

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 rehangs, 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 £27,648, Expenditure was £51,220. The major expenditure was £24,665 spent on the new heating system and a complete refit of the fire alarm system costing £7,800. 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
Alfreda 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 =						