



PUBLIC NOTICE: Proposed Governance Changes and Property Transaction

Charity Name: EYNSFORD VILLAGE HALL, REGISTERED CHARITY No. 302737

1. The Proposal: The Trustees of Eynsford Village Hall hereby give notice of their intention to amend the charity's governing document and to use the proceeds of sale of the land on which the current village hall is situated, together with other funding, to pay for the construction of a new hall on Harrow Meadow, a site owned by Eynsford Parish Council over which a 200 year lease will be granted to the charity.

2. Amendments to the governing document: are proposed to update the **power of sale clause** and the **purpose of the charity** to facilitate the delivery of modern community facilities as outlined above.

Clause 27 of the governing document of Eynsford Village Hall permits a sale of the village hall in certain circumstances. Clause 28 provides that the proceeds of any such sale must be invested in trust for the Charity unless the Charity Commission otherwise directs, with the income generated from such investment then being applied in furthering the object of the Charity. The Trustees have been advised that changes to clause 28 are required in order to permit the proceeds of the sale of the village hall to be used for the purpose of constructing a new hall. The revised clause 28 would read as follows:

"28. Proceeds of sale. (1) Unless the Commissioners otherwise direct the clear proceeds of any such sale as aforesaid shall either be:

(a) invested in trust for the Charity; or

(b) applied to acquire alternative land or buildings to be held upon trust for the purposes of a village hall in accordance with the object of the Charity.

(2) The Committee shall apply the clear income arising from any investment made under sub-clause 28(1)(a) in furthering the object of the Charity."

A technical consequential amendment to the clause 3(2) of the objects of the Charity is also proposed. The current objects read as follows:

"3(1) The object of the Charity shall be the provision and maintenance of a village hall for the use of the inhabitants of the Parish of Eynsford (hereinafter called "the area of benefit") without distinction of political, religious or other opinions, including use for meetings, lectures and classes, and for other forms of recreation and leisure-time occupation, with the object of improving the conditions of life for the said inhabitants.

(2) The said land and building shall be held upon trust for the purposes of a village hall as aforesaid.”

The proposed revised objects would read as follows (no changes are proposed to clause 3(1)):

“(1) The object of the Charity shall be the provision and maintenance of a village hall for the use of the inhabitants of the Parish of Eynsford (hereinafter called "the area of benefit") without distinction of political, religious or other opinions, including use for meetings, lectures and classes, and for other forms of recreation and leisure-time occupation, with the object of improving the conditions of life for the said inhabitants.

(2) The said land and building or any land or building acquired by the charity in accordance with clause 28 shall be held upon trust for the purposes of a village hall as aforesaid.”

2. Proposed Sale of Charity Property: Following the proposed constitutional changes, the Trustees intend to sell the charity’s existing property (the current village hall site).

3. Use of Funds and New Village Hall Delivery: The Trustees intend to use the total proceeds of the sale, together with existing investment funds, to:

- Secure a leasehold interest for a term of **200 years** on the land known as **Harrow Meadow, off Bower Lane, Eynsford, Kent, DA4 0AB**.
- Construct a **new Village Hall** on this land, complete with a stage area, meeting rooms, kitchen, lounge, toilets, viewing platform, and associated parking. Details regarding the approved design for the new hall (Planning Reference: **19/03345/FUL**) are also available via the Sevenoaks District Council planning portal.

4. Further Information: Interested parties can find further information regarding these proposed changes or the technical details of the new village hall project by contacting the charity’s representative:

- **Contact:** Bridget Storrar
- **Email:** treasurerevh@gmail.com

5. How to Comment The Trustees invite comments from the public regarding these proposals. If you wish to make a comment or representation, please do so in writing via email to:

- **Email Address:** treasurerevh@gmail.com

6. Deadline for Comments All comments must be received no later than **one month after the date this notice is first published**.

- *Date of first publication: 18/03/2026*
- *Closing date for comments: 18/04/2026*