CHARITY COMMISSION
FOR ENGLAND AND WALES

Trustees' Annual Report for the period

From **Period start date** **To** 01/01/2025 **Period end date**
31/12/2025

Charity name: Dyrham and Hinton Village Hall Trust

Charity registration number: 301525

Objectives and Activities

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	The key objective of the Trust is to maintain and improve the Village Hall as a facility for use by the community. The Trust owns two other properties, The Old School, and School House. Secondary objectives are therefore to maintain these buildings to ensure that they do not deteriorate, and to secure tenants willing to pay an economic rent. Surpluses generated by the letting of these two buildings are a key source of income for the Trust. In addition to using its own income, the Trust continues to aim to access grant income for Village Hall improvement. The Trustees are all volunteers, and other residents of the two villages contribute on a volunteer basis.
Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.	Para 1.17 and 1.19	The charity maintains and improves the local village hall on behalf of the Public.
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	Para 1.18	The charity maintains and improves the local village hall on behalf of the Public.

Additional information (optional)
You may choose to include further statements where relevant about:

	SORP reference	
Policy on grant making	Para 1.38	N/A
		N/A

Policy on social investment including program related investment	Para 1.38	
Contribution made by volunteers	Para 1.38	N/A
Other		N/A

Achievements and Performance

	SORP reference	
Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.	Para 1.20	The principal activities of the charity during this period involved in the investment in, and upgrading of, our trusts two investments assets The Old School and School House. The modernisation work completed is designed to protect the ongoing rental stream required to support the upkeep of the Village Hall.

Additional information (optional)
You may choose to include further statements where relevant about:

Achievements against objectives set	Para 1.41	n/a
Performance of fundraising activities against objectives set	Para 1.41	n/a
	Para 1.41	n/a

Investment performance against objectives		
Other		n/a

Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	As at the 31st December 2024, the charity held over £65k of cash in hand, an increase of £14k over the prior year. The charity continues to make a small, but healthily income from it investment properties
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	The charity holds a small amount of funds in reserves to reduce against one off shocks. The Trustees are also mindful of continuing to invest in maintaining the investment property to ensure the charity continues to receive a long-term income stream to support the village hall.
Amount of reserves held	Para 1.22	£3k
Reasons for holding zero reserves	Para 1.22	n/a
Details of fund materially in deficit	Para 1.24	n/a
Explanation of any uncertainties about the charity continuing as a going concern	Para 1.23	n/a

Additional information (optional)
You may choose to include further statements where relevant about:

The charity's principal sources of funds (including any fundraising)	Para 1.47	The charities principal income is from it's investment property (£19k), and charitable activities from the letting of the village hall (£7k)
Investment policy and objectives including any social investment policy adopted	Para 1.46	n/a
A description of the principal risks facing the charity	Para 1.46	The principal risks facing the charity are; The Old School and School house are investment properties held by the Trust. The trust partially relies on the ongoing income streams derived from these properties to partially supports the ongoing operations of the charity. A principal risk is that these properties become and remain vacant for a significant period. The investment properties, along with the principle Charitable Asset (The Village Hall) maintain damage and public liability insurance. The Trust continues to invest in the upkeep of the investment properties to protect the ongoing income stream derived from those investments.

Other		

Structure, Governance and Management

Description of charity's trusts:		
Type of governing document (trust deed, royal charter)	Para 1.25	Trust Deed
How is the charity constituted? (e.g unincorporated association, CIO)	Para 1.25	Unincorporated
Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees	Para 1.25	All elected members are residents of Dyrham and Hinton or adjacent areas. All members to be elected, who have expressed willingness to serve are elected following approval by the chairman and a majority of members.

Additional information (optional)
You may choose to include further statements where relevant about:

Policies and procedures adopted for the induction and training of trustees	Para 1.51	Not disclosed
The charity's organisational structure and any wider network with which the charity works	Para 1.51	Not disclosed
Relationship with any related parties	Para 1.51	Not Disclosed
Other		N/A

Reference and Administrative details

Charity name	Dyrham and Hinton Village Hall Trust
Other name the charity uses	
Registered charity number	301525
Charity's principal address	The Cottage, Upper St, Dyrham, SN14 8HN

Funds held as custodian trustees on behalf of others

Description of the assets held in this capacity	n/a
Name and objects of the charity on whose behalf the assets are held and how this falls within the custodian charity's objects	n/a
Details of arrangements for safe custody and segregation of such assets from the charity's own assets	n/a

Additional information (optional)

Exemptions from disclosure

Reason for non-disclosure of key personnel details

n/a

Other optional information

n/a

Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Ben Stokes	Chair		
2	Anne Brennan			
3	Mrs Gay Carey			
4	Peter Hucker	Treasurer		
5	Glenn Laurence			
6	Steve Haskins		3rd June 2024	
7	Steve Dallow		3rd June 2024	
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				

Corporate trustees – names of the directors at the date the report was approved

Director name		
N/A		

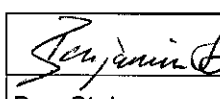
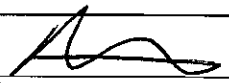
Name of trustees holding title to property belonging to the charity

Trustee name	Dates acted if not for whole year	
Gay Carey		

Declarations

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

Signature(s)		
Full name(s)	Ben Stokes	Peter Hucker
Position (eg Secretary, Chair, etc)	Chair	Treasurer

Date	23/10/26

CHARITY COMMISSION FOR ENGLAND AND WALES

Dyrham and Hinton Village Hall Trust	301525

Receipts and payments accounts

CC16a

For the period from	01.01.2025	To	31/12/2025

Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
A1 Receipts					
Income from Trust Activities	6 747	-	-	6 747	-
Investment Income	19 084	-	-	19 084	-
Other Income	31	-	-	31	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
***Sub total** (Gross income for AR)*	25 862	-	-	25 862	-
A2 Asset and investment sales, (see table).					
	-	-	-	-	
	-	-	-	-	-
Sub total	-	-	-	-	-
Total receipts	25 862	-	-	25 862	-
A3 Payments					
Trust Activity Costs	12 033	-	-	12 033	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
Sub total	12 033	-	-	12 033	-
A4 Asset and investment purchases, (see table)					
	-	-	-	-	
	-	-	-	-	
Sub total	-	-	-	-	-
Total payments	12 033	-	-	12 033	-
Net of receipts/(payments)	13 829	-	-	13 829	-
A5 Transfers between funds	-	-	-	-	-
A6 Cash funds last year end	-	-	-	-	-
Cash funds this year end	13 829	-	-	13 829	-

Section B Statement of assets and liabilities at the end of the period

B1 Cash funds

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
	Bank Current Account	38 909	-	-
	Deposit Account	3 091	-	-
		-	-	-
	Total cash funds	42 000	-	-
	(agree balances with receipts and payments account(s))	Agreement Error	OK	OK

B2 Other monetary assets

Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
Deposit Protection Scheme	1 731	-	-
	-	-	-
	-	-	-
	-	-	-
	-	-	-
	-	-	-

B3 Investment assets

Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
Village Hall	General	-	410 000
Hall Contents	General	-	4 700
School House	General	-	375 000
Old School	General	-	280 000
		-	1 069 700

B4 Assets retained for the charity's own use

Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
		-	-
		-	-
		-	-
		-	-
		-	-
		-	-
		-	-
		-	-
		-	-

B5 Liabilities

Details	Fund to which liability relates	Amount due (optional)	When due (optional)
Rent Deposit		1 731	
		-	
		-	
		-	
		-	

Signed by one or two trustees on behalf of all the trustees

Signature	Print Name	Date of approval
Benjamin Stokes	Ben Stokes	23/10/26
	Peter Hucker	23/10/26

CHARITY COMMISSION FOR ENGLAND AND WALES

Independent examiner's report on the accounts

Section A Independent Examiner's Report

Report to the trustees

Charity Name: Dyrham and Hinton Village Hall Trust

On accounts for the year ended	31/12/2025	**Charity no (if any)**	301525

Set out on pages (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 / 12 / 2025**.

Responsibilities and basis of report

As the charity's trustees, 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 all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

[The charity's gross income exceeded £250,000 and I am qualified to undertake the examination by being a qualified member of [insert name of applicable listed body]]. *Delete* [ ] *if not applicable.*

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination (other than that disclosed below *) which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report 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: A. Griffith **Date:** 23/10/26

Name: Angella Griffith

Relevant professional qualification(s) or body CIMA

(if any):	
Address:	

Section B	**Disclosure**
	Only complete if the examiner needs to highlight material matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).
Give here brief details of any items that the examiner wishes to disclose.	