

Kettering St Andrew Parochial Trust

Registered Charity No : 259712

Annual Report & Financial Statements

For year ended December 31st 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 Funds	Restricted funds
£	Receipts	£	£
20,302	Room lettings	29,262	
675	Donations	120	
5,225	Grants & Key Deposits	100	
5,651	Opening balance	10,152	
31,853		39,634	0

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	
21,702		22,937	0
10,152	Closing balances	16,697	0
4,501	Net Movement in Year	6,545	0

Trust Statement of Assets and Liabilities

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

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 31st 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 11th May 1951 and a scheme regarding the charity was approved by the Charity Commissioners on 31st 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]

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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

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