered if a suitable financial position is secured.

Future Plans

The usage strategy of the hall is under constant review to ensure we are meeting the requirements of our client base. With this in mind any investments to the hall are identified from analysis of the feedback and any booking trends of the hall.

It is still in our outline plan for an expansion of the meeting room; however, due to financial restraints and the continued cost increases for utilities and maintaining the hall this is on hold at present.

Where possible we have applied for Grants to improve the facility. Most recently the Solar PV install.

Account Report

Completed by Hills Chartered and Certified Accountants

Summary of Financial Report

Chairs Closing Comments

The period of 2026 we were looking to a further year of growth and stabilisation following some very difficult financial years. We are now starting to see positive shoots of recovery through the reduction of expenditure and a healthier energy market showing their results in the 2025-2026 year and further improved in the 2026-2027 period.
As always, our primary concern remains to maintain stability with a view to keeping the centre as a fresh and vibrant location to attract new hirers. Within the Trustees the direction remains the same to ensure the centre offers a well-presented setting at rates in line with other settings within a reasonable geographical location of the Eastrea Centre.

Day to day running costs is our main burden. However, over the year of 2025 we made significant changes to the expenditure profile and as of June 2026, we have a saving on the electricity costs and will be reviewing our export abilities to further support our energy bill reduction. The installation of the Solar PV system shall show significant improvements in our energy bills over the coming years.

As always, I would as the chair of the Trustees give thanks to both my fellow Trustees and Committee members for the re continued support in the successful running and planning of the Eastrea Centre. We welcome anyone that can offer a helping hand and will be setting up a Friends Of The Hall group. This is for anyone that can offer a small amount of time to assist in activities and events that take place. It is not a commitment to all events and can just be a one off or ad hoc basis when time allows.

As with this year and past years a scheduled maintenance closure of the Hall will be planned to allow for all items to be stock checked and any areas requiring it to be freshened up with a coat of paint.

As a team I hope we can look forward to the next 12 months positively and continue to provide a fantastic setting for everyone to enjoy for years to come.

Eastrea Village Hall Trust
Income and Expenditure Account
for the Year Ended 31 December 2025

Hills Chartered Certified Accountants
14 St Mary's Street
Whittlesey

Eastrea Village Hall Trust
Income and Expenditure Account
for the Year Ended 31 December 2025

	2025	2024
Income		
Income - Fees	34,863	30,226
Bank Interest Received	302	397
Grants	19,000	-
	54,165	30,623
Expenditure		
Direct Costs	1,538	3,031
Wages	3,932	3,900
Rates	2,215	-
Light and Heat	12,889	13,526
Insurance	1,215	1,063
Telephone	1,895	1,546
Repairs and Maintenance	718	1,055
Solar Panels	21,993	-
Waste Disposal	2,145	380
Cleaning	8,363	14,886
Printing, Postage and Stationery	152	145
Computer and Website Costs	444	728
Accountancy Fees	720	720
Licences	990	1,317
Advertising	-	-
Bank Charges	1	2
Sundry Expenses	1,406	1,105
	60,616	43,404
Excess of Income over Expenditure	(6,451)	(12,781)

Eastrea Village Hall Trust
Accumulated Funds Statement
for the Year Ended 31 December 2025

	2025	2024
Accumulated Funds Brought Forward	23,243	36,024
Excess Income over Expenditure for the year	(6,451)	(12,781)
Accumulated Funds Carried Forward	16,792	23,243
Represented By		
Barclays Current Account	2,537	556
Barclays Savings Account	14,172	22,870
Cash in Hand	803	537
	17,512	23,963
Less		
Accrued Costs	720	720
	720	720
	16,792	23,243

CERTIFICATE
We confirm that we have reviewed the books and records for the year ended 31 December 2025 and that the Accounts reflect all the entries, vouchers and receipts contained therein.



23 April 2026

Hills Accountants

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for the Year Ended 31 December 2025

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