

THE SHEPPEY HALL TRUST

England & Wales · Charity number 1147390

Details

Status Registered

Legal form Trust

Registered 2012-05-23

Register [View on the Charity Commission register](#)

Contact

Address Sheppey Hall
Main Road
Queenborough
Kent
ME11 5DL

Phone 01622934712

Email SHEPPEYHALL@OUTLOOK.COM

Website <https://www.facebook.com/profile.php?id=100068328924343>

Activities

Objects: THE PURPOSE OF THE CHARITY AS HERE SET OUT REFLECTS THE WORDING OF THE RECREATIONAL CHARITIES ACT 1958 AND CURRENT BEST PRACTICE.

Activities: Provide safe premises & facilities for the use of the public

Classification

- **How:** Provides Buildings/facilities/open Space
- **What:** General Charitable Purposes, Amateur Sport, Economic/community Development/employment, Recreation
- **Who:** Children/young People, Elderly/old People, People With Disabilities, The General Public/mankind

Geography

- Kent

Finances

Period end	Income	Expenditure	Assets	Employees
2025-04-01	£73,837	£53,951	-	-
2024-04-01	£36,010	£39,748	-	-
2023-04-01	£39,489	£39,748	-	-
2022-04-01	£44,215	£78,911	-	-
2021-04-01	£66,651	£27,872	-	-

Trustees

Name	Role	Appointed
Peter MacDonald	Chair	2012-05-22
CHRIS FOULDS		2012-05-22
Martin David Hawkins		2021-05-01
NICOLE CHRISTINE MOLLETT		2012-05-22
Sasha Charn Pearce		2025-04-24

THE SHEPPEY HALL TRUST

England & Wales - Charity number 1147390

Accounts

THE SHEPPEY HALL TRUST
CHARITY REGISTRATION NO: 1147390
REPORT AND ACCOUNTS
FOR THE YEAR ENDED 1 APRIL 2025

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THE SHEPPEY HALL TRUST

TRUSTEES' REPORT

The trustees are pleased to present their annual report together with the receipts and payments account of the charity for the year ended 1 April 2025.

ADMINISTRATIVE DETAILS

Charity registration number	1147390
Principal address	Kendor Lodge Chequers Road Minster on Sea Sheerness Kent ME12 3QL
Trustees	P J MacDonald C D Foulds N C Mollett M D Hawkins
Independent Examiner	Paul Billing MAAT AATQB Billing & Co Limited Tudor Lodge Augustine Road Minster on Sea Sheerness ME12 2LZ
Bankers	HSBC

GOVERNANCE

Governing Document

The charity is an unincorporated association governed by a trust deed dated 25 April 2012.

Appointment of Trustees

The charity is administered by its trustees whose number shall be at least three persons, all of whom are appointed for a term of two years by a resolution of the trustees passed at a special meeting. A special meeting may be called at any time by the chair of the trustees or two other trustees and by giving 21 days notice.

In selecting individuals for appointment as trustees, the trustees must have regard to the skills, knowledge and experience needed for the effective administration of the charity.

Organisation and Decisions

The trustees must hold at least two meetings in each year. At the first meeting in each year they shall elect one of their number to chair the meetings until the first such meeting in the following year.

Risk Management

The major risks to which the charity is exposed, as identified by the trustees, have been reviewed and systems or procedures have been established to manage those risks.

OBJECTIVES AND ACTIVITIES

Objectives

The objects of the charity are the provision and maintenance of a community centre for the use of the inhabitants of Kent, particularly those of the Borough of Swale. The community centre is for meetings and other forms of recreation with the object of improving the conditions of life for the inhabitants.

Aims and Activities

The charity has a long lease at a peppercorn rent on the property known as The Sheppey Hall in Borough Road, Queenborough, Kent. The charity aims to maintain the property to a suitable standard to comply with safety and disabled access regulations so that it can be used by local groups that meet the objectives of the charity.

Public Benefit

In accordance with section 17(5) of the Charities Act 2011, the trustees have had due regard to the guidance published by the Charity Commission on the requirement that the objectives and work undertaken by the charity are in line with charitable objects and do provide benefit for the public.

The charity offers a hall suitable for local groups who wish to meet and carry on suitable recreational activities.

ACHIEVEMENTS AND PERFORMANCE

Grants were received by way of a National lottery award of £20,000.

The hall rental as offices and other use has increased to £32,523 from £12,793 in 2024 generating additional income of £19,730 in the year. This is an indication of the positive effect of the refurbishment project.

FINANCIAL REVIEW

Review of the Financial Position

During the year the charity received £32,523 from hall hire and office rental, £20,000 from the National lottery and £21,314 from grants and other sources. Expenditure totalled £53,951 with no restricted funds element. That left a surplus of £19,885 a substantial increase on prior year and funds carried forward of £26,609

Reserves Policy

The trustees have examined the need for reserves and require working capital to maintain the building, particularly for unforeseen repairs and should income from the hall reduce. As a result of the refurbishment works, it is hoped that the need for repairs to the facilities is minimised for a few years. Accordingly the need for significant reserves is not required.

Trustees' Responsibilities

Law applicable to charities in England and Wales requires the trustees to prepare financial statements for each financial year which give a true and fair view of the charity's financial activities during the year and of its financial position at the end of the year. In preparing financial statements giving a true and fair view, the trustees should follow best practice and:

- Select suitable accounting policies and then apply them consistently
- Make judgements and estimates that are reasonable and prudent
- State whether applicable Accounting Standards and Statements of Recommended Practice have been followed, subject to any departures disclosed and explained in the financial statements; and
- Prepare the financial statements on the going concern basis unless it is inappropriate to assume that the charity will continue in business

The trustees are responsible for keeping proper accounting records which disclose, with reasonable accuracy, the financial position of the charity, and which enable them to both ascertain the financial position of the charity and ensure that the financial statements comply with applicable law. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by the trustees on 9 February 2026 and signed on their behalf

P J MacDonald

**INDEPENDENT EXAMINER'S REPORT
TO THE TRUSTEES ON THE UNAUDITED ACCOUNTS OF
THE SHEPPEY HALL TRUST**

I report to the trustees on my examination of the accounts of the Sheppey Hall Trust (the Trust) for the year ended 1 April 2025, which are set out on pages 6 and 7.

Responsibilities and basis of report

As the charity trustees of the Trust 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 Trustee'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 2011 Act.

Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect.

- Accounting records were not kept in respect of the Trust as required by section 130 of the Act; or
- The accounts do not accord with those records

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.

Paul Billing MAAT
AATQB Billing &
Co Ltd

THE SHEPPEY HALL TRUST
RECEIPTS AND PAYMENTS ACCOUNT
FOR THE YEAR ENDED 1 APRIL 2025

	2025			2024	
	Restricted £	Un- Restricted £	Total £	Un-restricted and total £	
RECEIPTS					
Income from office rentals	£ -	£ 15,093	£ 15,093	£	12,793
Income from use of hall	£ -	£ 17,430	£ 17,430	£	-
Other income	£ -	£ 2,414	£ 2,414	£	8,488
Grants					
Queenborough Fishery Trust	£ 2,400	£ -	£ 2,400	£	4,420
National lottery	£ 20,000	£ -	£ 20,000	£	9,009
Kent community foundation	£ -	£ -	£ -	£	1,300
Warm Space	£ 1,500	£ -	£ 1,500	£	-
Albert Hunt Trust	£ 5,000	£ -	£ 5,000	£	-
Colyer Fergusson	£ 5,000	£ -	£ 5,000	£	-
Cole Charitable Trust	£ 1,000	£ -	£ 1,000	£	-
The Lawson Trust	£ 4,000	£ -	£ 4,000	£	-
TOTAL RECEIPTS	£ 38,900	£ 34,937	£ 73,837	£	36,010
PAYMENTS					
Charitable activities					
Refurb.of hall	£ -	£ 1,248	£ 1,248	£	1,468
Bar and Events	£ -	£ 4,664	£ 4,664	£	-
Legal & Planning fees	£ -	£ 2,730	£ 2,730	£	-
Repairs & Maint. of hall	£ -	£ 5,142	£ 5,142	£	440
Heating & power	£ -	£ 6,050	£ 6,050	£	5,365
Insurance	£ -	£ 1,517	£ 1,517	£	753
Cleaning	£ -	£ 295	£ 295		
Telephone	£ -	£ 897	£ 897	£	746
Management fees	£ -	£ 11,558	£ 11,558	£	15,866
Administration fees	£ -	£ 17,461	£ 17,461	£	9,412
Equipment hire	£ -	£ 240	£ 240	£	-
Bank charges	£ -	£ 87	£ 87	£	60
Subscriptions	£ -	£ 425	£ 425	£	-
Deposits re-imbursed	£ -	£ -	£ -	£	300
Other costs	£ -	£ 396	£ 396	£	-
Governance					
Independent accountants fee	£ -	£ 1,242	£ 1,242	£	1,229
TOTAL PAYMENTS	£ -	£ 53,951	£ 53,951	£	35,639
NET INCOME/(PAYMENTS)	£ 38,900	-£ 19,015	£ 19,885	£	371
Cash funds at the beginning of the year	-£ 2,394	£ 9,118	£ 6,724	£	6,353
CASH FUNDS AT THE END OF THE YEAR	£ 36,506	-£ 9,897	£ 26,609	£	6,724

THE SHEPPEY HALL TRUST
RECEIPTS AND PAYMENTS ACCOUNT
FOR THE YEAR ENDED 1 APRIL 2024

	2025	2024
	£	£
CASH FUNDS		
Cash at bank and in hand		
- restricted	£36,506	(£15,655)
- unrestricted	(£9,897)	£22,008
Total	<u>£26,609</u>	<u>£6,353</u>

ASSETS RETAINED FOR THE CHARITY'S OWN USE

Long lease of Sheppey Hall, Borough Road, Queenborough
3 x 40 foot containers, used for storage

LIABILITIES

independent examiner's fee
Loan repayable to trustee

NOTES TO THE ACCOUNTS

1 ACCOUNTING POLICIES

(a) Basis of accounting

The accounts have been prepared on the receipts and payments basis under the historical cost convention and in accordance with the Charities Act 2011.

(b) Funds structure

Restricted funds have been received to renovate the hall. Other funds are unrestricted in their use.

2 TRUSTEE REMUNERATION

The charity trustees were not paid or reimbursed expenses during the year and no charity trustee received any emolument or payment for professional or other services.

3 TAXATION

The charity is a registered charity and no provision is considered necessary for taxation.

Approved by the trustees on 9 February 2026 and signed on their behalf

P J MacDonald

THE SHEPPEY HALL TRUST

England & Wales - Charity number 1147390

Accounts

THE SHEPPEY HALL TRUST
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GOVERNANCE

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Appointment of Trustees

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In selecting individuals for appointment as trustees, the trustees must have regard to the skills, knowledge and experience needed for the effective administration of the charity.

Organisation and Decisions

The trustees must hold at least two meetings in each year. At the first meeting in each year they shall elect one of their number to chair the meetings until the first such meeting in the following year.

Risk Management

The major risks to which the charity is exposed, as identified by the trustees, have been reviewed and systems or procedures have been established to manage those risks.

OBJECTIVES AND ACTIVITIES

Objectives

The objects of the charity are the provision and maintenance of a community centre for the use of the inhabitants of Kent, particularly those of the Borough of Swale. The community centre is for meetings and other forms of recreation with the object of improving the conditions of life for the inhabitants.

Aims and Activities

The charity has a long lease at a peppercorn rent on the property known as The Sheppey Hall in Borough Road, Queenborough, Kent. The charity aims to maintain the property to a suitable standard to comply with safety and disabled access regulations so that it can be used by local groups that meet the objectives of the charity.

Public Benefit

In accordance with section 17(5) of the Charities Act 2011, the trustees have had due regard to the guidance published by the Charity Commission on the requirement that the objectives and work undertaken by the charity are in line with charitable objects and do provide benefit for the public.

The charity offers a hall suitable for local groups who wish to meet and carry on suitable recreational activities.

ACHIEVEMENTS AND PERFORMANCE

The hall refurbishment phase one of the offices is completed, but phase two is still to come and the ground floor is still in a very poor condition with more still to do.

Works were managed enabling the hall to be hired out for community use.

Grants were received by way of a National lottery award of £9,009 towards the refurbishment. Queenborough Fishery Trust £4,420 and Kent community foundation £1,300.

Income from the use of the hall including office rentals rose to £21,281 which exceeded pre-pandemic levels and shows how much the refurbished facility was needed.

FINANCIAL REVIEW

Review of the Financial Position

During the year the charity received £21,281 from hall hire and office rental and £14,729 from grants and other sources. Expenditure totalled £35,639 including £1,468 of funds restricted for the hall refurbishment. That left a surplus of £371 for the year and funds being carried forward of £6,724.

Restricted funds brought forward for the hall refurbishment were negative as grants received in this year were intended to defray the total costs incurred to date and with further grants of £14,729 with only final finishing costs of £1,468 the year end negative restricted funds balance was greatly reduced to £2,394 negative. Following the refurbishment the rental income has greatly increased leaving after expenses a positive unrestricted fund balance of £9,118. This leaves total funding at £6,724.

Reserves Policy

The trustees have examined the need for reserves and require working capital to maintain the building, particularly for unforeseen repairs and should income from the hall reduce. As a result of the refurbishment works, it is hoped that the need for repairs to the facilities is minimised for a few years. Accordingly the need for significant reserves is not required.

Trustees' Responsibilities

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Approved by the trustees on 24 March 2025 and signed on their behalf

P J MacDonald

**INDEPENDENT EXAMINER'S REPORT
TO THE TRUSTEES ON THE UNAUDITED ACCOUNTS OF
THE SHEPPEY HALL TRUST**

I report to the trustees on my examination of the accounts of the Sheppey Hall Trust (the Trust) for the year ended 1 April 2024, which are set out on pages 6 and 7.

Responsibilities and basis of report

As the charity trustees of the Trust 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 Trustee'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 2011 Act.

Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect.

- Accounting records were not kept in respect of the Trust as required by section 130 of the Act; or
- The accounts do not accord with those records

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.

Paul Billing FMAAT

Billing & Co Ltd

THE SHEPPEY HALL TRUST
RECEIPTS AND PAYMENTS ACCOUNT
FOR THE YEAR ENDED 1 APRIL 2024

	2024 Restricted £	2024 Un- Restricted £	Total £	2023 Un-restricted and total £
RECEIPTS				
Income from office rentals	-	£12,793	£12,793	-
Income from use of hall	-	£8,488	£8,488	£12,902
Other income	-	-	-	£1,400
Loan from trustee	-	-	-	£4,100
Grants				
Queenborough Fishery Trust	£4,420	-	£4,420	£2,912
National lottery	£9,009	-	£9,009	-
Kent community foundation	£1,300	-	£1,300	-
Biffa award	-	-	-	£15,000
Swale borough council - building improvements	-	-	-	£3,175
TOTAL RECEIPTS	£14,729	£21,281	£36,010	£39,489
PAYMENTS				
Charitable activities				
Refurb.of hall	£1,468	-	£1,468	£23,375
Purchase of CCTV	-	-	-	£4,662
Legal & Planning fees	-	-	-	£0
Repairs & Maint. of hall	-	£440	£440	£579
Heating & power	-	£5,365	£5,365	£2,918
Insurance	-	£753	£753	£1,251
Telephone	-	£746	£746	£532
Management fees	-	£15,866	£15,866	£1,070
Administration fees	-	£9,412	£9,412	£4,530
Bank charges	-	£60	£60	£70
Deposits re-imbursed	-	£300	£300	-
Other costs	-	-	-	£11
Governance				
Independent accountants fee	-	£1,229	£1,229	£750
TOTAL PAYMENTS	£1,468	£34,171	£35,639	£ 39,748
NET INCOME/(PAYMENTS)	£13,261	(£12,890)	£371	(£259)
Cash funds at the beginning of the year	(£15,655)	£22,008	£6,353	£6,612
CASH FUNDS AT THE END OF THE YEAR	(£2,394)	£9,118	£6,724	£6,353

THE SHEPPEY HALL TRUST
RECEIPTS AND PAYMENTS ACCOUNT
FOR THE YEAR ENDED 1 APRIL 2024

	2024	2023
	£	£
CASH FUNDS		
Cash at bank and in hand		
- restricted	(£2,394)	(£15,655)
- unrestricted	£9,118	£22,008
Total	<u>£6,724</u>	<u>£6,353</u>

ASSETS RETAINED FOR THE CHARITY'S OWN USE

Long lease of Sheppey Hall, Borough Road, Queenborough
3 x 40 foot containers, used for storage

LIABILITIES

independent examiner's fee
Loan repayable to trustee

NOTES TO THE ACCOUNTS

1 ACCOUNTING POLICIES

(a) Basis of accounting

The accounts have been prepared on the receipts and payments basis under the historical cost convention and in accordance with the Charities Act 2011.

(b) Funds structure

Restricted funds have been received to renovate the hall. Other funds are unrestricted in their use.

2 TRUSTEE REMUNERATION

The charity trustees were not paid or reimbursed expenses during the year and no charity trustee received any emolument or payment for professional or other services.

3 TAXATION

The charity is a registered charity and no provision is considered necessary for taxation.

Approved by the trustees on 24 March 2025 and signed on their behalf

P J MacDonald

THE SHEPPEY HALL TRUST

England & Wales - Charity number 1147390

Accounts

THE SHEPPEY HALL TRUST

CHARITY REGISTRATION NO: 1147390

REPORT AND ACCOUNTS

FOR THE YEAR ENDED 1 APRIL 2023

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Principal address	Kendor Lodge Chequers Road Minster on Sea Sheerness Kent, ME12 3QL
Trustees	P J MacDonald C D Foulds N C Mollett M D Hawkins
Independent Examiner	Richard C Abel, FCA CTA Foreman Waller 1 High Street Sheerness Kent, ME12 1NY
Bankers	HSBC

GOVERNANCE

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Risk Management

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THE SHEPPEY HALL TRUST TRUSTEES' REPORT

OBJECTIVES AND ACTIVITIES

Objectives

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Aims and Activities

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Public Benefit

In accordance with section 17(5) of the Charities Act 2011, the trustees have had due regard to the guidance published by the Charity Commission on the requirement that the objectives and work undertaken by the charity are in line with charitable objects and do provide benefit for the public.

The charity offers a hall suitable for local groups who wish to meet and carry on suitable recreational activities.

ACHIEVEMENTS AND PERFORMANCE

During the year the hall refurbishment was completed during which the way in which the refurbishment works were managed enabled the hall to be hired out for community use.

The main contractor has completed the works to update the lower floors including windows, toilet facilities, flooring and lighting. The first floor has been converted, and offices and meeting rooms created. Three 40ft container units have been purchased to use as storage. By the year end date over £118,000 had been spent.

Grants were received by way of a Biffa award of £15,000 towards the refurbishment. Queenborough Fishery Trust and Swale Borough Council gave grants to cover the cost of installing CCTV of £4,662.

Income from the use of the hall rose to £12,902 which exceeded pre-pandemic levels and shows how much the refurbished facility was needed.

FINANCIAL REVIEW

Review of the Financial Position

During the year the charity received £12,902 from hall hire and £26,587 from grants and other sources to complete the hall refurbishment. Expenditure totalled £39,748 including £28,037 of funds restricted for the hall refurbishment. That leaves a deficit of £259 for the year and funds being carried forward of £6,353, although there is a loan of £3,510 repayable to a trustee.

Restricted funds brought forward for the hall refurbishment were negative as grants received in this year were intended to defray the total costs incurred to date. That has not been the case and the fund remains in deficit by £15,655. It was always intended that any shortfall would be met by a transfer of unrestricted funds. The overall net funds stand at £6,353.

THE SHEPPEY HALL TRUST
TRUSTEES' REPORT

Reserves Policy

The trustees have examined the need for reserves and require working capital to maintain the building, particularly for unforeseen repairs and should income from the hall reduce. As a result of the refurbishment works, it is hoped that the need for repairs to the facilities is minimised for a few years. Accordingly the need for significant reserves is not required.

Trustees' Responsibilities

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Approved by the trustees on January 2024 and signed on their behalf

P J MacDonald

**INDEPENDENT EXAMINER'S REPORT
TO THE TRUSTEES OF
ON THE UNAUDITED ACCOUNTS OF
THE SHEPPEY HALL TRUST**

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Richard C Abel, FCA CTA
Foreman Waller
Chartered Accountants

1 High Street
Sheerness
Kent
ME12 1NY

THE SHEPPEY HALL TRUST
RECEIPTS AND PAYMENTS ACCOUNT
FOR THE YEAR ENDED 1 APRIL 2023

	2023			2022
	Restricted	Un- restricted	Total	Un- restricted and total
	£	£	£	£
RECEIPTS				
Income from use of hall	-	12,902	12,902	4,548
Other Income - sale of tiles	1,400	-	1,400	-
Loan from trustee	4,100	-	4,100	-
Grants				
Queenborough Fishery Trust	2,912	-	2,912	5,000
Biffa award	15,000	-	15,000	24,000
Swale Borough Council				
- building improvements	3,175	-	3,175	2,667
- COVID support	-	-	-	8,000
TOTAL RECEIPTS	26,587	12,902	39,489	44,215
PAYMENTS				
Charitable activities				
Refurbishment of the hall	23,375	-	23,375	69,087
Purchase of CCTV	4,662	-	4,662	2,750
Legal and planning fees	-	-	-	454
Repairs and maintenance of the hall	-	579	579	105
Office furniture	-	-	-	174
Heating and power	-	2,918	2,918	2,204
Insurance	-	1,251	1,251	1,242
Telephone	-	532	532	435
Management Fees	-	1,070	1,070	-
Administration fees	-	4,531	4,531	1,221
Bank charges	-	70	70	26
Paid in error to trustee	-	-	-	590
Other costs	-	11	11	23
Governance				
Independent accountant's fee	-	750	750	600
TOTAL PAYMENTS	28,037	11,711	39,748	78,911
NET PAYMENTS	(1,450)	1,191	(259)	(34,696)
Cash funds at the beginning of the year	(14,205)	20,817	6,612	41,308
CASH FUNDS AT THE END OF THE YEAR	(15,655)	22,008	6,353	6,612

THE SHEPPEY HALL TRUST
STATEMENT OF ASSETS AND LIABILITIES
AT 1 APRIL 2023

	2022	2022
	£	£
CASH FUNDS		
Cash at bank and in hand		
- restricted	(15,655)	(14,205)
- unrestricted	<u>22,008</u>	<u>20,817</u>
Total	<u><u>6,353</u></u>	<u><u>6,612</u></u>

ASSETS RETAINED FOR THE CHARITY'S OWN USE

Long lease of Sheppey Hall, Borough Road, Queenborough
 3 x 40 foot containers, used for storage

LIABILITIES

Independent examiner's fee
 Loan repayable to trustee

NOTES TO THE ACCOUNTS

1 ACCOUNTING POLICIES

(a) Basis of accounting

The accounts have been prepared on the receipts and payments basis under the historical cost convention and in accordance with the Charities Act 2011.

(b) Funds structure

Restricted funds have been received to renovate the Hall. Other funds are unrestricted in their use.

2 TRUSTEE REMUNERATION

The charity trustees were not paid or reimbursed expenses during the year and no charity trustee received any emolument or payment for professional or other services. A payment was made in error to a trustee which is to be reimbursed.

3 TAXATION

The charity is a registered charity and no provision is considered necessary for taxation.

Approved by the trustees on January 2024 and signed on their behalf

P J MacDonald

THE SHEPPEY HALL TRUST

England & Wales - Charity number 1147390

Accounts

THE SHEPPEY HALL TRUST

CHARITY REGISTRATION NO: 1147390

REPORT AND ACCOUNTS

FOR THE YEAR ENDED 1 APRIL 2022

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THE SHEPPEY HALL TRUST TRUSTEES' REPORT

The trustees are pleased to present their annual report together with the receipts and payments account of the charity for the year ended 1 April 2022.

ADMINISTRATIVE DETAILS

Charity registration number	1147390
Principal address	Kendor Lodge Chequers Road Minster on Sea Sheerness Kent, ME12 3QL
Trustees	P J MacDonald C D Foulds N C Mollett M D Hawkins - appointed 1 May 2021
Independent Examiner	Richard C Abel, FCA CTA Foreman Waller 1 High Street Sheerness Kent, ME12 1NY
Bankers	HSBC

GOVERNANCE

Governing Document

The charity is an unincorporated association governed by a trust deed dated 25 April 2012.

Appointment of Trustees

The charity is administered by its trustees whose number shall be at least three persons, all of whom are appointed for a term of two years by a resolution of the trustees passed at a special meeting. A special meeting may be called at any time by the chair of the trustees or two other trustees and by giving 21 days notice.

In selecting individuals for appointment as trustees, the trustees must have regard to the skills, knowledge and experience needed for the effective administration of the charity.

Organisation and Decisions

The trustees must hold at least two meetings in each year. At the first meeting in each year they shall elect one of their number to chair the meetings until the first such meeting in the following year.

Risk Management

The major risks to which the charity is exposed, as identified by the trustees, have been reviewed and systems or procedures have been established to manage those risks.

THE SHEPPEY HALL TRUST TRUSTEES' REPORT

OBJECTIVES AND ACTIVITIES

Objectives

The objects of the charity are the provision and maintenance of a community centre for the use of the inhabitants of Kent, particularly those of the Borough of Swale. The community centre is for meetings and other forms of recreation with the object of improving the conditions of life for the inhabitants.

Aims and Activities

The charity has a long lease at a peppercorn rent on the property known as The Sheppey Hall in Borough Road, Queenborough, Kent. The charity aims to maintain the property to a suitable standard to comply with safety and disabled access regulations so that it can be used by local groups that meet the objectives of the charity.

Public Benefit

In accordance with section 17(5) of the Charities Act 2011, the trustees have had due regard to the guidance published by the Charity Commission on the requirement that the objectives and work undertaken by the charity are in line with charitable objects and do provide benefit for the public.

The charity offers a hall suitable for local groups who wish to meet and carry on suitable recreational activities.

ACHIEVEMENTS AND PERFORMANCE

The year was impacted by the end of the COVID-19 pandemic and the hall refurbishment. The way in which the refurbishment works were managed enabled the hall to be hired out for community use.

During the financial year, the main contractor substantially completed the works to update the lower floors including windows, toilet facilities, flooring and lighting. The first floor has been converted, and offices and meeting rooms created. Three 40ft container units have been purchased to use as storage. By the year end date over £88,000 had been spent.

Grants were received by way of a Biffa award of £24,000 and Queenborough Fishery Trust generously provided £5,000 to contribute towards the refurbishment. Swale Borough Council's community grant contributed £2,667. The trustees are also grateful to the local council for £8,000 as COVID support.

Further grants were claimed after the year end.

FINANCIAL REVIEW

Review of the Financial Position

During the year the charity received £4,548 from hall hire and £39,667 from grants for the hall refurbishment. Some monies are restricted in use and being put towards refurbishment of the hall, as described above. Payments made totalled £78,911, including £69,541 on the refurbishment.

Funds brought forward for the hall refurbishment plus grants received in this year were insufficient to defray the total costs incurred to date and so at the year end there was a deficit of £14,205. Since the year end this has been recouped by the receipt of further grant monies. Unrestricted funds have a surplus of £3,178 for the year, which has been added to cash funds being carried forward. Total net funds stand at £6,612.

THE SHEPPEY HALL TRUST **TRUSTEES' REPORT**

Reserves Policy

The trustees have examined the need for reserves and require working capital to maintain the building, particularly for unforeseen repairs and should income from the hall reduce. As a result of the refurbishment works, it is hoped that the need for repairs to the facilities is minimised for a few years. Accordingly the need for significant reserves is not required.

Trustees' Responsibilities

Law applicable to charities in England and Wales requires the trustees to prepare financial statements for each financial year which give a true and fair view of the charity's financial activities during the year and of its financial position at the end of the year. In preparing financial statements giving a true and fair view, the trustees should follow best practice and:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable Accounting Standards and Statements of Recommended Practice have been followed, subject to any departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to assume that the charity will continue in business.

The trustees are responsible for keeping proper accounting records which disclose, with reasonable accuracy, the financial position of the charity, and which enable them to both ascertain the financial position of the charity and ensure that the financial statements comply with applicable law. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by the trustees on 27 February 2023 and signed on their behalf

P J MacDonald

**INDEPENDENT EXAMINER'S REPORT
TO THE TRUSTEES OF
ON THE UNAUDITED ACCOUNTS OF
THE SHEPPEY HALL TRUST**

I report to the trustees on my examination of the accounts of The Sheppey Hall Trust (the Trust) for the year ended 1 April 2022, which are set out on pages 5 and 6.

Responsibilities and basis of report

As the charity trustees of the Trust 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 Trustee'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 2011 Act.

Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

- accounting records were not kept in respect of the Trust as required by section 130 of the Act; or
- the accounts do not accord with those records.

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.

Richard C Abel, FCA CTA
Foreman Waller
Chartered Accountants

1 High Street
Sheerness
Kent
ME12 1NY

27 February 2023

THE SHEPPEY HALL TRUST
RECEIPTS AND PAYMENTS ACCOUNT
FOR THE YEAR ENDED 1 APRIL 2022

	2022			2021
	Restricted	Un-	Total	Un-
	£	restricted	£	restricted
		£	£	and total
				£
RECEIPTS				
Income from use of hall	-	4,548	4,548	600
Grants				
Queenborough Fishery Trust	5,000	-	5,000	5,000
Biffa award	24,000	-	24,000	-
Swale Borough Council				
- building improvements	2,667	-	2,667	40,000
- COVID support	-	8,000	8,000	21,051
TOTAL RECEIPTS	31,667	12,548	44,215	66,651
PAYMENTS				
Charitable activities				
Refurbishment of the hall	69,087	-	69,087	13,003
Purchase of storage containers	-	2,750	2,750	3,740
Biffa award	-	-	-	3,900
Legal and planning fees	454	-	454	688
Repairs and maintenance of the hall	-	105	105	588
Office furniture	-	174	174	-
Heating and power	-	2,204	2,204	3,048
Insurance	-	1,242	1,242	2,305
Telephone	-	435	435	-
Administration fees	-	1,221	1,221	-
Bank charges	-	26	26	-
Paid in error to trustee	-	590	590	-
Other costs	-	23	23	-
Governance				
Accountancy fee	-	600	600	600
TOTAL PAYMENTS	69,541	9,370	78,911	27,872
NET PAYMENTS (2021 : RECEIPTS)	(37,874)	3,178	(34,696)	38,779
Cash funds at the beginning of the year	23,669	17,639	41,308	2,529
CASH FUNDS AT THE END OF THE YEAR	(14,205)	20,817	6,612	41,308

THE SHEPPEY HALL TRUST
STATEMENT OF ASSETS AND LIABILITIES
AT 1 APRIL 2022

	2022	2021
	£	£
CASH FUNDS		
Cash at bank and in hand		
- restricted	(14,205)	23,669
- unrestricted	20,817	17,639
Total	<u>6,612</u>	<u>41,308</u>

ASSETS RETAINED FOR THE CHARITY'S OWN USE

Long lease of Sheppey Hall, Borough Road, Queenborough
3 x 40 foot containers, used for storage
Reimbursement due from one trustee

LIABILITIES

Independent examiner's fee

NOTES TO THE ACCOUNTS

1 ACCOUNTING POLICIES

(a) Basis of accounting

The accounts have been prepared on the receipts and payments basis under the historical cost convention and in accordance with the Charities Act 2011.

(b) Funds structure

Restricted funds have been received to renovate the Hall. Other funds are unrestricted in their use.

2 TRUSTEE REMUNERATION

The charity trustees were not paid or reimbursed expenses during the year and no charity trustee received any emolument or payment for professional or other services. A payment was made in error to a trustee which is to be reimbursed.

3 TAXATION

The charity is a registered charity and no provision is considered necessary for taxation.

Approved by the trustees on 27 February 2023 and signed on their behalf

P J MacDonald

THE SHEPPEY HALL TRUST

England & Wales - Charity number 1147390

Accounts

THE SHEPPEY HALL TRUST

CHARITY REGISTRATION NO: 1147390

REPORT AND ACCOUNTS

FOR THE YEAR ENDED 1 APRIL 2021

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THE SHEPPEY HALL TRUST
TRUSTEES' REPORT

The trustees are pleased to present their annual report together with the receipts and payments account of the charity for the year ended 1 April 2021.

ADMINISTRATIVE DETAILS

Charity registration number	1147390
Principal address	Kendor Lodge Chequers Road Minster on Sea Sheerness Kent, ME12 3QL
Trustees	P J MacDonald C D Foulds N C Mollett L Tansley - died 8 December 2020
Independent Examiner	Richard C Abel, FCA CTA Foreman Waller 1 High Street Sheerness Kent, ME12 1NY
Bankers	HSBC

GOVERNANCE

Governing Document

The charity is an unincorporated association governed by a trust deed dated 25 April 2012.

Appointment of Trustees

The charity is administered by its trustees whose number shall be at least three persons, all of whom are appointed for a term of two years by a resolution of the trustees passed at a special meeting. A special meeting may be called at any time by the chair of the trustees or two other trustees and by giving 21 days notice.

In selecting individuals for appointment as trustees, the trustees must have regard to the skills, knowledge and experience needed for the effective administration of the charity.

Organisation and Decisions

The trustees must hold at least two meetings in each year. At the first meeting in each year they shall elect one of their number to chair the meetings until the first such meeting in the following year.

Risk Management

The major risks to which the charity is exposed, as identified by the trustees, have been reviewed and systems or procedures have been established to manage those risks.

THE SHEPPEY HALL TRUST TRUSTEES' REPORT

OBJECTIVES AND ACTIVITIES

Objectives

The objects of the charity are the provision and maintenance of a community centre for the use of the inhabitants of Kent, particularly those of the Borough of Swale. The community centre is for meetings and other forms of recreation with the object of improving the conditions of life for the inhabitants.

Aims and Activities

The charity has a long lease at a peppercorn rent on the property known as The Sheppey Hall in Borough Road, Queenborough, Kent. The charity aims to maintain the property to a suitable standard to comply with safety and disabled access regulations so that it can be used by local groups that meet the objectives of the charity.

Public Benefit

In accordance with section 17(5) of the Charities Act 2011, the trustees have had due regard to the guidance published by the Charity Commission on the requirement that the objectives and work undertaken by the charity are in line with charitable objects and do provide benefit for the public.

The charity offers a hall suitable for local groups who wish to meet and carry on suitable recreational activities.

ACHIEVEMENTS AND PERFORMANCE

The year was disrupted by the COVID-19 pandemic. Due to enforced government restrictions on opening the facilities to the public, the only hall income was £600. However, Swale Borough Council provided supports grants and the unrestricted funds position has remained healthy.

Of greater importance is the fact that Swale Borough Council awarded the Hall a £40,000 community grant to part fund the first floor conversion. This enabled a match-funded application to be made to Biffa Award. Queenborough Fishery Trust was also generous in providing a donation of £5,000.

The whole of the extensive first floor area was filled with decades of rubbish and things which might be useful, making the first floor unused. The area was dividend into small cupboards ad storage.

The plan is to create a number of smaller rooms for the public and individuals to hire, thus improving the long term financial stability of the facility. The smaller self-contained rooms will gain natural light by Velux-type and some Dormer windows.

During the financial year, the main contractor has cleared the whole area including the partition walls, old pipe work and rubbish. Spare furniture has been placed into the 40ft container storage purchased by the Hall. By the year end date some £13,000 has been spent out of a projected total cost of £85,000.

FINANCIAL REVIEW

Review of the Financial Position

During the year the charity received £600 from hall hire and £66,051 from donations and grants. Some monies are restricted in use and being put towards refurbishment of the Hall, as described above. Payments made totalled £27,872, leading to net receipts of £38,779 which when added to funds at the beginning of the year, means that the charity has funds at the year end date of £41,308.

THE SHEPPEY HALL TRUST **TRUSTEES' REPORT**

Reserves Policy

The trustees have examined the need for reserves and require working capital to maintain the building, particularly for unforeseen repairs and should income from the hall reduce. Trustees are looking into the possibility of obtaining further grants for continuing repair work.

Trustees' Responsibilities

Law applicable to charities in England and Wales requires the trustees to prepare financial statements for each financial year which give a true and fair view of the charity's financial activities during the year and of its financial position at the end of the year. In preparing financial statements giving a true and fair view, the trustees should follow best practice and:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable Accounting Standards and Statements of Recommended Practice have been followed, subject to any departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to assume that the charity will continue in business.

The trustees are responsible for keeping proper accounting records which disclose, with reasonable accuracy, the financial position of the charity, and which enable them to both ascertain the financial position of the charity and ensure that the financial statements comply with applicable law. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by the trustees on 25 February 2022 and signed on their behalf

P J MacDonald

**INDEPENDENT EXAMINER'S REPORT
TO THE TRUSTEES OF
ON THE UNAUDITED ACCOUNTS OF
THE SHEPPEY HALL TRUST**

I report to the trustees on my examination of the accounts of The Sheppey Hall Trust (the Trust) for the year ended 1 April 2021, which are set out on pages 5 and 6.

Responsibilities and basis of report

As the charity trustees of the Trust 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 Trustee'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 2011 Act.

Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

- accounting records were not kept in respect of the Trust as required by section 130 of the Act; or
- the accounts do not accord with those records.

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.

Richard C Abel, FCA CTA
Foreman Waller
Chartered Accountants

1 High Street
Sheerness
Kent
ME12 1NY

28 February 2022

THE SHEPPEY HALL TRUST
RECEIPTS AND PAYMENTS ACCOUNT
FOR THE YEAR ENDED 1 APRIL 2021

	2021			2020
	Restricted	Un-	Total	Un-
	£	restricted	£	restricted
		£	£	and total
				£
RECEIPTS				
Income from use of hall	-	600	600	7,055
Grants				
Queenborough Fishery Trust	5,000	-	5,000	-
Swale Borough Council				
- building improvements	40,000	-	40,000	-
- COVID support	-	21,051	21,051	-
TOTAL RECEIPTS	45,000	21,651	66,651	7,055
PAYMENTS				
Charitable activities				
Refurbishment of the hall	13,003		13,003	-
Purchase of 2 storage containers	3,740	-	3,740	-
Biffa award	3,900	-	3,900	-
Legal and planning fees	688	-	688	-
Repairs and maintenance of the hall	-	588	588	1,097
Heating and power	-	3,048	3,048	5,209
Insurance	-	2,305	2,305	1,137
Governance				
Accountancy fee	-	600	600	-
TOTAL PAYMENTS	21,331	6,541	27,872	7,443
NET RECEIPTS (2020 : PAYMENTS)	23,669	15,110	38,779	(388)
Cash funds at the beginning of the year	-	2,529	2,529	2,917
CASH FUNDS AT THE END OF THE YEAR	23,669	17,639	41,308	2,529

THE SHEPPEY HALL TRUST
STATEMENT OF ASSETS AND LIABILITIES
AT 1 APRIL 2021

	2021	2020
	£	£
CASH FUNDS		
Cash at bank		
- restricted	23,669	-
- unrestricted	17,639	2,529
Total	<u>41,308</u>	<u>2,529</u>

ASSETS RETAINED FOR THE CHARITY'S OWN USE

Long lease of Sheppey Hall, Borough Road, Queenborough
2 x 40 foot containers, used for storage

LIABILITIES

Independent examiner's / Chartered Accountant's fee

NOTES TO THE ACCOUNTS

1 ACCOUNTING POLICIES

(a) Basis of accounting

The accounts have been prepared on the receipts and payments basis under the historical cost convention and in accordance with the Charities Act 2011.

(b) Funds structure

Restricted funds have been received to renovate the Hall. Other funds are unrestricted in their use.

2 TRUSTEE REMUNERATION

The charity trustees were not paid or reimbursed expenses during the year and no charity trustee received any emolument or payment for professional or other services.

3 TAXATION

The charity is a registered charity and no provision is considered necessary for taxation.

Approved by the trustees on 25 February 2022 and signed on their behalf

P J MacDonald