

WEST PECKHAM VILLAGE HALL CHARITABLE INCORPORATED ORGANISATION

England & Wales · Charity number 1190977

Details

Status Registered

Legal form CIO

Registered 2020-08-24

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

Contact

Address Court Lodge
The Green
West Peckham
Maidstone
Kent
ME18 5JN

Phone 01622813585

Email chair@westpeckhamvillagehall.co.uk

Website www.westpeckhamvillagehall.co.uk

Activities

Objects: TO OWN AND RUN A VILLAGE HALL AND TO PROMOTE FOR THE BENEFIT OF THE INHABITANTS OF THE PARISH OF WEST PECKHAM AND THE SURROUNDING NEIGHBOURHOOD ("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 DIABLEMENT, FINANCIAL HARDSHIP OR SOCIAL AND ECONOMIC CIRCUMSTANCES OR FOR THE PUBLIC AT LARGE IN THE INTEREST OF SOCIAL WELFARE AND WITH THE OBJECT OF IMPROVING THE CONDITIONS OF LIVE OF THE INHABITANTS OF THE AREA OF BENEFIT.

Activities: Providing a village hall for sports and recreation to benefit the local area

Classification

- **How:** Provides Buildings/facilities/open Space
- **What:** Recreation
- **Who:** Children/young People, Elderly/old People, People With Disabilities, Other Charities Or Voluntary Bodies

Geography

- Kent

Finances

| Period end | Income | Expenditure | Assets | Employees |
|------------|---------|-------------|--------|-----------|
| 2025-12-31 | £13,862 | £8,457 | - | - |
| 2024-12-31 | £13,265 | £10,242 | - | - |
| 2023-12-31 | £11,337 | £10,353 | - | - |
| 2022-12-31 | £7,894 | £9,106 | - | - |
| 2021-12-31 | £21,989 | £15,044 | - | - |

Trustees

| Name | Role | Appointed |
|-----------------------------|-------|------------|
| Matthew John Edwards | Chair | 2021-01-20 |
| Caroline Anne Pearce | | 2020-12-08 |
| Elizabeth Amy Reading | | 2020-12-08 |
| Joanna Pembroke | | 2024-10-22 |
| John Drummond Taylor | | 2020-12-08 |
| Peter Stuart Johnson | | 2020-12-08 |
| Ronald Mundy Wright | | 2020-12-08 |
| Susan Ann Simpson | | 2020-12-08 |

WEST PECKHAM VILLAGE HALL CHARITABLE INCORPORATED ORGANISATION

England & Wales - Charity number 1190977

Accounts

**West Peckham Village Hall
Charitable Incorporated Organisation**

Church Road
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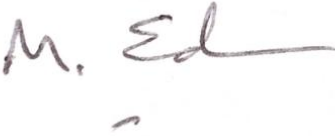
Charity Number: 1190977

**2025
TRUSTEES ANNUAL REPORT**

Trustees during the period ending 31 December 2025

Matthew Edwards (Chair)
Peter Johnson
Caroline Pearce
Liz Reading
Susan Simpson
John Taylor (Treasurer)
Jo Pembroke
Ron Wright (Bookings Clerk)

Signed on behalf of the trustees:

A handwritten signature in black ink, appearing to read 'M. Ed', is written over a faint, light-colored rectangular stamp or watermark.

Matthew Edwards (Chair)

2025 saw the hall continue the financial trend set in 2023 and 2024, once again producing a surplus (£5,405 up from £3,023 in 2024) due to a combination of increased hirer income (£11,406, up from £11,085 in 2024), another generous donation from the fete (£1,766) and a reduction in total expenditure (£8,457, down from £10,242 in 2024).

As in previous years, most of the hirer income came from regular hires (£10,504 up from £9,224 in 2024). These included dog training, art classes, yoga and pilates classes, band practice, law exams, and meetings of the parish council, the West Peckham WI and the West Kent Spiritist Group. Alongside this, the hall continued to be used for important village events such as the Arts and Crafts fair, the village's Christmas drinks party, and government elections when it serves as a polling station. Other income declined from 2024, due to a reduction in casual hire and use as a polling station, there only being one election.

Total expenditure for the year fell significantly to £8,457, down from £10,242 in 2024. This was mainly due to a reduction in ongoing expenditure from £9,132 to £7,654, driven principally by a fall in electricity costs (£1,816 down from £2,239) and lower maintenance and repairs cost (£666 down from £1,493). Capital and Major Improvements spend was again limited in 2025, down from £1,110 in 2024 to £803 in 2025. A project was carried out to improve storage available for hirers by installing new shelving and removing unused items. This was only achievable thanks to the hard work of the trustees who helped to fill the skip and install the new shelving. The website has also been enhanced, with an online diary available for hirers to check availability and an online booking form.

The increase in income and the lower levels expenditure mean that there is a surplus carried forward of £16,654, in addition to an increased reserve for major expenditure of £20,000 (£10,000 at the end of 2024). The hall remains in a sound financial position, able to make further improvements and to deal with capital and major improvement expenditure when this is needed. To confirm the scale of this requirement a review was done of the last 8 years which showed that between 2018 and 2022 expenditure on capital and major improvements averaged £6,200 per year as opposed to the £1,270 in the last 3 years.

2026 will be my last year as chair, and I would like to conclude by offering thanks to my fellow trustees for their continuing support, and to thank in particular two departing trustees, Susan Simpson and Caroline Pearce. Susan has made a major contribution to the

smooth and efficient operation of the hall notably through careful negotiation and management of utility bills, supervision of the weekly cleaning, installation of air conditioning and help with many other improvement projects. Caroline has provided both her legal and gardening expertise, putting the hall on much firmer legal foundation as a Charitable Incorporated Organisation (CIO) in 2020 and much improving the external appearance of the hall.

Matthew Edwards
Chair

WEST PECKHAM VILLAGE HALL Charitable Incorporated Organisation (CIO)
(Registered Charity no. 1190977)

Accounts for the Year to 31st December 2025

INCOME AND EXPENDITURE ACCOUNT

| | | 2025 | 2024 |
|--------------------------------|---------------------------|---------------------|---------------------|
| | | £ | £ |
| INCOME | | | |
| Caro Kennett | Art Club | 1,152 | 1,008 * |
| Victoria Wainwright | Art Class | 581 | 0 |
| Felicity Crouch/Milligan | Pilates | 636 | 648 |
| Sam Petter | Yoga | 624 | 723 |
| Lee Burt | Funk Jazz | 606 | 0 |
| Louise Ince | Canine Performers | 2,022 | 1,538 |
| Sue Julian | Dog Training | 453 | 488 |
| Sue Gaines | Dog Training | 378 | 378 |
| Gordon Hardwick | West Kent Big Band | 372 | 696 |
| Colin Wheeler | Hilden Brass | 332 | 396 |
| TS Spiritualist Group | West Kent Spiritist Group | 2,204 | 2,146 |
| Stephen Thomas Law | Law Exams | 256 | 471 |
| Syrah Martin | The Dog Squad | 318 | 348 |
| West Peckham Parish Council | | 60 | 84 |
| West Peckham WI | | 510 | 300 * |
| | Regular Hires | <hr/> 10,504 | <hr/> 9,224 |
| T&MBC Elections | | 330 | 660 |
| Arts and Crafts Fair | one (2024 two) events | 224 | 476 |
| Casual | | 348 | 725 * |
| TOTAL HALL HIRE | | <hr/> 11,406 | <hr/> 11,085 |
| Fete | | 1,766 | 1,400 |
| Village Christmas Drinks | | 50 | 50 |
| TOTAL DONATIONS/GRANTS | | <hr/> 1,816 | <hr/> 1,450 |
| Interest | | 640 | 730 |
| TOTAL INCOME | | <hr/> 13,862 | <hr/> 13,265 |
| Ongoing expenditure | | 7,654 | 9,132 |
| Capital and Major Improvements | | 803 | 1,110 |
| TOTAL EXPENDITURE | | <hr/> 8,457 | <hr/> 10,242 |
| Surplus / (Deficit) | | <hr/> 5,405 | <hr/> 3,023 |

MG 3 Feb 2026
JOM 13/2/26

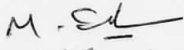

| | 2025 | 2024 |
|--|--------------|--------------|
| | £ | £ |
| EXPENDITURE | | |
| Electricity | 1,816 | 2,239 |
| Insurance | 981 | 897 |
| Cleaning (inside and windows) | 2,631 | 2,864 * |
| Rates | 347 | 145 |
| | See Note 2 | |
| Fire Equipment Maintenance and Repair | 238 | 262 |
| Air Con Equipment Maintenance and Repair | 0 | 236 |
| Music Licence (PRS Royalties) | 122 | 160 * |
| Water | 293 | 236 |
| Maintenance and Repairs (€866 less Hill deposit €200 withheld) | 666 | 1,493 |
| Outside Maintenance and Repairs | 412 | 295 |
| Gardening | 0 | 63 |
| Sundry including Hygiene costs | 148 | 241 |
| | 7,654 | 9,132 |
| CAPITAL AND MAJOR IMPROVEMENTS | | |
| Replace Guttering | | 990 |
| New outside tap | | 120 |
| New Storage Cupboards | 803 | 0 |
| | 803 | 1,110 |

ME 3 Feb 2026
 JH 3/2/26

BALANCE SHEET
As at 31st December 2025

| | 2025 | 2024 |
|---|---------------|---------------|
| Fixed Assets | | |
| Land and Building | See Note 3 | 120 |
| Current Assets | | |
| Cash | 61 | 61 |
| Bank | 33,433 | 28,472 |
| Debtors | 2,898 | 2,724 |
| Prepayments | 442 | 255 |
| | <u>36,835</u> | <u>31,512</u> |
| Current Liabilities | | |
| Advance Receipts | -85 | 0 |
| Creditors and Accruals | -306 | -473 |
| | <u>-391</u> | <u>-473</u> |
| | <u>36,564</u> | <u>31,159</u> |
| Opening surplus | 21,159 | 18,135 |
| (Deficit) / Surplus | 5,405 | 3,023 |
| | <u>26,564</u> | <u>21,159</u> |
| less Transfer to to Reserve for Major Expenditure | -10,000 | 0 |
| Accumulated Surplus Carried Forward | <u>16,564</u> | <u>21,159</u> |
| Reserve for Major Expenditure | <u>20,000</u> | <u>10,000</u> |
| | <u>36,564</u> | <u>31,159</u> |

Approved

| | | | | |
|-----------|---|------|------------|-------------|
| Chairman |  | date | 3 Feb 2026 | (M Edwards) |
| Treasurer |  | | 3/2/26 | (J Taylor) |

NOTES TO THE ACCOUNTS

- Note 1** Basis of Accounting: These accounts are prepared using the receipts and payments method adjusted for yearend debtors and creditors
- Note 2** Following on from the Covid 19 outbreak commencing in 2020, the Government has continued to provide the Retail, Hospitality and Leisure sectors with support by providing 40% relief on Business Rates affecting 2025 (75% relief in 2024).
- Note 3** Land and Building: The Village Hall building and associated land was transferred on 1 January 2021 into the West Peckham Village Hall Charitable Incorporated Organisation at nil consideration. The land and building are included in these accounts at the nominal cost, being the Land Registry transfer fee paid.
- Note 4** 2024 Income and Expense allocations corrected as marked by *

WEST PECKHAM VILLAGE HALL CHARITABLE INCORPORATED ORGANISATION

England & Wales - Charity number 1190977

Accounts

**West Peckham Village Hall
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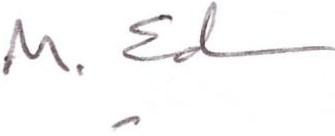
Charity Number: 1190977

**2024
TRUSTEES ANNUAL REPORT**

Trustees during the period ending 31 December 2024

Matthew Edwards (Chair)
Peter Johnson
Caroline Pearce
Liz Reading
Susan Simpson
John Taylor (Treasurer)
Sarah Thompson (up to 22 October)
Jo Pembroke (from 22 October)
Ron Wright (Bookings Clerk)

Signed on behalf of the trustees:



A handwritten signature in black ink, appearing to read 'M. Ed', is written over a faint, light-colored rectangular stamp or watermark.

Matthew Edwards (Chair)
10 April 2025

Last year I noted that 2023 saw the village hall return to something more like business as usual after three years of dealing with the pandemic and making major improvements to the hall. This trend continued in 2024, with the hall producing a surplus thanks to stable hirer income, a generous donation from the village fete and slightly lower expenditure.

Hire income amounted to £11,085 in 2024, a very small increase from 2023 (£10,997). As in 2023, most of this income came from regular hires (£9,164, a small decline from £9,229 in 2023). These included dog training, an art club, yoga and pilates classes, band practice, law exams, and meetings of the parish council, the West Peckham WI and the West Kent Spiritist Group. Alongside this, the hall continued to be used on a more occasional basis for important village events such as Arts and Crafts fairs, the village's Christmas drinks party, and government elections when it serves as a polling station. Overall income rose significantly to £13,265, up from £11,337 in 2023. This was due to a very generous donation of £1,400 from the West Peckham Village fete, and increased interest income on reserves (up by £490 to £740 in 2024).

Total expenditure for the year fell slightly to £10,242, down slightly from £10,353 in 2024. Ongoing expenditure for the year rose by £678 while capital and major improvements expenditure fell by £789. The increase in ongoing expenditure was mainly driven by higher electricity costs partially offset by reductions in cleaning costs following a change of supplier. General maintenance and repair expenditure was higher (£1,493, up from £853) due to the electrical work required, but this was balanced by much reduced costs for Fire Equipment maintenance (£262, down from £547) and Air Conditioning maintenance (£236, down from £523). Capital and Major Improvements spend was limited in 2024, with replacement of some guttering and the installation of an outside tap to facilitate gardening amounting to £1,110.

The increase in income and the continued low levels of capital and improvement expenditure led to a surplus for the year of £3,023, increasing the surplus carried forward to £21,159, in addition to the reserve for major expenditure of £10,000. This means the hall is in a good financial position, able to make further improvements and to deal with unforeseen maintenance and repairs. I would like to conclude by offering thanks to my fellow trustees for their continuing support and their hard work both running and improving the hall and by encouraging villagers to make use of the hall.

Matthew Edwards
Chair

WEST PECKHAM VILLAGE HALL Charitable Incorporated Organisation (CIO)
(Registered Charity no. 1190977)

Accounts for the Year to 31st December 2024

INCOME AND EXPENDITURE ACCOUNT

| | | 2024 | 2023 |
|--------------------------------|-------------------------------|---------------|---------------|
| | | £ | £ |
| INCOME | | | |
| Caro Kennett | Art Club | 1,068 | 1,024 |
| Felicity Crouch/Milligan | Pilates | 648 | 546 |
| Sam Petter | Yoga | 723 | 627 |
| Georgia D'Arcy | Dance | 0 | 1,109 |
| Louise Ince | Canine Performers | 1,538 | 1,428 |
| Sue Julian | Dog Training | 488 | 629 |
| Sue Gaines | Dog Training | 378 | 0 |
| Gordon Hardwick | West Kent Big Band | 696 | 592 |
| Peter Marshall | Band Practice U3A | 0 | 196 |
| Colin Wheeler | Hilden Brass | 396 | 388 |
| Carol Fitness (Colin Wheeler) | Second Wind | 0 | 36 |
| TS Spiritualist Group | West Kent Spiritist Group | 2,146 | 1,395 |
| Stephen Thomas Law | Law Exams | 471 | 534 |
| Syrah Martin | The Dog Squad | 348 | 72 |
| WPPCC Mary-Anne Gribbon | Alpha Course /Childrens Choir | 0 | 240 |
| West Peckham Parish Council | | 84 | 72 |
| West Peckham WI | | 180 | 341 |
| | Regular Hires | 9,164 | 9,229 |
| T&MBC Elections | | 660 | 330 |
| Arts and Crafts Fair | two events | 476 | 350 |
| Casual | | 785 | 1,088 |
| TOTAL HALL HIRE | | 11,085 | 10,997 |
| Fete | | 1,400 | 0 |
| Village Christmas Drinks | (2023 -two years' events) | 50 | 100 |
| TOTAL DONATIONS/GRANTS | | 1,450 | 100 |
| Interest | | 730 | 240 |
| TOTAL INCOME | | 13,265 | 11,337 |
| Ongoing expenditure | | 9,132 | 8,454 |
| Capital and Major Improvements | | 1,110 | 1,899 |
| TOTAL EXPENDITURE | | 10,242 | 10,353 |
| Surplus / (Deficit) | | 3,023 | 984 |

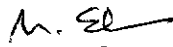

| | 2024 | 2023 |
|--|-------------------|--------------|
| | £ | £ |
| EXPENDITURE | | |
| Electricity | 2,239 | 1,665 |
| Insurance | 897 | 844 |
| Cleaning (inside and windows) | 2,864 | 3,019 |
| Rates | See Note 2 145 | 140 |
| Fire Equipment Maintenance and Repair | 262 | 547 |
| Air Con Equipment Maintenance and Repair | 236 | 523 |
| Music Licence (PRS Royalties) | 160 | 142 |
| Water | 236 | 197 |
| Maintenance and Repairs | 1,493 | 853 |
| Outside Maintenance and Repairs | 295 | 193 |
| Gardening | 63 | 139 |
| Sundry including Hygiene costs | 241 | 192 |
| | <u>9,132</u> | <u>8,454</u> |
| CAPITAL AND MAJOR IMPROVEMENTS | | |
| Replace Guttering | 990 | 0 |
| New outside tap | 120 | 0 |
| Replace Fence and Gatepost | 0 | 1,899 |
| | <u>1,110</u> | <u>1,899</u> |

BALANCE SHEET
As at 31st December 2024

| | 2024 | 2023 |
|--|---------------|---------------|
| Fixed Assets | | |
| Land and Building | See Note 3 | 120 |
| Current Assets | | |
| Cash | 61 | 76 |
| Bank | 28,472 | 26,872 |
| Debtors | 2,724 | 2,484 |
| Prepayments | 255 | 257 |
| | 31,512 | 29,689 |
| Current Liabilities | | |
| Advance Receipts | 0 | -40 |
| Creditors and Accruals | -473 | -1,634 |
| | -473 | -1,674 |
| | 31,159 | 28,135 |
| Opening surplus | 18,135 | 17,152 |
| (Deficit) / Surplus | 3,023 | 984 |
| Accumulated Surplus Carried Forward | 21,159 | 18,135 |
| | | |
| Reserve for Major Expenditure | 10,000 | 10,000 |
| | 31,159 | 28,135 |

Approved

Chairman
Treasurer

date
5. Feb. 2025 (M Edwards)
(J Taylor)

NOTES TO THE ACCOUNTS

- Note 1** Basis of Accounting: These accounts are prepared using the receipts and payments method adjusted for yearend debtors and creditors
- Note 2** Following on from the Covid 19 outbreak commencing in 2020, the Government has continued to provide the Retail, Hospitality and Leisure sectors with support by providing 75% relief on Business Rates affecting both 2024 and 2023.
- Note 3** Land and Building: The Village Hall building and associated land was transferred on 1 January 2021 into the West Peckham Village Hall Charitable Incorporated Organisation at nil consideration. The land and building are included in these accounts at the nominal cost, being the Land Registry transfer fee paid.

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Accounts

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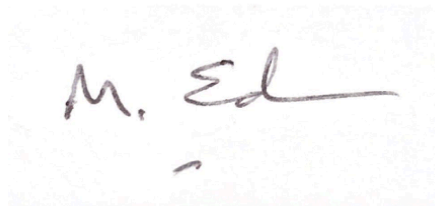
Charity Number: 1190977

**2023
TRUSTEES ANNUAL REPORT**

Trustees during the period ending 31 December 2023

Matthew Edwards (Chair)
Peter Johnson
Caroline Pearce
Liz Reading
Susan Simpson
John Taylor (Treasurer)
Sarah Thompson
Ron Wright (Bookings Clerk)

Signed on behalf of the trustees:

A handwritten signature in dark ink, appearing to read 'M. Ed', is written over a light-colored rectangular background.

Matthew Edwards (Chair)
3 April 2024

2023 saw the village hall return to something more like business as usual after three years of dealing with the pandemic and making major improvements to the hall.

Hire income rose to £10,997, a rise of 39% from 2022. This is similar to the 2019 income of £10,775, and so marks a welcome recovery to pre-pandemic levels. Most of this income came from regular hires (£9,229, an increase of 52% from 2021) including dog training, an art club, yoga and pilates classes, band practice, law exams, and meetings of the parish council and the West Peckham WI. We were also pleased to welcome two new regular hirers this year, the West Kent Spiritist Group and the Dog Squad who do scent training. Alongside this, the hall is used on a more occasional basis for important village events such as Arts and Crafts fairs, the village's Christmas drinks party, and government elections when it serves as a polling station.

Total expenditure for the year increased by 14% to £10,353. Ongoing expenditure for the year increased by 22% to £8,454, with over half of this going on cleaning, electricity and maintenance and repairs. The increase from 2022 was driven mainly by higher electricity costs (32p per kWh in 2023, up from 16p in 2022) and by increased maintenance costs for the air conditioning and the fire safety equipment. Expenditure of £1,899 on improvements remained at the lower level achieved in 2022 (£2,202) after the major work in 2021 on the toilets and the hall floor (£10,268). Projects this year included landscaping the east side of the car park under the leadership of Caroline Pearce and repair of the fencing on the west side of the hall.

The increase in income and the continued low levels of capital and improvement expenditure led to a surplus for the year of £984. The Trustees therefore decided to keep rates the same as last year.

I would like to conclude by offering thanks to my fellow trustees for their continuing support and their hard work both running and improving the hall and by encouraging villagers to make use of the hall.

Matthew Edwards
Chair

WEST PECKHAM VILLAGE HALL Charitable Incorporated Organisation (CIO)
(Registered Charity no. 1190977)

Accounts for the Year to 31st December 2023

INCOME AND EXPENDITURE ACCOUNT

| | | 2023 | 2022 |
|--------------------------------|-------------------------------|---------------|----------------|
| | | £ | £ |
| INCOME | | | |
| Caro Kennett | Art Club | 1,024 | 825 |
| Felicity Crouch/Milligan | Pilates | 546 | 474 |
| Sam Petter | Yoga | 627 | 317 |
| Georgia D'Arcy | Dance | 1,109 | 1,094 |
| Louise Ince | Canine Performers | 1,428 | 566 |
| Sue Julian | Dog Training | 629 | 330 |
| Sue Gaines | Dog Training | 0 | 48 |
| Gordon Hardwick | West Kent Big Band | 592 | 252 |
| Peter Marshall | Band Practice U3A | 196 | 603 |
| Colin Wheeler | Hilden Brass | 388 | 268 |
| Carol Filtner (Colin Wheeler) | Second Wind | 36 | 84 |
| TS Spiritualist Group | West Kent Spiritist Group | 1,395 | 0 |
| Beverley Duval/Showler | U3A Choir | 0 | 90 |
| Stephen Thomas Law | Law Exams | 534 | 421 |
| Syrah Martjn | The Dog Squad | 72 | 0 |
| WPPCC Mary-Anne Gribbon | Alpha Course /Childrens Choir | 240 | 158 |
| West Peckham Parish Council | | 72 | 108 |
| West Peckham WI | | 341 | 416 |
| | Regular Hires | 9,229 | 6,054 |
| T&MBC Elections | | 330 | 0 |
| OF Productions (Buds) Ltd | Larkins Filming | 0 | 264 |
| BBC Home Services | 'Any Questions' & 'PM' | 0 | 300 |
| Arts and Crafts Fair | two events | 350 | 0 |
| Casual | | 1,088 | 1,276 |
| TOTAL HALL HIRE | | 10,997 | 7,894 |
| Fete | | 0 | 0 |
| Village Christmas Drinks | two years' events | 100 | 0 |
| TOTAL DONATIONS/GRANTS | | 100 | 0 |
| Interest | | 240 | 0 |
| TOTAL INCOME | | 11,337 | 7,894 |
| Ongoing expenditure | | 8,454 | 6,904 |
| Capital and Major Improvements | | 1,899 | 2,202 |
| TOTAL EXPENDITURE | | 10,353 | 9,106 |
| Surplus / (Deficit) | | 984 | (1,212) |

| | 2023 | 2022 |
|--|--------------|--------------|
| | £ | £ |
| EXPENDITURE | | |
| Electricity | 1,665 | 791 |
| Insurance | 844 | 812 |
| Cleaning (inside and windows) | 3,019 | 2,812 |
| Rates | 140 | 266 |
| Fire Equipment Maintenance and Repair | 547 | 262 |
| Air Con Equipment Maintenance and Repair | 523 | 226 |
| Music Licence (PRS Royalties) | 142 | 107 |
| Water | 197 | 225 |
| Maintenance and Repairs | 853 | 673 |
| Outside Maintenance and Repairs | 193 | 275 |
| Gardening | 139 | 156 |
| Sundry including Hygiene costs | 193 | 237 |
| Rural Kent | 0 | 62 |
| | <u>8,454</u> | <u>6,904</u> |
| CAPITAL AND MAJOR IMPROVEMENTS | | |
| Outside painting | 0 | 604 |
| New soakaway | 0 | 1,598 |
| Replace Fence and Gatepost | 1,899 | - |
| | <u>1,899</u> | <u>2,202</u> |

BALANCE SHEET
As at 31st December 2023

| | 2023 | 2022 |
|--|------------|---------|
| Fixed Assets | | |
| Land and Building | See Note 3 | 120 |
| | | 120 |
| Current Assets | | |
| Cash | 76 | 90 |
| Bank | 26,872 | 25,570 |
| Debtors | 2,484 | 1,680 |
| Prepayments | 257 | 454 |
| | 29,689 | 27,794 |
| Current Liabilities | | |
| Advance Receipts | (40) | (203) |
| Creditors and Accruals | (1,634) | (559) |
| | (1,674) | (762) |
| | 28,135 | 27,152 |
| Opening surplus | 17,152 | 18,364 |
| (Deficit) / Surplus | 984 | (1,212) |
| Accumulated Surplus Carried Forward | 18,135 | 17,152 |
| Reserve for Major Expenditure | 10,000 | 10,000 |
| | 28,135 | 27,152 |

Approved

Chairman
Treasurer

M. Edwards
J. Taylor

date 16.1.2024
(M Edwards)
(J Taylor)

NOTES TO THE ACCOUNTS

- Note 1** Basis of Accounting: These accounts are prepared using the receipts and payments method adjusted for yearend debtors and creditors
- Note 2** The Village Hall was impacted by the Government regulations relating to the the Covid 19 Coronavirus pandemic and the Hall was shut at various periods in 2021 as part of the national lockdown strategy. Although there were periods of less severe restrictions hiring was restricted. In relation to the economic impact, Government and Local Council (Tonbridge & Malling Borough Council (T&MBC)) provided support grants to the Hall in 2021 and for Business Rates, full relief in 2021/2 and partial relief (50%) in 2022/23.
- Note 3** Land and Building: The Village Hall building and associated land was transferred on 1 January 2021 into the West Peckham Village Hall Charitable Incorporated Organisation at nil consideration. The land and building are included in these accounts at the nominal cost, being the Land Registry transfer fee paid.

WEST PECKHAM VILLAGE HALL CHARITABLE INCORPORATED ORGANISATION

England & Wales - Charity number 1190977

Accounts

**West Peckham Village Hall
Charitable Incorporated Organisation**

Church Road
West Peckham
Maidstone
Kent
ME18 5JJ


Charity Number: 1190977

**2022
TRUSTEES ANNUAL REPORT**

Trustees during the period ending 31 December 2022

Matthew Edwards (Chair)
Peter Johnson
Caroline Pearce
Liz Reading
Susan Simpson
John Taylor (Treasurer)
Sarah Thompson
Ron Wright (Bookings Clerk)
xx Trustee with dispensation (resigned 1 March 2022)

Signed on behalf of the trustees:



A handwritten signature in dark ink, appearing to read 'M. Ed', is written over a faint, light-colored rectangular stamp or watermark.

Matthew Edwards (Chair)
9 March 2023

This is the second annual report of the West Peckham Village Hall Charitable Incorporated Organisation (CIO), charity number 1190977.

2022 was the first full year of operation following the COVID pandemic, and meant that the 2021 support and restart grant income from Tonbridge & Malling Borough Council came to an end. This was expected, and I noted in the 2021 report that “rebuilding usage and hirer income will be a key challenge for 2022”. I am pleased to say that this did recover, with income from regular hires of £6,054, an increase of 68% from 2021. Income from one off hires also improved by 20% to £1,840, despite much reduced income from the Larkins filming and the absence of any election income. Total income from hall hire therefore amounted to £7,894.

This exceeded ongoing expenditure for the year (as opposed to expenditure on capital projects and major improvements) of £6,904. Ongoing expenditure did however increase by 45% mainly due to higher electricity costs reflecting greater usage and higher cleaning costs due to a new contract. Hirer Rates have not been increased for the last two years, but the higher running costs of the hall including a rise in the electricity price mean that the rates will have to be raised in 2023.

Expenditure on capital projects and major improvements was much lower than 2021 (£2,202, down from £10,268) reflecting the fact that major maintenance work is now complete. Projects for the year included improving the look of the hall by repainting the front and improving the drainage of the car park by installing a soakaway on the east side. This capital project expenditure meant that there was a deficit for the year of £1,212, leaving a surplus carried forward of £27,152, of which £10,000 is held in a reserve for major expenditure.

2022 did therefore mark a welcome return to business as usual for the hall. Two events did however take the hall into new territory, the successful hosting of BBC Radio 4’s Any Questions on 7 October and the excellent Village Christmas party on 9th December. On both occasions it was great to see the hall being used for new purposes and I hope this will continue in 2023.

I would like to conclude by offering my thanks to my fellow trustees for their continuing support and hard work both running and improving the hall.

WEST PECKHAM VILLAGE HALL Charitable Incorporated Organisation (CIO)
(Registered Charity no. 1190977)

Accounts for the Year to 31st December 2022

INCOME AND EXPENDITURE ACCOUNT

| | | 2022 | 2021 |
|---|---------------------------------|----------------|---------------|
| | | £ | £ |
| INCOME | | | |
| Caro Kennett | Art Club | 825 | 128 |
| Felicity Crouch/Miligan | Pilates | 474 | 189 |
| Sam Petter | Yoga | 317 | - |
| Georgia D'Arcy | Dance | 1,095 | 60 |
| Louise Ince | Canine Performers | 566 | 441 |
| Sue Julian | Dog Training | 330 | 140 |
| Sue Gaines | Dog Training | 48 | - |
| Gordon Hardwick | West Kent Big Band | 252 | 264 |
| Peter Marshall | Band Practice U3A | 603 | 391 |
| Colin Wheeler | Hidden Brass | 268 | 204 |
| Carol Fitness (Colin Wheeler) | Second Wind | 84 | 36 |
| Beverley Duval/Showler | U3A Choir | 90 | - |
| Debbie Jamieson | Kings Hill Gymnastics Acad. | 0 | 1,341 |
| Stephen Thomas Law | Law Exams | 421 | - |
| WPPCC Mary-Anne Gribbon | Childrens Choir | 158 | 121 |
| West Peckham Parish Council | | 108 | 48 |
| West Peckham WI | | 416 | 230 |
| | Regular Hires | 6,054 | 3,593 |
| | | 0 | 330 |
| T&MBC Elections | | 0 | 800 |
| OF Productions (Buds) Ltd | Larkins Filming | 264 | 800 |
| BBC Home Services | 'Any Questions' & 'PM' on 7 Oct | 300 | - |
| Casual | | 1,276 | 406 |
| TOTAL HALL HIRE | | 7,894 | 5,129 |
| | | 0 | 0 |
| Fete | | 0 | 8,000 |
| T&MBC Covid 19 Local Restrictions Restart Grant | See Note 2 | 0 | 8,859 |
| T&MBC Covid 19 Local Restrictions Support Grant | See Note 2 | 0 | 8,859 |
| TOTAL DONATIONS/GRANTS | | 0 | 16,859 |
| | | 0 | 1 |
| Interest | | 0 | 1 |
| TOTAL INCOME | | 7,894 | 21,988 |
| | | 6,904 | 4,776 |
| Ongoing expenditure | | 2,202 | 10,268 |
| Capital and Major Improvements | | 9,106 | 15,044 |
| TOTAL EXPENDITURE | | 9,106 | 15,044 |
| | | (1,212) | 6,945 |
| (Deficit) / Surplus | | (1,212) | 6,945 |

| | 2022 | 2021 |
|---|-------------------|---------------|
| | £ | £ |
| EXPENDITURE | | |
| Electricity | 791 | 594 |
| Insurance | 812 | 792 |
| Cleaning (inside and windows) | 2,811 | 919 |
| Rates | See Note 2 266 | 136 |
| Fire Equipment Maintenance and Repair | 262 | 454 |
| Air Con Equipment Annual Maintenance | 226 | - |
| PRS Royalties | 107 | 230 |
| Water | 225 | 203 |
| Maintenace and Repairs | 673 | 697 |
| Outside Maintenance | 275 | 364 |
| Gardening | 156 | 235 |
| Sundry including Hygiene costs | 237 | 100 |
| Rural Kent | 62 | 52 |
| | <u>6,904</u> | <u>4,776</u> |
| CAPITAL AND MAJOR IMPROVEMENTS | | |
| Outside painting | 604 | - |
| New soakaway | 1,598 | - |
| Replacement of Fire Alarm System | | 793 |
| Floor Refurbishment | | 2,793 |
| Exit Paths | | 1,845 |
| Toilet Refurbishment | | 4,835 |
| | <u>2,202</u> | <u>10,268</u> |

BALANCE SHEET
As at 31st December 2022

| | 2022 | 2021 |
|--|----------------|-----------------|
| Fixed Assets | | |
| Land and Building | See Note 3 | 120 |
| Current Assets | | |
| Cash | 90 | 86 |
| Bank | 25,570 | 27,655 |
| Debtors | 1,680 | 1,002 |
| Prepayments | 454 | 313 |
| | <u>27,794</u> | <u>29,056</u> |
| Current Liabilities | | |
| Advance Receipts | (203) | (228) |
| Creditors and Accruals | (559) | (584) |
| | <u>(762)</u> | <u>(812)</u> |
| | <u>27,152</u> | <u>28,364</u> |
| Opening surplus | 18,364 | 21,419 |
| (Deficit) / Surplus | <u>(1,212)</u> | <u>6,945</u> |
| | 17,152 | 28,364 |
| Less Transfer to Reserve for Major Expenditure | | <u>(10,000)</u> |
| Accumulated Surplus Carried Forward | <u>17,152</u> | <u>18,364</u> |
| Reserve for Major Expenditure | 10,000 | 10,000 |
| | <u>27,152</u> | <u>28,364</u> |

Approved

Chairman
Treasurer

M. Ed
J Taylor

date 17 Jan 2023
(M Edwards)
(J Taylor)

NOTES TO THE ACCOUNTS

- Note 1** Basis of Accounting: These accounts are prepared using the receipts and payments method adjusted for yearend debtors and creditors
- Note 2** The Village Hall was impacted by the Government regulations relating to the the Covid 19 Coronavirus pandemic and the Hall was shut at various periods in 2021 as part of the national lockdown strategy. Although there were periods of less severe restrictions hiring was restricted. In relation to the economic impact, Government and Local Council (Tonbridge & Malling Borough Council (T&MBC)) provided support grants to the Hall in 2022 and for Business Rates, full relief in 2021/2 and partial relief (50%) in 2022/23.
- Note 3** Land and Building: The Village Hall building and associated land was transferred on 1 January 2021 into the West Peckham Village Hall Charitable Incorporated Organisation at nil consideration. The land and building are included in these accounts at the nominal cost, being the Land Registry transfer fee paid.

WEST PECKHAM VILLAGE HALL CHARITABLE INCORPORATED ORGANISATION

England & Wales - Charity number 1190977

Accounts

**West Peckham Village Hall
Charitable Incorporated Organisation**

Church Road
West Peckham
Maidstone
Kent
ME18 5JJ

Charity Number: 1190977

**2021
TRUSTEES ANNUAL REPORT**

Trustees during the period ending 31 December 2021

Matthew Edwards (Appointed Trustee & Chair on 20 January 2021)

Peter Johnson (Chair up to 20 January 2021)

Caroline Pearce

Liz Reading

Susan Simpson

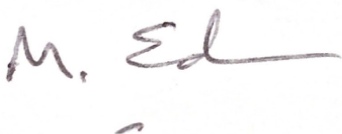
John Taylor (Treasurer)

Sarah Thompson

Ron Wright (Bookings Clerk)

xx Trustee with dispensation

Signed on behalf of the trustees:

A handwritten signature in dark ink, appearing to read 'M. Ed', is written over a faint, light-colored rectangular stamp or watermark.

Matthew Edwards (Chair)
3 May 2022

Objectives and Governance

This is the first annual report of the West Peckham Village Hall Charitable Incorporated Organisation (CIO), charity number 1190977. The charity was established in August 2020 to take over management of the hall from the West Peckham Village Hall Association, charity number 226622, with the continuing purpose of providing a village hall for sports and recreation to benefit inhabitants of the local area.

Following an election held as part of the first meeting of the new organisation all trustees of the previous charity became trustees of the CIO, and continue to take into account the Charity Commission guidance on public benefit when making decisions in relation to the running of the charity. Elections will be held each year as part of the Annual General Meeting.

Transition to this new charity is now complete, with the bank balances moved over, the title to the village hall transferred from the West Peckham Parish Council, and the previous charity removed from the Charity Commission register. Management of the hall by the new charity formally began on 1 January 2022.

Use of the Hall & Covid-19

Like 2020, the year was dominated by the continuing COVID pandemic and the resulting restrictions. The hall was completely closed at the start of the year and remained so with the start of national lockdown on 6 January. Re-opening happened gradually in line with the government's roadmap steps as follows:

- Step 2, 12 April: opened for children's gymnastics & for use as a polling station
- Step 3, 17 May: reopened for permitted users following the guidance on social distancing
- Step 4, 19 July: fully reopened.

Although many regular hirers of the hall have returned, usage has not yet returned to pre-pandemic levels.

Financial Report

Accounts for the hall have been filed separately, and show that in spite of the lower levels of hiring due to the pandemic the Village Hall finances remain strong. This is mainly due to government grants of £16,859 (£10,000 in 2020) and relief from Business Rates. Income from hirers also increased to £5,129, up from £3,517

in 2020. This was slightly higher than the ongoing expenditure of £4,776, down slightly from £5,216 in 2020.

It might appear from this that the hall finances are broadly sustainable with hirer income covering ongoing costs, and a bank balance of £27,655 available to cover capital expenditure. This would be misleading as hirer income in 2021 was considerably boosted by one off items, including the crew filming the Larkins (£800) and the use as a polling station for an election (£330). It also included regular income we have now lost, such as the childrens' gymnastics (£1,341). Rebuilding usage and hirer income will be a key challenge for 2022.

The charity has recently adopted a policy of maintaining a reserve of £10,000 to cover unplanned expenditure on the fabric of the hall and any periods of unforeseen closure. At the end of 2021 this was covered by the surplus carried forward of £28,364, of which £27,655 was held as cash at the bank.

Key Achievements

Closure of the hall and the grant money did however allow us to proceed with much needed maintenance of the physical fabric of the hall including:

- refurbishment of the floor in the main hall
- new closets and floors in the toilets
- an external concrete path from fire exit doors to the car park
- replacement of the fire alarm panel with an up to date unit.

In addition to this, the hall was registered on Google Maps, and a Google Workspace was set up which has provided a shared drive for village hall documents and dedicated email addresses for all trustees.

Health and Safety

User and visitor health and safety remains a top priority. Building the concrete path from the fire exits has allowed us to reduce the hazard assessment for the main hall. We have also agreed a safeguarding policy which we believe strikes the right balance between our responsibility as trustees and the obligations of our hirers to safeguard users of the hall.

Unhappily, there was one accident reported in the year during the use of the hall by the crew filming the Larkins. This did not cause

lasting injury, and the cause of the accident, a weakened manhole cover, has now been addressed.

Chair's Closing Remarks

As well as this being the first full year for the new organisation, it is also my first year as Chair. I would like to conclude with thanks to the previous Chair, Peter Johnson for handing over an organisation with most of the hard work already done in terms of the new legal structure, maintenance of the hall, establishment of proper policies and procedures and for making the hall compliant with COVID guidelines. I would also like to thank the other trustees for their continuing support and hard work which has made my job a relatively easy one.

WEST PECKHAM VILLAGE HALL CHARITABLE INCORPORATED ORGANISATION
(Registered Charity no. 1190977)

Accounts for Period since Incorporation 23 August 2020 to 31st December 2021

INCOME AND EXPENDITURE ACCOUNT



| | | 12 mths 2021 | 12 mths 2020 |
|--|-----------------------------|--------------|--------------|
| | | See Note 2 | See Note 3 |
| | | £ | £ |
| INCOME | | | |
| Caro Kennett | Art Club | 128 | 180 |
| Elizabeth Harbour | Art for Enjoyment Class | 0 | 480 |
| Felicity Milligan | Pilates | 189 | 150 |
| Nicola Wignall | Pilates | 0 | 300 |
| Sam Petter | Yoga | 0 | 90 |
| Georgia D'Arcy | Dance | 60 | 132 |
| Pauline Nix | Lunch Club | 0 | 310 |
| Louise Ince | Canine Performers | 441 | 240 |
| Sue Julian | Dog Training | 140 | 460 |
| Jenny Lunn | Dog Training | 0 | 350 |
| Sue Gaines | Dog Training | 264 | 90 |
| Peter Marshall | Band Practice USA | 391 | 190 |
| Colin Wheeler | Hidden Brass | 204 | 120 |
| Colin Wheeler | Second Wind | 36 | 20 |
| Karen Usher | Kings Hill USA | 0 | 75 |
| Debbie Jamieson | Kings Hill Gymnastics Acad. | 1341 | 70 |
| WPPCC Mary-Anne Gribbon | Childrens Choir | 121 | - |
| West Peckham Parish Council | | 48 | 12 |
| West Peckham WI | | 230 | 90 |
| T&MBC Elections | | 330 | 0 |
| OF Productions (Buds) Ltd | Larkins Filming | 800 | - |
| Casual | | 406 | 158 |
| TOTAL HALL HIRE | | 5129 | 3517 |
| Fete | | 0 | - |
| Sundry | | 0 | - |
| Government Covid 19 Small Business Support Grant | See Note 4 | 0 | 10000 |
| T&MBC Covid 19 Local Restrictions Restart Grant | See Note 4 | 8000 | - |
| T&MBC Covid 19 Local Restrictions Support Grant | See Note 4 | 8859 | 1334 |
| TOTAL DONATIONS | | 16859 | 11334 |
| Interest | | 1 | 13 |
| TOTAL INCOME | | 21989 | 14864 |
| Ongoing expenditure | | 4776 | 5216 |
| Capital and Major improvements | | 10268 | 6449 |
| TOTAL EXPENDITURE | | 15044 | 11665 |
| Surplus/(excess expenditure) | | 6945 | 3199 |

| | 2021 | 2020 |
|---------------------------------------|-------------------|-------------|
| | £ | £ |
| EXPENDITURE | | |
| Electricity | 594 | 514 |
| Insurance | 792 | 786 |
| Cleaning (inside and windows) | 919 | 956 |
| Rates | See Note 4 136 | 131 |
| Fire Equipment Maintenance and Repair | 454 | 1366 |
| PRS Royalties | 230 | 162 |
| Water | 203 | 159 |
| Repairs | 697 | 235 |
| Outside Maintenance | 364 | - |
| Gardening | 235 | 240 |
| Sundry | 100 | 315 |
| Covid 19 related Hygiene Costs | 0 | 301 |
| Rural Kent | 52 | 52 |
| | 4776 | 5216 |
| CAPITAL AND MAJOR IMPROVEMENTS | | |
| New outside emergency lighting | - | 336 |
| PA System | - | 243 |
| Hot Water heating system | - | 2347 |
| Air conditioning unit | - | 3523 |
| Replacement of Fire Alarm system | 793 | - |
| Floor Refurbishment | 2793 | - |
| Exit Paths | 1846 | - |
| Toilet Refurbishment | 4836 | - |
| | 10268 | 6489 |

BALANCE SHEET
As at 31st December 2021

| | 2021 | Transferred at 1 Jan 2021 |
|--|-------------------|------------------------------|
| Fixed Assets | | |
| Land and Building | See Note 5 | 120 |
| Current Assets | | |
| Cash | 86 | 81 |
| Bank | 27655 | 20984 |
| Debtors | 1002 | 132 |
| Prepayments | 313 | 592 |
| | <u>29056</u> | <u>21789</u> |
| Current Liabilities | | |
| Advance Receipts | -228 | -370 |
| Creditors and Accruals | -584 | - |
| | <u>-812</u> | <u>-370</u> |
| | <u>See Note 2</u> | <u>28364</u> |
| Surplus | | |
| Opening surplus | 21419 | 18220 |
| (Deficit) / Surplus | 6945 | 3199 |
| | <u>28364</u> | <u>21419</u> |
| Less Transfer to Reserve for Major Expenditure | -10000 | |
| Accumulated Surplus Carried Forward | <u>18364</u> | <u>21419</u> |
| Reserve for Major Expenditure | 10000 | |
| | <u>See Note 2</u> | <u>28364</u> |

Approved

| | | | | |
|-----------|---|------|--------------|-------------|
| Chairman |  | date | 2 March 2022 | (M Edwards) |
| Treasurer |  | | 2 MAR 22 | (J Taylor) |

NOTES TO THE ACCOUNTS

- Note 1** Basis of Accounting: These accounts are prepared using the receipts and payments method adjusted for yearend debtors and creditors
- Note 2** There were no transactions of West Peckham Village Hall Charitable Incorporated Organisation from Incorporation on 26 August 2020 until 1 January 2021. On 1 January 2021, all the Assets, Liabilities and Accumulated Surplus of West Peckham Village Hall Association (registered Charity no. 226622) were transferred into the West Peckham Village Hall Charitable Incorporated Organisation at Nil consideration in accordance with an Asset Transfer Agreement signed by both parties and dated 31 December 2020.
- Note 3** Income and Expenditure comparative figures for the year ended 31 December 2020 refer to the transactions in the Accounts of West Peckham Village Hall Association
- Note 4** The Village Hall was impacted by the Government regulations relating to the the Covid 19 Coronavirus pandemic and the Hall was shut at various periods as part of the national lockdown strategy. Although there were periods of less severe restrictions hiring was restricted. In relation to the economic impact, Government and Local Council (Tonbridge & Malling Borough Council (T&MBC)) provided support grants to the Hall and relief from Business Rates.
- Note 5** Land and Building: The Village Hall building and associated land was transferred from West Peckham Parish Council into the West Peckham Village Hall Charitable Incorporated Organisation at Nil consideration. The land and building are included in these accounts at the nominal cost, being the Land Registry transfer fee paid.