

# KETTERING ST ANDREW PAROCHIAL TRUST

England & Wales · Charity number 259712

## Details

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**Other names** RESIDENCE FOR CURATE AND CHURCH ROOMS

**Status** Registered

**Legal form** Other

**Registered** 1969-10-27

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

## Contact

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**Address** 5 Laxton Court  
Barton Seagrave  
Kettering  
Northamptonshire  
NN15 6QJ

**Phone** 01536 312718

**Email** [hmarks.marks@googlemail.com](mailto:hmarks.marks@googlemail.com)

## Activities

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**Objects:** CHARITABLE PURPOSES IN THE ECCLESIASTICAL PARISH OF ST ANDREW AT KETTERING.

**Activities:** Church hall

## Classification

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- **How:** Provides Buildings/facilities/open Space
- **What:** General Charitable Purposes
- **Who:** Children/young People, Elderly/old People, People With Disabilities, Other Charities Or Voluntary Bodies, Other Defined Groups, The General Public/mankind

## Geography

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- **Area of benefit:** ECCLESIASTICAL PARISH OF ST ANDREW AT KETTERING
- Northamptonshire

## Finances

Period end	Income	Expenditure	Assets	Employees
2025-12-31	£43,268	£43,413	-	-
2024-12-31	£38,815	£43,464	-	-
2023-12-31	£29,482	£22,937	-	-
2022-12-31	£26,202	£21,702	-	-
2021-12-31	£6,794	£8,571	-	-
2020-12-31	£13,093	£12,296	-	-

## Trustees

Name	Role	Appointed
Ailish Avery		2022-04-26
Andrew Jepps		2026-05-05
Christine Smith		
Harriet Dorothy Anne Carter		2023-06-01
Rev Thomas Michael Houston		2021-03-11
Susan Merrifield		2024-05-19

**KETTERING ST ANDREW PAROCHIAL TRUST**

England & Wales - Charity number 259712

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# Accounts

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# **Kettering St Andrew Parochial Trust**

Registered Charity No : 259712

## **Annual Report & Financial Statements**

**For year ended December 31<sup>st</sup> 2025**

### **Trustees active during 2025**

#### Ex-officio

Revd Tom Houston	Vicar
Mrs Susan Merrifield	Church Warden
Mrs Barbara Carter	Church Warden

#### Appointed

Mrs Christine Smith	Trustee
Mr Derek Price	Treasurer
Mrs Ailish Avery	Trustee
Ms Harriet Carter	Trustee

#### **Chair of Trustees:**

Revd Tom Houston  
St Andrew's Vicarage  
Lindsay Street  
Kettering  
NN16 8RG

#### **Bank**

Nat West Bank plc  
41 The Drapery  
Northampton  
NN1 2EU

#### **Independ Examiner**

Mr Gareth Ogden

## Trust Accounts

### 12 months to December 31<sup>st</sup> 2025

Lettings have improved materially since 2020 as recovery from the Covid shutdowns continues. Occupancy has grown year on year since 2022.

Thanks also go to Christine and Terry Smith for all their work to maintain and present the rooms at their best for all users.

We have no restricted funds at present.

### **Kettering St Andrew Parochial Trust Accounts 2025**

<b>2025</b>		<b>2024</b>
<b>£</b>	<b>Receipts</b>	<b>£</b>
42,727	Room lettings	38,293
591	Donations	595
(50)	Grants & Key Deposits	(73)
12,048	Opening balance	16,697
<b>55,316</b>		<b>55,512</b>
	<b>Payments</b>	
4,354	Insurance	4,237
9,067	Electricity & Gas	7,145
1,460	Printing	1,088
1,133	IT & Wi-fi provision	922
-	Security	-
7,158	Cleaning & Materials	4,842
-	Other Expenditure [Keys etc]	1,303
9,585	Maintenance	17,896
638	Waste Expenses	493
4,000	Donation to St Andrews	-
1,710	Water	1,571
4,308	Admin Recharges	3,967
<b>43,413</b>		<b>43,464</b>
<b>11,903</b>	<b>Closing balances</b>	<b>12,048</b>
<b>145</b>	<b>Net Movement in Year</b>	<b>4,649</b>

## Trust Statement of Assets and Liabilities

	<u>General Fund 2025</u>	<u>General Fund 2024</u>
	£	£
<b>Represented by:</b>		
<b>Current A/C</b>	<b>11,903</b>	<b>12,048</b>

The account is held with the Nat West Bank

### Other Assets

Vested in the Trust are land and property adjacent to St. Andrew's Church, Kettering commonly referred to as the Church rooms and the Curate's residence, together with various fixtures, furniture and fittings. During 1999, the bungalow was converted into additional meeting rooms and an enclosed link-way built. The property is now considered to be a single building. The refurbishment of the kitchen area was financed by a grant of £27,500 from the National Lottery Charities Board and the refurbishment of the ladies and gents toilets and hallway were financed by grants of £21,165 from Grantscape in 2012/13.

The property has not been professionally valued but is valued for insurance purposes:

	£
Church Rooms Buildings	£1,589,124 plus £7,825 Garage
Contents	£102,040 plus £4,500 Garage

### Commentary on Income and Expenditure

1. Following on from the replacement of the Hall Boiler & Heating system last year [£13k] the Trust has continued the process of ongoing improvements and maintenance. Total expenditure during 2025 on building maintenance and improvements amounted to £9,585 and was made up as follows:-

Painting exterior fascias & walls	£1,992
Security Access System installation	£2,286
Installation of low energy lighting	£1,302

Internal redecoration	£486*
Plumbing maintenance & repairs	£1,784
Equipment servicing	£857
Other maintenance	£878
	<u>£9,585</u>

\*Redecoration costs were reduced thanks to the kind provision of free labour by the Running Group and Malcolm & Rosalind Robinson.

2. Insurances continue to rise year on year as a cost, rising to £4,354 in 2025 but will rise again in 2026 to £4,543. This increase however does include a small increase in cover to include the garage and contents.
3. Energy costs in the form of Electricity and Gas have again grown significantly in 2025 and this reflects a general increase in energy costs for all organisations. The installation of automated and low energy lighting will hopefully help as we seek to control this area of expenditure despite the initial outlay.
4. The Trust has benefitted from increased occupancy and a small increase in rates which has boosted income to help fund essential maintenance and improvements during the year. The schedule of improvements will continue in 2026, including a few significant projects to upgrade the quality of services that we provide to our users within the local community.
5. Reported funds at the bank are £13,920.55 with outstanding items amounting to £2,018.08 which are predominantly outstanding costs and so represents net creditors.
6. During the year the Trustees began a systematic review of operating policy statements and have adopted a new Financial Policy Statement, A Revised Lone Working Policy Statement and a revised Conflicts of Interest Policy statement. The ongoing review of policies will continue in 2026.

7. Reconciliation of Bank account to Accounts:

	£
Balance in Nat West per statement 31/12/2025	13,920.55
Net outstanding items included in Accounts	2,018.08
Adjusted balance at bank	<u>11,902.47</u>
Closing balance per Accounting Records 31/12/25	<u>11,902.47</u>

The Kettering St Andrew Parochial Trust, established in 1951, is a registered charity [No 259712] whose objects include any charitable purpose within the Ecclesiastical Parish of St Andrew, Kettering.

### Trustees

The Trust Deed provides for 3 ex officio Trustees and up to 4 appointed Trustees. Appointment of new Trustees is by the other Trustees and it is required that they shall be “persons who through residence or occupation or employment or otherwise have special knowledge of the area of benefit”, namely the Ecclesiastical Parish of St Andrew, Kettering.

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### Review of the Year Activities

During the year the Trust continued the process of upgrading the general lighting to more energy efficient lights and has also installed an access control system to ensure the safety of users whilst in the building, particularly those who are deemed vulnerable. The Trust continues to provide an affordable meeting space and facilities, including some equipment storage space, for a wide variety of groups and organisations.

### Income Tax

There are no covenants in operation for the benefit of the Trust.

### Trust Financial details

Details of the Trusts financial position and insurance valuations of the main assets are included in the Financial section above along with details of current assets and a reconciliation of the assets held at the bank with the accounting balance shown in the books of account. [Trust statement of Assets and Liabilities Section and also Note 7]

# **Kettering St Andrew Parochial Trust**

Registered Charity No : 259712

## **Annual Report & Financial Statements**

**For year ended December 31<sup>st</sup> 2025**

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### Review of the Year Activities

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### Income Tax

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### Trust Financial details

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**Section A**

**Independent Examiner's Report**

**Report to the trustees/  
members of**

Kettering St Andrew Parochial Trust

**On accounts for the year  
ended**

12 months to December 31<sup>st</sup> 2025

**Charity no  
(if any)**

**259712**

**Set out on pages**

(remember to include the page numbers of additional sheets)

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended DD / MM / YYYY.

**Responsibilities and  
basis of report**

As the charity 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 (other than that disclosed below \*) in connection with the examination which gives me cause to believe that in, any material respect:

- accounting records were not kept in accordance with section 130 of the Act or
- the accounts do 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 order to enable a proper understanding of the accounts to be reached.

\* Please delete the words in the brackets if they do not apply.

**Signed:**

**Date:**

31 Jan 2026

**Name:**

Gareth Ogden

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

**Address:**

73, Windermere Road

Kettering

NN16 8UF

**KETTERING ST ANDREW PAROCHIAL TRUST**

England & Wales - Charity number 259712

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# Accounts

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# Kettering St Andrew Parochial Trust

Registered Charity No : 259712

## Annual Report & Financial Statements

For year ended December 31<sup>st</sup> 2024

### Trustees active during 2024

#### Ex-officio

Revd Tom Houston	Vicar
Mrs Susan Merrifield	Church Warden from May 2024
Mrs Barbara Carter	Church Warden

#### Appointed

Mrs Christine Smith	Trustee
Mr Derek Price	Treasurer
Mrs Ailish Avery	Trustee
Ms Harriet Carter	Trustee
Mrs Debbie Cox	Secretary to May 2024

#### Chair of Trustees:

Revd Tom Houston  
St Andrew's Vicarage

Lindsay Street

Kettering

NN16 8RG

#### Bank

Nat West Bank plc

16 High Street

Kettering

NN16 8SZ

#### Independ Examiner

Mr Gareth Ogden

## Trust Accounts

### 12 months to December 31<sup>st</sup> 2024

Lettings have improved materially since 2020 as recovery from the Covid shutdowns continues. Occupancy has grown year on year for 2022 and 2023 and further for 2024.

Thanks also go to Christine and Terry Smith for all their work to maintain and present the rooms at their best for all users.

We have no restricted funds at present.

#### **Kettering St Andrew Parochial Trust Accounts 2024**

<b>2024</b>		<b>2023</b>
<b>£</b>	<b>Receipts</b>	<b>£</b>
38,293	Room lettings	29,262
595	Donations	120
(73)	Grants & Key Deposits	100
16,697	Opening balance	10,152
<b>55,512</b>		<b>39,634</b>

#### **Payments**

4,237	Insurance	3,768
7,145	Electricity & Gas	4,226
1,088	Printing	927
922	IT & Wi-fi provision	918
-	Security	-
4,842	Cleaning & Materials	5,130
1,303	Other Expenditure [Keys etc]	483
17,896	Maintenance	3,559
493	Waste Expenses	575
-	Contribution to Redevelopment	1,000
1,571	Water	1,280
3,967	Admin Recharges	1,070
<b>43,464</b>		<b>22,937</b>
<b>12,048</b>	<b>Closing balances</b>	<b>16,697</b>
<b>4,649</b>	<b>Net Movement in Year</b>	<b>6,545</b>

## Trust Statement of Assets and Liabilities

	<u>General Fund 2024</u>	<u>General Fund 2023</u>
	£	£
<b>Represented by:</b>		
<b>Current A/C</b>	<b>12,048</b>	<b>16,697</b>

The account is held with the Nat West Bank

### Other Assets

Vested in the Trust are land and property adjacent to St. Andrew's Church, Kettering commonly referred to as the Church rooms and the Curate's residence, together with various fixtures, furniture and fittings. During 1999, the bungalow was converted into additional meeting rooms and an enclosed link-way built. The property is now considered to be a single building. The refurbishment of the kitchen area was financed by a grant of £27,500 from the National Lottery Charities Board and the refurbishment of the ladies and gents toilets and hallway were financed by grants of £21,165 from Grantscape in 2012/13.

The property has not been professionally valued but is valued for insurance purposes:

	£
Church Rooms Buildings	1,515,541
Contents	91,765

### Commentary on Income and Expenditure

1. During the year the Trust undertook to replace the heating system as the existing system was becoming difficult to maintain due to difficulties in obtaining spare parts. It is an essential feature of the service provided to the users of the rooms that they are adequately heated, especially given the vulnerable nature of some of our users. Therefore, a new boiler system was installed and replacement room vent covers fitted at a cost of just over £13k. The installation took place during the summer with minimal impact upon users. The Trustees are grateful for the thoughtful and professional service provided by our supplier.

At the end of 2023 the supply of Gas and Electricity to the Trust came to the end of a fixed price contract that had been in place for some time and so the cost of energy rose significantly with the negotiation of a new fixed term supply. It is hoped that the new boiler will be more efficient to run than the previous version but the impact of rising fuel costs over the year is apparent in the accounts. Increased heating costs have also arisen as a result of the increased occupancy. In the light of the requirement for building maintenance and higher fuel costs the rate increase implemented in February 2024 now appears to have been a prudent move by the Trust.

2. Insurances continues to rise year on year as a cost, rising to £4.2k in 2024 but will rise again in 2025 to £4.4k. This is however an unavoidable cost but at least the increase to 2025 is less than in the previous year.
3. The Trust has benefitted from increased occupancy and a small increase in rates which has boosted income to help fund essential maintenance and improvements during the year. The overall fund balance has been reduced year on year due to major expenditure on the Heating system with the boiler replacement and improvements to the emergency lighting system. The program of premises upgrade and maintenance will continue in the coming year.
4. Reported funds at the bank are £9,877 with outstanding items amounting to £2,170 which are predominantly outstanding invoices and so represents net debtors.

5. Reconciliation of Bank account to Accounts:

	£
Balance in Nat west per statement 31/12/2024	9,877
Net outstanding items included in Accounts	2,171
Adjusted balance at bank	12,048
Closing balance per Accounting Records 31/12/24	12,048

6. During the year the Trust was supported by members of the congregation of St Andrews who assisted with decorating and ongoing routine maintenance of the buildings. The Trustees are grateful to these people.
  
7. During 2024 the building usage increased significantly and coupled with the required access for maintenance work a degree of flexibility by users has been required. The positive and supportive attitude shown by all who use the Church Rooms has been a great help and the Trust are grateful to all users for their ongoing support and understanding.

## Trustees Report for Year Ending 31<sup>st</sup> December 2024

The Kettering St Andrew Parochial Trust, established in 1951, is a registered charity [No 259712] whose objects include any charitable purpose within the Ecclesiastical Parish of St Andrew, Kettering.

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### Review of the Year Activities

During the year the Trust replaced the main heating system for the rooms, upgraded the emergency lighting and the office area which has reduced the carry forward balance of funds but has ensured the ongoing quality of the rooms and the facilities for our users. The Trust continues to provide an affordable meeting space and facilities, including some equipment storage space, for a wide variety of groups and organisations.

### Income Tax

There are no covenants in operation for the benefit of the Trust.

### Trust Financial details

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Registered Charity No : 259712

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For year ended December 31<sup>st</sup> 2024

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### Commentary on Income and Expenditure

1. During the year the Trust undertook to replace the heating system as the existing system was becoming difficult to maintain due to difficulties in obtaining spare parts. It is an essential feature of the service provided to the users of the rooms that they are adequately heated, especially given the vulnerable nature of some of our users. Therefore, a new boiler system was installed and replacement room vent covers fitted at a cost of just over £13k. The installation took place during the summer with minimal impact upon users. The Trustees are grateful for the thoughtful and professional service provided by our supplier.

At the end of 2023 the supply of Gas and Electricity to the Trust came to the end of a fixed price contract that had been in place for some time and so the cost of energy rose significantly with the negotiation of a new fixed term supply. It is hoped that the new boiler will be more efficient to run than the previous version but the impact of rising fuel costs over the year is apparent in the accounts. Increased heating costs have also arisen as a result of the increased occupancy. In the light of the requirement for building maintenance and higher fuel costs the rate increase implemented in February 2024 now appears to have been a prudent move by the Trust.

2. Insurances continues to rise year on year as a cost, rising to £4.2k in 2024 but will rise again in 2025 to £4.4k. This is however an unavoidable cost but at least the increase to 2025 is less than in the previous year.
3. The Trust has benefitted from increased occupancy and a small increase in rates which has boosted income to help fund essential maintenance and improvements during the year. The overall fund balance has been reduced year on year due to major expenditure on the Heating system with the boiler replacement and improvements to the emergency lighting system. The program of premises upgrade and maintenance will continue in the coming year.
4. Reported funds at the bank are £9,877 with outstanding items amounting to £2,170 which are predominantly outstanding invoices and so represents net debtors.

5. Reconciliation of Bank account to Accounts:

	£
Balance in Nat west per statement 31/12/2024	9,877
Net outstanding items included in Accounts	2,171
 Adjusted balance at bank	 12,048
 Closing balance per Accounting Records 31/12/24	 12,048

6. During the year the Trust was supported by members of the congregation of St Andrews who assisted with decorating and ongoing routine maintenance of the buildings. The Trustees are grateful to these people.
  
7. During 2024 the building usage increased significantly and coupled with the required access for maintenance work a degree of flexibility by users has been required. The positive and supportive attitude shown by all who use the Church Rooms has been a great help and the Trust are grateful to all users for their ongoing support and understanding.

## Trustees Report for Year Ending 31<sup>st</sup> December 2024

The Kettering St Andrew Parochial Trust, established in 1951, is a registered charity [No 259712] whose objects include any charitable purpose within the Ecclesiastical Parish of St Andrew, Kettering.

### Trustees

The Trust Deed provides for 3 ex officio Trustees and up to 4 appointed Trustees. Appointment of new Trustees is by the other Trustees and it is required that they shall be “persons who through residence or occupation or employment or otherwise have special knowledge of the area of benefit”, namely the Ecclesiastical Parish of St Andrew, Kettering.

### Documents governing the operation of the Trust

The Trust was registered as a charity in 1951 on the basis of its definition in a clause of a Conveyance dated 11<sup>th</sup> May 1951 and a scheme regarding the charity was approved by the Charity Commissioners on 31<sup>st</sup> October 1997.

### Review of the Year Activities

During the year the Trust replaced the main heating system for the rooms, upgraded the emergency lighting and the office area which has reduced the carry forward balance of funds but has ensured the ongoing quality of the rooms and the facilities for our users. The Trust continues to provide an affordable meeting space and facilities, including some equipment storage space, for a wide variety of groups and organisations.

### Income Tax

There are no covenants in operation for the benefit of the Trust.

### Trust Financial details

Details of the Trusts financial position and insurance valuations of the main assets are included in the Financial section above along with details of current assets and a reconciliation of the assets held at the bank with the accounting balance shown in the books of account. [Trust statement of Assets and Liabilities Section and also Note 5]

# Independent Examiners Report



**CHARITY COMMISSION  
FOR ENGLAND AND WALES**

**Independent examiner's  
report on the accounts**

**Section A Independent Examiner's Report**

Report to the trustees/  
members of

Kettering St Andrew Parochial Trust

On accounts for the year  
ended

12 months to December 31<sup>st</sup> 2024

Charity no  
(if any)

259712

Set out on pages

Instructions: to include the page numbers of additional sheets

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended DD / MM / YYYY.

Responsibilities and  
basis of report

As the charity 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 (~~other than that disclosed below~~) in connection with the examination which gives me cause to believe that in, any material respect:

- accounting records were not kept in accordance with section 130 of the Act or
- the accounts do 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 order to enable a proper understanding of the accounts to be reached.

\* Please delete the words in the brackets if they do not apply.

Signed:

Date:

31 Jan 2025

Name:

GARETH OGDEN

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

Address:

73 WINDERMERE ROAD  
KETTERING NN16 8UF

**KETTERING ST ANDREW PAROCHIAL TRUST**

England & Wales - Charity number 259712

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# Accounts

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# **Kettering St Andrew Parochial Trust**

Registered Charity No : 259712

## **Annual Report & Financial Statements**

**For year ended December 31<sup>st</sup> 2023**

### **Trustees active during 2023**

#### Ex-officio

Revd Tom Houston	Vicar
Mrs Christine Smith	Church Warden
Mrs Barbara Carter	Church Warden

#### Appointed

Mrs Debbie Cox	Secretary
Mr Derek Price	Treasurer appointed July 2023
Mrs Ailish Avery	Trustee
Ms Harriet Carter	Trustee appointed June 2023
Mrs Maggie Jones	Trustee to February 2023
Mr Hugh Marks	Treasurer to June 2023

#### **Chair of Trustees:**

Revd Tom Houston  
St Andrew's Vicarage

Lindsay Street  
Kettering  
NN16 8RG

#### **Bank**

Nat West Bank plc  
16 High Street  
Kettering  
NN16 8SZ

#### **Independ Examiner**

Mr Brian Reid ACMA

## Trust Accounts

Lettings have improved materially since 2020 as recovery from the Covid shutdowns continues. Occupancy has grown year on year for 2022 and 2023.

Thanks are due to Pat Elmore for her time administering the rooms which has now been taken over by Debbie Cox. Thanks also go to her and to Christine and Terry Smith for all their work to maintain and present the rooms for all users.

### Kettering St Andrew Parochial Trust Accounts 2023

2022		2023	
		Non Restricted	Restricted
£	Receipts	Funds	funds
£		£	£
20,302	Room lettings	29,262	
675	Donations	120	
5,225	Grants & Key Deposits	100	
5,651	Opening balance	10,152	
<b>31,853</b>		<b>39,634</b>	<b>0</b>

#### Payments

3,354	Insurance	3,768	
3,305	Electricity & Gas	4,226	
1,017	Printing	927	
179	IT & Wi-fi provision	918	
6,798	Security	-	
3,678	Cleaning & Materials	5,130	
1,269	Other Expenditure [Keys etc]	483	
778	Maintenance	3,559	
318	Waste Expenses	575	
-	Contribution to Redevelopment	1,000	
1,006	Water	1,280	
	Admin Recharges	1,070	
<b>21,702</b>		<b>22,937</b>	<b>0</b>
<b>10,152</b>	<b>Closing balances</b>	<b>16,697</b>	<b>0</b>
<b>4,501</b>	<b>Net Movement in Year</b>	<b>6,545</b>	<b>0</b>

## Trust Statement of Assets and Liabilities

	<u>General Fund 2022</u>	<u>General Fund 2023</u>
	£	£
<b>Represented by:</b>		
<b>Current A/C</b>	<b>10,151</b>	<b>16,697</b>

The account is held with the Nat West Bank

### Other Assets

Vested in the Trust are land and property adjacent to St. Andrew's Church, Kettering commonly referred to as the Church rooms and the Curate's residence, together with various fixtures, furniture and fittings. During 1999, the bungalow was converted into additional meeting rooms and an enclosed link-way built. The property is now considered to be a single building. The refurbishment of the kitchen area was financed by a grant of £27,500 from the National Lottery Charities Board and the refurbishment of the ladies and gents toilets and hallway were financed by grants of £21,165 from Grantscape in 2012/13.

The property has not been professionally valued but is valued for insurance purposes:

	£
Church Rooms Buildings	1,255,796
Contents	76,469

### Commentary on Income and Expenditure

1. Room lettings were stronger for 2023 with income up to £29k [2022 £20k]. This showed an encouraging boost in occupancy rates no doubt in part helped by the ending of Covid restrictions and a wider section of the community using the facilities. Hopefully these rates will continue into 2024.
2. Insurances continues to rise year on year as a cost, rising to £3.7k in 2023 but will rise again in 2024 to £4.2k. This is however an unavoidable cost.

3. Increased occupancy, as shown in increased rental income, has been accompanied by increased facilities costs [Gas, Electricity, Water and Refuse collection]. Costs for 2023 increased to £6.1k from £4.6k in 2022. This increase however was constrained thanks to the fixed term energy contracts that have been in place. These are now ended and new rates are in place for Gas and Electricity for 2024. Inevitably these are higher unit costs and will reflect in our 2024 expenditure. This cost increase was a major driver in the decision to increase rental rates with effect from February 2024 and the revised rates should help alleviate this cost increase.
  
4. Adjusted funds at the bank increased over the year by £6.5k to £16.7k. This puts us in a strong position going into 2024 should significant repairs arise. However, the need to replace the heating system could make a significant dent in these reserves, currently estimated at £12k.

5. Reconciliation of Bank account to Accounts:

	£
Balance in Nat west per statement 31/12/2023	16,819.15
Net outstanding items included in Accounts	<u>(121.90)</u>
Adjusted balance at bank	<u>16,697.25</u>
Closing balance per Accounting Records 31/12/23	<u>16,697.25</u>

6. It is with sadness that the Trustees record the death of Mr Hugh Marks during 2023. Hugh gave generously of his time and talents to support the work of the Trust and will be sadly missed.

## Trustees Report for Year Ending 31<sup>st</sup> December 2023

The Kettering St Andrew Parochial Trust, established in 1951, is a registered charity [No 259712] whose objects include any charitable purpose within the Ecclesiastical Parish of St Andrew, Kettering.

### Trustees

The Trust Deed provides for 3 ex officio Trustees and up to 4 appointed Trustees. Appointment of new Trustees is by the other Trustees and it is required that they shall be “persons who through residence or occupation or employment or otherwise have special knowledge of the area of benefit”, namely the Ecclesiastical Parish of St Andrew, Kettering.

### Documents governing the operation of the Trust

The Trust was registered as a charity in 1951 on the basis of its definition in a clause of a Conveyance dated 11<sup>th</sup> May 1951 and a scheme regarding the charity was approved by the Charity Commissioners on 31<sup>st</sup> October 1997.

### Review of the Year Activities

The Trust made one beneficial distribution of cash to support the Redevelopment Project for St Andrews Church of £1,000 during the year. Otherwise, the Trust continues to provide an affordable meeting space and facilities, including some equipment storage space, for a wide variety of groups and organisations.

### Income Tax

There are no covenants in operation for the benefit of the Trust.

### Trust Financial details

Details of the Trusts financial position and insurance valuations of the main assets are included in the Financial section above along with details of current assets and a reconciliation of the assets held at the bank with the accounting balance shown in the books of account. [Trust statement of Assets and Liabilities Section and also Note 5]

# Kettering St Andrew Parochial Trust

Registered Charity No : 259712

## Annual Report & Financial Statements

For year ended December 31<sup>st</sup> 2023

### Trustees active during 2023

#### Ex-officio

Revd Tom Houston	Vicar
Mrs Christine Smith	Church Warden
Mrs Barbara Carter	Church Warden

#### Appointed

Mrs Debbie Cox	Secretary
Mr Derek Price	Treasurer appointed July 2023
Mrs Ailish Avery	Trustee
Ms Harriet Carter	Trustee appointed June 2023
Mrs Maggie Jones	Trustee to February 2023
Mr Hugh Marks	Treasurer to June 2023

#### Chair of Trustees:

Revd Tom Houston  
St Andrew's Vicarage

Lindsay Street  
Kettering  
NN16 8RG

#### Bank

Nat West Bank plc  
16 High Street  
Kettering  
NN16 8SZ

#### Independ Examiner

Mr Brian Reid ACMA

## Trust Accounts

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778	Maintenance	3,559	
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-	Contribution to Redevelopment	1,000	
1,006	Water	1,280	
	Admin Recharges	1,070	
<b>21,702</b>		<b>22,937</b>	<b>0</b>
<b>10,152</b>	<b>Closing balances</b>	<b>16,697</b>	<b>0</b>
<b>4,501</b>	<b>Net Movement in Year</b>	<b>6,545</b>	<b>0</b>

## Trust Statement of Assets and Liabilities

	<u>General Fund 2022</u>	<u>General Fund 2023</u>
	£	£
<b>Represented by:</b>		
<b>Current A/C</b>	<b>10,151</b>	<b>16,697</b>

The account is held with the Nat West Bank

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Contents	76,469

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Net outstanding items included in Accounts	<u>(121.90)</u>
Adjusted balance at bank	<u>16,697.25</u>
Closing balance per Accounting Records 31/12/23	<u>16,697.25</u>

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## Trustees Report for Year Ending 31<sup>st</sup> December 2023

The Kettering St Andrew Parochial Trust, established in 1951, is a registered charity [No 259712] whose objects include any charitable purpose within the Ecclesiastical Parish of St Andrew, Kettering.

### Trustees

The Trust Deed provides for 3 ex officio Trustees and up to 4 appointed Trustees. Appointment of new Trustees is by the other Trustees and it is required that they shall be “persons who through residence or occupation or employment or otherwise have special knowledge of the area of benefit”, namely the Ecclesiastical Parish of St Andrew, Kettering.

### Documents governing the operation of the Trust

The Trust was registered as a charity in 1951 on the basis of its definition in a clause of a Conveyance dated 11<sup>th</sup> May 1951 and a scheme regarding the charity was approved by the Charity Commissioners on 31<sup>st</sup> October 1997.

### Review of the Year Activities

The Trust made one beneficial distribution of cash to support the Redevelopment Project for St Andrews Church of £1,000 during the year. Otherwise, the Trust continues to provide an affordable meeting space and facilities, including some equipment storage space, for a wide variety of groups and organisations.

### Income Tax

There are no covenants in operation for the benefit of the Trust.

### Trust Financial details

Details of the Trusts financial position and insurance valuations of the main assets are included in the Financial section above along with details of current assets and a reconciliation of the assets held at the bank with the accounting balance shown in the books of account. [Trust statement of Assets and Liabilities Section and also Note 5]



Section A

Independent Examiner's Report

Report to the trustees/ members of

Charity Name: KETTERING ST. ANDREW PAROCHIAL TRUST

On accounts for the year ended

31st DECEMBER 2023 Charity no (if any): 359712

Set out on pages

(remember to include the page numbers of additional sheets)

Responsibilities and basis of report

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31/12/2023.

As the charity 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").

Independent examiner's statement

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.

I have completed my examination. I confirm that no material matters have come to my attention (~~other than that disclosed below~~\*) in connection with the examination which gives me cause to believe that in, any material respect:

- accounting records were not kept in accordance with section 130 of the Act or
the accounts do 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 order to enable a proper understanding of the accounts to be reached.

\* Please delete the words in the brackets if they do not apply.

Signed: B.J. Reid

Date: 29/03/2024

Name: BRIAN JAMES REID

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

ACMA CGMA

Address:

3 GRENVILLE CLOSE
ROTHWELL, KETTERING
NN14 6TW

**KETTERING ST ANDREW PAROCHIAL TRUST**

England & Wales - Charity number 259712

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# Accounts

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Charity No

259712

**Kettering St Andrew Parochial Trust****Annual Report 1/1/2022-31/12/2022****Income**

Room Lettings	20,302
Donations	675
Key Deposits	300
NNC Grants [Security]	4,925

<b>26,202</b>
---------------

**Expenditure**

Insurance	3,354
Water	1,006
Gas	1,798
Electricity	1,507
Printing	1,017
Refuse Collection	319
Wi-fi	179
Security	6,798
Gifts	300
Cleaning Materials	847
Cleaners Wages	2,831
Keys	228
Electrical Testing	65
Emergency Lighting	204
Mower	94
Fire extinguisher services	234
Boiler Service	80
Gas Maintenance	101
Other Supplies	741

<b>21,702</b>
---------------

Net Movement 2022	4,501
-------------------	-------

Bal B/fwd 2021	5,651
----------------	-------

Bal C/fwd 1/1/2023	<b>10,152</b>
--------------------	---------------

Represented by Bank A/C	<b>10,152</b>
-------------------------	---------------

The property has not been professionally valued but is valued for insurance purposes as follows:-

Church Rooms Buildings £1,255,796

Contents £76,469

## **Trust Annual Report**

The Kettering St Andrew Parochial Trust, established in 1951, is a Registered Charity [No 259712] whose objects include any charitable purpose within the Ecclesiastical Parish of St Andrew, Kettering.

### **Trustees**

The Trust Deed provides for 3 ex officio Trustees and up to 4 appointed Trustees. Appointment of new Trustees is by the other Trustees and it is required that they shall be "persons who through residence or occupation or employment or otherwise have special knowledge of the area of benefit" namely the Ecclesiastical Parish of St Andrew, Kettering.

### **Documents governing the operation of the Trust**

The Trust was registered as a charity in 1951 on the basis of its definition in a clause of a Conveyance dated 11th May 1951 and a scheme regarding the charity was approved by the Charity Commissioners on 31st October 1997.

### **Income Tax**

There are no covenants in operation for the benefit of the Trust.

### **Review of the Year**

Income from room lettings in 2022 exceeded £20,000 which is a significant uplift on 2020 and 2021. The need to institute a maintenance program for 2023 onwards is now recognised although care will need to be taken as the fixed energy prices enjoyed for the last 3 years come to an end in 2023 and may impact running costs. Funds carried forward into 2023 amounted to £10,152 represented by the current account.

Once again Trustees are grateful to Terry and Graham for all their work to keep the building and the outside area in good order for 2022.

### **Benefit of the Trust**

No direct cash or material benefits was distributed by the Trustees  
The Trust continues to provide an affordable meeting space and facilities including some equipment storage space for a wide variety of groups and organisations.

# Kettering St Andrew Parochial Trust

Registered Charity No : 259712

## Annual Report & Financial Statements for year ended December 31st 2022

The following served as Trustee during 2022

Ex-officio	Revd Tom Houston	Vicar	
	Mr John Weaver	Church Warden	to May 2022
	Mrs Christine Smith	Church Warden	
	Mrs Barbara Carter	Church Warden	from May 2022
Appointed	Mrs Maggie Jones		
	Mrs Debbie Cox	Secretary	
	Mr Hugh Marks	Treasurer	
	Mrs Ailish Avery	Trustee	from June 2022

### Chair of Trustees:

Revd Tom Houston  
St Andrew's Vicarage  
Lindsay Street  
Kettering  
Northants  
NN16 8RG

### Bank

Natwest Bank  
16 High Street  
Kettering  
Northants  
NN16 8SZ

### Independent Examiner

Mrs Rosemary Harradine ACMA

Charity No

259712

**Kettering St Andrew Parochial Trust****Annual Report 1/1/2022-31/12/2022****Income**

Room Lettings	20,302
Donations	675
Key Deposits	300
NNC Grants [Security]	4,925

**26,202****Expenditure**

Insurance	3,354
Water	1,006
Gas	1,798
Electricity	1,507
Printing	1,017
Refuse Collection	319
Wi-fi	179
Security	6,798
Gifts	300
Cleaning Materials	847
Cleaners Wages	2,831
Keys	228
Electrical Testing	65
Emergency Lighting	204
Mower	94
Fire extinguisher services	234
Boiler Service	80
Gas Maintenance	101
Other Supplies	741

**21,702**

Net Movement 2022 4,501

Bal B/fwd 2021 5,651

Bal C/fwd 1/1/2023 **10,152**Represented by Bank A/C **10,152**

The property has not been professionally valued but is valued for insurance purposes as follows:-

Church Rooms Buildings £1,255,796

Contents £76,469

## **Trust Annual Report**

The Kettering St Andrew Parochial Trust, established in 1951, is a Registered Charity [No 259712] whose objects include any charitable purpose within the Ecclesiastical Parish of St Andrew, Kettering.

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### **Documents governing the operation of the Trust**

The Trust was registered as a charity in 1951 on the basis of its definition in a clause of a Conveyance dated 11th May 1951 and a scheme regarding the charity was approved by the Charity Commissioners on 31st October 1997.

### **Income Tax**

There are no covenants in operation for the benefit of the Trust.

### **Review of the Year**

Income from room lettings in 2022 exceeded £20,000 which is a significant uplift on 2020 and 2021. The need to institute a maintenance program for 2023 onwards is now recognised although care will need to be taken as the fixed energy prices enjoyed for the last 3 years come to an end in 2023 and may impact running costs. Funds carried forward into 2023 amounted to £10,152 represented by the current account.

Once again Trustees are grateful to Terry and Graham for all their work to keep the building and the outside area in good order for 2022.

### **Benefit of the Trust**

No direct cash or material benefits were distributed by the Trustees. The Trust continues to provide an affordable meeting space and facilities including some equipment storage space for a wide variety of groups and organisations.

# Kettering St Andrew Parochial Trust

Registered Charity No : 259712

## Annual Report & Financial Statements for year ended December 31st 2022

The following served as Trustee during 2022

Ex-officio	Revd Tom Houston	Vicar	
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	Mrs Christine Smith	Church Warden	
	Mrs Barbara Carter	Church Warden	from May 2022
Appointed	Mrs Maggie Jones		
	Mrs Debbie Cox	Secretary	
	Mr Hugh Marks	Treasurer	
	Mrs Ailish Avery	Trustee	from June 2022

### Chair of Trustees:

Revd Tom Houston  
St Andrew's Vicarage  
Lindsay Street  
Kettering  
Northants  
NN16 8RG

### Bank

Natwest Bank  
16 High Street  
Kettering  
Northants  
NN16 8SZ

### Independent Examiner

Mrs Rosemary Harradine ACMA

# Independent Examiner's Certificate for the PCC Accounts

Report to the trustees of:

Kettering St. Andrew Parochial Trust

Parochial Church Council

On accounts for the year ended:

31<sup>st</sup> December 2022

Charity Number (if applicable):

259712

## Respective responsibilities of trustees and examiner

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144 of the Charities Act 2011 (the Charities Act) and that an independent examination is needed. It is my responsibility to:

- examine the accounts under section 145 of the Charities Act,
- to follow the procedures laid down in the general Directions given by the Charity Commission (under section 145(5)(b) of the Charities Act, and  to state whether particular matters have come to my attention.

## Basis of independent examiner's statement

My examination was carried out in accordance with general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from the trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a 'true and fair' view and the report is limited to those matters set out in the statement below.

In connection with my examination, no matter has come to my attention (other than that disclosed below \*)

1. which gives me reasonable cause to believe that in, any material respect, the requirements:

## Independent examiner's statement

- to keep accounting records in accordance with section 130 of the Charities Act; and
  - to prepare accounts which accord with the accounting records and comply with the accounting requirements of the Charities Act
- have not been met; or
2. to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

\* Please delete the words in the brackets if they do not apply.

Signed:

*R. Harradine*

Date:

4<sup>th</sup> September 2023

Name:

ROSEMARY HARRADINE

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

ACMA

Address:

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