

Kettering St Andrew Parochial Trust

Registered Charity No : 259712

Annual Report & Financial Statements

For year ended December 31st 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 31st 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

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

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
43,464		22,937
12,048	Closing balances	16,697
4,649	Net Movement in Year	6,545

Trust Statement of Assets and Liabilities

	<u>General Fund 2024</u>	<u>General Fund 2023</u>
	£	£
Represented by:		
Current A/C	12,048	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	1,515,541
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 31st 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 11th May 1951 and a scheme regarding the charity was approved by the Charity Commissioners on 31st 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]

Kettering St Andrew Parochial Trust

Registered Charity No : 259712

Annual Report & Financial Statements

For year ended December 31st 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 31st 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

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

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
43,464		22,937
12,048	Closing balances	16,697
4,649	Net Movement in Year	6,545

Trust Statement of Assets and Liabilities

	<u>General Fund 2024</u>	<u>General Fund 2023</u>
	£	£
Represented by:		
Current A/C	12,048	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	1,515,541
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 31st 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 11th May 1951 and a scheme regarding the charity was approved by the Charity Commissioners on 31st 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 31st 2024

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 2025

Name:

GARETH OGDEN

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

Address:

73 WINDERMERE ROAD

KETTERING NN16 8UF