

# KENTON VICTORY HALL

England & Wales · Charity number 1200010

## Details

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**Status** Registered

**Legal form** CIO

**Registered** 2022-08-09

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

## Contact

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**Address** Little Beredens  
Kenton  
Exeter  
EX6 8JA

**Phone** 01626891311

**Email** [victoryhallkenton@gmail.com](mailto:victoryhallkenton@gmail.com)

**Website** <http://www.kentonvictoryhall.co.uk>

## Activities

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**Objects:** TO ESTABLISH AND RUN A VILLAGE HALL AND TO PROMOTE FOR THE BENEFIT OF THE INHABITANTS OF THE PARISHES OF KENTON AND POWDERHAM IN THE COUNTY OF DEVON AND OF THE SURROUNDING AREA WITHOUT DISTINCTION OF SEX, SEXUAL ORIENTATION, AGE, DISABILITY, NATIONALITY, RACE OR POLITICAL, RELIGIOUS OR OTHER OPINIONS, THE PROVISION AND MAINTENANCE OF FACILITIES FOR EDUCATION, ENTERTAINMENT, SOCIAL DEVELOPMENT, SPORT, 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 provision and maintenance of facilities for education, entertainment, social development, sport, recreation, or other leisure time occupation

## Classification

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- **How:** Provides Buildings/facilities/open Space
- **What:** Education/training, The Advancement Of Health Or Saving Of Lives, Disability, Arts/culture/heritage/science, Amateur Sport, Recreation
- **Who:** Children/young People, Elderly/old People, People With Disabilities, People Of A Particular Ethnic Or Racial Origin, The General Public/mankind

## Geography

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- Devon

## Finances

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Period end	Income	Expenditure	Assets	Employees
2025-12-31	£30,657	£27,090	-	-
2024-12-31	£0	£0	-	-
2023-12-31	£0	£0	-	-

## Trustees

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Name	Role	Appointed
<b>Kim Caroline Harding Rains</b>	Chair	2010-09-16
ALAN DAVID CAIG		2024-01-16
Anette Grahns-Doan		2026-04-14
Carol Ann Broadhurst		2023-05-09
Caroline Penelope Howe		2023-02-28
Dr Julia Munn		2026-04-14
Laraine Susan Cheetham		2023-02-28
Richard Edmund Keeley		2023-04-11

**KENTON VICTORY HALL**

England & Wales - Charity number 1200010

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# Accounts

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# Kenton Victory Hall Annual Report 2025

## The purpose and objectives of the Hall

The trustees of Kenton Victory Hall run a village hall for the benefit of the inhabitants of the Parishes of Kenton and Powderham and of the surrounding area. They provide and maintain facilities for education, entertainment, social development, sport, 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.

The Hall is situated in the village of Kenton, on the West Bank of the River Exe, It comprises a large Main Hall with stage, a smaller committee and meeting room and ancillary rooms for catering and toilets for able and disabled Hall users.

## How has the Hall been used?

In 2025, the Hall was a regular venue for village groups.

Sports included badminton, short mat bowls and pickleball.

Exercise classes included yoga, pilates, Fitsteps, Flexercise and Tai Chi

Leisure classes include Ballroom dancing and Scottish dancing.

Health sessions have included complementary therapy training, psychological therapy training and instruction in the Alexander technique. Music therapy by the Towersey Foundation.

Education included language classes, book group meetings, Women's Institute, The Kenton Past and Present Historical group, computer safety and scam avoidance education for the older age groups, and use by the local primary school during a generator failure.

Crafts have included a weekly Craft group, wreath making, resin modelling and a Craft fair.

Other cultural events include a practice Hall for a recorder orchestra, a local band, the local singing group and for a majorette group, workshops by Swing Exe dance group, workshops by local Belly Dance groups, a showcase by the Wren Music group and a performance by a famous folk singer on his tour.

Village groups using the Hall included the Parish Council, the trustees of the Village Hall, the Allotment steering group, the Dolphin pub regeneration group and events by the Village Twinning Association and other twinning associations.

A fund raising event with a talk by a local artist for a environmental charity Give 2 Go Green.

The committee, in liaison with other social groups, have organised ceilidhs for the village and surrounding area.

The Hall has been used for training for a residential home for residents with severe learning difficulties and behavioural problems.

The Hall continues to be the village polling station and is the disaster relief centre for the Village, and this year was used by the school after an electrical failure.

The Hall has provided a base for residential stays for Brownie and Guide groups.

Social and fund raising events have been held by the Force cancer charity.

Social events have included village celebrations and private parties for both adults and children, wedding receptions and celebrations of lives, religious celebrations by the local Kerala community.

The Hall has been used as an outlet for sale of garden goods and has provided equipment for charity fundraising events.

## **How is the charity run?**

The Hall is run by a board of seven trustees who act on a voluntary basis. The Hall engage the services of a cleaner, local gardener, roofing and electrical companies and a booking secretary. The trustees meet on a monthly basis but more urgent matters are discussed in a WhatsApp group. Monthly meetings are minuted and there is a Annual General meeting open to all residents of Kenton, Powderham and the surrounding area.

## **Achievements of 2025**

- Internal redecoration and external woodwork
- Installation of new matting of entrance hall
- Installation of ambient wall lights for evening and cultural events
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## **Report of the Chair, Kim Rains, to the Annual General Meeting 10th February 2026**

Welcome everyone to our round up for 2025.

From 01/01/2025 with the transfer of assets from Kenton Victory Hall to Kenton Victory Hall, we became a Charitable Incorporated Organisation (CIO). We are the process of transferring the building to the new charity and will then close the old charity.

We continue to welcome our regular groups, including yoga, pilates, fitness, dance classes, craft group and book club. Its great to have local use of the hall growing steadily for special occasions and celebrations.

With the worsening and more frequent flooding of the village, we remain an emergency reception centre for the village.

We have had a redecoration of the internal walls and woodwork.

We have installed new matting across the entrance hall to prevent ingress of water and dirt to our wooden floor.

We have installed new softer wall lights which have been welcomed by the groups, especially those with a spiritual and therapeutic nature.

Our aims this year are to install new non slip floor coverings in the toilets and kitchen foyer.

The blue plastic chairs are beginning to become tired and we are investigating new chairs, taking ease of storage and movement and comfort into account.

Unfortunately the Hall has had some episodes of minor trespass, damage and ingress into the Hall and reluctantly we have felt the need to install CCTV to monitor the entrance from the car park. Suitable warning signs are being fitted.

We had two draws from the 200 club with some very happy winners, our next draw will be in June, don't forget to renew your membership.

We thank Alan Connett and Devon County Council for the grant given to the hall to support the installation of the floor coverings in the kitchen foyer and toilets.

A thank you is due to Jo for her cleaning duties and keeping the hall spotless. Many users have told me how much they appreciate this

A grateful thank you to the committee who have been so reliable and flexible in attending our monthly meetings, now in person again but occasionally via zoom and sometimes a mixture of both, your commitment is truly appreciated.

A big thank you again to the committee for their support with the ceilidhs and table top sales organised with other groups within the village to raise funds to support the hall.

And lastly a thank you to Simon who has been so conscientious in his duties as booking secretary And truly goes above and beyond to make users experience as positive as possible.

We do need more Committee members to enable us to be quorate for each meeting, the commitment is for approximately 90 minutes monthly for 10 months we have a break in December and August.

We would love to welcome you on board.

## **How is the Hall financed?**

The income of the Hall is predominantly by rental income with grants being sought from District and County Councils for capital expenditure or major maintenance items.

There is also the 200 Club, with yearly subscriptions of village residents, with 50% going to a prize fund and 50% to help with the development of the Hall.

The Hall also receives a regular income from the electricity generated by the PV cells on the south facing roof.

Occasional income is raised via functions and table top sales and Easy Fundraising.

## **The 2025 accounts**

These can be reviewed on the Charity Commission website, along with the report of the Independent Examiner.

Income was £30,656.82, Expenditure was £27,089. The major individual expenditures were redecoration costing £5835, installation of the new wall lights at £1240 and installation of the entrance at £1009.

Electricity at £4607 and water at £1265 remain large expenditures and we have negotiated fixed 3 year contracts with both utility companies.

These expenditures were met by the use of rental income and income from the 200 Club.

**Reserves:** On 31st December 2025, the Hall had £18,261 in cash and money held in the bank, enough to pay all monthly expenditure for 8 months in the absence of any income.

Future expenditure in 2026 will include conveyancing costs of about £1,500, replacement of the toilet flooring at £1,305. Quotes for new chairs have ranged from £5,539 to £13,549.

Rot, high winds and the overgrowth of vegetation from neighbouring properties has compromised the fence close to the entrance gate and will need repair. £1000 has been set side for repairs. The independent examiner will be appointed at the AGM and his report can be viewed under the charity's return to the Charity Commission in due course.

## **Trustees on 31st December 2025**

Kim Rains	Chair
Richard Keeley	Treasurer
Caroline Howe	Secretary
Alfredda Lake	
Carol Cranfield	
Laraine Small	
Alan Caig	

**Kenton Victory Hall - Charity number 1200010 Statement of Accounts for the year 2025**

Opening Balances			<u>2025</u>		Old charity 294168	<u>2024</u>
	Cash		72.65			62.50
	Lloyds Bank old		14374.68			13458.69
	Lloyds Bank CIO account		0			0
	Stock		338.14			756.87
				14785.47		14278.06
add Income						
	Rents		11377.00			11214.00
	Lets/Hire		13085.20			11627.50
	Electric -PV		3390.75			2911.14
	Electric -Meters		179.00			109.50
	Grants / Donations		364.83			568.00
	150 Club		1975.00			1310.00
	Events	2318.00			2195.65	
	<i>less costs</i>	2032.96	285.04		1739.08	456.57
	Interest		0.00			0.00
	Misc		0.00			0.00
	<i>Deposits</i>					
				30656.82		28196.71
less Expenditure						
	Cleaning		4734.00			4482.00
	Booking Secy		1440.00			1560.00
	Maintainance/ Repairs		8511.55			11894.38
	Materials		624.37			592.23
	Electric		4606.72			4390.92
	Water		1264.97			676.69
	Clean Windows/Bins		95.00			55.00
	Grasscutting		550.00			330.00
	Equipment		1971.46			65.97
	Insurance		1161.93			1123.13
	Licences/Subscriptions		389.68			865.80
	150 Club		1000.00			1000.00
	Telephone Broadband		705.08			653.18
	Misc		34.75	-27089.51		0.00
				18352.78		14785.47
Represented by-						
	Cash		172.65			72.65
	Lloyds Bank old		0.01			14374.68
	Lloyds Bank CIO account		18089.12			
	Stock for pub nights 31/12/25		91.00			338.14
				18352.78		14785.47
Total Deposits held at Year End =				2297.00		2280.00

Table 1



Section A

Independent Examiner's Report

Report to the  
trustees

Kenton Victory Hall

On accounts for  
the year ended

31<sup>st</sup> December 2025

Charity no 1200010  
(if any)

Set out on pages

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended **31 December 2025**

Responsibilities  
and basis of  
report

As the charity's 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 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 which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting 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.

Date: 12<sup>th</sup> March 2026

Signed:

Name: David Guthrie

Relevant  
professional  
qualification(s)  
or body (if any):

F.C.A.  
B.Sc.Econ

Address: Jayd, Mamhead Road, Kenton, EX6 8LX

**KENTON VICTORY HALL**

England & Wales - Charity number 1200010

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# Accounts

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# Kenton Victory Hall Annual Report 2024

## The purpose and objectives of the Hall

The trustees of Kenton Victory Hall run a village hall for the benefit of the inhabitants of the Parishes of Kenton and Powderham and of the surrounding area. They provide and maintain facilities for education, entertainment, social development, sport, 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.

The Hall is situated in the village of Kenton, on the West Bank of the River Exe, It comprises a large Main Hall with stage, a smaller committee and meeting room and ancillary rooms for catering and toilets for able and disabled Hall users.

## How has the Hall been used?

In 2024, the Hall was a regular venue for village groups.

Sports included badminton, short mat bowls and pickleball.

Exercise classes included yoga, pilates, Fitsteps, Flexercise and Tai Chi

Leisure classes include Ballroom dancing and Scottish dancing.

Health sessions have included complementary therapy training, psychological therapy training and instruction in the Alexander technique. The two rooms in the Hall were used for Rehabilitation and Physiotherapy.

Education included language classes, book group meetings, Women's Institute, The Kenton Past and Present Historical group, events by the Village Twinning Association and other SW twinning associations and use by the local primary school, still affected by the September 2023 flood

Crafts have included a weekly Craft groups and a Craft fair

Other cultural events include a practice Hall for a recorder orchestra, a local band, the local singing group and for a majorette group and a performance by a famous folk singer on his tour.

Village groups using the Hall included the Parish Council, the trustees of the Village Hall, and the Allotment steering group.

A fund raising event with a talk by a local artist for a environmental charity Give 2 Go Green.

The committee, in liaison with other social groups, have organised ceilidhs for the village and surrounding area.

The Hall has been used for training for a residential home for residents with severe learning difficulties and behavioural problems.

The Hall is the village polling station and is the disaster relief centre for the Village, and this year was used by the school after an electrical failure.

The Hall has provided a base for residential stays for Brownie and Guide groups.

Social and fund raising events have been held by the Force cancer charity and Kenn Young Farmers.

Social events have included village celebrations and private parties for both adults and children, wedding receptions and celebrations of lives.

The Hall has been used as an outlet for sale of garden goods and for meetings of the Camping and Caravan Club.

## **How is the charity run?**

The Hall is run by a board of seven trustees who act on a voluntary basis. The Hall engage the services of a cleaner, local gardening, roofing and electrical companies and a booking secretary. The trustees meet on a monthly basis but more urgent matters are discussed in a WhatsApp group. Monthly meetings are minuted and there is a Annual General meeting open to all residents of Kenton, Powderham and the surrounding area.

## **Achievements of 2024**

- Repair of gullies of roof curing the leaks occurring in the increasingly frequent flash flood downpours
- Transfer of charity to a Charitable Incorporated Organisation (CIO)
- Resealing of the Main Hall floor

## **Report of the Chair, Kim Rains, to the Annual General Meeting 11th February 2025**

Welcome everyone to our round up for 2024.

We are now, as from 01/01/2025 with the transfer of assets from Kenton Victory Hall to Kenton Victory Hall a Charitable Incorporated Organisation (CIO). Many thanks to Alfreda Lake for all her hard word and legal know how in achieving this.

We have changed bank accounts to accommodate our new title and will encourage all users to use the new account for payments. We will continue to operate the old account under Kenton Victory Hall for a year as everyone gets used to the new title.

We have modernised the constitution and updated the policies used to run the hall in accordance with the change to CIO.

We continue to welcome our regular groups, including yoga, pilates, fitness, dance classes, craft group and book club. Its great to have local use of the hall growing steadily for special occasions and celebrations.

We have finally sealed the roof leak that occurred during extreme weather events affecting the stage area and the storage cupboard. The mens toilets are now fragrant as the flush system has been repaired and we are embarking on decorating project to refresh all areas.

After negotiations with the Ivy Academy it was decided the car park area would be unsuitable for use by the school due to the camber and the school are now established on the school playing field.

We have had two draws from the new 200 club with some very happy winners, our next draw will be in June, don't forget to renew your membership.

A huge thank you to Alfreda. We are now a Charitable Incorporated Organisation (CIO) and no longer a charity, this has enabled us to modernise our constitution and close the Kenton Victory Hall Charity. Being a CIO means the charity has a 'legal personality', it can enter contracts and hold property in its own name and offers protection against liability to the trustees should the charity be sued or become insolvent. The banks and asset holders for the charity will now be informed and accounts opened in the name of Kenton Victory Hall CIO. We are very grateful for all the legal expertise that was employed in achieving this outcome.

Further thanks must go to Alan Connett and Devon County Council for the grant given to the hall to support the redecoration with a grant to provide grip matting for the entrance hall to reduce slip risk on wet surfaces in wet weather and hopefully reduce

A thank you is due to Jo for her cleaning duties and keeping the hall spotless. Many users have told me how much they appreciate this

A grateful thank you to the committee who have been so reliable and flexible in attending our monthly meetings, now in person again but occasionally via zoom and sometimes a mixture of both, your commitment is truly appreciated.

A big thank you again to the committee for their support with the ceilidh's and table top sales organised with other groups within the village to raise funds to support the hall.

A huge thank you to Alfreda for being treasurer for the past 5 years and for hanging on in there to effect all the bank changes and paperwork to establish the CIO

And lastly a thank you to Simon who has been so conscientious in his duties as booking secretary

We do need more Committee members to enable us to be quorate for each meeting, the commitment is for approximately 90 minutes monthly for 10 months we have a break in December and August.

We would love to welcome you on board.

## **How is the Hall financed?**

The income of the Hall is predominantly by rental income with grants being sought from District and County Councils for capital expenditure or major maintenance items.

There is also the 200 Club, with yearly subscriptions of village residents, with 50% going to a prize fund and 50% to help with the development of the Hall.

The Hall also receives a regular income from the electricity generated by the PV cells on the south facing roof.

Occasional income is raised via functions and table top sales and Easy Fundraising.

## **The 2024 accounts**

These can be reviewed on the Charity Commission website, along with the report of the Independent Examiner.

Income was £28196, Expenditure was £27689. The major expenditures were the roof repair costing £8263, remedial work on the electrical system including the 5 yearly EICR costing £1180 and resealing the floor at a cost of £1560. These expenditures were met by the use of rental income and income from the 200 Club.

**Reserves:** On 31st December 2024, the Hall had £14785 in cash and money held in the bank, enough to pay all monthly expenditure for 7 months in the absence of any income.

Future expenditure in 2025 will include a internal decoration at a cost of £6760 and replacement of the entrance hall carpeting and matting at a cost of £587. The recent collapse of the fence at the bottom of the carpark due in part to decay of the posts and and a recent car collisio is being assessed. Similarly, rot, high winds and the overgrowth of vegetation from neighbouring properties has compromised the fence close to the entrance gate and will need repair. £1000 has been set side for repairs.

The independent examiner will be appointed at the AGM and his report can be viewed under the charity's return to the Charity Commission in due course.

## **Trustees on 31st December 2024**

Kim Rains	Chair
Alfreda Lake	Treasurer
Caroline Howe	Secretary
Richard Keeley	
Carol Cranfield	
Laraine Small	
Alan Caig	

**Kenton Victory Hall CIO - Charity number 1200010 Statement of Accounts for the year 2024**

	In 2024 Kenton Victory Hall CIO operated under Kenton Victory Hall 294168 which are these accounts						
Opening Balances			<u>2024</u>			<u>2023</u>	
	Cash		62.50			195	
	Lloyds Bank		13458.69			22004.48	
	Shawbrook		0			15651.28	
	Stock		756.87			0	
				14278.06			37850.76
add Income							
	Rents		11214.00			10664.50	
	Lets/Hire		11627.50			9182.00	
	Electric -PV		2911.14			2821.06	
	Electric -Meters		109.50			226.00	
	Grants / Donations		568.00			642.00	
	150 Club		1310.00			1579.00	
	Events	2195.65			5044.60		
	<i>less costs</i>	1739.08	456.57		2621.94	2422.66	
	Interest		0.00			110.96	
	Misc		0.00			0.00	
	<i>Deposits</i>						
				28196.71			27648.18
less Expenditure							
	Cleaning		4482.00			4414.50	
	Booking Secy		1560.00			1440.00	
	Maintainance/ Repairs		11894.38			10438.71	
	Materials		592.23			671.91	
	Electric		4390.92			5359.72	
	Water		676.69			442.39	
	Clean Windows/Bins		55.00			125.00	
	Grasscutting		330.00			220.00	
	Equipment		65.97			24665.33	
	Insurance		1123.13			1077.58	
	Licences/Subscriptions		865.80			867.60	
	150 Club		1000.00			850.35	
	Telephone Broadband		653.18			647.79	
	Misc		0.00	-27689.30		0.00	-51220.88
				14785.47			14278.06
Represented by-							
	Cash		72.65			62.50	
	Lloyds Bank		14374.68			13458.69	
	Shawbrook closed 22/08/23		0			0	
	Stock for pub nights 31/12/24		338.14			756.87	

				14785.47			14278.06
Total Deposits held at Year End =				2280.00			1880.00

**KENTON VICTORY HALL**

England & Wales - Charity number 1200010

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# Accounts

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## **Kenton Victory Hall CIO Annual Report 2023**

(Originally submitted for charity Kenton Victory Hall Charity number 294168; we are in transition from this established charity to Kenton Victory Hall CIO 1200010)

### **The purpose and objectives of the Hall**

The trustees of Kenton Victory Hall run a village hall for the benefit of the inhabitants of the Parishes of Kenton and Powderham and of the surrounding area. They provide and maintain facilities for education, entertainment, social development, sport, 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.

The Hall is situated in the village of Kenton, on the West Bank of the River Exe, It comprises a large Main Hall with stage, a smaller committee and meeting room and ancillary rooms for catering and toilets for able and disabled Hall users.

### **How has the Hall been used?**

In 2023, the Hall was a regular venue for village groups.

Sports included badminton, short mat bowls and pickleball.

Exercise classes included yoga, pilates, Fitsteps, Flexercise and Tai Chi

Leisure classes include Ballroom dancing.

Education included language classes, book group meetings, Women's Institute, The Kenton Past and Present Historical group, events by the Village Twinning Association.

Crafts have included a weekly Craft groups and occasional silver workshops.

Other cultural events have included a practice Hall for a recorder orchestra, a local band, the local singing group and for a majorette group.

Village groups using the Hall included the Parish Council, the trustees of the Village Hall, The Allotment starrng group, the local Nurseries group and the Royal British Legion.

The Hall is the venue for the annual produce show.

The Hall has been used for training for a residential home for residents with severe learning difficulties and behavioural problems.

The Hall has been used as a pop up vaccination centre.

The Hall is the village polling station and is the disaster relief centre for the Village.

The Hall has provided a base for residential stays for Scout, Brownie and Guide groups

Social and fund raising events have been held by the Force cancer charity and the Kenn Young Farmers.

Events were also held to raise monies for Kenton residents affected by the September 2023 flood.

Social events have included village celebrations and private parties for both adults and children, wedding receptions and celebrations of lives.

In the absence of the failing of the Dolphin, the Hall has even being used a the village Pub for regeneration of social interaction after the COVID-19 pandemic.

### **How is the charity run?**

The Hall is run by a board of seven trustees who act on a voluntary basis. The Hall employs a cleaner and a booking secretary. The trustees meet on a monthly basis but more urgent matters are discussed in a WhatsApp group. Monthly meetings are minuted and there is a Annual General meeting open to all residents of Kenton, Powderham and the surrounding area.

## **Achievements of 2023**

- Installation of infrared heating
- Upgrade of fire security system
- Repair of lead flashing of roof
- Renovation of the perimeter fence
- Transfer of charity to a Charitable incorporated Organisation
- Redesign of the Garden

## **Report of the Chair, Kim Rains, to the Annual General Meeting 16th January 2024**

A warm welcome to our Hall, something I can finally say after last year's installation of our new infrared heating system! We are still learning how best to use the system but we are getting there!

We continue to welcome our regular groups, including yoga, pilates, fitness and dance classes, and have been delighted to see the development of a craft group and a book club. Encouragingly new sessions for children have arrived with Storysense and Spanish lessons. We continue to see an increase in the use of the hall for children's parties. As the difficulties of COVID-19 have receded, we have seen a steady increase in residential stays by Brownie and Guide groups.

So, what has happened with the premises.

March saw an extensive refit of the fire alarm system making it more robust and sensitive and modernising it to comply with today's safety standards.

August saw the installation of the infrared heating system. The heating project after many consultations and much work exploring grants and different systems remains a work in progress. A direct heating system has been decided upon and we hope to make progress with this project in the coming year.

Many thanks to Mike Taylor who has been an invaluable resource in maintaining the integrity of the building, including the replacement of lead flashing, liaising with Tamar Security to ensure our fire safety regulations are compliant with current standards and generally being the man who can, or the man who can contact a resource who can, for all the maintenance needs of the Hall! I am eternally grateful and very sad to lose him as a member of the committee after eight years of service to the hall.

Thank you also to Kate and Gerry for the redevelopment of the garden area to the side of the building, this has now been opened up and planted with some beautiful perennials, they have very kindly donated their time, energy and expertise to the project. Gerry has also replaced the safety handrail for the disabled access from the carpark.

A special thank you to Kate, Gerry, Mike and all who saved the Hall from "uninvited occupation" in June and for all the work that has been done to ensure the safety of the premises.

Also thank you to Stuart Bradford for the fencing and resetting the gates and pollarding the trees around the carpark. All the works completed have really enhanced the hall.

A huge thank you to Alfreda. We are now making the transition to a Charitable Incorporated Organisation (CIO) and will then no longer be a charity, this will enable us to modernise our constitution and close the Kenton Victory Hall Charity. The date of the transfer has been delayed by setting up the new bank account and it is planned to transfer the assets and property to the CIO on 31st December 2024. Being a CIO means the charity has a 'legal personality', it can enter contracts and hold property in its own name and offers protection against liability to the trustees should the charity be sued or become insolvent. The banks and asset holders for the charity will now be informed and accounts opened in the name of Kenton Victory Hall CIO. We are very grateful for all the legal expertise that was employed in achieving this outcome.

Further thanks must go to Alan Connett and Teignbridge District Council for the grants given to the hall for the projects in lighting, curtain cleaning and rehangings, replacement of fire panels and generally enhancing its safety, function, comfort and appearance for the village. We wish Alan all the very best in his future as he continues to serve the population of Kenton as a celebrant.

A thank you is due to Jo for her cleaning duties and keeping the hall spotless and safe for users during the past pandemic years. Many users have told me how much they appreciate this and how much it boosts the confidence of the vulnerable individuals who attend the groups in the hall.

A grateful thank you to the committee who have been so reliable and flexible in attending our monthly meetings, now in person again but occasionally via zoom and sometimes a mixture of both, your commitment is truly appreciated. I thank Phillipa Frewin for her dedication and support for the hall as she steps down from the committee.

And lastly a thank you to Simon who has unfailingly spotted grant opportunities to support the hall and been so conscientious in his duties as booking secretary to ensure all users enjoy their use of their village hall and feel supported when using the hall for their special celebrations.

We do need more Committee members to enable us to be quorate for each meeting, the commitment is for approximately 90 minutes monthly for 10 months we have a break in December and August.

We would love to welcome you on board.

## **How is the Hall financed?**

The income of the Hall is predominantly by rental income with grants being sought from Parish, District and County Councils for capital expenditure or major maintenance items.

There is also the 150 Club, now 200 Club, with yearly subscriptions of village residents, with 50% going to a prize fund and 50% to help with the development of the Hall.

The Hall also receives a regular income from the electricity generated by the PV cells on the south facing roof.

## **The 2023 accounts**

These can be reviewed on the Charity Commission website, along with the report of the Independent Examiner.

Income was £27648, Expenditure was £51,220. The major expenditures was £24,665 spent on the new heating system and a complete refit of the fire alarm system costing £7800. Fortunately

these are non recurring expenditures. These expenditures were met by the use of long standing savings in our Shawbrook account, from some grants and use of rental income.

**Reserves:** On 31st December 2023, the Hall had £13,500 in cash and money held in the bank, enough to pay all monthly expenditure for 6 months in the absence of any income.

Future expenditure in 2024 and 2025 will include a roof repair of decaying lead gullies (completed in March 2024 for £8200) and internal decoration. The 5 yearly electrical inspection and full remedial work was completed in September 2024 for an expense of £1180.

The independent examiner's report was received on 20th August 2024 and raised no cause for concern. This can be viewed under the charity's return to the Charity Commission.

## **Trustees on 31st December 2023**

Kim Rains	Chair
Alfredda Lake	Treasurer
Caroline Howe	Secretary
Richard Keeley	
Carol Cranfield	
Laraine Small	
Alan Caig	

**Kenton Victory Hall - Statement of Accounts for the year 2023**

During 2023, Kenton Victory Hall was operating under charity 294168, see accounts under that charity

Opening Balances					
	Cash	0			
	Lloyds Bank	0			
	CAFbank	0			
add Income					
	Rents	0			
	Lets/Hire	0			
	Electric -PV	0			
	Electric -Meters	0			
	Grants / Donations	0			
	150 Club	0			
	Events	0.00			
	<i>less costs</i>	0.00			
	Interest	0			
	Misc	0			
			0		
less Expenditure					
	Cleaning	0			
	Booking Secy	0			
	Maintainance/ Repairs	0			
	Materials	0			
	Electric	0			
	Water	0			
	Clean Windows/Bins	0			
	Grasscutting	0			
	Equipment	0			
	Insurance	0			
	Licences/Subscriptions	0			
	150 Club	0			
	Telephone Broadband	0			
	Misc	0			
			0.00		
Represented by-					
	Cash		0		
	Lloyds Bank		0		
			0.00		
			0.00		
Total Deposits held at Year End =					