

Kingsgrove Community Hub

Report and Accounts
Year ended 31 August 2025

Stewardship 
Active generosity

1 Lamb's Passage, London EC1Y 8AB
www.stewardship.org.uk

Kingsgrove Community Hub
COMPANY INFORMATION
FOR THE YEAR ENDED 31 AUGUST 2025

Trustees	Dr Neil William Townsend Eileen Jane White Daniel Charles Harbour Dr Kenneth John Armour
Governing Document	Memorandum and Articles of Association dated 11 August 2022 as amended by written special resolution dated 21 November 2022.
Company Registration Number	14290081
Charity Registration Number	01201363
Principal Address & Registered Office	70 Westfield Way Charlton Wantage Oxfordshire OX12 7EP
Independent Examiner	Sarah Crispin ACA Stewardship 1 Lamb's Passage London EC1Y 8AB

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Kingsgrove Community Hub

Directors'/Trustees' report for the period 1st September 2024 to 31st August 2025

The trustees, who are the charity's directors for the purposes of company law, have pleasure in submitting the Report and Accounts for the period of operations ended 31st August 2025.

Administrative details

The company is a registered charity no 1201363. The register office is 70 Westfield Way, Charlton, Wantage, Oxfordshire, OX12 7EP.

The directors, who are also trustees of the charity, who served during the period were:

K J Armour

D C Harbour

N W Townsend

E J White

Structure, governance and management

The charity is a company limited by guarantee without share capital, registration number 1429081. It is governed by its Memorandum and Articles of Association.

New trustee directors may be appointed from time to time by the company's parent, Oxfordshire Community Churches (registration number 0322320, registered charity no. 1056921). At least two of the company's trustee directors must be independent of the parent, being neither employees nor trustees of the parent.

The company is anticipated to be the "employer" under the JCT construction contract and will contribute £1.7m (26%) of the Hub's currently anticipated total construction cost of £6.5m. Once commissioned, the title of the Hub will rest with Crab Hill Developments Limited who will grant KCH a 125-year Lease with an annual peppercorn premium. The Landlord has no Option to Break, but The Company can give three months' notice.

Objective and activities

The company was established to build and manage a community building / facility to provide amenities for the local community in the Kingsgrove housing development in Wantage, Oxfordshire and the surrounding region.

During the period under review the company continued to develop plans for the building of the community centre by:

- Engaging with architects, building contractors and other key stakeholders to continue the pre-construction phase of the community centre.

- Engaging with potential sources of finance, beyond those already available from the estate developers, to provide funds to enable the construction to be completed.
- Work continued in the development of policies and procedures for the future operation of the facility.

In planning the activities the Trustees have applied the guidance on public benefit issued by the Charity Commission.

Financial review

The results for the year are set out in the attached financial statements.

Summary financial results

Total income	£ 394,115
Total expenditure	(£62,082)
Net movement on funds	<u>£332,033</u>

Principle sources of funding

The principal sources of funding are donations and grants.

Key risks and uncertainties

Key risks and uncertainties have been assessed as:

- Insufficient or timely funding streams to complete build.
- Changes in planning law, VAT thresholds or construction industry regulations impacting negatively on plans.
- Inflationary pressures impacted by events beyond our control affecting feasibility of build.
- Slower development phase leading to increased build costs.
- Change of key personnel or project partners impacting on timescales and alignment of purpose.
- Availability of materials plus risk of project overrun.
- Unpredictable costs of energy and inflationary pressure affecting viability of ongoing income streams once opened.

Plans for future periods

Our core plan for the next two years is to conclude detailed planning for the build phase of the Hub development by the end of March 2026 and to complete the build, ready for an anticipated opening in Spring 2027.

Reserves policy

At present the company holds no long-term reserves. A reserves policy will be developed once the construction phase nears completion and prior to the facility opening.

Responsibilities of trustees under company law

The trustees are responsible for preparing the trustees' annual report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of the affairs of the charitable company as at the balance sheet date and of its incoming resources and application of resources, including income and expenditure, for the financial year. In preparing these financial statements, the trustees are required to:

1. select suitable accounting policies and apply them consistently;
2. observe the methods and principles in the Charities SORP;
3. make judgments and estimates that are reasonable and prudent;
4. state whether the applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
5. prepare the financial statements on a going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charitable company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approval

This report, which has been prepared in accordance with the provisions of the Companies Act 2006 relating to small companies, was approved by the trustees and signed on their behalf by:

EJWhite

EJWhite (Mar 24, 2026 17:08:21 GMT)

Eileen White

Date: Mar 24, 2026

INDEPENDENT EXAMINER'S REPORT
TO THE TRUSTEES OF
Kingsgrove Community Hub
('the Company')

I report to the charity trustees on my examination of the accounts of the Company for the year ended 31 August 2025 on pages 6 to 10 following, which have been prepared on the basis of the accounting policies set out on pages 8 and 9.

Responsibilities and basis of report

As the charity's trustees of the Company (and also its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

Having satisfied myself that the accounts of the Company are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of your charity's accounts as carried out under section 145 of the Charities Act 2011 ('the 2011 Act'). In carrying out my examination I have followed the Directions given by the Charity Commission under section 145(5) (b) of the 2011 Act.

Independent examiner's statement

Since the Company's gross income exceeded £250,000 your examiner must be a member of a body listed in section 145 of the 2011 Act. I confirm that I am qualified to undertake the examination because I am a member of the Institute of Chartered Accountants in England and Wales, which is one of the listed bodies.

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe:

1. accounting records were not kept in respect of the Company as required by section 386 of the 2006 Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the accounting requirements of section 396 of the 2006 Act other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination; or
4. the accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

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.

Sarah Crispin
Sarah Crispin (Mar 24, 2026 17:15:28 GMT)

Sarah Crispin ACA
Institute of Chartered Accountants in England & Wales
Stewardship
1 Lamb's Passage
London
EC1Y 8AB

Date: Mar 24, 2026

Kingsgrove Community Hub
STATEMENT OF FINANCIAL ACTIVITIES
INCLUDING INCOME AND EXPENDITURE ACCOUNT
FOR THE YEAR ENDED 31 AUGUST 2025

	Note	Unrestricted Funds £	Restricted Funds £	Total Funds 2025 £	Total Funds 2024 £
INCOME AND ENDOWMENTS FROM:					
Donations	3	349,445	-	349,445	1,056,995
Investments	4	44,670	-	44,670	20,330
Total income and endowments		394,115	-	394,115	1,077,325
EXPENDITURE ON:					
Charitable activities	5	54,263	-	54,263	26,240
Raising funds	6	7,819	-	7,819	7,817
Total expenditure		62,082	-	62,082	34,057
Net income/(expenditure)		332,033	-	332,033	1,043,268
Net movement in funds		332,033	-	332,033	1,043,268
Reconciliation of funds:					
Total funds brought forward		1,083,050	-	1,083,050	39,782
Total funds carried forward		1,415,083	-	1,415,083	1,083,050

The statement of financial activities includes all gains and losses recognised in the year.

All income and expenditure derive from continuing operations.

All income and expenditure was unrestricted in the current and previous year.

The statement of financial activities also complies with the requirements for an income and expenditure account required by the Companies Act 2006.

The notes on page 8-10 form part of these accounts.

Kingsgrove Community Hub

BALANCE SHEET

AS AT 31 AUGUST 2025

	Note	Unrestricted Funds £	Restricted Funds £	Total Funds 2025 £	Total Funds 2024 £
FIXED ASSETS					
Tangible assets	7	199,696	-	199,696	146,459
		<u>199,696</u>	<u>-</u>	<u>199,696</u>	<u>146,459</u>
CURRENT ASSETS					
Debtors	8	3,543	-	3,543	20,039
Cash at bank and in hand	9	1,227,522	-	1,227,522	919,534
		1,231,065	-	1,231,065	939,573
CREDITORS: Amounts falling due within one year	10	(15,678)	-	(15,678)	(2,982)
		<u>(15,678)</u>	<u>-</u>	<u>(15,678)</u>	<u>(2,982)</u>
Net current assets		<u>1,215,387</u>	<u>-</u>	<u>1,215,387</u>	<u>936,591</u>
Total assets less current liabilities		1,415,083	-	1,415,082	1,083,050
		<u>1,415,083</u>	<u>-</u>	<u>1,415,082</u>	<u>1,083,050</u>
TOTAL NET ASSETS					
FUND BALANCES					
Unrestricted Funds					
General funds		1,415,083	-	1,415,083	1,083,050
		<u>1,415,083</u>	<u>-</u>	<u>1,415,083</u>	<u>1,083,050</u>

The charitable company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 August 2025.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 August 2025 in accordance with Section 476 of the Companies Act 2006 however, in accordance with Section 145 of the Charities Act 2011, the accounts have been examined by an independent examiner and their report has been included in these financial statements.

The directors (who are the charitable company's trustees for the purposes of charity law) acknowledge their responsibilities for:

- ensuring that the charitable company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and
- preparing financial statements which give a true and fair view of the state of affairs of the charitable company as at the end of each financial year and of its net income or expenditure for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the charitable company.

The financial statements have been prepared in accordance with the provisions of Part 15 of the Companies Act 2006 relating to small companies.

The financial statements were approved by the Board of Directors and were signed on its behalf by:

EJWhite

EJWhite (Mar 24, 2026 17:08:21 GMT)

EILEEN WHITE

Date: Mar 24, 2026

Company number: 14290081

Charity number: 01201363

The notes on page 8-10 form part of these accounts.

Kingsgrove Community Hub
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 AUGUST 2025

1 Statutory Information

The charity is a charitable company limited by guarantee and is incorporated in the United Kingdom. The company's registered number and registered office address can be found on the Company Information page.

2 Accounting Policies

These financial statements are prepared on a going concern basis, under the historical cost convention.

These financial statements have been prepared in accordance with the "Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) ("the Charities SORP"), with the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland ("FRS 102"), with the Companies Act 2006 and with the Charities Act 2011. The charity meets the definition of a public benefit entity as set out in FRS 102.

The principles adopted in the preparation of the financial statements are set out below.

a) Going concern

The trustees (who are the charitable company's directors for the purposes of company law) have assessed whether the use of the going concern basis is appropriate and have considered possible events or conditions that might cast significant doubt on the ability of the charity to continue as a going concern. The trustees have made this assessment for a period of at least one year from the date of approval of the financial statements. In particular the trustees have considered the charity's forecasts and projections and the possible implications should projected income and / or expenditure vary unexpectedly. The trustees have concluded that there is a reasonable expectation that the charity has adequate resources to continue to operate for the foreseeable future. The charity therefore continues to adopt the going concern basis in preparing its financial statements.

b) Income

Income including investment income is recognised in the period in which the charity becomes entitled to receipt, the amount receivable can be measured with reasonable certainty, and receipt is probable. For the most part, income is generally recognised when it is received. Income is only deferred when the charity has to fulfil conditions before becoming entitled to it or where the donor has specified that the income is to be expended in a future period.

c) Expenditure

Expenditure, including irrecoverable VAT, is recognised when it is incurred or, if earlier, when a legal or constructive obligation for a payment arises provided that it is probable that settlement will be required and the amount of the obligation can be measured reliably.

Governance costs, which are included in expenditure on charitable activities but are identified separately in the notes to the accounts, includes costs associated with the independent examination of the financial statements, compliance with constitutional and statutory requirements and any other expenditure incurred on the strategic management of the charity.

d) Fund accounting

General funds are unrestricted funds which are available for use at the discretion of the trustees in furtherance of the general objectives of the charity. Designated funds comprise unrestricted funds that have been set aside by the trustees for particular purposes. Restricted funds are donations which are to be used in accordance with specific restrictions imposed by donors; they include donations received from appeals for specific activities or projects.

e) Tangible fixed assets

Items purchased or donated for the charity's own use are capitalised when the cost of purchased items, or the fair value of donated items, is more than £5,000 and the item is expected to benefit the charity over more than one accounting period. Depreciation will be charged on a straight line basis so as to write down the value of each asset to its estimated residual value (if any) over its expected useful economic life.

Assets under construction represents capital expenditure on the development of Kingsgrove Community Hub. Depreciation will not be charged on this asset until the construction work is complete.

The carrying values of tangible fixed assets are reviewed for impairment in periods when events or changes in circumstances indicate that the carrying value may not be recoverable.

f) Taxation

The company is a registered charity; it has taken advantage of the various reliefs from taxation available to charities and no tax is payable on the charity's income.

Kingsgrove Community Hub
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 AUGUST 2025

2 Accounting Policies (cont.)

g) Financial instruments

The charity's financial assets and financial liabilities all qualify as basic financial instruments, as defined by FRS102. Except for loans, creditors and debtors are measured at their expected settlement value (normally the amount of cash that the charity expects to pay or receive). The charity recognises liabilities for the principal of those loans that remains outstanding at the year end (i.e. the liabilities exclude any interest chargeable on the loans in future years).

h) Critical accounting estimates and areas of judgement

In preparing financial statements certain judgements, estimates and assumptions have to be made that affect the amounts recognised in the financial statements. The trustees consider the following to be significant:

- i) The fixed asset under construction has been capitalised on the basis that the full construction of the community building will go ahead. The trustees believe there is only a remote possibility that this would not be the case although under these circumstances the value of the asset under construction would have to be impaired. This risk will be reassessed annually.

3 Donations

	2025	2024
	£	£
Donations of cash and similar	185,613	53,062
Grants receivable	150,000	1,000,000
Gift Aid recoverable	13,832	3,933
	<u>349,445</u>	<u>1,056,995</u>

4 Investment income

	2025	2024
	£	£
Bank interest	44,670	20,330
	<u>44,670</u>	<u>20,330</u>

5 Charitable expenditure

	2025	2024
	£	£
a Costs incurred directly on specific activities		
Project management fees	21,781	6,458
Professional & legal fees	21,862	11,452
Miscellaneous expenses	665	469
	<u>44,308</u>	<u>18,379</u>
b Costs incurred on support & administration		
Governance costs		
Independent examiner's fee	2,406	1,710
Other	5,148	5,315
	<u>7,554</u>	<u>7,025</u>
Office & IT costs	1,474	533
Insurance	927	303
	<u>9,955</u>	<u>7,861</u>
Total expenditure	<u>54,263</u>	<u>26,240</u>

Administrative support for the Trustee Board was previously included in Project Management fees and has been reclassified to governance costs. The comparative has been amended to reflect this correction.

6 Cost of raising funds

	2025	2024
	£	£
Fundraising costs	7,819	7,344
Investment manager fee	-	473
	<u>7,819</u>	<u>7,817</u>

Kingsgrove Community Hub
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 AUGUST 2025

7 Tangible fixed assets

	Assets under construction £	Total 2025 £
Cost		
At 1 September 2024	146,459	146,459
Additions	53,237	53,237
At 31 August 2025	<u>199,696</u>	<u>199,696</u>
Accumulated depreciation		
At 1 September 2024	-	-
Charge for the year	-	-
At 31 August 2025	<u>-</u>	<u>-</u>
Net book value		
At 31 August 2025	<u>199,696</u>	<u>199,696</u>
At 31 August 2024	<u>146,459</u>	<u>146,459</u>

Assets under construction represents expenditure spent on the development of Kingsgrove Community Hub. Depreciation will not be charged on this asset until the construction work is complete.

8 Debtors

	2025 £	2024 £
Falling due within one year:		
Gift Aid recoverable	2,852	3,933
VAT recoverable	231	15,866
Prepayments	460	240
	<u>3,543</u>	<u>20,039</u>

9 Cash at Bank and in Hand

	2025 £	2024 £
Cash at bank with immediate access	27,340	63,132
Notice deposits	1,200,182	856,402
	<u>1,227,522</u>	<u>919,534</u>

10 Creditors: liabilities falling due within one year

	2025 £	2024 £
Trade creditors	115	124
Accruals	15,562	2,858
	<u>15,678</u>	<u>2,982</u>

11 Transactions with related parties

During the year the charity received donations totalling £3,000 (2024: £15,030) from trustees, and £48,391 (2024: £35,287) from its parent charity OCC.

12 Members

The charitable company is a wholly owned subsidiary of Oxfordshire Community Churches (Company no. 03223210 & Charity no. 1056921). OCC commits to contribute an amount of £10 if the charity is wound up.