

THE LANGTON GREEN VILLAGE HALL

England & Wales · Charity number 1183160

Details

Status Registered

Legal form CIO

Registered 2019-04-29

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

Contact

Address Langton Green Village Hall
Winstone Scott Avenue
Langton Green
Tunbridge Wells
TN3 0JJ

Phone (-)

Email secretary@langtongreenvillagehall.org.uk

Website www.langtongreenvillagehall.org.uk

Activities

Objects: THE OBJECTS OF THE CIO ARE TO ESTABLISH AND RUN A VILLAGE HALL AND TO PROMOTE FOR THE BENEFIT OF THE INHABITANTS OF THE ECCLESIASTICAL PARISH OF LANGTON GREEN ("AREA OF BENEFIT") WITHOUT DISTINCTION OF SEX, SEXUAL ORIENTATION, AGE, DISABILITY, NATIONALITY, RACE OR POLITICAL, RELIGIOUS OR OTHER OPINIONS THE PROVISION OF FACILITIES FOR RECREATION OR OTHER LEISURE TIME OCCUPATION OF INDIVIDUALS WHO HAVE NEED OF SUCH FACILITIES BY REASON OF THEIR YOUTH, AGE, INFIRMITY OR DISABLEMENT, FINANCIAL HARDSHIP OR SOCIAL AND ECONOMIC CIRCUMSTANCES OR FOR THE PUBLIC AT LARGE IN THE INTERESTS OF SOCIAL WELFARE AND WITH THE OBJECT OF IMPROVING THE CONDITIONS OF LIFE OF THE SAID INHABITANTS.

Activities: The charity provides and maintains a village hall for use by the community for recreational and leisure facilities.

Classification

- **How:** Provides Buildings/facilities/open Space
- **What:** Recreation
- **Who:** The General Public/mankind

Geography

- Kent

Finances

Period end	Income	Expenditure	Assets	Employees
2025-06-30	£118,124	£118,096	-	-
2024-06-30	£83,748	£76,717	-	-
2023-06-30	£74,067	£61,780	-	-
2022-06-30	£71,309	£51,073	-	-
2021-06-30	£39,150	£54,852	-	-

Trustees

Name	Role	Appointed
Stuart Smith	Chair	2019-04-29
Colin Murray		2023-04-19
Jeanne Short		2024-09-19
Kay Dooley		2025-09-08
Roger Cartwright		2019-04-29
Susan Rabas		2024-08-30

THE LANGTON GREEN VILLAGE HALL

England & Wales - Charity number 1183160

Accounts

The Langton Green Village Hall Charitable Incorporated Organisation (CIO),
registered with the Charities Commission No. 1183160

THE LANGTON GREEN VILLAGE HALL CHARITABLE INCORPORATED ORGANISATION

REPORT AND ACCOUNTS

Year ending 30th June 2025.

The Langton Green Village Hall Charitable Incorporated Organisation (CIO),
registered with the Charities Commission No. 1183160

CONTENTS.

Page 2	Trustees Report Introduction.
Pages 3 & 4	Chairman's Report.
Page 5	Independent Examiner's Report.
Page 6	Income for the year.
Page 7	Expenditure for the year.
Page 8	Consolidated Accounts for the year.
Page 9	Tangible Fixed Assets for the year.
Page 10	Approved and signed on behalf of the Trustees.

Name and address of Charity: The Langton Green Village Hall CIO,
Langton Green Village Hall,
Winston Scott Avenue,
Langton Green,
Kent TN3 0JJ

Charitable Incorporated Organisation Number: 1183160.

The Langton Green Village Hall Charitable Incorporated Organisation (CIO), registered with the Charities Commission No. 1183160

TRUSTEES REPORT FOR THE YEAR ENDED 30TH JUNE 2025

HISTORY AND OBJECTS

The Charity was first established by a deed dated 23rd April 1892 as amended by a Scheme from the Charities Commission dated 8th September 2000. On 1st November 2019 the Trust's assets merged into The Langton Green Village Hall Charitable Incorporated Organisation. The CIO was first registered by the Charity Commission on 29th April 2019.

In summary, the Charity's objectives are the provision and maintenance of a Village Hall for use by the inhabitants of the area without distinction of age, sex, political, religious, race or other opinions and including use for:

- a) Meetings, lectures and classes and
- b) Other forms of recreation and leisure time occupation.

TRUSTEES AND GOVERNANCE

The Charity Trustees manage the affairs of the CIO and for that purpose exercise all the powers of the CIO.

The Charity is administered by a Committee of Management (the Trustees) which must comprise a minimum of three trustees and a maximum of eleven. Subject to this, the charity trustees may comprise:

- a) Up to 8 elected trustees who are appointed at an Annual General Meeting,
- b) Up to 3 appointed trustees who are appointed by the following local organisations:
 - All Saints' Church Langton Green (PCC)
 - Langton Green Village Society (LGVS)
 - Speldhurst Parish Council (SPC)
- c) Up to 3 individuals co-opted by the charity trustees

The Trustees have no beneficial interest in the CIO and are not remunerated. The Trustees in situ during the year in question were as follows:

Elected Members

Roger Mallett*
Colin Murray
Roger Cartwright
Jeanne Short
Sue Rabas

Appointed Members

Stuart Smith, Chairman (LGVS)
Vacancy (PCC)
Malcolm Greenslade, Treasurer (SPC)

* Roger Mallett stepped down in May 2025 after some 25 years of being associated with the Village Hall and as a Trustee.

The Langton Green Village Hall Charitable Incorporated Organisation (CIO),
registered with the Charities Commission No. 1183160

CHAIRMAN'S REPORT 2024/25

I am pleased to report, on behalf of the Trustees of The Langton Green Village Hall Charitable Incorporated Organisation, another busy and successful year at the Village Hall for our 2024-25 reporting year. Our bookings have remained strong both during the week from our regular clients and at the weekends when we host what we term our casual bookings, such as children's parties, quiz nights and many other family orientated events.

As such, our finances have remained very healthy, allowing the CIO to invest substantial sums during the year as and when required. Two such examples were when our boiler stopped working and we needed to purchase and install a new one (circa £7,300) and the most expensive project in over a decade being the installation of our new solar panels and associated equipment, including two Tesla batteries for storage. This came to just over £36,000. However, we must acknowledge partial funding of this, by way of a grant from Speldhurst Parish Council, for which we thank them.

I said in this report last year that I would be able to share more information on our solar project and I'm pleased to say that it finally came to fruition in late December 2024 after many meetings discussing it and much debate on which company to use and how all the estimates were calculated. For once, dragging this out proved to be worthwhile as we found in general that prices were a little lower in 2024 than when we had first started looking at this subject several years previously! We now have over 50 panels on our roof, facing in three directions and greatly reducing our power costs during the 'brighter' months of the year. We have also started to sell back to the grid any surplus electricity generated during the day, although it is very noticeable from the Telsa app that we use that at this time of year, for example, it actually equates to virtually nothing. Our thanks must go to our colleague Colin Murray for leading on this project and keeping all of us focused on seeing it through to the end.

The Trustees remain committed to keeping the Hall in excellent working order with all of the other important items we have invested in during the year, ensuring we remain the community's first choice for a convenient and modern room hire venue.

Our 'regular' clients continue to be extremely loyal. When we include the revenue from Little Birches nursery and pre-school, our total income from our primary client segment was nearly £77,000, a jump of over 39% from the previous financial year. However, most of this can be accounted for by Little Birches having a second room in the building for a full 12 months compared to only a partial year previously. The Trustees wish to express their gratitude to all of our regular clients, some of whom have been associated with the Village Hall for well over thirty five years, for their continued support in hosting their activities with us and thus supporting the local community. Our 'casual' bookings, those which generally take place at the weekend, showed a modest increase over last year although we are still a little off the high recorded in our 2021-22 fiscal year. You will see all of these figures in our Accounts detailed in the following pages of the Annual Report.

The Langton Green Village Hall Charitable Incorporated Organisation (CIO),
registered with the Charities Commission No. 1183160

Taking everything into account, our total income for the year came to just over £118,000, with this figure including the grant that we received from SPC in late 2024. Against this, our overall expenditure was significantly higher than the prior year, as has already been explained. Although our total gas and electric outlay reduced somewhat over the year, our cleaning bill jumped by some 40% and with some clients questioning the general cleanliness in the building we had no choice but to terminate our relationship right at the end of the financial year. Looking ahead, we have found a new start up cleaning company who is keen to prove its worth and we have negotiated a significantly better deal for the Charity going forward. With all of the things above taken into consideration, our total expenditure for FY 2024-25 came in, quite extraordinarily, at just £27 less than our total income!

Following on from this, we are still aiming to refurbish our main Ladies and Gents toilet facilities. This will be our next major and very significant project although we are unsure whether it will be in our current year or perhaps creep into 2026-27. In addition, we will spend another portion of our reserves on decorating the main hall and the Palmer Room, where the majority of our events take place. These areas were last done at least six years ago and in speaking to some clients, it's a case of a new colour scheme now being overdue!

The Trustees would also like to thank our supporters of the 100 Club for their continued loyalty to the scheme. It is the aim of the Trustees to widen our membership numbers for the 'Club' which will help bring in some extra revenue for the Charity and allow larger prizes to be awarded each month.

A word now on our team behind the scenes. The Trustees acknowledge and thank Adrian Moss, our Hall Manager (and accountant) and Mrs Maxine Sheppard, our Bookings and 100 Club Manager, for continuing to be our solid support duo behind the scenes who deal with all the first line of public enquiries, client queries and requests and any other problems that may arise from time to time at the Hall. Both have been with us for a number of years now and are paid contractors for the hours they put in for the work they do for the Charity. Thank you very much Adrian and Maxine. I feel we must also thank our independent examiner of the accounts, Ron Roser, who has covered this role for many years now and provides a most professional service to the Charity each year between August and November.

Finally, may I thank my fellow Trustees for the help and guidance they give and the hours of volunteering they do for the Charity, especially at weekends when we operate our duty rota to open and then later lock up the Village Hall for our casual bookings. It is much appreciated. We also thank Roger Mallett once again, a trustee for some 25 years and who stepped down in May of this year. Roger was our Chairman for many years before myself and who provided an extremely solid base for whoever was going to take over from him. Thank you Roger and we wish you and Angela a most enjoyable 'rest' and good health for the future.

Stuart Smith
Chair of the Trustees

November 2025.

The Langton Green Village Hall Charitable Incorporated Organisation (CIO),
registered with the Charities Commission No. 1183160

INDEPENDENT EXAMINER'S REPORT

TO THE TRUSTEES OF THE LANGTON GREEN VILLAGE HALL CIO.

I report to the trustees on my examination of the accounts of the Langton Green village Hall Charitable Incorporated Organisation (the Trust) for the year ended 30 June 2025

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 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


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:

1. accounting records were not kept in respect of the Trust as required by section 130 of the Act; or

2. ~~the accounts do not accord with those records.~~ *R.F.*

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.

Signed


.....

Name

R.F. ROSEER
.....

Relevant professional qualification or membership of professional bodies (if any): *ACIB, FCIB*

Address

4 HAZELBANK
.....

LANGTON GREEN
.....

TUNBRIDGE WELLS TN3 0DW
.....

Date

6th November 2025
.....

The Langton Green Village Hall Charitable Incorporated Organisation (CIO),
 registered with the Charities Commission No. 1183160

Income for the Year ending 30 June 2025

	2024/25	2023/24
Regular bookings	£76,977.19	£55,124.32
Casual bookings	£16,892.32	£16,133.24
SPC Underlease	£100.00	£100.00
100 Club receipts (Santander) excluding prizes	£3,880.00	£3,800.00
Interest (C&C 120 Day Notice account)	£1,356.83	£1,172.20
Interest Monmouthshire B/S account	£1,380.91	£1,217.22
Damage Deposit paid to Hall Management account	£600.00	£100.00
Income from surplus deposit funds (Thrive)	£0.00	£91.50
<u>Sub Total</u>	<u>£101,187.25</u>	<u>£77,738.48</u>
Refund from Glowgreen	£200.00	£0.00
SPC Grant for Solar panels	£15,000.00	£1,500.00
Credit (Total Energie)	£100.00	
<u>Sub Total</u>	<u>£15,300.00</u>	<u>£1,500.00</u>
Contribution from Short Mat Bowls Club for insurance	£66.46	£0.00
From Speldhurst Parish Council for electricity	£1,042.39	£1,206.81
From Little Birches for Telephone Rental	£104.84	£780.50
Contribution from Little Birches for Patio resurfacing	£0.00	£1,515.00
Overpayment	£0.00	£216.75
Contribution from LPS	£0.00	£50.00
<u>Sub Total</u>	<u>£1,213.69</u>	<u>£3,769.06</u>
Temporary Income (Damage Deposit A/C)	£422.64	£740.45
<u>Sub Total</u>	<u>£422.64</u>	£740.45
Total Income	£118,123.58	£83,747.99

The Langton Green Village Hall Charitable Incorporated Organisation (CIO),
 registered with the Charities Commission No. 1183160

Expenditure from Annual running Costs for the Year ending 30 June 2025

	2024/25	2023/24
Contract Cleaner	£19,555.91	£13,846.67
Cleaning Consumables	£1,299.61	£1,251.02
Hall Manager, Bookings Manager, Bookkeeper and Minute Taker	£9,777.06	£10,263.74
Lease to Speldhurst Parish Council	£1,000.00	£1,000.00
Water Rates	£2,046.00	£889.00
Electricity & Gas	£17,676.34	£24,523.37
Telecomms (Broadband, Hall Mobile and incl Nursery)	£707.58	£1,940.31
Waste bin collection	£1,668.60	£1,525.38
Insurance	£1,973.28	£1,773.47
FireAlarm/Security	£1,294.07	£1,179.03
PRS/PPI licences	£198.00	£193.80
Premises licence	£180.00	£180.00
Lottery licence (100 Club)	£20.00	£20.00
Maintenance (from Annual Income)	£6,980.56	£6,249.22
Contents, Fixtures and Fittings (from Annual Income)	£139.34	£658.49
Printing, Postage and Stationery	£282.89	£258.16
Flowers, Gifts and Refreshments	£169.48	£88.65
Advertising (Langton Life)	£216.00	£216.00
Web (Online booking system, website, Zoom licence)	£348.32	£456.62
Cancellations and Refunds of Bookings	£114.15	£557.94
100 Club Prize winnings paid from Hall Management a/c	£1,932.00	£1,931.75
Damage Deposit refunds paid from Hall Management a/c	£600.00	£50.00
Refund (overpayment)	£38.25	£216.75
<u>Sub Total</u>	<u>£68,217.44</u>	<u>£74,354.44</u>

Expenditure from Reserves for the Year ending 30 June 2025

Contents, Fixtures and Fittings	£5,503.72	£2,038.92
Solar Panels	£36,200.00	£0.00
Replacement Boiler	£7,287.00	£0.00
Main Hall Floor Resurfacing	£888.00	£0.00
Replacement CCTV Cameras	£0.00	£324.00
<u>Sub Total</u>	<u>£49,878.72</u>	<u>£2,362.92</u>

Total Expenditure for the Year ending 30 June 2025 **£118,096.16** **£76,717.36**

The Langton Green Village Hall Charitable Incorporated Organisation (CIO),
registered with the Charities Commission No. 1183160

Consolidated Accounts for Year ending 30 June 2025

Represented by	2024/254	2023/24	Difference
Santander Hall Management Account	£29,342.94	£34,895.90	-£5,552.96
Santander Client Damage Deposit a/c	£4,820.12	£4,397.48	£422.64
Cambridge and Counties Bank Account	£31,733.33	£30,376.50	£1,356.83
Monmouth Building Society	£55,501.58	£51,700.67	£3,800.91
Total	£121,397.97	£121,370.55	£27.42

Difference Year to Year	£27.42
-------------------------	---------------

Reconciliation

Income Sheet	£118,123.58
Expenditure Sheet	£118,096.16
Income minus Expenditure	£27.42

Reserves.

In accordance with the Village Hall Policies and Procedures Manual, the Trustees put aside a minimum of 10% of annual running costs as reserves. These reserves will be used for the replacement of worn out fixed assets on the basis of depreciation over 10 years and to meet the costs of major maintenance, for example, redecoration and refurbishment. Such expenses will be met from reserves to avoid large changes in operating costs, smooth cash-flow and ensure funds are in place to pay for maintenance when required.

Unrestricted Reserves.

Taking into account Charity Commission guidelines that require between 3 to 6 months of running costs be available for immediate access

The Langton Green Village Hall Charitable Incorporated Organisation (CIO),
registered with the Charities Commission No. 1183160

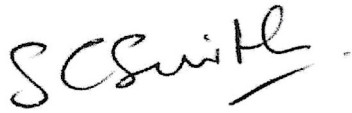
Tangible Fixed Assets Period ending 30 June 2025

Buildings	2024/25	2023/24
Cost		
Prior period	£1,147,000.88	£1,147,000.88
Additions	£36,200.00	£5,082.07
Reversal of prior accrual	£0.00	£0.00
Disposals		
Total	£1,183,200.88	£1,152,082.95
Depreciation (straight line 25 years, no residual value)		
As at close of prior period	-£643,758.08	-£597,614.04
Charge for year (total building costs divided by 25)	-£47,328.03	-£46,144.04
Cumulative total (close of prior year plus this year)	-£691,086.11	-£643,758.08
Net Book Value		
Prior period	£508,324.87	£549,386.84
Close this period (Total minus depreciation)	£460,996.84	£508,324.87
Buildings Net Book Value	£460,996.84	£508,324.87
Furniture & Fittings (F&F)	2024/25	2023/24
Cost		
Prior period	£37,779.37	£41,173.81
Additions (items <£1,000)	£7,287.00	£1,291.41
Total	£45,066.37	£42,465.22
Depreciation (straight line 10 years, no residual value)		
2014/15 additions @ 10%	£125.03	£125.03
2015/16 additions @10%	£484.08	£484.08
2016/17 additions @ 10%	£0.00	£0.00
2017/18 additions @ 10%	£108.16	£108.16
2018/19 additions @ 10%	£517.64	£517.64
2019/20 additions @10%	£273.50	£273.50
2020/21 additions @ 10%	£2,118.08	£2,118.08
2021/22 additions @10%	£28.99	£28.99
2022/23 additions @10%	£466.67	£466.67
2023/24 additions @10%	£129.14	£129.14
2024/25 additions @10%	£728.70	
Total	£4,979.99	£4,685.85
Furniture and Fittings Net Book Value	£40,086.38	£37,779.37
Total Tangible Fixed Assets (Buildings plus F&F)	£501,083.22	£546,104.24

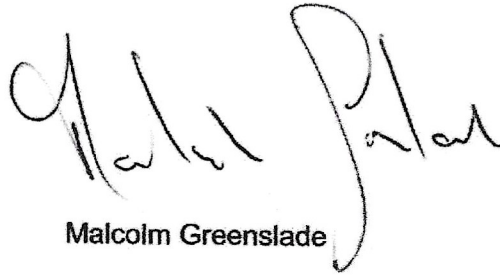
The Langton Green Village Hall Charitable Incorporated Organisation (CIO),
registered with the Charities Commission No. 1183160

Accounts for the period 1 July 2024 to 30 June 2025.

Approved by the Trustees on 11 September 2025 and signed on their behalf by:



Stuart Smith



Malcolm Greenslade

THE LANGTON GREEN VILLAGE HALL

England & Wales - Charity number 1183160

Accounts

The Langton Green Village Hall Charitable Incorporated Organisation (CIO),
registered with the Charities Commission No. 1183160

THE LANGTON GREEN VILLAGE HALL CHARITABLE INCORPORATED ORGANISATION

REPORT AND ACCOUNTS

Year ending 30th June 2024.

The Langton Green Village Hall Charitable Incorporated Organisation (CIO),
registered with the Charities Commission No. 1183160

CONTENTS.

Page 2	Trustees Report Introduction.
Pages 3 & 4	Chairman's Report.
Page 5	Independent Examiner's Report.
Page 6	Income for the year.
Page 7	Expenditure for the year.
Page 8	Consolidated Accounts for the year.
Page 9	Tangible Fixed Assets for the year.
Page 10	Approved and signed on behalf of the Trustees.

Name and address of Charity: The Langton Green Village Hall CIO,
Langton Green Village Hall,
Winston Scott Avenue,
Langton Green,
Kent TN3 0JJ

Charitable Incorporated Organisation Number: 1183160.

The Langton Green Village Hall Charitable Incorporated Organisation (CIO),
registered with the Charities Commission No. 1183160

TRUSTEES REPORT FOR THE YEAR ENDED 30TH JUNE 2024

HISTORY AND OBJECTS

The Charity was first established by a deed dated 23rd April 1892 as amended by a Scheme from the Charities Commission dated 8th September 2000. On 1st November 2019 the Trust's assets merged into The Langton Green Village Hall Charitable Incorporated Organisation. The CIO was first registered by the Charity Commission on 29th April 2019.

In summary, the Charity's objectives are the provision and maintenance of a Village Hall for use by the inhabitants of the area without distinction of age, sex, political, religious, race or other opinions and including use for:

- a) Meetings, lectures and classes and
- b) Other forms of recreation and leisure time occupation.

TRUSTEES AND GOVERNANCE

The Charity Trustees manage the affairs of the CIO and for that purpose exercise all the powers of the CIO.

The Charity is administered by a Committee of Management (the Trustees) which must comprise a minimum of three trustees and a maximum of eleven. Subject to this, the charity trustees may comprise:

- a) Up to 8 elected trustees who are appointed at an Annual General Meeting,
- b) Up to 3 appointed trustees who are appointed by the following local organisations:
 - All Saints' Church Langton Green (PCC)
 - Langton Green Village Society (LGVS)
 - Speldhurst Parish Council (SPC)
- c) Up to 3 individuals co-opted by the charity trustees

The Trustees have no beneficial interest in the CIO and are not remunerated. The Trustees in situ during the year in question were as follows:

Elected Members

Roger Mallett
Colin Murray
Roger Cartwright
Margaret Pearson *

Appointed Members

Stuart Smith, Chairman (LGVS)
Vacancy (PCC)
Malcolm Greenslade, Treasurer (SPC)

* Margaret stepped down in July 2023 after nine years as a Trustee.

CHAIRMAN'S REPORT 2023/24

On behalf of the Trustees of The Langton Green Village Hall Charitable Incorporated Organisation, I am pleased to report another good annual performance for our 2023-24 financial year. Our gross total revenue rose by some 13% overall which follows on from the prior year which had seen the charity make a new record in total income. We are therefore happy that 2023-24 continued where 2022-23 left off.

Our 'regular' clients have proven to be most loyal. When we include the gross revenue from Little Birches nursery as well, our total income from our primary client segment was just over £55,000, a modest increase compared to the prior financial year. The Trustees wish to express their gratitude to all of our regular clients, some of whom have been associated with the Village Hall for well over three decades, for their continued support in hosting their activities with us and thus supporting the local community. Our 'casual' bookings, those which generally take place at the weekend, also showed a small increase over last year although we are still a little off the high recorded in the 2021-22 financial year. You will see all of these figures in our Accounts detailed in the following pages of the Annual Report.

Taking everything into account, our total income for the year came to just over £83,000, although this figure does include a small grant that we received in April (see below). Against this, our expenditure on our general items was significantly higher than the prior year, but this was heavily skewed by the fact that our energy supplier, EDF Energy, failed to properly transfer our gas account in 2022 from our previous supplier and as such we had an additional £7,200 to pay which should really have been paid in the prior year. This therefore gives a rather inflated total utility figure for the 12 months. After our gas and electric outlay, our second biggest expenditure variable is for the hall cleaning. Thankfully this has shown only a minor increase compared to last year.

Over the course of 2023-24, the Charity again spent quite a sizeable amount of money on both general wear and tear required items and also on some larger, one-off type necessary improvements.

To give some examples ~ As seems customary nowadays, we had to buy several new trestle tables to replace those whose legs seemed to have just given up - a very clear example of 'wear and tear!' Another example was the replacement of a small motor which powered one of the opening windows in the main hall. These windows are over eight metres high, up near the ceiling, but are operated by buttons on the wall below. Two bigger ticket items were the new Microfill pressure valve which helps regulate the water before it enters our gas boiler and which packed up suddenly on us; and secondly and in conjunction with the nursery, we organised and had laid a new rubberised patio surface for outside the Ellis Room to improve this area for the young children attending each week. The cost for this, however, was partly shared with Little Birches along with a grant of £1,500 from the Parish Council.

The Langton Green Village Hall Charitable Incorporated Organisation (CIO),
registered with the Charities Commission No. 1183160

As I always mention, the Trustees remain committed to keeping the Hall in excellent working order, ensuring we remain the local community's first choice for a convenient and modern room hire venue. Our client feedback suggests we are doing well in this regard.

Following on from this, we are still aiming to improve our main Ladies and Gents toilet facilities but getting grants to help fund the work proved near on impossible. The Parish Council have kindly agreed a grant of £10,000 towards the costs but we were still some way from achieving our target. This meant we decided to split the work up, with some health and safety remedial work being done in May this year and hopefully followed later on by new tops, sinks, toilets and cubicles, perhaps in 2025-26. However, there is better news on our second major project of installing solar panels and the necessary storage batteries. The trustees decided that this was more important (as such to help 'future proof' the building) and should therefore be completed before the main washrooms project. I can now share with you that this will in fact be completed in the next month. More on this in next year's report!

The Trustees would also like to thank our supporters of the 100 Club for their continued loyalty to the scheme. It is the aim of the Trustees to widen our membership numbers for the 'Club' which will help bring in some extra revenue for the Charity and allow larger prizes to be awarded.

Our Finance Committee, normally comprising three Trustees and our Hall Manager, meets twice a year and is responsible for setting the Budget for the new fiscal year and also recommending any changes to our tariff rates, large purchases and reviews our savings accounts and provision for Reserves. These meetings normally take place in January & July.

A word now on our team behind the scenes. The Trustees acknowledge and thank Adrian Moss, our Hall Manager (and accountant) and Mrs Maxine Sheppard, our Bookings and 100 Club Manager, for continuing to be our solid support duo who deal with all the first line of public enquiries, client queries and requests and any other problems that may arise from time to time at the Hall. Both have been with us for a number of years now and are paid contractors for the hours they put in for the work they do for the Charity. Thank you very much Adrian and Maxine.

Finally, may I thank my fellow Trustees for the help and guidance they give and the hours of volunteering they do for the Charity, especially at weekends when we operate our duty rota to open and then later lock up the Village Hall for our casual bookings. It is much appreciated. We all also thank Margaret Pearson, a trustee for nine years, who stepped down last year and who covered the 'corporate secretary' role for us and produced our monthly meeting minutes.

Stuart Smith
Chair of the Trustees

November 2024.

The Langton Green Village Hall Charitable Incorporated Organisation (CIO),
registered with the Charities Commission No. 1183160

INDEPENDENT EXAMINER'S REPORT

TO THE TRUSTEES OF THE LANGTON GREEN VILLAGE HALL CIO.

I report to the trustees on my examination of the accounts of the Langton Green village Hall Charitable Incorporated Organisation (the Trust) for the year ended 30 June 2024

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 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.

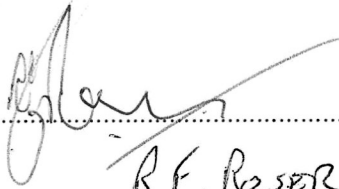
Independent examiner's statement

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:

1. accounting records were not kept in respect of the Trust as required by section 130 of the Act; or
2. 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.

Signed


.....

Name

..... R.F. ROSER

Relevant professional qualification or membership of professional bodies (if any):

Address

..... of HAZELBANK

..... LANGTON GREEN

..... TUNBRIDGE WELLS TN3 0DW

Date

..... 12th November 2024

The Langton Green Village Hall Charitable Incorporated Organisation (CIO),
registered with the Charities Commission No. 1183160

Income for the Year ending 30 June 2024

	2023/24	2022/23
Regular bookings	£55,124.32	£51,103.78
Casual bookings	£16,133.24	£15,373.82
SPC Underlease	£100.00	£100.00
100 Club receipts (Santander) excluding prizes	£3,800.00	£3,840.00
Interest (C&C 120 Day Notice account)	£1,172.20	£993.18
Interest (Damage Deposit account)	£0.00	£0.00
Interest Monmouthshire B/S account	£1,217.22	£262.07
Damage Deposit paid to Santander Account	£100.00	£0.00
Income from surplus deposit funds (Thrive)	£91.50	£257.88
	<u>Sub Total</u>	<u>£71,930.73</u>
Grant from South East Water	£0.00	£500.00
Grant from SPC for Patio resurfacing	£1,500.00	
	<u>Sub Total</u>	<u>£500.00</u>
Contribution from Short Mat Bowls Club for insurance	£0.00	£66.46
From Speldhurst Parish Council for electricity	£1,206.81	£907.85
From Little Birches for Telephone Rental	£780.50	£655.90
Broken window	£0.00	£80.00
Contribution from Little Birches for Patio resurfacing	£1,515.00	£0.00
Overpayment	£216.75	£0.30
Contribution from LPS	£50.00	
	<u>Sub Total</u>	<u>£1,710.51</u>
Temporary Income (Damage Deposit A/C)	£740.45	-£73.88
	<u>Sub Total</u>	<u>-£73.88</u>
Total Income	£83,747.99	£74,067.36

Consolidated Accounts for Year ending 30 June 2024

Represented by	2023/24	2022/23	Difference
Santander Hall Management Account	£34,895.90	£32,400.14	£2,495.76
Santander Client Damage Deposit a/c	£4,397.48	£3,657.03	£740.45
Cambridge and Counties Bank Account	£30,376.50	£45,804.30	£15,427.80
Monmouth Building Society	£51,700.67	£32,478.45	£19,222.22
Total	£121,370.55	£114,339.92	
<hr/>			
Difference Year to Year	£7,030.63		£7,030.63
<hr/>			
Reconciliation			
Income Sheet	£83,747.99		
Expenditure Sheet	£76,717.36	-	
Income minus Expenditure	£7,030.63		

Reserves.

In accordance with the Village Hall Policies and Procedures Manual, the Trustees put aside a minimum of 10% of annual running costs as reserves. These reserves will be used for the replacement of worn out fixed assets on the basis of depreciation over 10 years and to meet the costs of major maintenance, for example, redecoration and refurbishment. Such expenses will be met from reserves to avoid large changes in operating costs, smooth cash-flow and ensure funds are in place to pay for maintenance when required.

Unrestricted Reserves.

Taking into account Charity Commission guidelines that require between 3 to 6 months of running costs be available for immediate access

Tangible Fixed Assets Period ending 30 June 2024

Buildings	2023/24	2022/23
Cost		
Prior period	£1,147,000.88	£1,147,000.88
Additions	£5,082.07	£6,600.00
Reversal of prior accrual	£0.00	£0.00
Disposals		
Total	£1,152,082.95	£1,153,600.88
Depreciation (straight line 25 years, no residual value)		
As at close of prior period	-£597,614.04	-£597,614.04
Charge for year (total building costs divided by 25)	-£46,144.04	-£46,144.04
Cumulative total (close of prior year plus this year)	-£643,758.08	-£643,758.08
Net Book Value		
Prior period	£549,386.84	£549,386.84
Close this period (Total minus depreciation)	£508,324.87	£509,842.80
Buildings Net Book Value	£508,324.87	£509,842.80
Furniture & Fittings (F&F)	2023/24	2022/23
Cost		
Prior period	£41,173.81	£41,063.73
Additions (items <£1,000)	£1,291.41	£4,666.79
Total	£42,465.22	£45,730.52
Depreciation (straight line 10 years, no residual value)		
2013/14 additions @ 10%	£434.56	£434.56
2014/15 additions @ 10%	£125.03	£125.03
2015/16 additions @10%	£484.08	£484.08
2016/17 additions @ 10%	£0.00	£0.00
2017/18 additions @ 10%	£108.16	£108.16
2018/19 additions @ 10%	£517.64	£517.64
2019/20 additions @10%	£273.50	£273.50
2020/21 additions @ 10%	£2,118.08	£2,118.08
2021/22 additions @10%	£28.99	£28.99
2022/23 additions @10%	£466.67	£466.67
2023/24 additions @10%	£129.14	
Total	£4,685.85	£4,556.71
Furniture and Fittings Net Book Value	£37,779.37	£41,173.81
Total Tangible Fixed Assets (Buildings plus F&F)	£546,104.24	£551,016.61

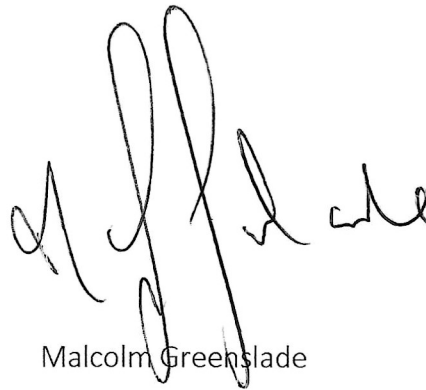
The Langton Green Village Hall Charitable Incorporated Organisation (CIO),
registered with the Charities Commission No. 1183160

Accounts for the period 1 July 2023 to 30 June 2024.

Approved by the Trustees on 12 September 2024 and signed on their behalf by:

A handwritten signature in black ink that reads "Stuart Smith". The signature is written in a cursive style with a horizontal line underlining the name.

Stuart Smith

A handwritten signature in black ink that reads "Malcolm Greenslade". The signature is written in a cursive style with a large, prominent initial "M".

Malcolm Greenslade

THE LANGTON GREEN VILLAGE HALL

England & Wales - Charity number 1183160

Accounts

The Langton Green Village Hall Charitable Incorporated Organisation (CIO),
registered with the Charities Commission No. 1183160

THE LANGTON GREEN VILLAGE HALL CHARITABLE INCORPORATED ORGANISATION

REPORT AND ACCOUNTS

Year ending 30th June 2023.

The Langton Green Village Hall Charitable Incorporated Organisation (CIO),
registered with the Charities Commission No. 1183160

CONTENTS.

Page 2	Trustees Report Introduction.
Pages 3 & 4	Chairman's Report.
Page 5	Independent Examiner's Report.
Page 6	Income for the year.
Page 7	Expenditure for the year.
Page 8	Consolidated Accounts for the year.
Page 9	Tangible Fixed Assets for the year.
Page 10	Approved and signed on behalf of the Trustees.

Name and address of Charity: The Langton Green Village Hall CIO,
Langton Green Village Hall,
Winston Scott Avenue,
Langton Green,
Kent TN3 0JJ

Charitable Incorporated Organisation Number: 1183160.

The Langton Green Village Hall Charitable Incorporated Organisation (CIO),
registered with the Charities Commission No. 1183160

TRUSTEES REPORT FOR THE YEAR ENDED 30TH JUNE 2023

HISTORY AND OBJECTS

The Charity was first established by a deed dated 23rd April 1892 as amended by a Scheme from the Charities Commission dated 8th September 2000. On 1st November 2019 the Trust's assets merged into The Langton Green Village Hall Charitable Incorporated Organisation. The CIO was first registered by the Charity Commission on 29th April 2019.

In summary, the Charity's objectives are the provision and maintenance of a Village Hall for use by the inhabitants of the area without distinction of age, sex, political, religious, race or other opinions and including use for:

- a) Meetings, lectures and classes and
- b) Other forms of recreation and leisure time occupation.

TRUSTEES AND GOVERNANCE

The Charity Trustees manage the affairs of the CIO and for that purpose exercise all the powers of the CIO. The very first trustees under the CIO were: Roger Mallett, Stuart Smith, Roger Cartwright, Malcolm Greenslade, Angela Moss and Margaret Pearson.

The Charity is administered by a Management Committee (the Trustees) which must comprise a minimum of three trustees and a maximum of eleven. Subject to this, the charity trustees may comprise:

- a) Up to 8 elected trustees who are appointed at an Annual General Meeting,
- b) Up to 3 appointed trustees who are appointed by the following local organisations:
 - All Saints' Church Langton Green (PCC)
 - Langton Green Village Society (LGVS)
 - Speldhurst Parish Council (SPC)
- c) Up to 3 individuals co-opted by the charity trustees

The Trustees have no beneficial interest in the CIO and are not remunerated. The Trustees in situ during the year in question were as follows:

Elected Members

Roger Mallett
Margaret Pearson
Roger Cartwright
Charlotte Jones*
Colin Murray**

Appointed Members

Stuart Smith, Chairman (LGVS)
Malcolm Greenslade (SPC)

* Charlotte joined in November 2022 but later stepped down for family reasons in February.

** Colin joined the charity in April 2023.

CHAIRMAN'S REPORT 2022/23

I am pleased to report on behalf of the Trustees of The Langton Green Village Hall Charitable Incorporated Organisation, another strong yearly performance. This follows on from the prior year which was our first full year free from any Covid restrictions. We are therefore grateful that 2022-23 has continued where 2021-22 left off.

As such, our finances have remained relatively healthy and again our 'regular' clients have proven to be most loyal. When we include the Nursery derived revenue as well, our total income from our primary client segment was just over £51,000, an increase of over 11% compared to the prior year. The Trustees wish to express their gratitude to all of our regular clients, some of whom have been associated with the Village Hall for three decades or more, for their continued support in hosting their activities with us and thus supporting the local community in socialising and keeping fit! Our 'casual' bookings, those generally taking place at the weekend, showed a small drop from the record 2021-22 income figure but this was still up from our pre-Covid number by about £2,000. You will see all these figures in our Accounts detailed in the following pages of the Annual Report.

Taking everything into account, our total income for the year came to just over £74,000, a new record for the Charity and a number which quite frankly didn't seem possible just a few years ago. Against this, our expenditure on our general items was slightly less than the prior year, but this was heavily skewed by the fact that our new energy supplier, EDF Energy, failed to properly map over our gas account in August 2022 from our previous company meaning we never received a gas bill all year! Had we had our full energy invoice, it would have added over £7,200 to our main expenditure. This bill has only recently been paid in our current financial year of 2023-24.

Over the course of 2022-23, the Charity spent quite a sizeable amount of money on both general wear and tear required items and also on some large ticket, one-off type improvements. To give you a feel for what we've spent money on during the 12 months in question, I will list a variety of them here:

A new chiller unit for the kitchen; a new thick plastic strip curtain for the Nursery to help keep the heat in when the patio doors are open during the colder months; a major project in providing new washrooms for the children in the Nursery, improving their environment enormously; decorating the Ellis Room and nursery area to give it a more contemporary feel; a replacement fire alarm and a new intruder alarm & panel; a new outside tap and a new programmer for the gas boiler. Furthermore, the Charity had to spend additional money on repairing the main underfloor heating in the main hall – this broke around December and was down until early February. Coupled with a substantial electrical mains circuit test, our total expenditure on all of the above plus many other smaller items came to a staggering £18,775. This was all self funded from the year's income and our reserves built up over many years.

The Langton Green Village Hall Charitable Incorporated Organisation (CIO),
registered with the Charities Commission No. 1183160

The Trustees remain committed to keeping the Hall in excellent working order, ensuring we remain the local community's first choice for a convenient room hire venue.

Following on from this, we are still aiming to improve our main Ladies and Gents toilet facilities but getting grants to help fund the work is proving to be a challenge. The Parish Council have kindly agreed a grant of £10,000 towards the costs but we are still some way from achieving our target. This may mean we will split the work into two tranches, with any health and safety remedial work being done first followed later by new tops, sinks and toilets. We also hope to install solar panels in 2024 and which will need to include a powerful storage battery to be able to store the electricity which is generated. Again we will need to have some grant funding for this project to get it off the ground (we already have £15,000 agreed in principle).

The Trustees would also like to acknowledge and thank our supporters of the 100 Club for their continued loyalty to the scheme. It is the aim of the Trustees to widen our membership numbers for the 'Club' which will help bring in some extra revenue for the Charity and allow larger prizes to be awarded.

Our Finance Committee, normally comprising three Trustees and our Hall Manager, meets twice a year and is responsible for setting the Budget and recommending any changes to our Tariff rates, large purchases and reviews our savings accounts and provision for Reserves. These meetings normally take place in January and July.

A word now on our team behind the scenes. The Trustees acknowledge and thank Adrian Moss, our Hall Manager (and accountant) and Mrs Maxine Sheppard, our Bookings and 100 Club Manager, for continuing to be our solid support duo who deal with all the first line of public enquiries, regular client queries and requests and any other problems that may arise from time to time at the Hall. Both have been with us for a number of years now and are paid contractors for the hours they put in for the work they do for the Charity. Thank you Adrian and Maxine. However, that's not all. We now have a third contractor who started earlier in 2023, Tim Wright, who attends each of our monthly meetings and prepares our monthly Minutes for us. Thank you Tim.

Finally, may I thank my fellow Trustees for the help and guidance they give and the hours of volunteering they do for the Charity, especially at weekends when we operate our duty rota to open and then later lock up the Village Hall for our casual bookings. Well done everyone!

Stuart Smith
Chair of the Trustees

October 2023.

The Langton Green Village Hall Charitable Incorporated Organisation (CIO),
registered with the Charities Commission No. 1183160

INDEPENDENT EXAMINER'S REPORT

TO THE TRUSTEES OF THE LANGTON GREEN VILLAGE HALL CIO.

I report to the trustees on my examination of the accounts of the Langton Green village Hall Charitable Incorporated Organisation (the Trust) for the year ended 30 June 2023.

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 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

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:

1. accounting records were not kept in respect of the Trust as required by section 130 of the Act; or
2. 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.

Signed



Name

R.F. ROSER

Relevant professional qualification or membership of professional bodies (if any): ACIB, FCIB

Address

4 HAZELBANK

LANGTON GREEN

TUNBRIDGE WELLS TN3 0DW

Date

7th September 2023

Income for the Year ending 30 June 2023

	2022/23	2021/22
Regular bookings	£51,103.78	£45,871.21
Casual bookings	£15,373.82	£17,684.25
SPC Underlease	£100.00	£150.00
100 Club receipts (Santander) excluding prizes	£3,840.00	£4,230.00
Interest (C&C 120 Day Notice account)	£993.18	£407.62
Interest (Damage Deposit account)	£0.00	£0.00
Interest Monmouthshire B/S account (opened 2021/22)	£262.07	£49.33
Damage Deposit paid to Santander Account	£0.00	£200.00
Income from surplus deposit funds	£257.88	
<u>Sub Total</u>	<u>£71,930.73</u>	<u>£68,592.41</u>
Grant from South East Water	£500.00	£0.00
<u>Sub Total</u>	<u>£500.00</u>	<u>£0.00</u>
Contribution from Short Mat Bowls Club for insurance	£66.46	£66.46
From Speldhurst Parish Council for electricity	£907.85	£717.74
From Little Birches for Telephone Rental	£655.90	£584.98
Broken window	£80.00	£27.00
Damage Deposit withheld	£0.00	£80.00
Overpayment	£0.30	
<u>Sub Total</u>	<u>£1,710.51</u>	<u>£1,476.18</u>
Temporary Income (Damage Deposit A/C)	-£73.88	£1,240.00
<u>Sub Total</u>	<u>-£73.88</u>	<u>£1,240.00</u>
Total Income	£74,067.36	£71,308.59

Expenditure from Annual running Costs for the Year ending 30 June 2023

	2022/23	2021/22
Contract Cleaner	£13,430.16	£12,286.50
Cleaning Consumables	£1,321.98	£1,166.79
Hall Manager, Bookings Manager and Bookkeeper	£9,778.20	£9,914.55
Lease to Speldhurst Parish Council	£1,000.00	£1,000.00
Water Rates	£1,431.00	£768.00
Electricity & Gas	£6,659.98	£10,357.96
Telecomms (Broadband, Hall Mobile and incl Nursery)	£1,706.74	£1,336.02
Waste bin collection	£1,327.68	£1,154.75
Insurance (incl Short Mat Bowls for 2022/23)	£1,702.37	£1,450.44
Fire Alarm/Security	£1,209.50	£1,596.66
PRS/PPI licences	£190.20	£182.40
Premises licence	£180.00	£180.00
ACRK Membership fee	£0.00	£60.00
Lottery licence (100 Club)	£20.00	£20.00
Maintenance (from Annual Income)	£5,600.97	£4,331.47
Contents, Fixtures and Fittings (from Annual Income)	£486.26	£871.90
Printing, Postage and Stationery	£209.31	£261.26
Flowers, Gifts and Refreshments	£35.94	£32.66
Advertising (Langton Life)	£216.00	£420.00
Web (Online booking system, web site, Zoom licences)	£216.16	£376.27
Cancellations and Refunds of Bookings	£501.63	£796.75
100 Club Prize winnings paid from Hall Management a/c	£1,765.25	£2,309.00
Damage Deposit refunds paid from Hall Management a/c	£0.00	£200.00
Key Deposit repaid	£10.00	
Minutes Secretary	£91.52	
Refund (overpayment)	£0.30	
<u>Sub Total</u>	<u>£49,091.15</u>	£51,073.38

Expenditure from Reserves for the Year ending 30 June 2023

Maintenance		
Contents, Fixtures and Fittings (Nursery Toilets)	£6,600.00	£0.00
Replacement Intruder Alarm	£1,980.00	£0.00
Mains Circuit Testing	£1,652.40	£0.00
Replacement Fire Alarm	£1,687.20	£0.00
Replacement Chiller Cabinet	£595.00	£0.00
Replacement CCTV Cameras	£174.00	£0.00
<u>Sub Total</u>	<u>£12,688.60</u>	£0.00

<u>Total Expenditure</u>	<u>£61,779.75</u>	£51,073.38
--------------------------	-------------------	------------

The Langton Green Village Hall Charitable Incorporated Organisation (CIO),
 registered with the Charities Commission No. 1183160

Consolidated Accounts for Year ending 30 June 2023

Represented by	2022/23	2021/22	Difference
Santander Hall Management Account	£32,400.14	£29,748.90	£2,651.24
Santander Client Damage Deposit a/c	£3,657.03	£3,730.91	-£73.88
Cambridge and Counties Bank Account	£45,804.30	£40,811.12	£4,993.18
Monmouth Building Society	£32,478.45	£27,761.38	£4,717.07
Total	£114,339.92	£102,052.31	
<hr/>			
Difference Year to Year	£12,287.61		£12,287.61
<hr/>			
Reconciliation			
Income Sheet	£74,067.36		
Expenditure Sheet	£61,779.75		
Income minus Expenditure	£12,287.61		
<hr/>			

Reserves.

In accordance with the Village Hall Policies and Procedures Manual, the Trustees put aside a minimum of 10% of annual running costs as reserves. These reserves will be used for the replacement of worn out fixed assets on the basis of depreciation over 10 years and to meet the costs of major maintenance, for example, redecoration and refurbishment. Such expenses will be met from reserves to avoid large changes in operating costs, smooth cash-flow and ensure funds are in place to pay for maintenance when required.

Unrestricted Reserves.

Taking into account Charity Commission guidelines that require between 3 to 6 months of running costs be available for immediate access

Tangible Fixed Assets Period ending 30 June 2023


Buildings	2022/23	2021/22
Cost		
Prior period	£1,147,000.88	£1,147,000.88
Additions	£6,600.00	£0.00
Reversal of prior accrual	£0.00	£0.00
Disposals		
Total	£1,153,600.88	£1,147,000.88
Depreciation (straight line 25 years, no residual value)		
As at close of prior period	-£597,614.04	-£551,733.51
Charge for year (total building costs divided by 25)	-£46,144.04	-£45,880.53
Cumulative total (close of prior year plus this year)	-£643,758.08	-£597,614.04
Net Book Value		
Prior period	£549,386.84	£595,267.37
Close this period (Total minus depreciation)	£509,842.80	£549,386.84
Buildings Net Book Value	£509,842.80	£549,386.84
Furniture & Fittings (F&F)	2022/23	2021/22
Cost		
Prior period	£41,063.73	£44,863.78
Additions (items <£1,000)	£4,666.79	£289.99
Total	£45,730.52	£45,153.77
Depreciation (straight line 10 years, no residual value)		
2013/14 additions @ 10%	£434.56	£434.56
2014/15 additions @ 10%	£125.03	£125.03
2015/16 additions @10%	£484.08	£484.08
2016/17 additions @ 10%	£0.00	£0.00
2017/18 additions @ 10%	£108.16	£108.16
2018/19 additions @ 10%	£517.64	£517.64
2019/20 additions @10%	£273.50	£273.50
2020/21 additions @ 10%	£2,118.08	£2,118.08
2021/22 additions @10%	£28.99	£28.99
2022/23 additions @10%	£466.67	
Total	£4,556.71	£4,090.04
Furniture and Fittings Net Book Value	£41,173.81	£41,063.73
Total Tangible Fixed Assets (Buildings plus F&F)	£551,016.61	£590,450.57

Accounts for the period 1 July 2022 to 30 June 2023

Approved by the Trustees on 14th September 2023 and signed on their behalf by:

A handwritten signature in blue ink that reads "Stuart Smith". The signature is written in a cursive style with a horizontal line underneath.

Stuart Smith

A handwritten signature in black ink that reads "Malcolm Greenslade". The signature is written in a cursive style with a large loop at the end.

Malcolm Greenslade

THE LANGTON GREEN VILLAGE HALL

England & Wales - Charity number 1183160

Accounts

The Langton Green Village Hall Charitable Incorporated Organisation (CIO),
registered with the Charities Commission No. 1183160

THE LANGTON GREEN VILLAGE HALL CHARITABLE INCORPORATED ORGANISATION

REPORT AND ACCOUNTS

Year ending 30th June 2022.

The Langton Green Village Hall Charitable Incorporated Organisation (CIO),
registered with the Charities Commission No. 1183160

CONTENTS.

Page 2	Trustees Report Introduction.
Pages 3 & 4	Chairman's Report.
Page 5	Independent Examiner's Report.
Page 6	Income for the year.
Page 7	Expenditure for the year.
Page 8	Consolidated Accounts for the year.
Page 9	Tangible Fixed Assets for the year.
Page 10	Approved and signed on behalf of the Trustees.

Name and address of Charity: The Langton Green Village Hall CIO,
Langton Green Village Hall,
Winston Scott Avenue,
Langton Green,
Kent TN3 0JJ

Charitable Incorporated Organisation Number: 1183160.

The Langton Green Village Hall Charitable Incorporated Organisation (CIO),
registered with the Charities Commission No. 1183160

TRUSTEES REPORT FOR THE YEAR ENDED 30TH JUNE 2022

HISTORY AND OBJECTS

The Charity was first established by a deed dated 23rd April 1892 as amended by a Scheme from the Charities Commission dated 8th September 2000. On 1st November 2019 the Trust's assets merged into The Langton Green Village Hall Charitable Incorporated Organisation. The CIO was first registered by the Charity Commission on 29th April 2019.

In summary, the Charity's objectives are the provision and maintenance of a Village Hall for use by the inhabitants of the area without distinction of age, sex, political, religious, race or other opinions and including use for:

- a) Meetings, lectures and classes and
- b) Other forms of recreation and leisure time occupation.

TRUSTEES AND GOVERNANCE

The Charity Trustees manage the affairs of the CIO and for that purpose exercise all the powers of the CIO.

The Charity is administered by a Committee of Management (the Trustees) which must comprise a minimum of three trustees and a maximum of eleven. Subject to this, the charity trustees may comprise:

- a) Up to 8 elected trustees who are appointed at an Annual General Meeting,
- b) Up to 3 appointed trustees who are appointed by the following local organisations:
 - All Saints' Church Langton Green (PCC)
 - Langton Green Village Society (LGVS)
 - Speldhurst Parish Council (SPC)
- c) Up to 3 individuals co-opted by the charity trustees

The Trustees in situ during the year in question were as follows:

Elected Members

Roger Mallett
Margaret Pearson, Secretary
Roger Cartwright

Appointed Members

Stuart Smith, Chairman (LGVS)
Vacancy (PCC)
Malcolm Greenslade, Treasurer (SPC)

Mark Taylor resigned as a Trustee in August 2021.

Chloe Buchannan was co-opted as a Trustee in August 2021 but stepped down in March 2022 due to a new posting overseas from her employer. We hope she can re-join us on her return.

CHAIRMAN'S REPORT 2021/22

This is now just the third Annual Report for the Langton Green Village Hall CIO and I'm so pleased to say it's the first where we have actually been able to have the building open for bookings for the whole 12 month period, finishing in June 2022, following the ending of all Covid lockdowns!

I did mention in this report last year that by July 2021 we were beginning to see quite a few regular users and a few casual hirers return to the Village Hall and the year just finished has most definitely confirmed that. We have seen a very strong interest in the hiring out of our facilities, especially by our casual (generally weekend) users. By way of comparison, in the year 2020-21, our casual user income was just £230 but for 2021-22 that had jumped to a very healthy figure of just under £18,000. That's quite some turnaround and is in fact a jump of some 30% compared to the figure for 2018-19, pre Covid.

Following on from the casual hirers figure, our regular user income, comprising the Nursery and all of our week day hirers, including the various clubs and classes that we host, jumped by 47% to over £45,000 for the year, another strong showing. Unfortunately though, we have lost some clients who have not been able to continue after Covid, for example the social badminton club we had for many years on a Tuesday morning and also Tai-Chi on a Thursday evening. Whilst it is nice to see some new regular hirers such as the NHS Trust booking a few more sessions, line dancing on a Tuesday evening and more recently Chair Yoga on a Friday morning, we should also thank our long standing regulars such as the Langton Green Badminton Club, Short Mat Bowls club and our local ladies who run several Pilates classes to name just a few for sticking by us and returning to the Village Hall as soon as they were able to do so.

Adding everything up, including interest on our savings accounts and the proceeds from the 100 Club, our monthly lottery draw, I am pleased to say our total income for the year came to just over £68,000 which is a new record for the Charity. The Trustees acknowledge and thank our supporters of the 100 Club for their continued loyalty to the scheme. With the few extras which we must include for accounting purposes, our grand total was just over £71,300 to the end of June. One particular achievement we can record was the fact that we only took one Covid related Government grant, which was back in 2020. Many other village halls and public buildings in Kent took at least two, if not three, Covid grants.

Whilst it is nice to report record income, there is of course always the other side of the equation, namely our expenditure. With a big jump in our cleaning and utility costs because the Hall had fully reopened by July 2021 (and particularly with VAT added to our cleaning invoices now) our total costs increased by approximately £17,000 or 51.6% from 2020-21.

The Langton Green Village Hall Charitable Incorporated Organisation (CIO),
registered with the Charities Commission No. 1183160

Whereas in the previous year we had spent a significant sum from our reserves account for the kitchen refurbishment and the new main hall LED lights, this year our expenditure was much smaller and all came out of our income generated. This included new tables to replace some broken ones (which seems to be an ongoing requirement each year), one or two new CCTV cameras along with a new recording system and some further new LED lighting for the main corridor and stairwell. The Trustees consider it vital to keep the building in good order to continue to make it an attractive proposition for clients to hire out and especially the competitive weekend bookings market where there are so many halls with whom we have to compete within a 2-7 mile radius.

Our Finance Committee, normally comprising three Trustees and our Hall Manager, meets twice a year and is responsible for setting the Budget and recommending any changes to our Tariff rates, large purchases and reviews our savings accounts and provision for Reserves. With our fixed rate gas and electricity tariffs coming to an end in the summer, it was decided to keep our hire rates largely the same but to introduce a temporary 'utility charge' which will be added to all rates from the 1st October 2022. This extra charge will help alleviate only some of the increase in our costs, with the Charity absorbing the additional expense of higher gas and electric rates. The very recent Government support package for small businesses which includes charities like ours, will not make a huge difference to our bottom line. Like in our own homes, the key will be to be sensible with our usage and to reduce wasting energy.

Going forward, we have reinvigorated our desire to refurbish both the Nursery toilets and the main ladies and gentlemen's ones although not necessarily at the same time. This will be at considerable expense although we hope to mitigate a large proportion of the total costs by applying for one or two substantial grants. We also hope these will help with the cost of solar panels which we are also seriously looking at and which will need to include a powerful storage battery to be able to store the electricity which is generated.

A brief word now on our team behind the scenes. The Trustees acknowledge and thank Adrian Moss, our Hall Manager and Mrs Maxine Sheppard, our Bookings Manager, for continuing to be our solid support duo who deal with all the public enquiries, regular client queries and any other problems that may arise from time to time at the Hall. Both have been with us for a number of years now and are paid contractors for the hours they put in for the work they do for the Charity. Thank you Adrian and Maxine.

Finally, may I thank my fellow Trustees for the help and guidance they give and the hours of volunteering they do for the Charity, especially at weekends when we operate our duty rota to open and then later lock up the Village Hall for our casual bookings. Good job everyone!

Stuart Smith
Chairman of the Trustees.

INDEPENDENT EXAMINER'S REPORT

TO THE TRUSTEES OF THE LANGTON GREEN VILLAGE HALL CIO.

I report to the trustees on my examination of the accounts of the Langton Green village Hall Charitable Incorporated Organisation (the Trust) for the year ended 30 June 2022.

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 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

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:

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

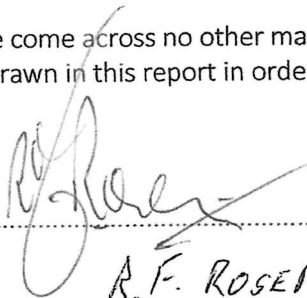
I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

Signed

.....

Name

.....


R.F. ROSE

Relevant professional qualification or membership of professional bodies (if any):

Address

.....

.....

.....

Date

.....

28th September 2022

The Langton Green Village Hall Charitable Incorporated Organisation (CIO),
 registered with the Charities Commission No. 1183160

Income for the Year ending 30 June 2022

Summary

	2021/22	2020/21
Regular bookings	£45,871.21	£31,270.18
Casual bookings	£17,694.25	£230.00
SPC Underlease	£150.00	£50.00
Share of 100 Club contributions	£0.00	£1,320.00
From 100 Club a/c	£0.00	£953.11
100 Club receipts (Santander)	£4,220.00	£1,600.00
Interest (C&C 120 Day Notice account)	£407.62	£496.21
Interest (Damage Deposit account)	£0.00	£0.00
Interest Monmouthshire B/S account (opened 2021/22)	£49.33	£0.00
Interest Virgin Savings account (closed 2020/21)	£0.00	£25.90
Damage Deposit paid to Santander Account	£200.00	
<u>Total</u>	<u>£68,592.41</u>	<u>£35,945.40</u>
Grant for the purchase of LED lights	£0.00	£2,537.71
<u>Total</u>	<u>£0.00</u>	<u>£2,537.71</u>
Contribution from Short Mat Bowls Club for insurance	£66.46	£71.19
From Speldhurst Parish Council for electricity	£717.74	£514.42
From Little Birches for Telephone Rental	£584.98	£381.66
Broken window	£27.00	
Damage Deposit withheld	£80.00	
<u>Total</u>	<u>£1,476.18</u>	<u>£967.27</u>
Temporary Income (Damage Deposit A/C)	£1,240.00	-£300.00
<u>Total</u>	<u>£1,240.00</u>	<u>-£300.00</u>
Total Income	£71,308.59	£39,150.38

The Langton Green Village Hall Charitable Incorporated Organisation (CIO),
 registered with the Charities Commission No. 1183160

Expenditure from Annual running Costs for the Year ending 30 June 2022

	2021/22	2020/21
Contract Cleaner	£12,286.50	£2,835.00
Cleaning Consumables	£1,166.79	£789.70
Hall Manager, Bookings Manager and Bookkeeper	£9,914.55	£7,769.75
Lease to Speldhurst Parish Council	£1,000.00	£1,000.00
Water Rates	£768.00	£504.00
Electricity & Gas	£10,357.96	£5,080.90
Telecomms (Broadband, Hall Mobile and incl Nursery)	£1,336.02	£1,311.90
Waste bin collection	£1,154.75	£1,141.38
Insurance (incl Short Mat Bowls for 2020/21)	£1,450.44	£1,948.11
Fire Alarm/Security	£1,596.66	£2,283.06
PRS/PPI licences	£182.40	£178.80
Premises licence	£180.00	£180.00
ACRK Membership fee	£60.00	£52.00
Lottery licence (100 Club)	£20.00	£20.00
Maintenance (from Annual Income)	£4,331.47	£4,242.00
Contents, Fixtures and Fittings (from Annual Income)	£871.90	£612.44
Printing, Postage and Stationery	£261.26	£315.23
Flowers, Gifts and Refreshments	£32.66	£410.07
Advertising (Langton Life)	£420.00	£560.00
Web (Online booking system, website, Zoom licences)	£376.27	£262.38
Cancellations and Refunds of Bookings	£756.75	£0.00
Booking Refunds (COVID 19)	£40.00	£487.00
COVID expenditure	£0.00	£459.20
100 Club Prize winnings paid from Hall Management a/c	£2,309.00	£758.00
Paid to 100 Club from contributions	£0.00	£470.00
Damage Deposit refunds paid from Hall Management a/c	£200.00	£0.00
Conversion to Charitable Incorporated Organisation	£0.00	£0.00
Total	<u>£51,073.38</u>	<u>£33,670.92</u>

Expenditure from Reserves for the Year ending 30 June 2022

Maintenance		
Contents, Fixtures and Fittings	£0.00	£6,640.01
Contents, Fixtures and Fittings	£0.00	£14,540.86
Total	<u>£0.00</u>	<u>£21,180.87</u>

Total Expenditure **£51,073.38** **£54,851.79**

The Langton Green Village Hall Charitable Incorporated Organisation (CIO),
registered with the Charities Commission No. 1183160

Consolidated Accounts for Year ending 30 June 2022

Represented by	2021/22	2020/21	Difference
Santander Hall Management Account	£29,748.90	£29,922.69	-£173.79
Santander Client Damage Deposit a/c	£3,730.91	£2,490.91	£1,240.00
Cambridge and Counties Bank Account	£40,811.12	£49,403.50	-£8,592.38
Monmouth Building Society	£27,761.38	£0.00	£27,761.38
Total	£102,052.31	£81,817.10	
Difference Year to Year	£20,235.21		£20,235.21
Reconciliation			
Income Sheet	£71,308.59		
Expenditure Sheet	£51,073.38		
Income minus Expenditure	£20,235.21		

Reserves.

In accordance with the Village Hall Policies and Procedures Manual, the Trustees put aside a minimum of 10% of annual running costs as reserves. These reserves will be used for the replacement of worn out fixed assets on the basis of depreciation over 10 years and to meet the costs of major maintenance, for example, redecoration and refurbishment. Such expenses will be met from reserves to avoid large changes in operating costs, smooth cash-flow and ensure funds are in place to pay for maintenance when required.

Unrestricted Reserves.

Taking into account Charity Commission guidelines that require between 3 to 6 months of running costs be available for immediate access (i.e. between £12,768 and £26,095), the amount held in unrestricted reserves at the year-end is £29,748.90p.

Tangible Fixed Assets Period ending 30 June 2022

Buildings	2021/22	2020/21
Cost		
Prior period	£1,147,000.88	£1,147,000.88
Additions	£0.00	£0.00
Reversal of prior accrual	£0.00	£0.00
Disposals		
Total	£1,147,000.88	£1,147,000.88
Depreciation (straight line 25 years, no residual value)		
As at close of prior period	-£551,733.51	-£505,853.48
Charge for year (total building costs divided by 25)	-£45,880.53	-£45,880.03
Cumulative total (close of prior year plus this year)	-£597,614.04	-£551,733.51
Net Book Value		
Prior period	£595,267.37	£641,147.40
Close this period (Total minus depreciation)	£549,386.84	£595,267.37
Buildings Net Book Value	£549,386.84	£595,267.37
Furniture & Fittings (F&F)	2021/22	2020/21
Cost		
Prior period	£44,863.79	£27,743.96
Additions (items <£1,000)	£289.99	£21,180.87
Total	£45,153.77	£48,924.83
Depreciation (straight line 10 years, no residual value)		
2012/13 additions @ 10%	£0.00	£0.00
2013/14 additions @ 10%	£434.56	£434.56
2014/15 additions @ 10%	£125.03	£125.03
2015/16 additions @ 10%	£484.08	£484.08
2016/17 additions @ 10%	£0.00	£0.00
2017/18 additions @ 10%	£108.16	£108.16
2018/19 additions @ 10%	£517.64	£517.64
2019/20 additions @ 10%	£273.50	£273.50
2020/21 additions @ 10%	£2,118.08	£2,118.08
2021/22 additions @ 10%	£28.99	
Total	£4,090.04	£4,061.05
Furniture and Fittings Net Book Value	£41,063.74	£44,863.78
Total Tangible Fixed Assets (Buildings plus F&F)	£590,450.57	£640,131.15

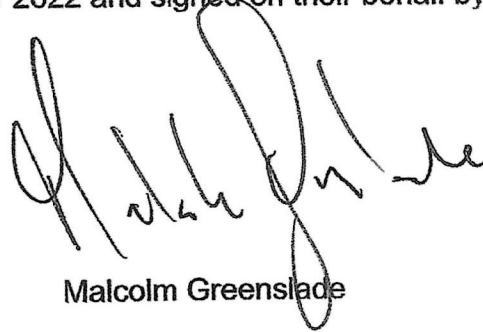
The Langton Green Village Hall Charitable Incorporated Organisation (CIO)
CIO registered with the Charities Commission No. 1183160

Accounts for the period 1 July 2021 to 30 June 2022.

Approved by the Trustees on 8th September 2022 and signed on their behalf by:

Handwritten signature of Stuart Smith in black ink, consisting of the letters 'S', 'C', and 'Smith' in a cursive style.

Stuart Smith

Handwritten signature of Malcolm Greenslade in black ink, featuring a large, stylized initial 'M' followed by the name 'Malcolm Greenslade' in a cursive script.

Malcolm Greenslade

THE LANGTON GREEN VILLAGE HALL

England & Wales - Charity number 1183160

Accounts

The Langton Green Village Hall Charitable Incorporated Organisation (CIO)
CIO registered with the Charities Commission No. 1183160

THE LANGTON GREEN VILLAGE HALL CHARITABLE INCORPORATED ORGANISATION

REPORT AND ACCOUNTS.

Year ending 30th June 2021.

The Langton Green Village Hall Charitable Incorporated Organisation (CIO)
CIO registered with the Charities Commission No. 1183160

CONTENTS.

Page 2	Trustees Report Introduction.
Pages 3 & 4	Chairman's Report.
Page 5	Independent Examiner's Report.
Page 6	Income for the year.
Page 7	Expenditure for the year.
Page 8	Consolidated Accounts for the year.
Page 9	Tangible Fixed Assets for the year.
Page 10	Approved and signed on behalf of the Trustees.

Name and address of Charity: The Langton Green Village Hall CIO,
Langton Green Village Hall,
Winston Scott Avenue,
Langton Green,
Kent, TN3 0JJ

Charitable Incorporated Organisation Number: 1183160.

The Langton Green Village Hall Charitable Incorporated Organisation (CIO)
CIO registered with the Charities Commission No. 1183160

TRUSTEES REPORT FOR THE YEAR ENDED 30TH JUNE 2021.

HISTORY AND OBJECTS

The Charity was first established by a deed dated 23rd April 1892 as amended by a Scheme from the Charities Commission dated 8th September 2000. On 1st November 2019 the Trust's assets merged into The Langton Green Village Hall Charitable Incorporated Organisation. The CIO was first registered by the Charity Commission on 29th April 2019.

In summary, the Charity's objectives are the provision and maintenance of a Village Hall for use by the inhabitants of the area without distinction of age, sex, political, religious, race or other opinions and including use for:

- a) Meetings, lectures and classes and
- b) Other forms of recreation and leisure time occupation.

TRUSTEES AND GOVERNANCE

The Charity Trustees manage the affairs of the CIO and for that purpose exercise all the powers of the CIO. The very first trustees under the CIO were: Roger Mallett, Stuart Smith, Roger Cartwright, Malcolm Greenslade, Angela Moss, and Margaret Pearson.

The Charity is administered by a Committee of Management (the Trustees) which must comprise a minimum of three trustees and a maximum of eleven. Subject to this, the charity trustees may comprise:

- a) Up to 8 elected trustees who are appointed at an Annual General Meeting,
- b) Up to 3 appointed trustees who are appointed by the following local organisations:
 - All Saints' Church Langton Green (PCC)
 - Langton Green Village Society (LGVS)
 - Speldhurst Parish Council (SPC)
- c) Up to 3 individuals co-opted by the charity trustees

The Trustees in situ during the year in question were as follows:

Elected Members

Roger Mallett
Margaret Pearson
Roger Cartwright
Mark Taylor

Appointed Members

Stuart Smith, Chairman (LGVS)
Steve Black, Secretary (PCC)
Angela Moss, Treasurer (SPC) *

* Angela Moss resigned on 8th October 2020 and was replaced as Treasurer by Mark Taylor. He then also became the appointed representative for Speldhurst Parish Council.

CHAIRMAN'S REPORT 2020/21

As you will hopefully remember from this report last year, our Charitable Incorporated Organisation (CIO) only came into being on the 29th April 2019 and formally had all of the assets of the old Charitable Trust transferred into it on the 1st November of that year. On behalf of the Trustees, therefore, I am pleased to present only our second Annual Report for The Langton Green Village Hall CIO.

Having seen tremendous expansion in our bookings from 2015 to the start of 2020 it is amazing how quickly this was unwound with a coronavirus which has now partly spanned two financial years. At the start of our fiscal year in July 2020 our hall was of course still fully closed to the general public although the Nursery was able to operate with strict guidelines in place, including their own special cleaning measures. Throughout the year we endured various different tier levels and lockdowns and also some short lived, partial re-openings and with what now seems like a whole new vocabulary of terms if you manage a charity such as ours! Throughout this time we kept our Covid-19 sub-committee going strong so my thanks to Margaret, Roger and Adrian for keeping abreast of the changing Government regulations and time frames.

With the various lockdown periods and continued cancellation of our bookings which we experienced from July 2020 throughout our fiscal year due to the Covid-19 pandemic, our regular itemised income once again suffered and finished for the year at just over £36,600. However, our regular expenses also fell significantly to just over £33,600 thus meaning we made a small profit overall for 2020-21. As I previously mentioned, Little Birches Nursery continued to remain open throughout and also operates quite long hours and this clearly helped our total gross income for the year.

Unfortunately towards the end of the year in question, our long standing cleaner, a sole trader, decided to retire. This meant we had to find and employ a new cleaning team and as such we are now subject to VAT on the work being done. This has added extra costs to our expenditure so we must be careful to manage this in line with our future bookings.

Whereas in the year 2019-20, the Trustees decided to take advantage of the Government Covid-19 Business Grant of £10,000 to help us through what was then a very much unknown year ahead, this year we decided not to apply for any further grants which were available to village halls. Although the grants were much smaller in any case, the Trustees felt our reserves were strong enough to deal with what was becoming a slowly improving situation and we therefore decided not take any further taxpayers' money. We did apply and was successful with one grant of £2,537, unrelated to Covid-19 and which was from LoCASE and went towards improving our internal lighting. The Charity purchased new LED lights for the main hall and Palmer Room, for a nett consideration therefore of just over £4,100.

Talking of improvements, we also made one other significant investment during the year and this was for a kitchen refurbishment paid out of our long term reserves whilst the building was still closed to the general public, in April 2021. This expense was entirely self funded and took a further £14,540 from our cash holdings. With these items of expenditure included, our overall financial situation therefore shows a deficit of £15,700 for the year.

One thing I mentioned in this report last year was the delay to our plan of refurbishing the main toilets/washrooms in 2020. Unfortunately due to Covid-19, these planned improvements are still on hold. However if we are able to secure grants of at least fifty percent of the total cost then we will possibly consider this work for the second half of the calendar year 2022. A sub-committee will be set up to consider the work and costings by next January at the latest.

Looking ahead, and with the recent re-opening in mid July of the Village Hall and therefore our bookings system, we have seen strong interest from many of our regular community groups to come back to the building. This is great news and of course a great relief. We have also seen very strong interest from families or groups looking to book our rooms at weekends for one-off type events. By way of example of this type of booking, we hosted a large wedding reception for a local couple in August who booked our three ground floor rooms and the outside patio area for all of a Saturday and some of the Sunday. If you had been in the car park on that Saturday afternoon you would have seen the fully decorated old London double decker bus transporting the couple and their family from Tonbridge Castle, where they had just been married an hour or so earlier.

With the Village Hall now fully open, it is very gratifying for the Trustees to again be able to cater for a wide variety of activities from all of the various clubs, societies and organisations which we have in the local area and indeed further beyond as well.

A short word now on our team behind the scenes. The Trustees acknowledge and thank Adrian Moss, our Hall Manager and Mrs Maxine Sheppard, our Bookings Manager, for continuing to be our solid support duo who deal with all the public enquiries, client queries and any problems that may arise from time to time at the Hall. Both have been with us for a number of years now and are paid contractors for the hours they put in for the work they do.

As Trustees, under the auspices of the Charity Commission, we continue to meet on a monthly basis (very much in person at the moment) indicating how important we feel it is to discuss all aspects of our Village Hall. My thanks go to my fellow Trustees for their support and continued enthusiasm and for volunteering for what is a rewarding role in knowing that we are keeping the Village Hall in Langton Green a great going concern for everyone.

Finally, a word of special thanks to Mrs Angela Moss who stepped down during the last year. Although we thanked her in person at last year's AGM she couldn't be mentioned in our formal annual report until now. Angela 'completed' twenty years as a Trustee at the Village Hall in 2020 and is well known to many of our hirers and villagers. Thank you Angela.

Stuart Smith
Chairman of the Trustees.

INDEPENDENT EXAMINER'S REPORT

TO THE TRUSTEES OF THE LANGTON GREEN VILLAGE HALL CIO.

I report to the trustees on my examination of the accounts of the Langton Green village Hall Charitable Incorporated Organisation (the Trust) for the year ended 30 June 2021.

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').

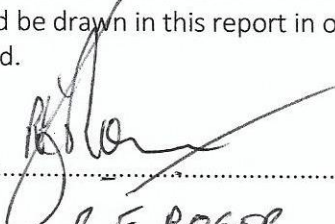
I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

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:

- 1. accounting records were not kept in respect of the Trust as required by section 130 of the Act; or
- 2. 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.

Signed 
Name R. F ROSER

Relevant professional qualification or membership of professional bodies (if any):

Address 4 HAZELBANK
LANGTON GREEN
TUNBRIDGE WELL TN3 0DW
Date 26th September 2021

Income for the Year ending 30 June 2021

Summary

	2020/21	2019/20
Regular bookings	£31,270.18	£42,127.44
Casual bookings	£230.00	£9,978.75
SPC Underlease	£50.00	£100.00
Share of 100 Club contributions	£1,320.00	£2,640.00
From 100 Club a/c	£953.11	
From 100 Club contributions	£1,600.00	
Interest (120 Day Notice a/c)	£496.21	£584.88
Interest (Damage Deposit a/c)	£0.00	£1.71
Interest (Instant Access Savings a/c)	£25.90	£116.40
<u>Sub Total</u>	<u>£35,645.40</u>	<u>£54,805.28</u>
COVID 19 Business Grant	£0.00	£10,000.00
Grant for the purchase of LED lights	£2,537.71	
<u>Sub Total</u>	<u>£2,537.71</u>	<u>£10,000.00</u>
Contribution from Short Mat Bowls Club for insurance	£71.19	
From Speldhurst Parish Council for electricity	£514.42	£159.63
From Little Birches for Telephone Rental	£381.66	
<u>Sub Total</u>	<u>£967.27</u>	<u>£159.63</u>
Temporary Income (Damage Deposit a/c)	-£300.00	-£743.90
Refund (Water Rates)	£0.00	£79.31
Damage Deposits (Barclays Hall Management a/c)	£0.00	£50.00
<u>Sub Total</u>	<u>-£300.00</u>	<u>-£614.59</u>
Total Income	£39,150.38	£65,094.22

Expenditure from Annual running Costs for the Year ending 30 June 2021

	2020/21	2019/20
Contract Cleaner	£2,835.00	£8,148.00
Cleaning Consumables	£789.70	£1,056.30
Hall Manager, Bookings Manager and Bookkeeper	£7,769.75	£9,236.60
Lease to Speldhurst Parish Council	£1,000.00	£1,000.00
Water Rates	£504.00	£1,750.00
Electricity & Gas	£5,080.90	£8,087.75
Telecomms (Broadband, Hall Mobile and incl Nursery)	£1,311.90	£1,919.44
Waste bin collection	£1,141.38	£1,032.43
Insurance (incl Short Mat Bowls for 2020/21)	£1,948.11	£1,674.04
Fire Alarm/Security	£2,283.06	£1,587.06
PRS/PPI licences	£178.80	£548.00
Premises licence	£180.00	£180.00
ACRK Membership fee	£52.00	£52.00
Lottery licence (100 Club)	£20.00	£20.00
Maintenance (from Annual Income)	£4,242.00	£4,164.84
Contents, Fixtures and Fittings (from Annual Income)	£612.44	£1,987.75
Printing, Postage and Stationery	£315.23	£336.90
Flowers, Gifts and Refreshments	£410.07	£168.45
Advertising (Langton Life)	£560.00	£280.00
Web (Online booking system, web site licences)	£262.38	£272.99
Cancellations and Refunds of Bookings	£0.00	£333.25
Booking Refunds (COVID 19)	£487.00	£1,468.00
COVID expenditure	£459.20	£459.20
100 Club Prize winnings paid from Santander a/c	£758.00	£758.00
Paid to 100 Club from contributions	£470.00	
Damage Deposit refunds from Hall Management A/C	£0.00	£100.00
Conversion to Charitable Incorporated Organisation	£0.00	£2,696.00
Total	<u>£33,670.92</u>	<u>£48,099.80</u>

Expenditure from Reserves for the Year ending 30 June 2021

Maintenance	£0	£1,402.00
Contents, Fixtures and Fittings	£6,640.01	
Contents, Fixtures and Fittings	£14,540.86	£2,447.78
Total	<u>£21,180.87</u>	<u>£3,849.78</u>

Total Expenditure **£54,851.79**

Consolidated Accounts for Year ending 30 June 2021

Represented by	2020/21	On closure	2019/20	Difference
Hall Management Account	£29,922.69		£42,563.62	£12,640.93
Client Damage Deposit a/c	£2,490.91		£2,790.91	-£300.00
Instant Access Savings Account		£15,612.50	£15,586.15	£15,586.15
120 day notice Savings Account	£49,403.50		£36,577.83	£12,825.67
Total	£81,817.10		£97,518.51	
Difference Year to Year	£15,701.41			£15,701.41
Reconciliation				
Income Sheet	£39,150.38			
Expenditure Sheet	£54,851.79			
Income minus Expenditure	£15,701.41			

Reserves.

In accordance with the Village Hall Policies and Procedures Manual, the Trustees put aside a minimum of 10% of annual running costs as reserves. These reserves will be used for the replacement of worn out fixed assets on the basis of depreciation over 10 years and to meet the costs of major maintenance, for example, redecoration and refurbishment. Such expenses will be met from reserves to avoid large changes in operating costs, smooth cash-flow and ensure funds are in place to pay for maintenance when required.

Unrestricted Reserves.

Taking into account Charity Commission guidelines that require between 3 to 6 months of running costs be available for immediate access (i.e. between £8,417 and £16,835), the amount held in unrestricted reserves at the year-end is £29,922.69p.

Tangible Fixed Assets Period ending 30 June 2021

	2020/21	2019/20
Buildings		
Cost		
Prior period	£1,147,000.88	£1,147,000.88
Additions	£0.00	£0.00
Reversal of prior accrual	£0.00	£0.00
Disposals		
Total	£1,147,000.88	£1,147,000.88
Depreciation (straight line 25 years, no residual value)		
As at close of prior period	-£505,853.48	-£459,973.45
Charge for year (total building costs divided by 25)	-£45,880.03	-£45,880.03
Cumulative total (close of prior year plus this year)	-£551,733.51	-£505,853.48
Net Book Value		
Prior period	£641,147.40	£687,027.43
Close this period (Total minus depreciation)	£595,267.37	£641,147.40
Buildings Net Book Value	£595,267.37	£641,147.40
Furniture & Fittings (F&F)		
Cost		
Prior period	£16,970.70	£21,565.24
Additions (items <£1,000)	£21,180.87	£2,735.06
Total	£38,151.57	£24,300.30
Depreciation (straight line 10 years, no residual value)		
2010/11 @10%	£0.00	£5,178.85
2011/12 additions @10%	£207.78	£207.78
2012/13 additions @ 10%	£0.00	£0.00
2013/14 additions @ 10%	£434.56	£434.56
2014/15 additions @ 10%	£125.03	£125.03
2015/16 additions @10%	£484.08	£484.08
2016/17 additions @ 10%	£0.00	£0.00
2017/18 additions @ 10%	£108.16	£108.16
2018/19 additions @ 10%	£517.64	£517.64
2019/20 additions @10%	£273.50	£273.50
2020/21 additions @ 10%	£2,118.08	
Total	£4,268.83	£7,329.60
Furniture and Fittings Net Book Value	£33,882.74	£16,970.70
Total Tangible Fixed Assets (Buildings plus F&F)	£629,150.11	£703,998.13

The Langton Green Village Hall Charitable Incorporated Organisation (CIO)
CIO registered with the Charities Commission No. 1183160

Accounts for the period 1 July 2020 to 30 June 2021

Approved by the Trustees on 9th September 2021 and signed on their behalf by:



Roger Mallett



Stuart Smith