

Messing Village Hall

Report of the Trustees

For the year ended 30th April 2025

Address (Chair):

9 Lodge Road Messing CO5 9TU

Website:

www.messingvillagehall.org.uk

Governing Document and Objectives

Messing Village Hall's governing document is a Trust Deed contained within a Conveyance dated 27th June 1951. This Deed established the Village Hall as a charitable trust.

The objectives, as set out in the Trust Deed, are the provision of a village hall for the benefit of the inhabitants of the parish of Messing and its immediate vicinity without distinction of sex or political, religious or other opinions.

The Trustees consider that the main activities of Messing Village Hall are in accordance with the objectives and that they are of public benefit. The Trustees have had regard to the guidance issued by the Charities Commission on public benefit.

Trustees

There are six Trustees on the Messing Village Hall Committee.

The roles carried out by the Committee members are, as follows:

Mary Mann	Chair
Justina Rhodes	Treasurer
Steve Smith	Hiring Manager
Andrew Lucas	Buildings Manager
Bob Suckling	Maintenance Manager and PC representative
Sarah Winstone	Secretary

The Trust Deed sets out the manner of appointing the Trustees, who also constitute the Management Committee of the Village Hall. Trustees are elected each year at the Annual General Meeting. The Management Committee has the power to co-opt further Trustees.

Weekly or Fortnightly Bookings

Monday	Life Drawing Club	Art Club	Pilates
Tuesday	Yoga	Drama (private)	Dance
Wednesday	Pilates		
Thursday		Kenyukai(private)	
Friday			
Saturday			
Sunday	Viking & Saxon Reenactment (private)		

There are also many other hirers that book the main hall and the meeting room on a regular basis.

There are 4 textiles/quilting groups each month and the meeting room is hired on a regular basis for Harmony and a new hirer, PSS Care Group, as well as the Christian Motorcycle Association.

The Hall also attracts many occasional hirers, booking the Hall for children's parties, family celebrations and charity coffee mornings and quizzes.

Coffee Mornings

The Friends of Messing Church hold coffee mornings in the meeting room every two weeks 10.15am - 12.00noon. It is a great opportunity for residents to enjoy cake, tea or coffee and a chat. All are welcome and entry is free of charge.

Two other charity coffee mornings also took place which were well supported and raised significant funds for the charities. The events were organised by Messing residents.

As part of the ongoing initiative to promote and use the Village Hall for the benefit of the Villagers bi-annual Quiz Nights and monthly Film Nights are being held.

Quiz Evening

There have been two Quiz Evenings since the last report, both of which have been a great success. The average number of people coming to the evenings has been about 45. Entry to the quiz is free of charge but raffles are held, raising a total so far of over £500 for charity. The Committee plans to continue holding these evenings as they provide enjoyable, sociable events for the Village.

Film Nights

The Committee agreed to purchase a license to enable the showing of films in the Hall. This license is valid for 12 months and each month there has been a film night for Villagers to attend and enjoy. The film choices have been wide and varied and provide an evening out for Villagers to meet up and spend time together. Entry to the film night is free of charge but attendees may donate to a designated charity. So far, the 6 nights have raised £245.

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The Village Hall has been used to facilitate meetings, often open to residents, to address community concerns over plans relating to the widening of the A12 that may adversely impact life in Messing.

Community First Aid

Following requests from several villagers the Committee arranged for Mr Paul Knight, a qualified First Responder, to return to the Hall to deliver a talk on the use of the village defibrillator and other life saving techniques. It was followed by an interesting and informative discussion. The previous presentation had been cut short as a member of the audience felt unwell.

Village Hall Cloud Storage

It was decided by the committee that it would be a good idea to keep a record of important files that would be easily accessible for future generations of the committee. Geoff Jackson had previously set up a Messing Community Gmail account which was being used for the Hall calendar and emails. This account also came with 15 GB of free cloud storage. Steve Smith managed to access most of the old Committee meeting agendas and minutes dating back to 2012 and has uploaded these files to the cloud as portable document files (pdfs). There are also some old Excel accounts files from the time he was treasurer. The Committee have all been given access to the Messing Community Google drive where these files are stored. It is hoped that other items can be added in the future so that a permanent record of information relating to the Hall can be maintained.

Buildings and maintenance

Repairs and repointing have been carried out to the front elevation. The brickwork had sustained significant frost and water damage over the last few years due to flooding in The Street. A grant was obtained from Enovert Community Trust for £17,000 which covered the cost of the works. Despite delays caused by Essex Highways requiring traffic lights in The Street the work was completed in November. Over 200 damaged bricks were replaced and the whole façade repointed.

The lights in the toilets and corridor have now been replaced with LED fittings, completing the upgrade of all internal lighting. General maintenance is ongoing to electrical and heating systems.

Landscaping to the area to the rear of the Village Hall was carried out last summer, giving a large patio area which can be used by hirers. Further soft landscaping works are to be carried out in the coming year.

Finance

The Trustees continue to set a reserves policy which requires funds to be maintained at a level which ensures that the Hall's activities could continue during a period of unforeseen difficulty and cover unforeseen expenditure on building maintenance or urgent equipment replacement. The calculation of the required reserves is an integral part of the Committee's planning, budget and forecast cycle and is supported by the Financial, Reserves and Expenses Policies.

This year, the Trustees agreed to fund two key improvements as described earlier. The much-needed brick repair work was covered by a grant from Enovert for £16,800 and available funds were used to pay for the new patio areas at the rear of the hall.

In support of the village community, a donation of £125 was given to Friends of Meeting Church for their Tree Festival at Christmas time and the Trustees agreed to fund an annual film licence of £399.85 to support film nights. The Village Hall has also benefited from fund raising from Quiz nights and company volunteering contributions for two Trustees.

The electricity generation has remained in line with prior years however the fixed price tariff for electricity finished as noted last year and the new payment schedule is more costly due to general market tariffs. The impact of the raised prices can be absorbed by the current Hall income.

The Charity had £57,241 in the bank as unrestricted reserves at the end of this financial year just slightly higher than the end of last year. There are no restricted funds in hand.

The Village Hall made a gain of £208 of expenditure over receipts as of 30th April 2025. This compares with loss of £76.21 in the prior year. All transactions are recorded in SAGE accounts system and where possible, receipts and payments are made through BACS to improve real-time processing.

The Trustees reviewed the amount of interest being raised on the Bank Reserves Account which is 1.26% per annum. After reviewing options, the Trustees decided to open a new savings account with Charities Aid Foundation Bank which is the financial services arm of Chairty Aid Foundation who partner with corporate and individual donors to enable them to give more effectively and impactfully. Annually, CAF distributes over £1 billion to non-profits around the globe. The bank account selected is the CAF 60-day notice account providing interest at 3.30% per annum. The account will be opened in the next financial year.

Future Plans

An upgrade to the solar panels on the roof of the extension, at the back of the building, are soon to be upgraded. The number of panels will be doubled and linked to a storage battery to reduce the overall electricity bill. This upgrade will not affect the Hall's existing Feed-In-Tariff (FIT) which continues to offset a large part of its current bills. A grant has been applied for from Enovert Community Trust for the full cost of this upgrade to a value of £10,000 and it is hoped that the work will go ahead in June this year.

Redecoration and installation of shelving and storage units in the caretaker's cupboard remains on the proposed list of works but is on hold due to the proposed electrical upgrade as some of the equipment will be housed in the cupboard where the electricity main intake is located.

The Hall is receiving an increasing number of bookings from organisations for training days and meetings. So, an upgrade to the audio-visual equipment in the meeting room is being investigated, to incorporate a larger screen with better capability for connections and use for presentations.

New planting in the terrace area at the rear of the Village Hall is to be planned and carried out. The Committee hope to attract community support in this activity.

Signed on behalf of the Trustees by: 

Mary Mann (Chair)

Date: 05/06/2025

Receipts and payments account
(Unrestricted funds)
For the year ended 30 April 2025

Year Ending	30-Apr 2025	30-Apr 2024
	£	£
Hall hire	12,947	12,253
Electricity generation	2,317	2,427
Bank interest	304	244
Grants ⁸	16,800	0
Other receipts	1,930	635
Total Income	34,299	15,559
 Year Ending	 30-Apr-25	 30-Apr-24
Repairs and maintenance	19,045	1,490
Fixtures & Fittings	7,916	6,730
Lighting and heating	1,150	2,838
Rates and water	464	484
Subscriptions and licences	840	463
Insurance	1,196	1,089
Cleaning	2,065	2,050
Other Expenses ⁶	1,290	366
Friends of Messing Church ⁷	125	125
Total Outgoing	34,091	15,635
Excess of receipts over payments	208.19	-76.21

Statement of assets and liabilities
at 30 April 2025

	30-Apr 2025	30-Apr 2024
	£	£
Current assets		
Cash at bank:		
Bank current account	36,424	36,520
Bank premium account	20,817	20,513
	57,241	57,033
	2025	2024
	General Fund	General Fund
	£	£
Balances brought forward	57,033	57,109
Excess of receipts over payments	208	-76
Balances carried forward	57,241	57,033

Notes to the accounts:

1. The accounts have been prepared on the Receipts & Payments Basis. Note: Some values that are rounded up may impact the totals.
2. The Village Hall is recognised as an asset but is not recognised in the accounts. In previous years, the Hall was recognised at a nominal £10,000. Title to the property is vested with the Official Custodian for Charities. The reinstatement valuation of the building for insurance purposes was £650,000 as at February 2018.
3. Fixtures and fittings and equipment are also recognised as assets but not valued in the accounts.
4. There were no liabilities at the year end.
5. All funds are Unrestricted.
6. Other Sundry Expenses now include Website Hosting and Kitchen / Toilet Consumables.
7. The Village Hall Committee approved a £125 donation to the Friends of Messing Church to contribute to the Christmas Tree Lighting Event
There is a new category under Income to reflect the grants received to fund repairs and maintenance specifically the Brickwork repair.