

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.

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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.

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.

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.

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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.

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. ROSE
.....
R.F. ROSE
.....

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),
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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>	<u>£740.45</u>
Total Income	£118,123.58	£83,747.99

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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>

<u>Total Expenditure for the Year ending 30 June 2025</u>	<u>£118,096.16</u>	<u>£76,717.36</u>
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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.

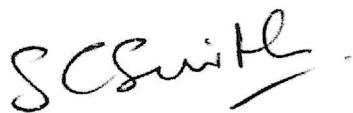
Taking into account Charity Commission guidelines that require between 3 to 6 months of running costs be available for immediate access

Tangible Fixed Assets Period ending 30 June 2025

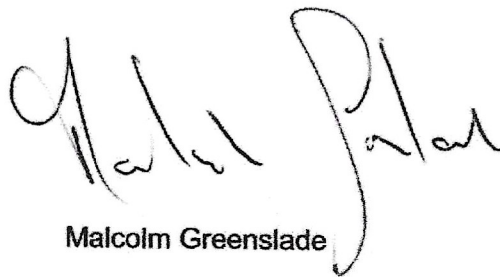
Buildings	2024/25	2023/24
Cost		
Prior period	£1,147,000.88	£1,147,000.88
Additions	£36,200.00	£5,082.07
Reversal of prior accrual	£0.00	£0.00
Disposals		
Total	£1,183,200.88	£1,152,082.95
Depreciation (straight line 25 years, no residual value)		
As at close of prior period	-£643,758.08	-£597,614.04
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

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:

A handwritten signature in black ink, appearing to read 'S C Smith' with a horizontal line underneath.

Stuart Smith

A handwritten signature in black ink, appearing to read 'Malcolm Greenslade' in a cursive style.

Malcolm Greenslade