EYNSFORD VILLAGE HALL

ANNUAL REPORT FOR THE YEAR ENDED 31 DECEMBER 2025

Chairman's report

2025 was a significant and productive year for Eynsford Village Hall, with the trustees achieving several major milestones in progressing the long-term vision for a new hall, while ensuring that sufficient maintenance was carried out on the existing hall to keep it available for hire.

Key achievements

The principal achievements during the year were:

(1) **Appointment of a Construction Contractor**
Following a competitive selection process, G.A. Harper, a long-established local family firm with strong ties to Eynsford, was appointed as contractor for the construction of the new village hall. A Pre-Construction Services Agreement was signed, enabling detailed planning and preparation work to commence.

(2) **Progress on the Sale of the Existing Hall**
The existing hall was placed on the market and an offer was accepted from a developer. Preparations began for a community farewell event to celebrate the building's long service to the village ahead of closure of the hall and completion of the sale.

(3) **Launch of the Friends of EVH**
The Friends of EVH initiative was launched to strengthen community engagement with the new hall project. The network provides residents with regular progress updates and opportunities to contribute ideas and feedback as plans progress.

Fundraising and Community Support

Fundraising activities continued throughout the year and were supported by a wide range of volunteers, performers and local residents.

Successful events held in the hall included a St Patrick's Day Ceili, excellent concerts by the Sonnet Wind Band and mod rock band The Alert (with support from local band 5 Minutes Notice) and an 80s themed New Year's Eve organised by Riverside Players. In addition, local residents once again organised the highly successful Eynstock festival on Common Meadow, with all profits generously donated to the New Hall Fund.

As well as providing great entertainment for those who attended, these events collectively raised more than **£6,400** towards the new hall project. The trustees would like to extend

their sincere thanks to everyone who organised, supported, volunteered at or attended these events.

The trustees have continued to look for opportunities to apply for grant funding for the new hall project, to add to the £336,000 already raised in partnership with the Parish Council. Unfortunately grants towards capital projects have become increasingly difficult to obtain, especially in areas such as Eynsford which are considered to be relatively affluent, and none of the applications which were made during the year were successful.

Trustee Changes

One of our longest-serving trustees, **John Mesnard**, stepped down on 28 April 2025. The trustees would like to place on record their appreciation for his many years of dedicated service and valuable contribution to Eynsford Village Hall.

Looking Ahead

With the sale of the existing hall expected to complete by the end of 2026 and plans for the new hall progressing, the trustees remain committed to delivering a modern, sustainable and welcoming community facility for the benefit of current and future generations of Eynsford residents.

The trustees would like to thank all supporters, volunteers, hirers, donors and local organisations whose continued encouragement and generosity are helping to make this vision a reality.

Bridget Storrar *26 October 2026*

bpb Accountants

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EYNSFORD VILLAGE HALL *(Reg. Charity 302737)*

ACCOUNTS for the Year Ended 31 December 2025

Hall Management (No.1) Account

Payments	2024	2025
Labour costs	5,034	6,780
Heat & light	10,418	5,306
Water	863	1,185
Rates	733	748
Repairs & maintenance	2,355	2,645
Insurance	1,292	1,349
Hygiene	1,202	1,181
Sundry	702	1,783
	£ 22,598	**£ 20,977**

Receipts	2024	2025
Letting charges (net of refunds)	21,249	18,526
	£ 21,249	**£ 18,526**
Hall surplus/(deficit)	**£ (1,349)**	**£ (2,451)**
Cash at bank at 31 December	**£ 17,208**	**£ 14,757**

"Rescue and Renewal" (No.2) Account

Payments	2024	2025
Project costs	41,436	18,790
Lottery expenses	3,354	2,948
Calendar/card costs	-	774
Other fundraising expenses	-	647
Payments	**£ 44,790**	**£ 23,159**

Receipts	2024	2025
Donations	6,105	7,761
Events	7,467	6,426
Lottery receipts	6,925	5,570
Calendar/card sales	534	978
Grants	2,836	-
Deposit interest	3,545	4,708
Receipts	**£ 27,412**	**£ 25,443**
Surplus/(deficit)	**£ (17,378)**	**£ 2,284**

Monetary Assets

	31/12/2024	31/12/2025
Current account balances	130,618	28,881
Paypal/cash	162	2,743
Bar stock	86	84
Bank deposit accounts	197,659	299,101
	£ 328,524	**£ 330,808**

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.
- Post the date of these accounts Eynsford Village Hall closed to the public pending a sale of the site to fund the above rebuilding project.
- The charity is of the opinion that its 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 permitted by the Charities Act 2022 as the Charity is unincorporated and has gross income of less than £250,000
- On the 12th July 2024 the Trustees of the charity created a company at Companies House limited by guarantee EYNSFORD VILLAGE HALL LIMITED, Company number 15835670, intended for future use. This was wound up on 14th July 2026.
- On the 5th February 2026 the Trustees created a CIO with The Charity Commission Charity number: 1216741, to replace the above, and have approval to transfer all assets and liabilities from this Trust to the new entity. The Trustees intend to do this after the sale of the current hall.

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 23-Oct-26