CHESTERFORDS VILLAGE HALL

ACCOUNTS

FOR THE YEAR ENDED 31 DECEMBER 2025

REGISTERED CHARITY NO. 301318

CHESTERFORDS VILLAGE HALL

CHARITY REGISTRATION NUMBER: 301318

Current Management Committee

J. C. Burwood
C. D. Gjertsen
A. Howe
M. Mitchell
F. Palmer
H. Rayner
S. Schneider
G. J. Tennison

Custodian Trustee

Great Chesterford Parish Council

Bankers

Nationwide
James Watt Close
Swindon SN2 1EL

CAF Bank Limited
25 Kings Hill Avenue
Kings Hill
West Malling
Kent ME19 4JQ

Independent Examiner

S Bygraves
80 West Grove
Walton on Thames
Surrey KT12 5PD

CHESTERFORDS VILLAGE HALL
"CHESTERFORDS COMMUNITY CENTRE"
REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2025

The trustees present their report along with the Accounts of the Chesterfords Village Hall for the year ended 31 December 2025.

CONSTITUTION AND OBJECTIVES

Governing Document

The Chesterfords Village Hall Trust is constituted under a Trust Deed dated 28 April 1954, a Supplemental Trust Deed dated 11 May 2011 and a further Supplemental Trust Deed dated 17 April 2012.

Objectives of the Charity

The object of the Charity is the provision of facilities which may be used for the purpose of educational, recreational, physical, social, moral and intellectual development for the advantage and benefit of the inhabitants of Great and Little Chesterford. The facilities are located at the Chesterfords Community Centre, Newmarket Road, Great Chesterford.

Public Benefit

In planning the Centre's activities the Management Committee keep in mind the Charity Commission's guidance on public benefit.

The focus of the Centre's activities is to provide all hirers with a reasonably priced quality venue in which to hold their events. This embraces the need to ensure that the Centre is used for community related activities held on a regular basis for all age groups. At the same time there is a need to provide opportunities to commercial organizations and individuals wishing to hold business, social and other events.

Appointment of Trustees

As set out in the Deed, new Trustees may be appointed at a properly convened Annual General Meeting. The Management Committee may co-opt trustees or may fill a casual vacancy if approved at a properly convened meeting of the Management Committee. All Trustees retire from office at the end of the Annual General Meeting next after the date on which they came into office. All trustees are members of the Management Committee.

Trustee Induction

New trustees undergo induction to the organization during which time they have the opportunity to meet members of staff. They are also briefed on issues of current concern relating to the trustees' obligations. This includes an overview of the business plan, of the financial performance of the Charity and of the risk management issues facing the Trustees.

CHESTERFORDS VILLAGE HALL
"CHESTERFORDS COMMUNITY CENTRE"
REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2025

ORGANISATION

The Management Committee

The responsibility for the management and control of the Chesterfords Village Hall is vested in the Management Committee. The members of the Management Committee who served during the year ended 31 December 2025 were as under:-

J. C. BURWOOD
C. D. GJERTSEN
A. ROBERTS
G. J. TENNISON
A. HOWE
M. MITCHELL
F. PALMER
H. RAYNER
S. SCHNEIDER

A. Roberts resigned on 11 September 2025. H. Rayner was appointed on 11 September 2025.

Any person or persons to be appointed new trustees shall be nominated and elected by a majority vote of the inhabitants of Great and Little Chesterford at an Annual General Meeting.

All trustees give their time on a voluntary basis and receive no remuneration or other benefits.

Custodian Trustee

The Parish Council of Great Chesterford is the Custodian Trustee of the Charity.

CHESTERFORDS VILLAGE HALL
"CHESTERFORDS COMMUNITY CENTRE"
REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2025

FINANCIAL REVIEW

Overview

The results for 2025 reflects the ongoing use of the Centre by both regular hirers, including clubs and community organisation's. With slightly less use by individuals booking the facilities for private functions, particularly children's parties and social events. This consistent demand highlights the Centre's role as a valued venue within the local community and provides a solid foundation for future growth.

Unrestricted General Fund

Income

Income for the year amounted to £75,333.80. Hire fees decreasing by £4,926.93 compared with 2024.

There were no fundraising activities undertaken during the year. To encourage greater involvement with the community a regular morning drop-in session was held each week, a small fee being paid by the participants.

Expenditure

Expenditure for the year amounted to £69,625.90, a decrease of £11,591.75 from 2024. In addition to the regular overhead expenditure the wooden fence around the pre-school playground area was removed and replaced by a metal fence structure. The wedding licence was also renewed for three years.

Restricted New Building Fundraising Fund

Grants of £3,000.00 were received during the year. The grants were fully matched against costs they had been applied to cover, being the replacement of the fence around the perimeter of the pre-school play area.

Results

Incoming resources to the Unrestricted General Fund amounting to £75,333.80 (2024: £80,610.60) being hire fees £74,056.78 and Bank Interest of £1,277.02. Total resources expended amounted to £69,625.90 (2024: £81.217.65).

This resulted in a surplus of £5,707.80 (2024: deficit of £607.05). The surplus has been added to the balance brought forward on the Unrestricted General Fund of £77,169.21. This leaves a balance carried forward on the Unrestricted General Fund of £82,877.11.

The Incoming Resources and Total Resources expended in relation to the Restricted New Building Fundraising Fund was £3,000,.00. This leaves a balance on the New Building Fundraising Fund of £3,563.38 at 1 January 2025 and 31 December 2025

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FINANCIAL REVIEW (continued)

At 31 December 2025 cash at bank amounted to £73,868.90 of which £5,385.86 was held in restricted funds relating to grand monies received.

Grants

A grant of £3,000.00 was received from Uttlesford District Council – Community Grant towards the cost of the perimeter fence.

The Management Committee continue to seek grant funding towards the cost of material expenditure to be incurred at the Chesterfords Village Hall as opportunities arise.

Reserves Policy

The Management Committee reviews the Reserve Policy on an annual basis.

The Reserves Policy reflects the need to hold funds to meet future expenditure, arising in the next five years to meet the cost of significant repairs or the wholesale replacement of certain parts of the structure and the common areas shared with Great Chesterford Parish Council.

In addition the Management Committee consider it prudent that unrestricted reserve funds should be sufficient to avoid the necessity of seeking additional finance from third parties. To this end the Management Committee deem unrestricted reserves should approximate to cover 6 months administration and support costs.

Nursery Project

In autumn 2025 Great Chesterford Parish Council recommenced work to construct a nursery school on land adjacent to the Community Centre. The project created some disruption with heavy plant moving along the access road to the nursery site and the excavation of a service trench on land to the south of the Community Centre. To gain access to the site it was necessary for the storage garage to be demolished and the access road to be reconfigured. Construction work has now been completed and the nursery has been opened for use.

During 2026 the Community Centre has entered into a lease with Great Chesterford Parish Council for the rent of space in the newly constructed storage unit to replace space lost in the demolition of the storage garages.

Additionally, the Community Centre has entered into an agreement with Great Chesterford Parish Council in relation to the sharing of costs associated with the repair, maintenance and renewal of the access road and car parking spaces.

New Building Fund

No movement occurred on the account during the year under review.

INVESTMENT POLICY

Under the Trust Deed the trustees have a general power to invest any surplus funds as they see fit in furtherance of its charitable objects.

RESERVES POLICY

Unrestricted reserve funds are needed to cover administration, fund raising and support costs without which the charity could not function.

The Trustees consider it prudent that unrestricted reserve funds should be sufficient to avoid the necessity of seeking additional finance from third parties. The Trustees believe the unrestricted reserves should approximate to cover 6 months administration and support costs.

The trustees also consider it prudent to replace key operational critical elements of the premises, where repair is not feasible or practical due to the age of the building. £20,000.00 (2024: £10,000) has been allocated as at 31 December 2025 to meet future expenditure on the flat roofs and future repairs to the road and car parking spaces.

RISK MANAGEMENT

The Trustees consider the following course of action to be appropriate:

- an annual review of the risks which the Charity may face;
- the establishment of systems and procedures to mitigate those risks identified; and
- the implementation of procedures designated to minimise any potential impact on the Charity should any of these risks materialise;
- disclosure and barring service checks are carried out prior to commencement of employment and the appointment of trustees.

HEALTH AND SAFETY POLICY

The Trustees have kept the Health and Safety Policy under review throughout the year adopting regular assessments and testing of critical elements.

SAFEGUARDING

The Trustees have adopted policies to ensure safeguarding and promoting the welfare of children and adults at risk from abuse or neglect.

CHESTERFORDS VILLAGE HALL
"CHESTERFORDS COMMUNITY CENTRE"
REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2025

PLANS FOR THE FUTURE

The Trustees are committed to continuing to improve and develop Chesterfords Community Centre so that it remains a welcoming, safe, sustainable and well maintained facility for the local community for many years to come.

Future plans include:

Improving the Environment and Comfort to the Centre

One of the key priorities is to improve the heating, cooling and ventilation within the Centre.

The Trustees are considering the installation of modern, energy-efficient air-conditioning and heating systems in the Main Hall, Lounge and Office. The proposed systems would provide both heating and cooling, helping the Centre to adapt to increasingly warm summers while also providing more efficient heating during colder months.

The project would improve comfort for the many different groups and community activities using the Centre throughout the year, while also assisting the management of the building's energy use more efficiently.

The Trustees are seeking grant funding to make this important improvement possible.

Maintaining and Improving the Main Hall

The Main Hall is one of the most heavily used community spaces and requires ongoing investment.

The Trustees are planning to have the Main Hall timber floor professionally sanded back to bare wood and finished with three coats of commercial-grade lacquer. This will help protect the floor, improve its appearance and durability and ensure it remains suitable for the wide range of activities, events and community groups that use the Main Hall.

The Trustees also intend to continue with planned decoration and maintenance throughout the Centre, including repainting areas of the Main Hall, Lounge and Pavilion as funding allows.

Continuing to Improve the Facilities

The Trustees are continuing to look at ways of improving storage and the practical facilities available at the Centre. This includes plans for a new storage building, which will create better use of the available space for the storage of equipment.

Improving the Centre's Signage

The Trustees plan to replace the Centre roadside sign, providing a modern and more visible entrance sign while retaining space for signage for Chesterford Pre-School, the Bowls Club and Chestefords's Cricket Club.

Supporting Community Users

The Trustees will continue to work with the organisations, clubs, children's groups, hirers and other community users who rely on the Centre.

The Trustees want to ensure that the Centre remains flexible and affordable while providing facilities that meet the changing needs of the community. The Trustees will monitor the usage of each room, equipment, storage, accessibility and facilities identifying improvements that will benefit both existing and future users.

Investing in a Sustainable Future

Where possible, the Trustees will seek funding and make improvements that reduce the Centre's environmental impact and make the building more energy efficient.

The proposed heating and cooling improvements are an important part of this plan helping the Centre to respond to changing weather conditions while making the building more comfortable and usable throughout the year.

The Trustees will continue to seek grant funding, charitable support and other sources of income to enable these improvements to be carried out without placing unnecessary financial pressure on the Community Centre.

Through these actions the Trustees aim to ensure that Chesterfords Community Centre remains a thriving sustainable and valued community facility for future generations.

GRANT FUNDING AND INVESTMENT

The Trustees actively seek grant funding and other financial support to help make improvements to the Community Centre that would otherwise be difficult to fund out of fee income.

The Trustees were delighted to receiving funding from the National Lottery Community Fund during 2026 towards a major upgrade of the Main Hall's stage lighting.

The new lighting system has replaced the Centre's older stage lighting equipment and provides a much more modern, flexible and energy-efficient system. The improvements include a new LED stage lights and upgraded controls, making the stage more suitable for a wider range of community activities, performances, productions and events.

The project has made a significant difference to the facilities available to community users and demonstrates how grant funding can help the Trustees to continue investment in the Centre.

The Trustees are very grateful to The National Lottery Community Fund and National Lottery players for supporting this project.

CHESTERFORDS VILLAGE HALL
"CHESTERFORDS COMMUNITY CENTRE"
REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2025

The Trustees will continue to seek grant funding for further improvements, including our proposed heating, cooling and ventilation project, which will help make the Centre more comfortable, energy efficient and resilient to changing weather conditions.

Approved by the Trustees on

……..	……
G. J. TENNISON	**J. C. BURWOOD**

Chesterfords Community Centre
Newmarket Road
Great Chesterford
Saffron Walden
Essex CB10 1NS
Registered Charity No. 310318

We aim to improve the quality of life in the Community.

CHESTERFORDS VILLAGE HALL

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF CHESTERFORDS VILLAGE HALL

I report on the accounts of the Trust for the year ended 31 December 2025 which are set out on pages 11 to 14 .

Respective Responsibilities of Trustees and Examiner

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed. It is my responsibility to:

- examine the accounts under section 145 of the 2011 Act;
- follow the procedures laid down in the General Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and
- state whether particular matters have come to my attention.

Basis of Independent Examiner's Statement

My examination was carried out in accordance with the General Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a "true and fair view" and the report is limited to those matters set out in the statement below.

Independent Examiner's Statement

In connection with my examination, no matter has come to my attention:

(1) which gives me reasonable cause to believe that, in any material respect, the requirements

- to keep accounting records in accordance with section 130 of the 2011 Act; and
- to prepare accounts which accord with the accounting records and to comply with the accounting requirements of the 2011 Act.

Have not been met; or

(2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

S Bygraves
80 West Grove
Walton on Thames
Surrey
KT12 5PD

CHESTERFORDS VILLAGE HALL
BALANCE SHEET AS AT 31 DECEMBER 2025

	Note	2025		2024	
Freehold Land and Buildings:-					
Newmarket Road	1		733,345.03		733,345.03
Balances at Nationwide					
Deposit		509.94		509.94	
Current		228.35		228.35	
Balances at CAF					
Current		5,508.99		10,158.95	
Deposit		62,131.64		56,977.90	
Grants		5,490.04		5,385.86	
		73,868.96		73,261.00	
Debtors and Prepayments		15,762.77		16,342.63	
Cash		-		-	
		89,631.73		89,603.63	
Less: Creditors		3,191.24		8,871.04	
			86,440.49		80,732.59
NET ASSETS			£819,785.52		£814,077.62
REPRESENTED BY:					
GENERAL ACCOUNT (Unrestricted Funds)			82,877.11		77,169.21
NEW BUILDING ACCOUNT (Restricted Funds)			736,908.41		736,908.41
			£819,785.52		£814,077.62

Signed: G. J. TENNISON
Trustee
Dated:

Signed: J. C. BURWOOD
Trustee
Dated:

CHESTERFORDS VILLAGE HALL

STATEMENT OF FINANCIAL ACTIVITIES

FOR THE YEAR ENDED 31 DECEMBER 2025

	Notes	Unrestricted General Fund	Restricted New Building Fund Raising	Restricted New Building	Total 2025	Total 2024
INCOMING RESOURCES						
Receipts from operating activities		74,056.78	-	-	74,056.78	78,983.71
Donations, legacies and similar receipts	2	-	3,000.00	-	3,000.00	3,425.03
Bank Interest		1,277.02	-	-	1,277.02	1,626.89
TOTAL INCOMING RESOURCES		75,333.80	3,000.00	-	78,333.80	84,035.63
RESOURCES EXPENDED						
Charitable payments	3	69,625.90	3,000.00	-	72,625.90	84,642.68
Costs of generating funds		-	-	-	-	-
TOTAL RESOURCES EXPENDED		69,625.90	3,000.00	-	72,625.90	86,642.68
Net Incoming Resources		5,707.90	-	-	5,707.90	(607.05)
Transfers Between Funds		-	-	-	-	-
Fund balances brought forward at 1 January 2025		77,169.21	3,563.38	733,345.03	814,077.62	814,684.67
Fund balances carried forward at 31 December 2025		£82,877.11	£3,563.38	£733,345.03	£819,785.52	£814,077.62

CHESTERFORDS VILLAGE HALL

NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2025

Freehold land and buildings – Newmarket Road

1. £733,345.03 (2024: £733,345.03) represents the accumulated costs to date in relation to professional fees, purchase of land, construction costs and costs in relation to equipping the New Community Centre at Newmarket Road.

Donations, legacies and similar receipts

2.

	Unrestricted 2025	Restricted 2025	Unrestricted 2024	Restricted 2024
Grants				
Uttlesford District Council – Low Carbon Grant				1,457.87
Uttlesford District Council – Community Projects Grant		3,000.00		1,967.16
	£Nil	£3,000	£Nil	£3,425.03

CHESTERFORDS VILLAGE HALL
NOTES TO THE ACCOUNTS - FOR THE YEAR ENDED 31 DECEMBER 2025

Charitable Payments

3.

	2025	Restricted 2025	2024	Restricted 2024
Salaries	26,574.89		25,518.92	
Electricity	3,480.35		5,284.68	
Gas	4,705.61		3,056.51	
Water Rates	1,775.74		2,160.15	
Cleaners	6,379.75		6,319.00	
Consumables	1,272.81		1,258.67	
Insurance	4,118.21		3,742.77	
PRS Society	707.26		675.05	
Acre Affiliation	80.40		80.40	
Telephone	855.06		816.07	
Miscellaneous	503.31		575.04	
General Maintenance	5,087.35		8,697.36	
IT Costs	2,288.29		1,836.68	
Marketing	951.87		532.30	
Bank Charges	60.00		60.01	
Pension	419.40		390.60	
Bad Debts	-		(100.00)	
Accountancy	1,610.40		1,584.00	
Legal	1,200.00		-	
Wedding Licence	2,160.00		-	
	64,230.70		62,488.21	
Miscellaneous Payments:-				
Floor Sanding and Sealing	-		1,967.16	1,967.16
Fridge/Freezer	-		884.00	-
Refurbishment – Men's Toilets	-		1,006.56	-
Replace Heating and Hot Water System in Pavilion	-		14,871.72	1,457.87
Replace Fence – Play Area	5,395.20	3,000.00	-	-
	5,395.20	3,000.00	18,729.44	3,425.03
Total Charitable Payments	£69,625.90	£3,000.00	£81,217.65	£3,425.03