

**KEWSTOKE VILLAGE HALL
& PLAYING FIELD TRUST**
Registered Charity: 276900

ANNUAL REPORT 2023/2024

THE TRUST

The Trust was formed in 1978 when 4.5. acres of land was purchased in Crookes Lane, Kewstoke, North Somerset, (formerly the County of Avon) with the purpose of providing and administering a *“Village Hall for the use of the inhabitants of the Parish of Kewstoke and the neighbourhood without distinction of politics, religious or other opinions including use for meetings, lectures and classes and for other forms of recreation and leisure time occupations with the object of improving the conditions of life for the same inhabitants.”*

The Trust is administered by a Management Committee consisting of five elected members, representatives of organisations regularly using Hall, together with up to five co-opted members. The Committee is elected annually and meets monthly.

Initially the Deed of Trust was held in the names of seven named persons. In 1982 the Trust Deed was transferred into the name of the Official Custodian of Charities.

DEVELOPMENT OF THE FACILITIES

The Village Hall was built in 1987 as a result of local fund raising assisted by a grant of £54,000 from Woodspring District Council. The Hall was opened for bookings in November 1987. The facilities provided were the Main Hall, kitchen and toilets together with changing rooms with showers to support the use of the playing field. A stage was added in 1988.

In 1990 further self help development work took place to provide a second Hall and Committee Room on the first floor.

NON DOMESTIC RATE

The Village Hall has a ratable value of £11,500.

The Trust receives 100% rate relief, made up of 80% Mandatory Rate Relief, plus Discretionary Rate Relief of 20%, therefore is not currently liable for any payments of rates. North Somerset Council reviewed their policies and our application to receive 205 Discretionary Rate Relief from April 2017 was approved for three years. The local authority regularly reviews its policy.

Chairmans' Report.

The Chairman, Ken Harper, thanked members of the Committee who have continued to work behind the scenes during 2023 to 2024 which again has been a busy year for the VH.

The on-line booking system introduced in 2023 is working well under the control of Tony Barron as Hall Letting Officer, with On-line invoicing system being added to the scheme in 2024

Maintenance and annual inspections in various areas of the building including upgrading of smoke alarm system by H&H Alarms have been completed. New floodlights have been installed on the east end of the building, together with solar panel operated lighting for the storage container on the field.

With the aid of volunteers repainting of the white lining in the car park has been completed Yellow lining of the emergency access area to the east of the building is still to be carried out.

Financial Report 2023 - 2024– Tony Horry

Due the large increase in gas & Electric energy costs, together with the introduction of the infrared heating system installed in the Main Hall which took effect in 2023 it was necessary to increase the hire charges for all users. Our income from hall letting was £22,847 in 2022.23 and this rose to £32857 in 2023/24 and with a donation of £500 and interest the total income was £33883.61. Our expenditure for the year including overheads, insurance and licenses, maintenance and running expenses amounted £33367.34 - resulting in an excess of income over expenditure of £516.27for the year 2023./24. The notes on the Income and expenditure account show how our expenditure is made up.

New contracts for energy supply that came into effect were Gas supply - from July 2023 fixed contract with British Gas Lite until July 2026. Electricity supply from Sept 2023 with British Gas Lite is fixed contract until August 2025 The Electricity account VAT rate of 5% was raised 20% because the suppliers considered as a "business, making a profit". The VAT rate has been reduced back 5%, but we consider we are due a refund – which are trying to be recovered.

The on-line business banking has greatly reduced the cheque transactions. Tony Horry, as Secretary/Treasurer is the Primary User. HSBC changed our account to Charitable Account and introduced bank charges of £5.00 per month plus transaction charges which has cost the Village Hall £95.71 in 2023/24.

Booking Officer Report – 2023-2024

The Vice Chairman, Tony Barron, has progressed the setting up of an on-line booking system with Lemonbooking.com . The system is working well. The scheme includes a basic website Web: <https://kewstoke.lemonbooking.com>

Hall Hire charges were raised to cover the increased energy charges, which did now greatly effect the use of the Village Hall which continues to be very well used. The Village Hall has been in use for 3783 hours during the year. Advance Bookings for next year (2025) indicate that the usage will rise to over 3800 hours.

Due to the effect of inflation, living wage increase in April 2025 and employers National Insurance announced in the Budget, **Tony B proposed that there should be an increase of hire charges across the board of £1 per hour from January 2025.** At present the Parish Council administers and covers the cost of the NI contributions for our caretaker's wages (as Ron is also employed by the Parish Council) but as this charge is expected to rise from £30 to £60 per month, this arrangement may have to be reviewed.

A discussion took place about the general cleanliness of the hall. Time slots of Monday & Friday mornings are set aside for cleaning, but this seems insufficient. Consideration was given to employing an additional cleaner, but with the proropsed changes in employers NI and levels of employment costs this would be very restrictive. It would be helpful if voluntary help could be acquired, but this would have to be a regular commitment.

It was agreed that the proposed increase of hire charges should be accepted..

Secretarys' Report

Maintenance – during the year necessary work has been overseen by the Chairman and Caretaker as outlined in the Chairman's report

Front Door lock – replacement lock obtained, to be fitted and new keys to be issued to keyholders.

All annual inspections have been carried out to all fire safety equipment, security alarm systems and smoke/heat detectors and the gas boiler heating system.

Health & Safety Issues – Risk Assessment & GENERAL DATA PROTECTION REGULATIONS (GDPR) are monitored on a monthly basis. See below

The Terrorism (Protection of Premises Bill (2024-2025) – ('Martyn's Law' - "*will keep people safe, reducing the risk to the public from terrorist attacks at public venues.*") is currently going through its stages in Parliament.

Deborah Clarke, Rural Evidence & Village Halls Manager at ACRE is maintaining a watch on the Bill's progress and will provide further information and guidance to Village Halls

General Data Protection Regulations (GDPR) came into force at the end of May 2018. All Trustees signed a consent form for the storing and use of personal data for administration of the Village Hall.

Premise Licence

Ken Harper (Chairman) continues as the Designated Premises Supervisor.

Defibrillator installed in 2015, at the north-east corner of the Hall. The project was funded by the Parish council and is registered with the SW Ambulance Service. It is electrically connected to the Hall in the boiler room and is subjected to weekly and monthly checks. The unit has been included on the VH insurance policy. The Pads due for replacement were replaced in August 2023l.

No Smoking Legislation

The Committee has complied with the legislation which came into force in July 2007

Further Development of Village Hall

In order to maintain the Hall attractive and functional to the high volume of use, it was agreed that some refurbishment is required.

Clock tower requires replacement woodwork.

The Main Hall floor made require some refurbishment soon

Stage floor requires some repair work.

Gas Heating Boiler may require replacing in the next year or so

Sporting Weston FC. Senior teams now playing at other venues. Kewstoke VH now provides facilities for the Juniors who play and train at Kewstoke at weekends

Scouts are seeking more storage space for their equipment and would like develop a proposal for an extension to the west of the VH to provide more facilities. A meeting with PowerGen is scheduled for 20th November to further discuss the positioning and over head cabling.

A Horry , Secretary

November 2024

PROFIT & LOSS

INCOME		2023/2024	2022/2023
Letting	£	32,857.37	£22,847.00
Fund Raising		0	£0.00
Grants		0	£9,000.00
Donation - Heating		0	£2,000.00
Donation - Floor	£	500.00	£203.00
			£34,050.00
Football Club Grant			
HSBC Bank Interest		£8.24	£0.68
COIF A/C Interest		£518.00	£344.01
		£33,883.61	£34,394.69
EXPENDITURE			
Running Costs			
Wages		£6,029.50	£4,836.00
Services			
Gas		£4,533.47	£3,522.94
Electric		£9,678.76	£1,094.05
Water		£660.70	£1,296.55
BT		£1,090.99	£1,042.76
		£21,993.42	11,792.30
Maintenance/Grounds (Note 1)		£4,961.46	£20,465.72
Consumables (Note 2)		£2,498.04	£3,704.95
Overheads (Note 3)		3113.33	£3,010.21
Others (Note 4)		1301.09	£1,251.89
		£33,867.34	£40,225.07
PROFIT/LOSS		£16.27	-£5,830.38

BALANCE SHEET

	2023/2024	2022/2023
CURRENT ASSETS		
HSBC Current A/c	£11,600.24	£12,110.21
HSBC Savings A/c	£ 717.79	£209.55
COIF A/C	£ 10,434.73	£9,916.73
NETT CURRENT ASSETS	£22,752.76	£22,236.49
CURRENT LIABILITIES		
FINANCED BY		
Brought forward balance	£22,236.49	£28,066.87

516.27
£22,752.76

Kewstoke Village Hall Expenditure to 30th September 2024

Expenditure			
Running Costs	Wages	£6,029.50	E
Services	Gas	£4,533.47	F
	Electric	£9,678.76	G
	Water	£660.70	H
	BT	£1,090.99	I
		£21,993.42	
Note 1			
Annual Servicing	H&H Alarms	£1,297.50	J
	DSS Alarm	£222.60	K
	Fire Equipment	£292.20	L
	Heating	£228.00	M
Grounds			
	KFC Grass Cut	£550.00	N
Repair/Improvements			
	Building	£840.88	O
	Scott (Stage)	£63.28	P
	MH Electrical	£1,467.00	Q
		£4,961.46	
Note 2			
Consumables	Window Clean	£340.00	R
	WSS	£573.20	S
	SW Hygiene	£923.90	T
	Rentokil (Mats)	£252.42	U
	BTE (Toilet Serv.)	£408.52	V
		£2,498.04	
Note 3			
Overheads	PPL/PRS	£252.70	W
	NSC Licence	£180.00	X
	NSC Waste	£530.68	Y
	Insurance	£1,724.24	Z
	Bank Charges	£95.71	AA
	LemonBooking	£330.00	AD
		£3,113.33	
Note 4			
Other	Expenses	£562.17	AB
	Refund Letting	£50.00	AC
	Other	£188.92	AE
	Txfr from Charitable	£500.00	
		£1,301.09	

PROFIT & LOSS

INCOME	2022/2023	2021/2022
Letting	£22,847.00	£21,058.00
Fund Raising (Bingo)	£0.00	£0.00
Grants	£9,000.00	£2,667.00
Donation - Heating	£2,000.00	
Donation - Floor	£203.00	
	£34,050.00	
Football Club Grant		
HSBC Bank Interest	£0.68	
COIF A/C Interest	£344.01	£43.12
	£34,394.69	£23,768.12
EXPENDITURE		
Running Costs		
Wages	£4,836.00	£3,813.00
Services		
Gas	£3,522.94	£725.31
Electric	£1,094.05	£1,075.95
Water	£1,296.55	£1,164.95
BT	£1,042.76	£954.15
	£11,792.30	7,733.36
Maintenance/Grounds (Note 1)	£20,465.72	£5,930.05
Consumables (Note 2)	£3,704.95	2,849.30
Overheads (Note 3)	£3,010.21	£2,592.95
Others (Note 4)	£1,251.89	£1,607.53
	£40,225.07	£20,713.19
PROFIT/LOSS	-£5,830.38	£3,054.93

BALANCE SHEET

	2022/2023	2021/2022
CURRENT ASSETS		
HSBC Current A/c	£12,110.21	£18,488.28
HSBC Savings A/c	£209.55	£5.87
COIF A/C	£9,916.73	£9,572.72
NETT CURRENT ASSETS	£22,236.49	£28,066.87
CURRENT LIABILITIES		
FINANCED BY		
Brought forward balance	£280,666.87	£25,011.94

Balance 2022 - 2023

Profit and loss account	-£5,830.38	£3,054.93
	£22,236.49	£28,066.87

Expenses

Kewstoke Village Hall Expenditure to 30th September 2024

Expenditure			
Running Costs	Wages	£6,029.50	E
Services	Gas	£4,533.47	F
	Electric	£9,678.76	G
	Water	£660.70	H
	BT	£1,090.99	I
		£21,993.42	
Note 1			
Annual Servicing	H&H Alarms	£1,297.50	J
	DSS Alarm	£222.60	K
	Fire Equipment	£292.20	L
	Heating	£228.00	M
Grounds			
	KFC Grass Cut	£550.00	N
Repair/Improvement	Building	£840.88	O
	Scott (Stage)	£63.28	P
	MH Electrical	£1,467.00	Q
		£4,961.46	
Note 2			
Consumables	Window Clean	£340.00	R
	WSS	£573.20	S
	SW Hygiene	£923.90	T
	Rentokil (Mats)	£252.42	U
	BTE (Toilet Serv.)	£408.52	V
		£2,498.04	
Note 3			
Overheads	PPL/PRS	£252.70	W
	NSC Licence	£180.00	X
	NSC Waste	£530.68	Y
	Insurance	£1,724.24	Z
	Bank Charges	£95.71	AA
	LemonBooking	£330.00	AD
		£3,113.33	
Note 4			
Other	Expenses	£562.17	AB

	Expenses	
Refund Letting	£50.00	AC
Other	£188.92	AE
		£801.09



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

KENSTOCK VILLAGE HALL & PLAYING FIELD TRUST.

On accounts for the year
ended

30th September 2024

Charity no
(if any)

276900

Set out on pages

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended

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:

Ann Cook

Date:

10.7.2025

Name:

ANN COOK

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

Address:

7 POTDUE CLOSE
WESTON-SUPER-MARE
BS 22 7QB