

THE MEADOW ROOM

England & Wales · Charity number 228007

Details

Status Registered

Legal form Other

Registered 1963-10-07

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

Contact

Address 17 The Street
Cobham
Gravesend
DA12 3BW

Phone 07876718883

Email chairman@meadowroom.org.uk

Website <http://www.meadowroom.org.uk/>

Activities

Objects: VILLAGE HALL FOR THE BENEFIT OF THE INHABITANTS OF COBHAM,

Activities: NO CHARITY ACTIVITIES OR PAYMENTS MADE DURING YEAR DUE TO LIMITED INCOME RECEIVED

Classification

- **How:** Provides Buildings/facilities/open Space
- **What:** General Charitable Purposes
- **Who:** Other Defined Groups

Geography

- **Area of benefit:** COBHAM
- Kent

Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£24,664	£31,152	-	-
2024-03-31	£22,804	£26,974	-	-
2023-03-31	£27,433	£26,485	-	-
2022-03-31	£30,820	£17,558	-	-
2021-03-31	£12,324	£32,340	-	-
2020-03-31	£34,459	£16,126	-	-

Trustees

Name	Role	Appointed
ALAN ROWE	Chair	
Antony George Silk		2014-05-14
Christian Antrobus		2016-09-01
Esther Mary Dryland		2025-10-25
rosemary dymond		

THE MEADOW ROOM

England & Wales - Charity number 228007

Accounts



Trustees' Annual Report for the period

		Period start date			Period end date		
From	01	04	2022	To	31	03	2023

Section A Reference and administration details

Charity name

Other names charity is known by

Registered charity number (if any)

Charity's principal address

Postcode

Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Rosemary Dymond			
2	Alan Rowe	Chair		
3	Matthew John Luke Peterson-Pearce			
4	Chris Antrobus			
5	Anthony Silk			
6				
7				

Names of the trustees for the charity, if any, (for example, any custodian trustees)

Name	Dates acted if not for whole year

Names and addresses of advisers (Optional information)

Type of adviser	Name	Address

Name of chief executive or names of senior staff members (Optional information)

Section B Structure, governance and management

Description of the charity's trusts

Type of governing document (eg. trust deed, constitution)	Will of Emma Jane Stevens and Codicil of 04/06/53 plus Scheme and Licence of 1953, updated in 1966 and 1985
How the charity is constituted (eg. trust, association, company)	Trust
Trustee selection methods (eg. appointed by, elected by)	Elected by existing trustees

Additional governance issues (Optional information)

<p>You may choose to include additional information, where relevant, about:</p> <ul style="list-style-type: none"> • policies and procedures adopted for the induction and training of trustees; • the charity's organisational structure and any wider network with which the charity works; • relationship with any related parties; • trustees' consideration of major risks and the system and procedures to manage them. 	<p>The day to day operation of the Meadow Room is managed by the Meadow Room Management Committee key members being:</p> <p style="padding-left: 40px;">Mr Christian Antrobus Chairman</p> <p style="padding-left: 40px;">Mrs Shelley Jarvis Treasurer</p> <p>A further 3 members complete the committee and meet quarterly to review the operation of the charity.</p>
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Section C Objectives and activities

Summary of the objects of the charity set out in its governing document

Village Hall for the benefit of the inhabitants of Cobham, Kent

Summary of the main activities undertaken for the public benefit in relation to these objects (include within this section the statutory declaration that trustees have had regard to the guidance issued by the Charity Commission on public benefit)

The Meadow Room objectives are to create a community resource that ensures its longevity in a manner that is cost effective to users but also ensures its continued self-sufficiency as to not burden either the community or the local council.

As a community facility, the Meadow Room provides a number of local groups, organisations and societies both self and state funded with a place to meet and conduct their activities —this includes being a regular home to our local pre-school, the local Brownies, Youth Club, Amateur Dramatics Society, Women's institute, Gardener's Society and a number of sports and exercise classes. It also plays hosts to a number of private and community led functions and parties, providing well-needed communal meeting facilities within the local community.

The Meadow Room focuses its efforts on extending the Meadow Rooms appeal, ensuring that not only does it remain an important hub of the community, but it also manages to do this in a cost effective and self-sufficient manner.

In addition to existing funding via regular and private hirers, the Meadow Room looks to seek funding from government and lottery grants and its own continued fundraising, which help with the maintenance and development of this important community resource.

Additional details of objectives and activities (Optional information)

You **may choose** to include further statements, where relevant, about:

- policy on grantmaking;
- policy programme related investment;
- contribution made by volunteers.

Section D

Achievements and performance

Summary of the main achievements of the charity during the year

The Meadow Room welcomed back the many regular community clubs and societies, and other users, after operations were ceased in line with Government Covid regulations for much of the prior period.

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Section E

Financial review

Brief statement of the charity's policy on reserves

To maintain sufficient reserves to service a minimum of 12 months operating costs plus short to medium term maintenance and improvement plan, and to ensure that the risk of losing one or two of our regular users is mitigated.

Reserves at 31.03.23 are £112,768 (prior £111,820).

Details of any funds materially in deficit

None

Further financial review details (Optional information)

You **may choose** to include additional information, where relevant about:

- the charity's principal sources of funds (including any fundraising);
- how expenditure has supported the key objectives of the charity;
- investment policy and objectives including any ethical investment policy adopted.

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Section F Other optional information

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Section G Declaration

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

Signature(s)		
Full name(s)		
Position (eg Secretary, Chair, etc)		
Date		



Meadow Room	228007	CC16a
Receipts and payments accounts		
For the period from	01/04/2022 To 31/03/2023	

Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
A1 Receipts					
Hall hire	24,270	-	-	24,270	18,866
Net security deposits in	84	-	-	84	1,000
Local authority covid grant	2,667	-	-	2,667	10,193
Fundraising	-	-	-	-	465
Bank interest	-	-	-	-	81
Dividends	412	-	-	412	214
	-	-	-	-	-
Sub total (Gross income for AR)	27,433	-	-	27,433	30,820
A2 Asset and investment sales, (see table).					
	-	-	-	-	-
Sub total	-	-	-	-	-
Total receipts	27,433	-	-	27,433	30,820
A3 Payments					
Running costs	24,687	-	-	24,687	13,077
Repairs	1,797	-	-	1,797	2,044
refunds (covid)	-	-	-	-	2,437
Hall re-decoration	-	-	-	-	-
Curtain cleaning	-	-	-	-	-
	-	-	-	-	-
Sub total	26,485	-	-	26,485	17,558
A4 Asset and investment purchases, (see table)					
	-	-	-	-	-
Sub total	-	-	-	-	-
Total payments	26,485	-	-	26,485	17,558
Net of receipts/(payments)	948	-	-	948	13,262
A5 Transfers between funds	-	-	-	-	-
A6 Cash funds last year end	111,820	-	-	111,820	98,558
Cash funds this year end	112,768	-	-	112,768	111,820

Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B1 Cash funds	Cash in Hand	550	-	-
	Cash at bank	107,526	-	-
	Trustee Bank Account	4,692	-	-
	Total cash funds	112,768	-	-
	<small>(agree balances with receipts and payments account(s))</small>	OK	OK	OK
B2 Other monetary assets	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
		-	-	-
B3 Investment assets	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
	Imperial Brands shares: 114 x ordinary shares (@ £18.64 value at 31.03.23 £2,125 (prior £1,835))	unrestricted	-	2,125
B4 Assets retained for the charity's own use	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
		-	-	-
B5 Liabilities	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
	Private Hire Security Deposits held	Unrestricted	900	< 12 months
Signed by one or two trustees on behalf of all the trustees		Signature	Print Name	Date of approval
		1		

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF
THE MEADOW ROOM (REGISTERED CHARITY NUMBER 228007)**

I report on the accounts of The Meadow Room for the year ended 31 March 2023, which are set out on the attached Charity Commission form CC16a.

Responsibilities and basis of report

As the charity trustees of The Meadow Room, you are responsible for the preparation of the accounts in accordance with the Charities Act 2011 ("the 2011 Act").

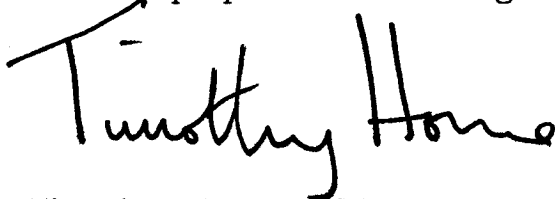
I report in respect of my examination of the Trustees' accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiner's statement

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

- (1) accounting records were not kept in respect of the Trust as required by section 130 of the 2011 Act, or
- (2) the accounts do not accord with those 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.



Timothy N Horne ACA
Director

Timothy N Horne Ltd.
Chartered Accountants
Suite 215B
Westerfield Business Centre
Main Road
Westerfield
Ipswich
Suffolk
IP6 9AB

Dated: 23 September 2025

THE MEADOW ROOM

England & Wales - Charity number 228007

Accounts

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF
THE MEADOW ROOM (REGISTERED CHARITY NUMBER 228007)**

I report on the accounts of The Meadow Room for the year ended 31 March 2022, which are set out on pages 1 and 2 of attached Charity Commission form CC16a.

Responsibilities and basis of report

As the charity trustees of The Meadow Room, you are responsible for the preparation of the accounts in accordance with the Charities Act 2011 ("the 2011 Act").

I report in respect of my examination of the Trustees' accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiner's statement

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

- (1) accounting records were not kept in respect of the Trust as required by section 130 of the 2011 Act, or
- (2) the accounts do not accord with those 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.



Timothy N Horne ACA
Director

Timothy N Horne Ltd.
Chartered Accountants
Suite 215B
Westerfield Business Centre
Main Road
Westerfield
Ipswich
Suffolk
IP6 9AB

Dated: 26 January 2023



Receipts and payments accounts			
For the period from		To	

CC16a

Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
A1 Receipts					
Hall hire	18,866	-	-	18,866	10,477
Net security deposits in	1,000			1,000	400
Local authority covid grant	10,193	-	-	10,193	-
Fundraising	465	-	-	465	964
Bank interest	81	-	-	81	283
Dividends	214			214	
		-	-	-	
Sub total (Gross income for AR)	30,820	-	-	30,820	12,124
A2 Asset and investment sales, (see table).					
	-	-	-	-	-
Sub total	-	-	-	-	-
Total receipts	30,820	-	-	30,820	12,124
A3 Payments					
Running costs	13,077	-	-	13,077	13,445
Repairs	2,044			2,044	-
refunds (covid)	2,437	-	-	2,437	1,828
Hall re-decoration				-	14,375
Curtain cleaning				-	2,492
		-	-	-	-
Sub total	17,558	-	-	17,558	32,140
A4 Asset and investment purchases, (see table)					
	-	-	-	-	-
Sub total	-	-	-	-	-
Total payments	17,558	-	-	17,558	32,140
Net of receipts/(payments)	13,262	-	-	13,262	- 20,016
A5 Transfers between funds	-	-	-	-	-
A6 Cash funds last year end	98,559			98,559	118,575
Cash funds this year end	111,820	-	-	111,820	98,559

Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B1 Cash funds	Cash in Hand	550	-	-
	Cash at bank	106,982	-	-
	Trustee Bank Account	4,288	-	-
	Total cash funds	111,820	-	-

(agree balances with receipts and payments account(s))

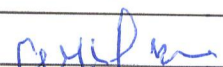
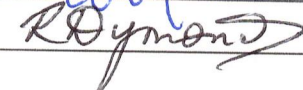
Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B2 Other monetary assets		-	-	-

Categories	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B3 Investment assets	Imperial Brands shares: 114 x ordinary shares (@ £16.10 value at 31.03.22 £1,835 (prior £1,701))	unrestricted	-	1,835

Categories	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B4 Assets retained for the charity's own use			-	-

Categories	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
B5 Liabilities	Private Hire Security Deposits held	Unrestricted	1,300	< 12 months

Signed by one or two trustees on behalf of all the trustees

Signature	Print Name	Date of approval
	ALAN Row	13-1-2023
	ROSEMARY DYMOND	13/01/23



Trustees' Annual Report for the period

Period start date

Period end date

From 01 04 2021

To 31 03 2022

Section A Reference and administration details

Charity name

Other names charity is known by

Registered charity number (if any)

Charity's principal address

The Meadow Room	
The Street, Cobham	
Gravesend, Kent	
Postcode	DA12 3BZ

Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Rosemary Dymond			
2	Alan Rowe	Chair		
3	Matthew John Luke Peterson-Pearce			
4	Chris Antrobus			
5	Anthony Silk			

Names of the trustees for the charity, if any, (for example, any custodian trustees)

Name	Dates acted if not for whole year

Names and addresses of advisers (Optional information)

Type of adviser	Name	Address

Name of chief executive or names of senior staff members (Optional information)

Section B Structure, governance and management

Description of the charity's trusts

Type of governing document	Will of Emma Jane Stevens and Codicil of 04/06/53 plus Scheme and Licence of 1953, updated in 1966 and 1985
How the charity is constituted	Trust
Trustee selection methods	Elected by existing trustees

Additional governance issues (Optional information)

<p>You may choose to include additional information, where relevant, about:</p> <ul style="list-style-type: none"> • policies and procedures adopted for the induction and training of trustees; • the charity’s organisational structure and any wider network with which the charity works; • relationship with any related parties; • trustees’ consideration of major risks and the system and procedures to manage them. 	<p>The day to day operation of the Meadow Room is managed by the Meadow Room Management Committee key members being:</p> <p style="padding-left: 40px;">Mr Christian Antrobus Chairman</p> <p style="padding-left: 40px;">Mrs Shelley Jarvis Treasurer</p> <p>A further 3 members complete the committee and meet quarterly to review the operation of the charity.</p>
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Section C Objectives and activities

<p>Summary of the objects of the charity set out in its governing document</p>	<p>Village Hall for the benefit of the inhabitants of Cobham, Kent</p>
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Summary of the main activities undertaken for the public benefit in relation to these objects (include within this section the statutory declaration that trustees have had regard to the guidance issued by the Charity Commission on public benefit)

The Meadow Room objectives are to create a community resource that ensures its longevity in a manner that is cost effective to users but also ensures its continued self-sufficiency as to not burden either the community or the local council.

As a community facility, the Meadow Room provides a number of local groups, organisations and societies both self and state funded with a place to meet and conduct their activities —this includes being a regular home to our local pre-school, the local Brownies, Youth Club, Amateur Dramatics Society, Women's institute, Gardener's Society and a number of sports and exercise classes. It also plays hosts to a number of private and community led functions and parties, providing well-needed communal meeting facilities within the local community.

The Meadow Room focuses its efforts on extending the Meadow Rooms appeal, ensuring that not only does it remain an important hub of the community, but it also manages to do this in a cost effective and self-sufficient manner.

In addition to existing funding via regular and private hirers, the Meadow Room looks to seek funding from government and lottery grants and its own continued fundraising, which help with the maintenance and development of this important community resource.

Additional details of objectives and activities (Optional information)

You **may choose** to include further statements, where relevant, about:

- policy on grantmaking;
- policy programme related investment;
- contribution made by volunteers.

Summary of the main achievements of the charity during the year

The Covid19 pandemic meant that the Meadow Room had to cease operations in line with Government regulations for much of the period. It also meant that the two major regular fundraising events, Munchies on the Meadow and Movie on the Meadow, were unable to take place.

As soon as regulations allowed, the management committee undertook a complete re-decoration and deep cleaning programme of the hall, significantly improving the hall ready for the return of the many regular community clubs and societies and other users.

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Section E Financial review
Brief statement of the charity's policy on reserves

To maintain sufficient reserves to service a minimum of 12 months operating costs plus short to medium term maintenance and improvement plan, and to ensure that the risk of losing one or two of our regular users is mitigated.

Reserves at 31.03.22 are £111,820 (prior £98,559).

Details of any funds materially in deficit

None

Further financial review details (Optional information)

You **may choose** to include additional information, where relevant about:

- the charity's principal sources of funds (including any fundraising);
- how expenditure has supported the key objectives of the charity;
- investment policy and objectives including any ethical investment policy adopted.

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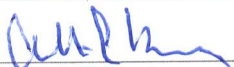
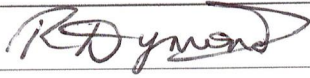
Section F Other optional information

[Empty box for optional information]

Section G Declaration

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

Signature(s)		
Full name(s)	Alan Rowie	ROSEMARY DYMOND
Position (eg Secretary, Chair, etc)	Chairman	TRUSTEE
Date	13-1-2023	