

# VINTERS PARK RESIDENTS ASSOCIATION

England & Wales · Charity number 273861

## Details

---

**Status** Registered

**Legal form** Other

**Registered** 1977-07-18

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

## Contact

---

**Address** 4  
Bedgebury Close  
Maidstone  
Kent  
ME14 5QY

**Phone** 01622 750027

**Email** [carolinecorry@msn.com](mailto:carolinecorry@msn.com)

**Website** [vinterspark.org.uk](http://vinterspark.org.uk)

## Activities

---

**Objects:** A) TO PROMOTE THE BENEFIT OF THE INHABITANTS OF THE AREA OF BENEFIT WITHOUT DISTINCTION OF SEX OR OF POLITICAL, RELIGIOUS OR OTHER OPINIONS BY ASSOCIATING WITH THE LOCAL AUTHORITIES, VOLUNTARY ORGANISATIONS AND INHABITANTS IN A COMMON EFFORT TO ADVANCE EDUCATION AND TO PROVIDE FACILITIES IN THE INTEREST OF SOCIAL WELFARE FOR RECREATION AND LEISURE-TIME OCCUPATION WITH THE OBJECT OF IMPROVING THE CONDITIONS OF LIFE FOR THE SAID INHABITANTS. (B) TO ESTABLISH OR SECURE THE ESTABLISHMENT OF A COMMUNITY CENTRE.

**Activities:** Promoting the wellbeing of local residents and managing the maintenance, improvement and hiring of the local community centre.

## Classification

---

- **How:** Provides Buildings/facilities/open Space
- **What:** Economic/community Development/employment
- **Who:** Other Defined Groups

## Geography

- **Area of benefit:** VINTERS PARKS AND WOODLANDS ESTATES AND THE NEIGHBOURHOOD.
- Kent

## Finances

Period end	Income	Expenditure	Assets	Employees
2025-01-31	£26,600	£20,919	-	-
2024-01-31	£25,930	£21,322	-	-
2023-01-31	£23,387	£27,769	-	-
2022-01-31	£16,426	£17,127	-	-
2021-01-31	£10,132	£17,084	-	-

## Trustees

Name	Role	Appointed
<b>Michelle Zevla</b>	Chair	2019-09-03
Catherine Webster		2019-10-08
Jacqueline Badham		2022-11-01
Kenneth Goodchild		2018-02-01
MR FRED BURTON		
Tina Deverson		2021-09-21
Vicki O'Connell		2023-06-20

**VINTERS PARK RESIDENTS ASSOCIATION**

England & Wales - Charity number 273861

---

# Accounts

---

# VINTERS PARK RESIDENTS ASSOCIATION

## **Minutes of meeting of Annual General Meeting**

**Held on Tuesday 29<sup>th</sup> April 2025 at Vinters Park Community Centre**

### **Opening**

The Chairperson, Tony Hewson, opened the meeting at 8.00pm by welcoming everyone attending. (The signatures on the attendance list indicated that 25 were present).

### **Minutes**

The minutes of the meeting held on 30<sup>th</sup> April 2024, having been previously circulated, were taken as read, approved and signed by the Chairperson.

### **Chairpersons Report**

Welcome to this, the 2024 AGM of the Vinters Park Residents' Association and I thank you all for attending.

One wonders were the time goes, it doesn't seem that long since the last AGM, but in that year we have been very active, so let me give you a brief resume of what we have been up to.

Our coffee mornings on the first Friday morning of each month continue to go from strength to strength, I think this is in the most part due to the very hard work put in by our team of ladies and Ken, they are all volunteers and give up their time to make wonderful cakes for this event, and of course all of you who attend, we couldn't do it without you. Ian Chittenden is a regular and keeps us updated on local problems and answers your questions. Steve Songhurst from the Nature Reserve has also kept us updated on what goes on in the reserve.

We have just completed the 2025 Easter Egg hunt and again it doesn't seem long since the last one. This event is extremely well attended and enjoyed by all that take part. Once again, its success is due to all those volunteers who help organise it, my thanks to them all. We held our car show last year in the car park, it was really well attended. We do seem to have a lot of owners of interesting cars in the area, but I think the bacon rolls and tea do help. This year's event is on the 26<sup>th</sup> May, so we look forward to seeing you all. My thanks go to Craig McAteer for helping to organise this event.

We are holding a cream tea on the afternoon of 23<sup>rd</sup> August from 2.00pm to 4.00pm, there will be entertainment and local produce stalls so come and join us, tickets will be available soon.

We had a very successful Christmas lunch last year, which replaces the last coffee morning of the year, it was enjoyed by all as I am sure it will be again this year. This, of course, leads on to our Christmas Fair, the largest event of the year. This year it will be on 29<sup>th</sup> November, so put it in your diaries, it's an event not to be missed.

So that concludes a brief recount of previous and forthcoming events, but the running of your Community Centre goes on, we are always looking for new volunteers to come and join our team so give it some thought and if you have and ideas for new events please let us have them.

My many thanks to our hardworking committee.

### **Presentation of Accounts**

The Association's Finance Manager, Emma Stannett, was unable to attend this year but has submitted a report to be read out by our Secretary, Caroline Corry. The audited income and expenditure account for the year ended 31 January 2025 and the balance sheet as at that date. Copies of which had been circulated at the meeting earlier.

The meeting duly APPROVED the Income and Expenditure Account for the year ended 31 January 2025 and the Balance Sheet as at 31 January 2025, copies of which are inserted in the Minute Book.

### **Appointment of Independent Examiner**

It was duly AGREED that Steven Hill be appointed as the Independent Examiner for the current year.

### **Election of Officers and Executive Committee Members**

The following members have indicated their willingness to continue on the Committee for the year 2024 - 2025:

Chairperson	Tony Hewson
Vice-Chairperson	Michelle Zevla
Secretary	Caroline Corry

### **Appointed Manager**

Finance and Bookings Manager Emma Stannett

### **Executive Committee**

Individual Members Fred Burton, Ken Goodchild, Cathy Webster, Tina Deverson, Jacqui Badham, Vicky O'connell, Georgina Harris, Judith Kingdom.

### **Cllr. Ian Chittenden**

The Chairperson then invited Ian Chittenden to present his last report as he is not standing for re-election in the up coming elections.

Ian began by thanking the VPRA for the work they do on the Community Centre and the success of it coffee mornings. Please support the committee or come and help.

Finance update on KCC. The Government continue to make cuts whilst costs have risen dramatically. There will be further cuts next year making it harder to get things done. Special educational needs, Youth Services, Social Services and Highways have all been cut substantially over the last 15 years. It would take £18million to bring everything up to scratch. KCC get finance from Government for potholes and surfacing so please continue to report these. School services are being maintained, we are short of places in junior schools due to the new developments but there are a few places still in senior schools.

The Government's proposal to do away with county and borough councils and form a unitary council with an elected Mayor will see many changes in the county in the next few years.

I would like to thank you all for your support over the years, I have enjoyed working with the residents of Vinters Park.

Ian then invited questions from the floor;

Q What consideration is given to effluent when building housing?

A The same as with other utilities.

Q Do developers consider water saving appliances?

A Yes they do.

Q Is Kent Highways independent?

A No it is part of KCC

Q What can be done about the amount of rubbish being left around the estate?

A Continue to report on MBC website as fly tipping.

Q Is tree cutting done regularly?

A KCC check all trees every 5 years. If there is a problem then report to either KCC or MBC.

The Chair thanked Ian for all the help and support he has give to the VPRA.

### **Any Other Business**

The Chairperson opened the floor to any other business.

John Fuller said that he is regularly seeing cars being parked in the hall car park and then left there for the day. The committee have previously stated that this is not a problem between the hours of 9.00pm and 8.00am but outside of that can cause an issue with hirers. It was agreed by the Chair that the committee would look into the issue.

### **Conclusion**

There being no other business, the Chairperson concluded the meeting by thanking those present for their attendance. The Chairperson then closed the meeting at 9.00pm.

Approved  (Chairperson)

Date: 30/4/25

**VINTERS PARK RESIDENTS' ASSOCIATION**  
**STATEMENT OF INCOME AND EXPENDITURE**  
**FOR THE YEAR ENDING**  
**31ST JANUARY 2025**

**VINTERS PARK RESIDENTS' ASSOCIATION**  
**STATEMENT OF INCOME AND EXPENDITURE**  
**FOR THE YEAR ENDED 31 JANUARY 2025**

	<b>2025</b>		<b>2024</b>	
	£	£	£	£
<b>INCOME</b>				
Main income	24,598		21,731	
Grant Recievable	-		1,500	
Clothes Bank Receipts	1,927		2,415	
Other Fund Raising	75		87	
Other Income Received	-		100	
Interest received	-		97	
		26,600		25,930
 <b>EXPENDITURE</b>				
Gross wages	11,148		10,029	
Rent and rates	736		608	
Insurance	1,705		1,632	
Heat, light and power	4,377		4,316	
Maintenance	1,215		3,159	
Accountancy	522		558	
Donations	300		300	
Music licence	902		721	
Bank Charges	15		-	
		20,919		21,323
<b>PROFIT / (LOSS) FOR THE YEAR</b>		5,682		4,607
 <b>SURPLUS FUNDS AT 1 February 2024</b>		 30,501		 25,894
 <b>SURPLUS FUNDS CARRIED FORWARD</b>		 36,183		 30,501

**VINTERS PARK RESIDENTS' ASSOCIATION**  
**STATEMENT OF ASSETS AND LIABILITIES**  
**FOR THE YEAR ENDED 31 JANUARY 2025**

	<u>2025</u>		<u>2024</u>	
	£	£	£	£
<b>ASSETS</b>				
Debtors	3,173		3,385	
Small fixed assets	1,159		1,159	
Prepayments	1,440		973	
Deposits and cash	68		68	
Bank account	<u>30,765</u>		<u>25,361</u>	
		36,603		30,946
<b>LIABILITIES</b>				
Creditors and accruals		420		444
<b>NET ASSETS</b>		<u><u>36,183</u></u>		<u><u>30,502</u></u>

**Balance Sheet as at 31st January 2025**

The financial statements were approved by the Board on 29 April 2025 and signed on their behalf by:

  
 \_\_\_\_\_  
 Chairman

  
 \_\_\_\_\_  
 Treasurer



**Stephen Hill**  
MID KENT

**Vinters Park Residents' Association**  
**Year End: 31 January 2025**  
**Accounts: Accruals**  
**Independent Examiner: Peter Shillinglaw FCA**

## **Independent Examiner's Report to the Trustees of Vinters Park Residents' Association**

I report on the accounts of Vinters Park Residents' Association for the year ended 31 January 2025.

### **Respective Responsibilities of Trustees and Examiner**

The trustees are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 and for keeping proper accounting records.

My responsibility is to carry out an independent examination of the accounts in accordance with section 145 of the Charities Act 2011 and the Directions issued by the Charity Commission.

### **Basis of Independent Examiner's Report**

My examination was carried out in accordance with the Charity Commission's Directions. The 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 for such matters.


The procedures undertaken do **not** provide all the evidence that would be required in an audit and consequently I do **not** express an audit opinion.

### **Independent Examiner's Statement**

In the course of my examination, no matter has come to my attention:

1. which gives me reasonable cause to believe that, in any material respect, the requirements
  - to keep proper accounting records in accordance with section 130 of the Charities Act 2011, and
  - to prepare accounts which are consistent with the accounting records and comply with the accounting requirements of the Acthave 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.

### **Independent Examiner's Details**

  
**Peter Shillinglaw FCA**  
**Institute of Chartered Accountants in England and Wales (ICAEW)**  
31-33 Albion Place  
Maidstone  
Kent  
ME14 5DZ  
24 November 2025

**VINTERS PARK RESIDENTS ASSOCIATION**

England & Wales - Charity number 273861

---

# Accounts

---

# VINTERS PARK RESIDENTS ASSOCIATION

## Minutes of meeting of Annual General Meeting

Held on Tuesday 30<sup>th</sup> April 2024 at Vinters Park Community Centre

### Opening

The Chairperson, Tony Hewson, opened the meeting at 7.00pm by welcoming everyone attending. (The signatures on the attendance list indicated that 25 were present).

### Minutes

The minutes of the meeting held on 26<sup>th</sup> April 2022, having been previously circulated, were taken as read, approved and signed by the Chairperson. There was no meeting in 2023 due to a number of restrictions.

### Chairpersons Report

Welcome to this, the 2024 AGM of the Vinters Park Residents' Association and I thank you all for attending.

You will be aware due to various restrictions this is the first AGM since 2022.

Sadly, since then we have lost our caretaker Derek Butler who passed away in June 2022. We have also lost two committee members, Philippa Jaffray who moved away from the estate and Sam Thomson stood down. Philippa was our Vice Chair but fortunately Michell Zevla has stepped into her shoes and has been doing an excellent job, thank you Michelle. Also, thanks to all the committee members who do a sterling job running the coffee mornings and other events.

Work and activities have continued in the centre, we have had a new fire alarm system and CCTV system installed and Cllr. Ian Chittenden gave us a grant of £1500 for new curtains in the large hall which has helped the acoustics in the hall. Other events included our Easter egg hunt, a Coronation lunch, car shows and the Christmas fair, notwithstanding our coffee mornings which have continued on the first Friday of every month and continue to grow in popularity, all which help to fund the hall. If you haven't been do come along and join us. In fact, we are always looking for new committee members, so please give that some consideration and come along and help us run the community centre.

At this point I would like to give a big thank you to Craig McAteer who has stepped in since we lost our caretaker, he does an immense amount of work to keep the community centre functioning, and also organises the litter picks which take place on the estate, you wouldn't believe what we find. Thank you Craig.

In conclusion I would like to confirm that for 2024 our events at the hall will continue, coffee mornings, car show in May, BBQ in August and the Christmas fair. If anyone has any ideas for new events, please let us know or perhaps come along and help us organise them.

Once again, thank you for attending this evening.

### Presentation of Accounts

The Association's Finance Manager, Emma Stannett, presented the audited income and expenditure account for the year ended 31 January 2024 and the balance sheet as at that date. Copies of which had been circulated at the meeting earlier.

The meeting duly APPROVED the Income and Expenditure Account for the year ended 31 January 2024 and the Balance Sheet as at 31 January 2024, copies of which are inserted in the Minute Book.

### **Appointment of Independent Examiner**

It was duly AGREED that Steven Hill be appointed as the Independent Examiner for the current year.

### **Election of Officers and Executive Committee Members**

The following members have indicated their willingness to continue on the Committee for the year 2024 - 2025:

Chairperson	Tony Hewson
Vice-Chairperson	Michelle Zevla
Secretary	Caroline Corry

### **Appointed Manager**

Finance and Bookings Manager Emma Stannett

### **Executive Committee**

Individual Members Fred Burton, Michelle Zevla, Ken Goodchild, Cathy Webster, Tina Deverson. Jacqui Badham, Vicky O'connell.

### **Cllr. Ian Chittenden**

The Chairperson then invited Ian Chittenden to present his latest report.

Ian began by thanking the VPRA for the work they do on the Community Centre and the success of its coffee mornings. Please support the committee or come and help.

Finance update on KCC. The Government continue to make cuts whilst costs have risen dramatically. There will be further cuts next year making it harder to get things done.

The biggest problem over the past few weeks has been the waste collections. This was awarded to a new provider this year and they have tried to make big changes to routes from day one. This has resulted in large numbers of bins not being collected for weeks resulting in very high numbers of complaints to both KCC and MBC. They have now gone back to the old system so hopefully the problems will reduce over the coming weeks.

Bearsted Road improvements. Progress is still very slow, phase 1 has started but phase 2 has not been finalised yet.

Fly tipping, any instances reported are generally being dealt with the following day.

There was a bad sewerage leak in Aldon Close but it was all dealt with within a few hours.

Chris Price thanked Ian for getting the graffiti cleaned up so quickly, unfortunately there is more appearing. Ian said to report it to MBC who will get it cleaned up.

### **Any Other Business**

The Chairperson opened the floor to any other business.

David Naghi announced that he will no longer be representing Vinters after the local elections taking place this week.

Chris Price said that she has spoken to the Head Teacher of Valley Park school regarding the high numbers of pupils hanging around the estate and the amount of litter they are leaving. She was told that there are two teachers from the school up there every day to keep an eye on things. Also, student parking is still a big problem, especially in Bedgebury Close. Ian said it's very difficult to get anything done and although it is a genuine grievance he is not sure how it is going to get solved.

Fred Burton is concerned about the steps at the shops, they are in very bad repair and are dangerous. Tony has spoken to the shop owners and although it is the landlords responsibility it gets charged back to them so they are planning on doing it themselves. Ian said he will speak to the owners and if necessary place an enforcement notice on them.

**Conclusion**

There being no other business, the Chairperson concluded the meeting by thanking those present for their attendance. The Chairperson then closed the meeting at 7.50pm.

Approved .....  ..... (Chairperson)

Date: ~~30~~ / 4 / ~~20~~ .....



**Stephen Hill**  
MID KENT

**VINTERS PARK RESIDENTS' ASSOCIATION**  
**STATEMENT OF INCOME AND EXPENDITURE**  
**FOR THE YEAR ENDING**  
**31ST JANUARY 2024**

**VINTERS PARK RESIDENTS' ASSOCIATION**  
**STATEMENT OF INCOME AND EXPENDITURE**  
**FOR THE YEAR ENDED 31 JANUARY 2024**

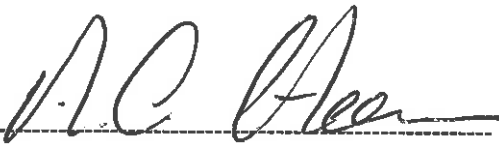
	<u>2024</u>		<u>2023</u>	
	£	£	£	£
<b>INCOME</b>				
Main income	21,731		19,867	
Grant Recievable	1,500		2,000	
Clothes Bank Receipts	2,415		1,287	
Other Fund Raising	87		220	
Other Income Received	100		-	
Interest received	97		13	
		25,930		23,387
 <b>EXPENDITURE</b>				
Gross wages	10,029		11,116	
Rent and rates	608		504	
Insurance	1,632		1,747	
Heat, light and power	4,316		3,418	
Printing and stationary	-		-	
Maintenance	3,159		9,014	
Accountancy	558		576	
General expenses	-		80	
Donations	300		300	
Purchases	-		188	
Music licence	721		721	
Subscriptions	-		105	
		21,322		27,769
<b>PROFIT / (LOSS) FOR THE YEAR</b>		4,608		(4,382)
 <b>SURPLUS FUNDS AT 1 February 2023</b>		 25,894		 30,276
 <b>SURPLUS FUNDS CARRIED FORWARD</b>		 30,502		 25,894

**VINTERS PARK RESIDENTS' ASSOCIATION**  
**STATEMENT OF ASSETS AND LIABILITIES**  
**FOR THE YEAR ENDED 31 JANUARY 2024**


	<b><u>2024</u></b>		<b><u>2023</u></b>	
	£	£	£	£
<b>ASSETS</b>				
Debtors	3,385		3,812	
Small fixed assets	1,159		1,159	
Prepayments	973		968	
Deposits and cash	68		14,585	
Bank account	25,361		5,803	
		30,946		26,326
<b>LIABILITIES</b>				
Creditors and accruals		444		432
<b>NET ASSETS</b>		<b>30,502</b>		<b>25,894</b>

**Balance Sheet as at 31st January 2024**

The financial statements were approved by the Board on 30 April 2024 and signed on their behalf by:



Chairman

 EMMA STANNETT

Treasurer



Section A

Independent Examiner's Report

Report to the trustees/ members of

Charity Name: Vinters Park Residents Association

On accounts for the year ended

31 January 2024 Charity no (if any): 273861

Set out on pages

1-2 (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 31/01/2024.

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: [Signature] Date: 02/12/2024

Name: Peter Shillinglaw

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

Institute of Chartered Accountants in England & Wales

Address:

31-33 Albion Place, Sittingbourne Rd
Maidstone, Kent
ME14 5DZ

Only complete if the examiner needs to highlight matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

Give here brief details of any items that the examiner wishes to disclose.

