

# KENNINGTON VILLAGE HALL CHARITY

England & Wales · Charity number 300170

## Details

---

**Other names** KENNINGTON VILLAGE CENTRE

**Status** Registered

**Legal form** Other

**Registered** 1962-06-27

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

## Contact

---

**Address** Kennington Village Centre  
Kennington Road  
Kennington  
Oxford  
OX1 5PG

**Phone** 07843 743718

**Email** [enquirieskenningtonvillagehall@gmail.com](mailto:enquirieskenningtonvillagehall@gmail.com)

**Website** <https://kennington-hall.wixsite.com/kennington-hall>

## Activities

---

**Objects:** THE PROVISION AND MAINTENANCE OF A VILLAGE HALL FOR THE USE OF THE INHABITANTS OF THE PARISH OF KENNINGTON AND THAT PART OF THE PARISH OF SOUTH HINKSEY WHICH LIES TO THE SOUTH OF ABINGDON ROAD AND THE IMMEDIATE NEIGHBOURHOOD WITHOUT DISTINCTION OF POLITICAL, RELIGIOUS OR OTHER OPINIONS WITH THE OBJECT OF IMPROVING THE CONDITIONS OF LIFE. SEE SCHEME FOR FULL DETAILS.

**Activities:** Provision of buildings, equipment and facilities for use by individuals and a variety of bodies both voluntary and commercial in nature. Voluntary bodies are mainly community groups providing recreational facilities for inhabitants of Kennington.

## Classification

---

- **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, The General Public/mankind

## Geography

---

- **Area of benefit:** SEE OBJECTS
- Oxfordshire

## Finances

---

Period end	Income	Expenditure	Assets	Employees
2025-12-31	£74,312	£57,704	-	-
2024-12-31	£56,322	£61,727	-	-
2023-12-31	£55,575	£55,588	-	-
2022-12-31	£50,346	£52,448	-	-
2021-12-31	£62,720	£36,512	-	-

## Trustees

---

Name	Role	Appointed
<b>COLIN SMITH</b>	Chair	
Alan Cobb		2015-11-02
Alan Keith Sherman		2019-10-04
<b>DENISE CATTELL</b>		
Delia Grant		2023-06-07
Katherine Marsden		2025-04-02
Katie Whelan-Matthews		2020-11-04
<b>LINDA FRANKUM</b>		2014-04-02
Rachel Brown		2023-06-07

## Linked charities

---

- KING GEORGE'S FIELD CHARITY (300170-1)

**KENNINGTON VILLAGE HALL CHARITY**

England & Wales - Charity number 300170

---

# Accounts

---

## Chairman's Report 2025

The hall is located on Kennington Road central to the village, it is adjacent to King George's field, which became a subsidiary to the hall on March 24<sup>th</sup> 1998

We are regulated by the Charities Commission with the aim to provide and maintain the village hall for the use of the residents of Kennington, we also provide and maintain a children's play area.

The committee at present consists of representatives from various village organisations, Parish Council, Mother and Toddler Group, KADS, Youth Club, Alternative Badminton Club and 4 members of the public.

We are assisted by one Honorary Officer- our new treasurer Nhaid De Sa who took over from Fiona last year, the treasurer receives a small honorarium which is decided at the AGM

Sandra Hogen is employed as Booking Secretary and Hall Manager as well as being a key holder for which she receives a salary.

The Wi-Fi has been altered and now we have full range throughout the hall.

We have had a Fire Risk Assessment done this year resulting in further works being carried out in the Hall, this consists of the filling in of holes that could potentially allow fire to spread easily, door guards being fitted that close automatically in the event of the fire alarm going off and a general awareness of housekeeping and tidiness.

The hall undergoes various maintenance throughout the year which is to be expected due to the age of the building.

Bookings remain good and we have a wide variety of hirers using the hall and rooms.

I would like to thank our staff and treasurer for helping keep the hall running smoothly.

Colin Smith

Chairman of KVHMC

**KENNINGTON VILLAGE CENTRE**  
**Charity Land Account Income and Expenditure for year ended 31st Dec 2024**

2022	2023	INCOME	£	£	£
		Lettings			
7,032.50	8,019.00	Village Organisations		7,531.00	
13,129.00	19,525.00	Other Regular Organisations		22,114.00	
7,477.25	7,682.00	Miscellaneous Lettings		10,847.00	
<u>27,638.75</u>	<u>35,226.00</u>				40,492.00
0.00	0.00	Donations from Charity Land Account			0.00
		Interest		0.00	
258.70	1,101.09	Bank and Other Savings		1,405.46	1,405.46
		Rent and Other			
11,598.60	11,598.60	Kennington Club Premises		8,698.95	
4,300.00	4,807.00	Oxfordshire County Library - Rent		3,985.50	
2,249.71	2,542.86	Oxfordshire County Library - Services		1,440.62	
300.00	300.00	Kennington Venture Youth Club		300.00	
<u>4,000.00</u>	0	Misc. income			
<u>22,448.31</u>	<u>19,248.46</u>				<u>14425.07</u>
<b><u>50,345.76</u></b>	<b><u>55,575.55</u></b>				<b><u>56,322.53</u></b>
		<b>LESS EXPENDITURE</b>			
11,266.50	13,257.00	Caretaker, Bookings Manager etc	14,070.00	14,070.00	
		Services			
4,538.63	8,351.01	Electricity	7,202.66		
3,107.11	3,744.16	Gas	3,714.43		
42.93	913.05	Water	899.04		
38.31	178.56	Telephone/ Internet	510.32		
886.64	977.24	Refuse Disposal	808.42		
<u>8,613.62</u>	<u>14,164.02</u>				13,134.87
		Cleaning			
193.12	0	Litter picking	539.25		
13,130.16	14,856.26	Materials and Services	17,261.30		
<u>13,323.28</u>	<u>14,856.26</u>				17,800.55
		General			
2,295.88	2,100.00	Honoraria	2,502.50		
11,796.58	5,716.29	Maintenance	9,061.48		
2,148.96	2,389.66	Insurance	2,342.23		
386.48	421.32	Performing Rights	281.60		
168.46	103.00	Stationery and Postage	55.79		
552.38	601.00	Miscellaneous Expenses	525.89		
23.98	0.00	Computer Software	226.80		
81.50	60.00	Bank Charges	60.00		
<u>0.00</u>	<u>0.00</u>	Professional Fees	0.00		
<u>17,454.22</u>	<u>11,391.27</u>				15,056.29
8,789.95	8,919.69	Depreciation	8,665.00		
(7,000.00)	(7,000.00)	Less Donations Reserve write off	(7,000.00)		
1,789.95	1,919.69				1665.00
<b><u>52447.57</u></b>	<b><u>55588.24</u></b>				<b><u>61,727.00</u></b>
<b><u>(2,101.81)</u></b>	<b><u>(12.69)</u></b>	<b>SURPLUS (DEFICIT) FOR YEAR</b>			<b><u>(5,405.47)</u></b>

**KENNINGTON VILLAGE CENTRE**

## Charity Land Account Income and Expenditure for year ended 31st Dec 2024

2022	2023		2024
£	£	INCOME	£
358.24	322.85	Interest on Investments	371.92
244.44	932.07	Other investment Interest	1,091.17
(1,897.22)	699.34	Gains (Losses) on Investments Realised	426.67
<u>(1,294.54)</u>	<u>1,954.26</u>		<u>1,889.76</u>
		<b>EXPENDITURE</b>	
0.00	0.00	Contribution to Village Hall capital expenditure	0.00
<u>0.00</u>		Contribution to Village Hall revenue expenditure	<u>0.00</u>
<u>(1,294.54)</u>	<u>1,954.26</u>	<b>SURPLUS (DEFICIT) FOR YEAR</b>	<u>1,889.76</u>

## Cash Flow Statement year ended 31st December 2024

2022	2023		£
£	£		
(2,101.81)	(12.69)	Operating Surplus (Deficit)	(5,405.47)
1,789.95	1,919.69	Depreciation	1,665.00
602.68	1,254.92	Charity Land Account Surplus (Deficit)*	1,463.09
<u>290.82</u>	<u>3,161.92</u>	<b>TOTAL CASH INFLOWS</b>	<u>(2,277.38)</u>
0.00	0.00	Net changes in CLA investments*	0.00
1,485.40	3,785.40	Capital Expenditure net of contributions received	2,449.14
2,483.82	(3,419.38)	Working Capital Movement	(1,744.27)
<u>3,969.22</u>	<u>366.02</u>	<b>TOTAL CASH OUTFLOWS</b>	<u>704.00</u>
<u>(3,678.40)</u>	<u>2,795.90</u>	<b>INCREASE (DECREASE) IN CASH</b>	<u>(2,981.00)</u>

\* Excluding unrealized gains or losses on investments

## Analysis of balances of cash

2022	2023		£
£	£		
2610.17	2657.63	CAF Cash Account	1601.52
55971.90	57510.88	CAF Gold Account	54123.55
1,428.79	1,491.41	CCLA Deposit Account - General	1,567.83
18,743.27	19,890.11	CCLA Deposit Account - CLA	21,276.17
10,000.00	10,000.00	CAF 60 Day Account	10,000.00
0.00	0.00	Cash in Hand	0.00
<u>88,754.13</u>	<u>91,550.03</u>		<u>88,569.07</u>
<u>(3,678.40)</u>	<u>2,795.90</u>	<b>Change in year</b>	<u>(2,981.00)</u>

KENNINGTON VILLAGE CENTRE

Sheet1

Balance Sheet as at 31st December 2024

2023		2024	2024
£	£	£	£
	FIXED ASSETS		
350,000.00		350,000.00	
(245,000.00)		(252,000.00)	98,000.00
9,413.35	8,753.00		
1,681.40	3,191.89		
108.00	42.00	11,986.89	
13954.78	14381.45	14,381.45	26,368.34
<u>130,157.53</u>			
	NET CURRENT ASSETS		
2,657.63	1601.52		
57,510.88	54123.55		
1,491.41	1,567.83		
19,890.11	21,276.17		
10,000.00	10,000.00	88569.07	
0.00	0.00		
7,159.77	7,529.30		
(11,207.81)	(13,321.61)	-5792.31	82,776.76
<u>87,501.99</u>			
<u>217,659.52</u>			<u>207,145.00</u>
	RESERVES		
350,000.00		350,000.00	
(245,000.00)		(252,000.00)	98,000.00
31,196.98			28,085.00
79,520.97		86,465.00	
1,941.57		(5,405.47)	81,060.00
<u>217,659.52</u>			<u>207,145.00</u>

Sheet1

KENNINGTON VILLAGE CENTRE

Statement of Financial Activities for the year ended 31st December 2024

	Note	General Fund	Designate Funds	Endowed Fund	Donation Reserve	Total Funds	Total Funds	
		£	£	£	£	£	2024	2023
<b>INCOME AND EXPENDITURE</b>								
Incoming Resources								
Rents		12984.45				12984.45	16705.6	
Lettings		40492				40492	35226	
Services provided		1440.62				1440.62	2542.86	
Investment income		1405.46	1463.09			2868.55	2356.01	
Other income		0				0	0	
<b>Total incoming resources</b>		<b>56322.53</b>	<b>1463</b>			<b>57786</b>	<b>56831</b>	
Resources expended								
Operating , Management and Administration of the Charities	2	61727.7			7000	68727.7	62589	
Contribution to capital expen	12		0			0	0	
<b>Total resources expended</b>		<b>61728</b>	<b>0</b>		<b>7000</b>	<b>68728</b>	<b>62589</b>	
Net incoming (outgoing) resources before transfers		-5405.47	1463		-7000	-10942	-5758	
Transfers	3							
<b>Net incoming (outgoing) resources for year</b>		<b>-5405.47</b>	<b>1463</b>		<b>-7000</b>	<b>-10942</b>	<b>-5758</b>	
Other recognised gains and losses								
Unrealised gains (losses) on investment assets		0	427			427	699.34	
<b>Net movement in funds</b>		<b>-5405.47</b>	<b>1890</b>		<b>-7000</b>	<b>-10515.47</b>	<b>-5059.45</b>	
Balances b/fwd at 1st January 2023		86465	9694.34	16500	105000	217659.34	222718.34	
Balances c/fwd at 31st December 2023		81059.53	11585	16500	98000	207145	217658.89	

Sheet1

Notes to the Accounts for the year ended 31st December 2024

1 Accounting Policies

See statement

2 Operating, Management and Administration of the Charities

	General Fund	General Fund	Donations Reserve	Donations Reserve
	2024	2023	2024	2023
	£	£	£	£
Salaries of Caretaker & Bookings Mgr.	14070	13257		
Honorarium Treasurer	2502.5	2100		
Utility services	13134.87	14164.02		
Parish Council litter picking services	539.25	0		
Cleaning materials/services	17800.55	14856.26		
Building maintenance	9061	5716.29		
Insurance	2342	2389.66		
Other	611	1185.32		
Depreciation	1665	1919.69	7000	7000
	61727	55588	7000	7000

3 Transfer of funds

There were no transfers of funds during the year.

4 Tangible Fixed Assets

	Buildings	Building Improvements	Furniture and Equipment	Total
	£	£	£	£
Cost				
At 1st January 2024	350000	14392	20837.18	385229.18
Additions	0	0	2449.14	2449.14
Disposals				0
At 31st December 2024	350000	14392	23286.32	387678.32
Accumulated depreciation				
At 1st January 2024	245000	4979	19048	269027
Disposals			0	0
Charge for year	7000	660.35	1005	8665
At 31st December 2024	252000	5639.35	20053	277692
Net book value at 31st December 2024	98000	8753	3233.32	109987

5 Fixed Asset Investments

	2024	2023
	£	£

Sheet1

	Fixed Interest Investments		
	Market value 1 January 2024	13954	13255
	Additions		
	Disposals	0	0
	Net unrealised investment gains (losses)	427	699
	Market value 31 December 2024	14381	13954
6	Debtors and Prepayments		
		2024	2023
		£	£
	Insurance prepayment	1606	2197.8
	Debtors Control	5749.15	3485.03
	Sundry Debtors	174.15	795
	Water Rates Prepayment	0	173.54
	Performing Rights prepayment	0	3485.03
	HallMaster	0	795
		0	173.54
		7530	11105
7	Cash at bank and in hand		
		2024	2023
		£	£
	CAF Cash Account	1601.52	2657.63
	CAF Gold Account	54123.55	57510.88
	CCLA Deposit Account - General	1567.83	1491.41
	CCLA Deposit Account - Charity Land	21276.17	19890.11
	CAF 60 day Notice Account	10000	10000
	Petty cash	0	0
		88569	91551
8	Liabilities due in one year		
		2024	2023
		£	£
	Sundry Creditors	7466	0
	Calber Facilities Management - cleaning services/materials	1220.06	1452.68
	Grundon Waste Management	0	52.76
	Utilities	150	4272.4
	Wages/Paye	2340.16	3578.6
	Oxford Direct Services	0	63
	Insurance	0	2397.66
	Hirers prepaid & Deposits held	2092	3450
	Castle Water	0	56.16
	EDF Energy	52.57	-4115.45
		13322	11208
9	Donation Reserve		

The Donations Reserve relates to the Village Hall building, which was donated to the Centre by a fund raising Committee. The reserve is being written off each year in parallel to the building to which it relates.

Sheet1

10	Endowed and Designated Funds	Balance	Resources	Movements	Balance
		45292	Incoming	Outgoing	45657
		£	£	£	£
	Charity Land endowed	16500			16500
	Charity Land designated	9694	1463	427	11585
		26194	1463	427	28085

The Charity Land endowed fund is a capital fund comprising the proceeds of sale of endowed land in 1974, which was part of King George's Field. Interest on the investments purchased from this sale is held in the Charity Land designated fund until allocated for use.

11	Analysis of Net Assets Between Funds	Tangible	Investments	Net	Total
		Fixed		Current	
		Assets		Assets	
		£	£	£	£
	Charity Land endowed			14381	2119
	Charity Land designated				11585
	General Fund	109879			69181
		109879	14381		82885
					207145

12 Contributions to Capital / Revenue Received  
None during 2024

13 The Village Hall and King George's Field Charities

The accounts of Kennington Village Centre comprise those of two charities:

1. Kennington Village Hall
2. King George's Field, Kennington, Oxfordshire

The accounts are combined, but the income of the two charities is readily identifiable, although the expenditure is not.

The income relating to King George's Field is derived from the following:

1. Kennington Club Premises - rent
2. Oxfordshire County Library - rent
3. Oxfordshire County Library - services
4. Kennington Venture Youth Club - rent and water services

This totalled £18,653 in 2024

Expenditure on the Field charity is low and comprises a small amount of maintenance and cleaning.

The 'Charity Land Account' is wholly owned by the Field charity. Its income derives from interest and dividends on investments and is clearly stated. The current position of the Charity Land Account is shown in the balance sheet.



Section A Independent Examiner's Report

Report to the trustees KENNINGTON VILLAGE CENTRE

On accounts for the year ended 31.12.2024 Charity no (if any) 300170

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 DD / MM / YYYY.

As the charity's trustees, 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 all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

[The charity's gross income exceeded £250,000 and I am qualified to undertake the examination by being a qualified member of [insert name of applicable listed body]]. Delete [ ] if not applicable.

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

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
the accounts did not accord with the accounting records; or
the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report 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: 31.5.2025

Name: SANDRA WARD

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

ASSOCIATE OF THE CHARTERED INSTITUTE OF MANAGEMENT ACCOUNTANTS

<b>Address:</b>	<b>15 ROSS COURT</b>
	<b>KENNINGTON</b>
	<b>OXFORD OX1 5AD</b>

**Section B**

**Disclosure**

Only complete if the examiner needs to highlight material 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.**

**KENNINGTON VILLAGE HALL CHARITY**

England & Wales - Charity number 300170

---

# Accounts

---

## Chairman's Report 2024

The hall is located on Kennington Road, central to the village. It is adjacent to King George's field, which became a subsidiary to the hall on March 24<sup>th</sup> 1998.

We are regulated by the Charities Commission with the aim to provide and maintain the village hall for the use of the residents of Kennington; we also provide and maintain a children's play area.

The committee at present consists of representatives from various village organisations, Parish Council, Mother and Toddler Group, KADs, Festival Group, Youth Club, Alternative Badminton Club and 3 members of the public.

We are assisted by one Honorary Officer - our treasurer Mrs Fiona Van Hoven who receives a small honorarium which is decided at the AGM.

Sandra Hogen is employed as Booking Secretary and Hall Manager as well as being a key holder for which she receives a salary.

Unfortunately during 2023, our Ex-Chairman at the time (Colin Charlett) decided it was time to stand down after many a years' service due to ill health. Sadly, Colin passed away towards the end of the year.

New Chair and Vice Chair were elected, myself (Colin Smith) as Chair and Rachel Brown as Vice Chair.

Another long serving member (Roger Gelder) also resigned from the committee.

2023 saw Wi-Fi installed in the hall, a new booking system implemented, we have now started to use Hallmaster software for bookings and it seems to be running smoothly.

The constitution was also updated to reflect current members of the committee.

Bookings remain good and the hall and rooms are hired out for a wide range of activities.

The hall has undergone various maintenance which includes a leaking roof above the boiler rooms being repaired, a new set of roller shutter doors being installed at the main entrance and additional CCTV being fitted in the main hall.

2024 is looking good for the hall and its users, we are also in the process of sorting out a new lease for the Library.

I finish by offering thanks to our staff and to our Treasurer for helping to keep the hall running smoothly, a special thanks to Fiona who has decided it is time for her to stand down as Treasurer after doing the role for a long time.

Colin Smith

Chairman of KVHMC

## KENNINGTON VILLAGE CENTRE

### Charity Land Account Income and Expenditure for year ended 31st Dec 2023

2022	INCOME	£	£	£
	Lettings			
7,032.50	Village Organisations		8,019.00	
13,129.00	Other Regular Organisations		19,525.00	
<u>7,477.25</u>	Miscellaneous Lettings		<u>7,682.00</u>	
27,638.75				35,226.00
0.00	Donations from Charity Land Account			0.00
	Interest			
<u>258.70</u>	Bank and Other Savings		<u>1,101.09</u>	1,101.09
	Rent and Other			
11,598.60	Kennington Club Premises		11,598.60	
4,300.00	Oxfordshire County Library - Rent		4,807.00	
2,249.71	- Services		2,542.86	
300.00	Kennington Venture Youth Club		300.00	
4,000.00	Misc. income			
<u>22,448.31</u>				<u>19,248.46</u>
<u>50,345.76</u>				<u>55,575.55</u>
	<b>LESS EXPENDITURE</b>			
11,266.50	Caretaker, Bookings Manager etc		13,257.00	
	Services			
4,538.63	Electricity	8,351.01		
3,107.11	Gas	3,744.16		
42.93	Water	913.05		
38.31	Telephone/ Internet	178.56		
886.64	Refuse Disposal	<u>977.24</u>		
<u>8,613.62</u>			14,164.02	
	Cleaning			
193.12	Litter picking	0.00		
13,130.16	Materials and Services	<u>14,856.26</u>		
<u>13,323.28</u>			14,856.26	
	General			
2,295.88	Honoraria	2,100.00		
11,796.58	Maintenance	5,716.29		
2,148.96	Insurance	2,389.66		
386.48	Performing Rights	421.32		
168.46	Stationery and Postage	103.00		
552.38	Miscellaneous Expenses	601.00		
23.98	Computer Software	0.00		
81.50	Bank Charges	60.00		
0.00	Professional Fees	<u>0.00</u>		
<u>17,454.22</u>			11,391.27	
8,789.95	Depreciation	8,919.69		
<u>(7,000.00)</u>	Less Donations Reserve write off	<u>(7,000.00)</u>		
52,447.57			1,919.69	55,588.24
<u>(2,101.81)</u>	<b>SURPLUS (DEFICIT) FOR YEAR</b>			<u>(12.69)</u>

## KENNINGTON VILLAGE CENTRE

### Charity Land Account Income and Expenditure for year ended 31st Dec 2023

2022		£
£	<b>INCOME</b>	
358.24	Interest on Investments	£
244.44	Other investment Interest	322.85
(1,897.22)	Gains (Losses) on Investments Realised	932.07
<u>(1,294.54)</u>		<u>699.34</u>
		1,954.26
	<b>EXPENDITURE</b>	
0.00	Contribution to Village Hall capital expenditure	0.00
0.00	Contribution to Village Hall revenue expenditure	0.00
		<u>0.00</u>
<u>(1,294.54)</u>	<b>SURPLUS (DEFICIT) FOR YEAR</b>	<u>1,954.26</u>

### Cash Flow Statement year ended 31st December 2023

2022		£
£		
(2,101.81)	Operating Surplus (Deficit)	(12.69)
1,789.95	Depreciation	1,919.69
602.68	Charity Land Account Surplus (Deficit)*	1,254.92
<u>290.82</u>	<b>TOTAL CASH INFLOWS</b>	<u>3,161.92</u>
0.00	Net changes in CLA investments*	0.00
1,485.40	Capital Expenditure net of contributions received	3,785.40
2,483.82	Working Capital Movement	(3,419.38)
<u>3,969.22</u>	<b>TOTAL CASH OUTFLOWS</b>	<u>366.02</u>
<u>(3,678.40)</u>	<b>INCREASE (DECREASE) IN CASH</b>	<u>2,795.90</u>

\* Excluding unrealized gains or losses on investments

### Analysis of balances of cash

£		£
2610.17	CAF Cash Account	2657.63
55971.90	CAF Gold Account	57510.88
1,428.79	CCLA Deposit Account - General	1,491.41
18,743.27	CCLA Deposit Account - CLA	19,890.11
10,000.00	CAF 60 Day Account	10,000.00
0.00	Cash in Hand	0.00
<u>88,754.13</u>		<u>91,550.03</u>
<u>(3,678.40)</u>	Change in year	<u>2,795.90</u>

## KENNINGTON VILLAGE CENTRE

### Balance Sheet as at 31st December 2023

2022		£	£	£
	<b>FIXED ASSETS</b>			
350,000.00	Buildings (gross)		350,000.00	
(238,000.00)	Less Cumulative Depreciation		(245,000.00)	105,000.00
6,640.70	Improvements and Equipment (net)		9,413.35	
2,522.34	Furniture & Equip (net)		1,681.40	
174.00	Computer Equip(net)		108.00	
13,255.44	Charity Land Investments		<u>13,954.78</u>	<u>25,157.53</u>
	<b>NET CURRENT ASSETS</b>			
2,610.17	CAF Cash Account		2,657.63	
55,971.90	CAF Gold Account		57,510.88	
1,428.79	CCLA Deposit Account - General		1,491.41	
18,743.27	CCLA Deposit Account - CLA		19,890.11	
10,000.00	CAF 60 day Notice Account		10,000.00	
0.00	Cash in Hand		0.00	
7,953.96	Sundry Debtors and Prepayments		7,159.77	
(8,582.62)	Less Sundry Creditors and Receipts in Advance		<u>(11,207.81)</u>	<u>87,501.99</u>
<u>222,717.95</u>	<b>TOTAL ASSETS</b>			<u>217,659.52</u>
	<b>RESERVES</b>			
350,000.00	Donations Reserve		350,000.00	
(238,000.00)	Less written off		(245,000.00)	105,000.00
29,242.72	Charity Land Account			31,196.98
84,871.58	Surplus brought forward 1/1/23		79,520.97	
(3,396.35)	Surplus (Deficit) for year to 31/12/23		<u>1,941.57</u>	<u>81,462.54</u>
<u>222,717.95</u>	<b>TOTAL RESERVES</b>			<u>217,659.52</u>

## KENNINGTON VILLAGE CENTRE

### Statement of Financial Activities for the year ended 31st December 2023

	Note	General Fund	Designated Funds	Endowed Fund	Donation Reserve	Total Funds 2023	Total Funds 2022
		£	£	£	£	£	£
<b>INCOME AND EXPENDITURE</b>							
<b>Incoming Resources</b>							
Rents		16706				16706	16199
Lettings		35226				35226	27639
Services provided		2543				2543	2250
Investment income		1101	1255			2356	861
Other income		0				0	4000
<b>Total incoming resources</b>		<b>55576</b>	<b>1255</b>			<b>56831</b>	<b>50949</b>
<b>Resources expended</b>							
Operating , Management and Administration of the Charities	2	55589			7000	62589	59448
Contribution to capital expenditure	12		0			0	0
<b>Total resources expended</b>		<b>55589</b>	<b>0</b>		<b>7000</b>	<b>62589</b>	<b>59448</b>
Net incoming (outgoing) resources before transfers		(13)	1255		(7,000)	(5,758)	(8,499)
Transfers	3						
<b>Net incoming (outgoing) resources for year</b>		<b>-13</b>	<b>1,255</b>		<b>(7,000)</b>	<b>(5,758)</b>	<b>(8,499)</b>
Other recognised gains and losses							
Unrealised gains (losses) on investment assets		0	699			699	(1,897)
<b>Net movement in funds</b>		<b>-13</b>	<b>1,954</b>		<b>(7,000)</b>	<b>(5,059)</b>	<b>(10,396)</b>
<b>Balances b/fwd at 1st January 2023</b>		<b>86,478</b>	<b>7,740</b>	<b>16,500</b>	<b>112,000</b>	<b>222718</b>	<b>214560</b>
<b>Balances c/fwd at 31st December 2023</b>		<b>86465</b>	<b>9694</b>	<b>16500</b>	<b>105000</b>	<b>217659</b>	<b>222718</b>

**KENNINGTON VILLAGE CENTRE**  
**Balance Sheet at 31st December 2023**

	Note	2023 £	2022 £
<b>Fixed Assets</b>			
Tangible fixed assets	4	116202	121337
Investments	5	13954	13255
		130156	134592
<b>Current Assets</b>			
Debtors and prepayments	6	7160	7954
Cash at bank and in hand	7	91551	88754
<b>Liabilities</b>			
Amounts due in one year	8	(11,208)	(8,582)
<b>Total Net Assets</b>		217659	222718
<b>Funds</b>			
Donations Reserve	9	105000	112000
General		86465	86478
Endowed	10	16500	16500
Designated	10	9694	7740
<b>Total Funds</b>		112659	110718
<b>Total Funds and Reserves</b>		217659	222718

*F von Hoven*

**F von Hoven LL.B**  
**Hon. Treasurer**

*C Smith*

**C Smith**  
**Chairman**

The annexed Statement of Financial Affairs, Balance Sheet and Notes have been prepared from the books and records of the Village Centre by the Hon. Treasurer and I certify them to be in accordance with these.

*S. Ward*

**S. Ward ACMA**  
**Independent Examiner**

**Date**      3.4.24

**Notes to the Accounts for the year ended 31st December 2023**

**1 Accounting Policies**

See statement

**2 Operating, Management and Administration of the Charities**

	<b>General Fund 2023 £</b>	<b>General Fund 2022 £</b>	<b>Donations Reserve 2023 £</b>	<b>Donations Reserve 2022 £</b>
Salaries of Caretaker & Bookings Mgr.	13257	11267		
Honarium Treasurer	2100	2296		
Utility services	14164	8614		
Parish Council litter picking services	0	193		
Cleaning materials/services	14856	13130		
Building maintenance	5716	11797		
Insurance	2390	2149		
Other	1185	1213		
Depreciation	1920	1790	7000	7000
	<u>55589</u>	<u>52448</u>	<u>7000</u>	<u>7000</u>

**3 Transfer of funds**

There were no transfers of funds during the year.

**4 Tangible Fixed Assets**

	<b>Buildings £</b>	<b>Building Improvements £</b>	<b>Furniture and Equipment £</b>	<b>Total £</b>
Cost				
At 1st January 2023	350000	10991	20561	381552
Additions	0	3401	384	3785
Disposals			-108	-108
At 31st December 2023	<u>350000</u>	<u>14392</u>	<u>20837</u>	<u>385229</u>
Accumulated depreciation				
At 1st January 2023	238000	4350	17865	260215
Disposals			-108	-108
Charge for year	7000	629	1291	8920
At 31st December 2023	<u>245000</u>	<u>4979</u>	<u>19048</u>	<u>269027</u>
Net book value at 31st December 2023	105000	9413	1789	116202

**5 Fixed Asset Investments**

	2023	2022
	£	£
Fixed Interest Investments		
Market value 1 January 2023	13255	15152
Additions		
Disposals	0	0
Net unrealised investment gains (losses)	699	(1,897)
Market value 31 December 2023	<u>13954</u>	<u>13255</u>

**6 Debtors and Prepayments**

	2023	2022
	£	£
Insurance prepayment	2198	2190
Water Rates Prepayment	0	131
Performing Rights prepayment	282	396
HallMaster	227	0
Regular Organisation	3485	3609
Miscellaneous Lettings	795	1500
Investments Debtor	174	128
	<u>7160</u>	<u>7954</u>

**7 Cash at bank and in hand**

	2023	2022
	£	£
CAF Cash Account	2658	2610
CAF Gold Account	57511	55972
CCLA Deposit Account - General	1491	1429
CCLA Deposit Account - Charity Land	19890	18743
CAF 60 day Notice Account	10000	10000
Petty cash	0	0
	<u>91551</u>	<u>88754</u>

**8 Liabilities due in one year**

	2023	2022
	£	£
Calber Facilities Management - cleaning services/materials	1453	1026
Grundon Waste Management	53	66
Utilities	4272	3471
Wages/Paye	3579	3230
Oxford Direct Services	63	0
Insurance	2398	2389
Hirers prepaid & Deposits held	3450	1564
Castle Water	56	-115
EDF Energy	-4115	-3048
	<u>11208</u>	<u>8582</u>

**9 Donation Reserve**

The Donations Reserve relates to the Village Hall building, which was donated to the Centre by a fund raising Committee. The reserve is being written off each year in parallel to the building to which it relates.

**10 Endowed and Designated Funds**

	Balance 01/01/2023 £	Resources Incoming £	Movements Outgoing £	Balance 31/12/2023 £
Charity Land endowed	16500			16500
Charity Land designated	7740	1255	699	9694
	<u>24240</u>	<u>1255</u>	<u>699</u>	<u>26194</u>

The Charity Land endowed fund is a capital fund comprising the proceeds of sale of endowed land in 1974, which was part of King George's Field. Interest on the investments purchased from this sale is held in the Charity Land designated fund until allocated for use.

**11 Analysis of Net Assets Between Funds**

	Tangible Fixed Assets £	Investments £	Net Current Assets £	Total £
Charity Land endowed		13954	2546	16500
Charity Land designated			9694	9694
General Fund	116202		75263	191465
	<u>116202</u>	<u>13954</u>	<u>87503</u>	<u>217659</u>

**12 Contributions to Capital / Revenue Received**

None during 2023

**13 The Village Hall and King George's Field Charities**

The accounts of Kennington Village Centre comprise those of two charities:

1. Kennington Village Hall
2. King George's Field, Kennington, Oxfordshire

The accounts are combined, but the income of the two charities is readily identifiable, although the expenditure is not.

The income relating to King George's Field is derived from the following:

1. Kennington Club Premises - rent
2. Oxfordshire County Library - rent
3. Oxfordshire County Library - services
4. Kennington Venture Youth Club - rent and water services

This totalled £19320 in 2023

Expenditure on the Field charity is low and comprises a small amount of maintenance and cleaning.

The 'Charity Land Account' is wholly owned by the Field charity. Its income derives from interest and dividends on investments and is clearly stated. The current position of the Charity Land Account is shown in the balance sheet.



Section A Independent Examiner's Report

Report to the trustees

Charity Name: KENNINGTON VILLAGE HALL

On accounts for the year ended

31. 12. 23 Charity no (if any) 300170

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 31/12/23.

Responsibilities and basis of report

As the charity's trustees, 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 all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

[The charity's gross income exceeded £250,000 and I am qualified to undertake the examination by being a qualified member of [insert name of applicable listed body]]- Delete [ ] if not applicable.

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

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
the accounts did not accord with the accounting records; or
the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report 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:

24. 3. 2024

Name:

SANDRA WARD

Relevant professional qualification(s) or body

ACHA / CGMA

(if any):

--

Address:

15 ROSS COURT
KENNINGTON
OXFORD OX1 5AD

**Section B**

**Disclosure**

Only complete if the examiner needs to highlight material 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.

--

**KENNINGTON VILLAGE HALL CHARITY**

England & Wales - Charity number 300170

---

# Accounts

---

The Hall is located in Kennington Road, almost in the centre of the village. It is adjacent to King George's Field, which became a subsidiary of the Hall on March 24<sup>th</sup> 1998. We are regulated by the provisions of a scheme which came into force on October 5<sup>th</sup> 1981.

The object of the Charity is to provide and maintain a Village Hall for the use of residents of Kennington, also to provide and manage a children's playground. The Committee at present consists of representatives of the following organisations:

Parish Council  
Youth Club  
Mother and Toddler Group  
Kennington Amateur Dramatic Society  
Festival Handicapped Group  
Kennington Alternative Badminton Club  
Four members of the public

The Committee is assisted by one Honorary Officer (our Treasurer – Mrs. Fiona Von Hoven) who receives a small honorarium, which is decided at the Annual General Meeting

Ms. Sandra Hogen is employed as Booking Secretary/Hall Manager and Key Holder for which she receives a salary.

2022 saw an improvement in lettings and therefore income after the end of lockdowns and the easing of Covid worries. Fortunately the funding received from the District Council helped to see us through without too much of a drain on our reserves. Our secretary/manager moved on to full time employment and Mrs. Wilcox resigned. We now have Ms. Hogen as her replacement. Bookings have been very good throughout the year and are looking good for the future with quite a few new regular users. We are still hoping to install wifi in the hall although a response from the County Council is still not forthcoming, however the Parish Council are hoping to assist with this project. Our tenants in the old Social Club building have carried out some improvements and are no trouble at all, rent always paid on time, unlike the previous tenants.

At the risk of being over optimistic, things are looking good for 2023. Thanks are due to our caretakers and Secretary and a special thankyou to our Treasurer who keeps our finances in good order, also to all the Committee members for their efforts.

## KENNINGTON VILLAGE CENTRE

### Charity Land Account Income and Expenditure for year ended 31st Dec 2022

2021	INCOME	£	£	£
	Lettings			
3,268.50	Village Organisations		7,032.50	
11,610.50	Other Regular Organisations		13,129.00	
<u>3,111.50</u>	Miscellaneous Lettings		<u>7,477.25</u>	
17,990.50				27,638.75
0.00	Donations from Charity Land Account			0.00
	Interest			
<u>71.77</u>	Bank and Other Savings (net)		<u>258.70</u>	258.70
	Rent and Other			
10,000.00	Kennington Club Premises		11,598.60	
4,300.00	Oxfordshire County Library - Rent		4,300.00	
2,001.17	- Services		2,249.71	
300.00	Kennington Venture Youth Club		300.00	
<u>28,057.00</u>	Misc. income		<u>4,000.00</u>	
<u>44,658.17</u>				<u>22,448.31</u>
<u>62,720.44</u>				<u>50,345.76</u>
	<b>LESS EXPENDITURE</b>			
8,385.72	Caretaker, Bookings Manager etc		11,266.50	
	Services			
1,906.01	Electricity	4,538.63		
2,083.32	Gas	3,107.11		
316.60	Water	42.93		
14.50	Telephone	38.31		
<u>865.15</u>	Refuse Disposal	<u>886.64</u>		
5,185.58			8,613.62	
	Cleaning			
472.47	Litter picking	193.12		
<u>12,071.82</u>	Materials and Services	<u>13,130.16</u>		
12,544.29			13,323.28	
	General			
2,625.00	Honoraria	2,295.88		
2,659.96	Maintenance	11,796.58		
1,992.63	Insurance	2,148.96		
868.34	Performing Rights	386.48		
40.40	Stationery and Postage	168.46		
485.00	Miscellaneous Expenses	552.38		
4.80	Computer Software	23.98		
96.00	Bank Charges	81.50		
0.00	Professional Fees	<u>0.00</u>		
<u>8,772.13</u>			17,454.22	
8,624.16	Depreciation	8,789.95		
<u>(7,000.00)</u>	Less Donations Reserve write off	<u>(7,000.00)</u>		
36511.88			1789.95	52,447.57
<u>26,208.56</u>	<b>SURPLUS (DEFICIT) FOR YEAR</b>		<u>1789.95</u>	<u>(2,101.81)</u>

## KENNINGTON VILLAGE CENTRE

### Charity Land Account Income and Expenditure for year ended 31st Dec 2022

2021		£
£	<b>INCOME</b>	
410.72	Interest on Investments	£ 358.24
2.75	Other investment Interest	244.44
<u>(1,067.83)</u>	Gains (Losses) on Investments Realised	<u>(1,897.22)</u>
(654.36)		(1,294.54)
	<b>EXPENDITURE</b>	
0.00	Contribution to Village Hall capital expenditure	0.00
<u>0.00</u>	Contribution to Village Hall revenue expenditure	<u>0.00</u>
<u>(654.36)</u>	<b>SURPLUS (DEFICIT) FOR YEAR</b>	<u>(1,294.54)</u>

### Cash Flow Statement year ended 31st December 2022

2021		£
£		
26,208.56	Operating Surplus (Deficit)	(2,101.81)
1,624.16	Depreciation	1,789.95
413.47	Charity Land Account Surplus (Deficit)*	602.68
<u>28,246.19</u>	<b>TOTAL CASH INFLOWS</b>	<u>290.82</u>
0.00	Net changes in CLA investments*	0.00
0.00	Capital Expenditure net of contributions received	1,485.40
<u>(3,595.12)</u>	Working Capital Movement	<u>2,483.82</u>
<u>(3,595.12)</u>	<b>TOTAL CASH OUTFLOWS</b>	<u>3,969.22</u>
<u>31,841.31</u>	<b>INCREASE (DECREASE) IN CASH</b>	<u>(3,678.40)</u>

\* Excluding unrealized gains or losses on investments

#### Analysis of balances of cash

£		£
3481.80	CAF Cash Account	2610.17
59356.67	CAF Gold Account	55971.90
1,414.97	CCLA Deposit Account - General	1,428.79
18,179.09	CCLA Deposit Account - CLA	18,743.27
10,000.00	CAF 60 Day Account	10,000.00
0.00	Cash in Hand	0.00
<u>92,432.53</u>		<u>88,754.13</u>
<u>31,841.31</u>	Change in year	<u>(3,678.40)</u>

## KENNINGTON VILLAGE CENTRE

### Balance Sheet as at 31st December 2022

2021		£	£	£
	<b>FIXED ASSETS</b>			
350,000.00	Buildings (gross)		350,000.00	
(231,000.00)	Less Cumulative Depreciation		(238,000.00)	112,000.00
7,118.55	Improvements and Equipment (net)		6,640.70	
2,513.04	Furniture & Equip (net)		2,522.34	
10.00	Computer Equip(net)		174.00	
15,152.66	Charity Land Investments		<u>13255.44</u>	<u>22,592.48</u>
	<b>NET CURRENT ASSETS</b>			
3,481.80	CAF Cash Account		2,610.17	
59,356.67	CAF Gold Account		55,971.90	
1,414.97	CCLA Deposit Account - General		1,428.79	
18,179.09	CCLA Deposit Account - CLA		18,743.27	
10,000.00	CAF 60 day Notice Account		10,000.00	
0.00	Cash in Hand		0.00	
5,887.42	Sundry Debtors and Prepayments		7,953.96	
<u>(8,999.90)</u>	Less Sundry Creditors and Receipts in Advance		<u>(8,582.62)</u>	<u>88,125.47</u>
<u>233,114.30</u>	<b>TOTAL ASSETS</b>			<u>222,717.95</u>
	<b>RESERVES</b>			
350,000.00	Donations Reserve		350,000.00	
(231,000.00)	Less written off		(238,000.00)	112,000.00
30,537.26	Charity Land Account			29,242.72
58,022.84	Surplus brought forward 1/1/22		84,871.58	
<u>25,554.20</u>	Surplus (Deficit) for year to 31/12/22		<u>(3,396.35)</u>	<u>81,475.23</u>
<u>233,114.30</u>	<b>TOTAL RESERVES</b>			<u>222,717.95</u>


## KENNINGTON VILLAGE CENTRE

### Statement of Financial Activities for the year ended 31st December 2022

	Note	General Fund	Designated Funds	Endowed Fund	Donation Reserve	Total Funds 2022	Total Funds 2021
		£	£	£	£	£	£
<b>INCOME AND EXPENDITURE</b>							
<b>Incoming Resources</b>							
Rents		16199				16199	14600
Lettings		27639				27639	17991
Services provided		2250				2250	2001
Investment income		259	603			861	485
Other income		4000				4000	28057
<b>Total incoming resources</b>		<b>50346</b>	<b>603</b>			<b>50949</b>	<b>63133</b>
<b>Resources expended</b>							
Operating , Management and Administration of the Charities	2	52448			7000	59448	43511
Contribution to capital expenditure	12		0			0	0
<b>Total resources expended</b>		<b>52448</b>	<b>0</b>		<b>7000</b>	<b>59448</b>	<b>43511</b>
Net incoming (outgoing) resources before transfers		(2,102)	603		(7,000)	(8,499)	19,622
Transfers	3						
<b>Net incoming (outgoing) resources for year</b>		<b>-2102</b>	<b>603</b>		<b>(7,000)</b>	<b>(8,499)</b>	<b>19,622</b>
Other recognised gains and losses							
Unrealised gains (losses) on investment assets		0	(1,897)			(1,897)	(1,068)
<b>Net movement in funds</b>		<b>-2102</b>	<b>(1,294)</b>		<b>(7,000)</b>	<b>(10,396)</b>	<b>18,554</b>
<b>Balances b/fwd at 1st January 2022</b>		<b>88,580</b>	<b>9,034</b>	<b>16,500</b>	<b>119,000</b>	<b>233114</b>	<b>214560</b>
<b>Balances c/fwd at 31st December 2022</b>		<b>86478</b>	<b>7740</b>	<b>16500</b>	<b>112000</b>	<b>222718</b>	<b>233114</b>

**KENNINGTON VILLAGE CENTRE**  
**Balance Sheet at 31st December 2022**

	Note	2022 £	2021 £
<b>Fixed Assets</b>			
Tangible fixed assets	4	121337	128642
Investments	5	13255	15152
		<u>134592</u>	<u>143794</u>
<b>Current Assets</b>			
Debtors and prepayments	6	7954	5887
Cash at bank and in hand	7	88754	92433
<b>Liabilities</b>			
Amounts due in one year	8	(8,582)	(9,000)
<b>Total Net Assets</b>		<u><u>222718</u></u>	<u><u>233114</u></u>
<b>Funds</b>			
Donations Reserve	9	112000	119000
General		86478	88580
Endowed	10	16500	16500
Designated	10	7740	9034
<b>Total Funds</b>		<u>110718</u>	<u>114114</u>
<b>Total Funds and Reserves</b>		<u><u>222718</u></u>	<u><u>233114</u></u>



**F von Hoven LL.B**  
**Hon. Treasurer**

  
**C Charlett**  
**Chairman**

The annexed Statement of Financial Affairs, Balance Sheet and Notes have been prepared from the books and records of the Village Centre by the Hon. Treasurer and I certify them to be in accordance with these.



**S. Ward ACMA**  
**Independent Examiner**

**Date** 30.5.2023

Notes to the Accounts for the year ended 31st December 2022

1 Accounting Policies

See statement

2 Operating, Management and Administration of the Charities

	General Fund 2022 £	General Fund 2021 £	Donations Reserve 2022 £	Donations Reserve 2021 £
Salaries of Caretaker & Bookings Mgr.	11267	8386		
Honoraria of Sec. and Treasurer	2296	2625		
Utility services	8614	5186		
Parish Council litter picking services	193	472		
Cleaning materials/services	13130	12072		
Building maintenance	11797	2660		
Insurance	2149	1993		
Other	1213	1495		
Depreciation	1790	1624	7000	7000
	<u>52448</u>	<u>36511</u>	<u>7000</u>	<u>7000</u>

3 Transfer of funds

There were no transfers of funds during the year.

4 Tangible Fixed Assets

	Buildings £	Building Improvements £	Furniture and Equipment £	Total £
Cost				
At 1st January 2022	350000	11691	20535	382226
Additions	0	0	1485	1485
Disposals		-700	-1459	-2159
At 31st December 2022	<u>350000</u>	<u>10991</u>	<u>20561</u>	<u>381552</u>
Accumulated depreciation				
At 1st January 2022	231000	4572	18012	253584
Disposals		-700	-1459	-2159
Charge for year	7000	478	1312	8790
At 31st December 2022	<u>238000</u>	<u>4350</u>	<u>17865</u>	<u>260215</u>
Net book value at 31st December 2022	112000	6641	2696	121337

**5 Fixed Asset Investments**

	2022	2021
	£	£
Fixed Interest Investments		
Market value 1 January 2022	15152	16220
Additions		
Disposals	0	0
Net unrealised investment gains (losses)	(1,897)	(1,068)
Market value 31 December 2022	<u>13255</u>	<u>15152</u>
Investments Debtor		

**6 Debtors and Prepayments**

	2022	2021
	£	£
Insurance prepayment	2190	1950
Water Rates Prepayment	131	0
Performing Rights prepayment	396	351
Litter Pickers	0	0
Oxfordshire County Library	0	953
Youth Club	0	326
Regular Organisation	3609	1636
Miscellaneous Lettings	1500	569
Investments Debtor	128	103
	<u>7954</u>	<u>5887</u>

**7 Cash at bank and in hand**

	2022	2021
	£	£
CAF Cash Account	2610	3482
CAF Gold Account	55972	59357
CCLA Deposit Account - General	1429	1415
CCLA Deposit Account - Charity Land	18743	18179
CAF 60 day Notice Account	10000	10000
Petty cash	0	0
	<u>88754</u>	<u>92433</u>

**8 Liabilities due in one year**

	2022	2021
	£	£
Calber Facilities Management - cleaning services/materials	1026	1275
Grundon Waste Management	66	63
Utilities	3471	590
Wages/Paye	3230	3699
Litter Pickers	0	339
Insurance	2389	2127
Performing Rights	0	0
Hirers prepaid	1564	907
Castle Water	-115	0
EDF Energy	-3048	0
	<u>8582</u>	<u>9000</u>

## 9 Donation Reserve

The Donations Reserve relates to the Village Hall building, which was donated to the Centre by a fund raising Committee. The reserve is being written off each year in parallel to the building to which it relates.

## 10 Endowed and Designated Funds

	Balance 01/01/2022 £	Resources Incoming £	Movements Outgoing £	Balance 31/12/2022 £
Charity Land endowed	16500			16500
Charity Land designated	9034		603 (1,897)	7740
	<u>25534</u>		<u>603 (1,897)</u>	<u>24240</u>

The Charity Land endowed fund is a capital fund comprising the proceeds of sale of endowed land in 1974, which was part of King George's Field. Interest on the investments purchased from this sale is held in the Charity Land designated fund until allocated for use.

## 11 Analysis of Net Assets Between Funds

	Tangible Fixed Assets £	Investments £	Net Current Assets £	Total £
Charity Land endowed		13255	3245	16500
Charity Land designated			7740	7740
General Fund	121337		77141	198478
	<u>121337</u>	<u>13255</u>	<u>88126</u>	<u>222718</u>

## 12 Contributions to Capital / Revenue Received

£4000 was received from Vale of White Horse District Council as an Omicron grant. (Covid)  
This is shown in the Statement of Financial Activities as 'Other Income'  
There were no contributions to capital received.

## 13 The Village Hall and King George's Field Charities

The accounts of Kennington Village Centre comprise those of two charities:

1. Kennington Village Hall
2. King George's Field, Kennington, Oxfordshire

The accounts are combined, but the income of the two charities is readily identifiable, although the expenditure is not.

The income relating to King George's Field is derived from the following:

1. Kennington Club Premises - rent
2. Oxfordshire County Library - rent
3. Oxfordshire County Library - services
4. Kennington Venture Youth Club - rent and water services

This totalled £18484 in 2022.

Expenditure on the Field charity is low and comprises a small amount of maintenance and cleaning.

The 'Charity Land Account' is wholly owned by the Field charity. Its income derives from interest and dividends on investments and is clearly stated. The current position of the Charity Land Account is shown in the balance sheet.



**Section A**

**Independent Examiner's Report**

<b>Report to the trustees/ members of</b>	Charity Name KENNINGTON VILLAGE HALL		
	<b>On accounts for the year ended</b>	31 <sup>st</sup> DECEMBER 2022	Charity no (if any) 300170
<b>Set out on pages</b>	(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 30/12/2022.

**Responsibilities and basis of report** As the charity trustees, you are responsible for the preparation of the accounts in accordance with 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 all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

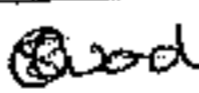
**Independent examiner's statement** [The charity's gross income exceeded £250,000 and I am qualified to undertake the examination by being a qualified member of [insert name of applicable listed body]]. Delete [ ] if not applicable.

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,:

- the accounting records were not kept in accordance with section 130 of the Act; or
- the accounts did not accord with the accounting records; or
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report 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:** 30.5.2023

**Name:** SANDRA WARD

**Relevant professional qualification(s) or body (if any):** ASSOCIATE MEMBER, CHARTERED INSTITUTE OF MANAGEMENT ACCOUNTANTS.

Address:

15 ROSS COURT,
KENNINGTON
OXFORD OX1 5AD

**Section B**

**Disclosure**

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 details of any items that the examiner wishes to disclose.

**KENNINGTON VILLAGE HALL CHARITY**

England & Wales - Charity number 300170

---

# Accounts

---

The Hall is located in Kennington Road, almost in the centre of the village. It is adjacent to King George's Field, which became a subsidiary of the Hall On March 24<sup>th</sup> 1998. We are regulated by the provisions of a scheme which came into force on October 5<sup>th</sup> 1981.

The object of the Charity is to provide and maintain a Village Hall for the use of residents of Kennington, also to provide and manage a Children's playground. The Committee at present consists of representatives of the following organisations;

Parish Council  
Youth Club  
Mother and Toddler Group  
Kennington Amateur Dramatic Society  
Festival Handicapped Group  
Kennington Alternative Badminton Club  
Four members of the public

The Committee is assisted by two Honorary Officers.

Treasurer- Mrs. Fiona Von Hoven

Secretary Mrs. Rachel Brown

Both receive a small honorarium, which is decided at the Annual General Meeting.

Mrs. Brown is also our Hall Manager and Key Holder for which she receives a salary.

2021 has again seen our finances and lettings affected by Covid restrictions although towards the years end there are signs of an improvement with some regular users starting back and some new bookings coming in.

We have been able to obtain some grant funding from the district council to help cover loss of income due to covid and our Treasurer deserves a vote of thanks for keeping us aware of the grants available.

During the year our Secretary/ Manager attended a course on safeguarding so we are up to date with current requirements. The Parish Council installed two large screen televisions for use at their meetings, these will also be available for hirers if required by them..We are hoping to have broadband throughout the building in the near future which again will hopefully help to attract new users. We have had considerable problems with vandalism at the rear of the hall and are upgrading and expanding our CCTV coverage of the area.

Our thanks to everyone who has helped to see us through the current year and hopefully the next year will see us being able to hold our normal monthly meetings in person.

.  
.



## KENNINGTON VILLAGE CENTRE

### Charity Land Account Income and Expenditure for year ended 31st Dec 2021

2020	INCOME	£	£	£
£				
	Lettings		3,268.50	
2,790.75	Village Organisations		11,610.50	
11,490.50	Other Regular Organisations		3,111.50	
1,650.50	Miscellaneous Lettings			17,990.50
15,931.75				0.00
0.00	Donations from Charity Land Account			
	Interest		71.77	71.77
92.45	Bank and Other Savings (net)			
	Rent and Other		10,000.00	
10,000.00	Kennington Club Premises		4,300.00	
4,300.00	Oxfordshire County Library - Rent		2,001.17	
1,932.80	- Services		300.00	
225.00	Kennington Venture Youth Club		28,057.00	
25,000.00	Misc. income			44658.17
41,457.80				62,720.44
57,482.00				
	<b>LESS EXPENDITURE</b>		8,385.72	
7,973.06	Caretaker, Bookings Manager etc			
	Services	1,906.01		
1,439.29	Electricity	2,083.32		
2,246.89	Gas	316.60		
654.53	Water	14.50		
10.00	Telephone	865.15		
995.45	Refuse Disposal		5,185.58	
5,346.16				
	Cleaning	472.47		
534.55	Litter picking	12,071.82		
11,560.32	Materials and Services		12,544.29	
12,094.87				
	General	2,625.00		
2,635.93	Honoraria	2,659.96		
3,474.90	Maintenance	1,992.63		
1,978.46	Insurance	868.34		
866.84	Performing Rights	40.40		
54.39	Stationery and Postage	485.00		
803.74	Miscellaneous Expenses	4.80		
0.00	Computer Software	96.00		
60.00	Bank Charges	0.00		
0.00	Professional Fees		8,772.13	
9,874.26				
9,071.52	Depreciation	8,624.16		
(7,000.00)	Less Donations Reserve write off	(7,000.00)		
37359.87			1624.16	36,511.88
20,122.13	<b>SURPLUS (DEFICIT) FOR YEAR</b>			26,208.56

## KENNINGTON VILLAGE CENTRE

### Charity Land Account Income and Expenditure for year ended 31st Dec 2021

2020		£
£	<b>INCOME</b>	
506.52	Interest on Investments	410.72
39.91	Other investment Interest	2.75
528.21	Gains (Losses) on Investments Realised	<u>(1,067.83)</u>
<u>1,074.64</u>		<u>(654.36)</u>
	<b>EXPENDITURE</b>	
0.00	Contribution to Village Hall capital expenditure	0.00
0.00	Contribution to Village Hall revenue expenditure	<u>0.00</u>
<u>1,074.64</u>	<b>SURPLUS (DEFICIT) FOR YEAR</b>	<u><u>(654.36)</u></u>

### Cash Flow Statement year ended 31st December 2021

2020		£
£		
20,122.13	Operating Surplus (Deficit)	26,208.56
2,071.52	Depreciation	1,624.16
546.43	Charity Land Account Surplus (Deficit)*	413.47
<u>22,740.08</u>	<b>TOTAL CASH INFLOWS</b>	<u>28,246.19</u>
0.00	Net changes in CLA investments*	0.00
30.00	Capital Expenditure net of contributions received	0.00
2,927.36	Working Capital Movement	<u>(3,595.12)</u>
<u>2,957.36</u>	<b>TOTAL CASH OUTFLOWS</b>	<u>(3,595.12)</u>
<u>19,782.72</u>	<b>INCREASE (DECREASE) IN CASH</b>	<u><u>31,841.31</u></u>

\* Excluding unrealized gains or losses on investments

### Analysis of balances of cash

£		£
2712.42	CAF Cash Account	3481.80
28721.67	CAF Gold Account	59356.67
1,414.83	CCLA Deposit Account - General	1,414.97
17,742.30	CCLA Deposit Account - CLA	18,179.09
10,000.00	CAF 60 Day Account	10,000.00
0.00	Cash in Hand	0.00
<u>60,591.22</u>		<u>92,432.53</u>
<u>19,782.72</u>	Change in year	<u><u>31,841.31</u></u>

## KENNINGTON VILLAGE CENTRE

### Balance Sheet as at 31st December 2021

2020		£	£
			£
	<b>FIXED ASSETS</b>		
350,000.00	Buildings (gross)		350,000.00
(224,000.00)	Less Cumulative Depreciation	(231,000.00)	119,000.00
7,596.40	Improvements and Equipment (net)	7,118.55	
3,649.35	Furniture & Equip (net)	2,513.04	
20.00	Computer Equip(net)	10.00	
16,220.49	Charity Land Investments	15152.66	24,794.25
	<b>NET CURRENT ASSETS</b>		
2,712.42	CAF Cash Account	3,481.80	
28,721.67	CAF Gold Account	59,356.67	
1,414.83	CCLA Deposit Account - General	1,414.97	
17,742.30	CCLA Deposit Account - CLA	18,179.09	
10,000.00	CAF 60 day Notice Account	10,000.00	
0.00	Cash in Hand	0.00	
4,146.72	Sundry Debtors and Prepayments	5,887.42	
(3,664.08)	Less Sundry Creditors and Receipts in Advance	(8,999.90)	89,320.05
<u>214,560.10</u>	<b>TOTAL ASSETS</b>		<u>233,114.30</u>
	<b>RESERVES</b>		
350,000.00	Donations Reserve	350,000.00	
(224,000.00)	Less written off	(231,000.00)	119,000.00
31,191.62	Charity Land Account		30,537.26
36,171.71	Surplus brought forward 1/1/21	58,022.84	
21,196.77	Surplus (Deficit) for year to 31/12/21	25,554.20	83,577.04
<u>214,560.10</u>	<b>TOTAL RESERVES</b>		<u>233,114.30</u>

## KENNINGTON VILLAGE CENTRE

### Statement of Financial Activities for the year ended 31st December 2021

	Note	General Fund	Designated Funds	Endowed Fund	Donation Reserve	Total Funds 2021	Total Funds 2020
		£	£	£	£	£	£
<b>INCOME AND EXPENDITURE</b>							
<b>Incoming Resources</b>							
Rents		14600				14600	14525
Lettings		17991				17991	15932
Services provided		2001				2001	1933
Investment income		72	413			485	639
Other income		28057				28057	25000
<b>Total incoming resources</b>		<b>62720</b>	<b>413</b>			<b>63133</b>	<b>58029</b>
<b>Resources expended</b>							
Operating , Management and Administration of the Charities	2	36511			7000	43511	44359
Contribution to capital expenditure	12		0			0	0
<b>Total resources expended</b>		<b>36511</b>	<b>0</b>		<b>7000</b>	<b>43511</b>	<b>44359</b>
Net incoming (outgoing) resources before transfers		26,209	413		(7,000)	19,622	13,669
Transfers	3						
<b>Net incoming (outgoing) resources for year</b>		<b>26209</b>	<b>413</b>		<b>(7,000)</b>	<b>19,622</b>	<b>13,669</b>
Other recognised gains and losses							
Unrealised gains (losses) on investment assets		0	(1,068)			(1,068)	528
<b>Net movement in funds</b>		<b>26209</b>	<b>(655)</b>		<b>(7,000)</b>	<b>18,554</b>	<b>14,197</b>
<b>Balances b/fwd at 1st January 2021</b>		<b>62,371</b>	<b>9,689</b>	<b>16,500</b>	<b>126,000</b>	<b>214560</b>	<b>200363</b>
<b>Balances c/fwd at 31st December 2021</b>		<b>88580</b>	<b>9034</b>	<b>16500</b>	<b>119000</b>	<b>233114</b>	<b>214560</b>

**KENNINGTON VILLAGE CENTRE**  
**Balance Sheet at 31st December 2021**

	Note	2021 £	2020 £
Fixed Assets			
Tangible fixed assets	4	128642	137266
Investments	5	15152	16220
		143794	153486
 Current Assets			
Debtors and prepayments	6	5887	4147
Cash at bank and in hand	7	92433	60591
 Liabilities			
Amounts due in one year	8	(9,000)	(3,664)
 <b>Total Net Assets</b>		<b>233114</b>	<b>214560</b>
 <b>Funds</b>			
Donations Reserve	9	119000	126000
General		88580	62371
Endowed	10	16500	16500
Designated	10	9034	9689
Total Funds		114114	88560
 <b>Total Funds and Reserves</b>		<b>233114</b>	<b>214560</b>

F von Hoven

**F von Hoven LL.B**  
**Hon. Treasurer**

C Charlett

**C Charlett**  
**Chairman**

The annexed Statement of Financial Affairs, Balance Sheet and Notes have been prepared from the books and records of the Village Centre by the Hon. Treasurer and I certify them to be in accordance with these.

S Ward

**S. Ward ACMA**  
**Independent Examiner**

Date 25<sup>th</sup> March 2022

**Notes to the Accounts for the year ended 31st December 2021**

**1 Accounting Policies**

See statement

**2 Operating, Management and Administration of the Charities**

	<b>General Fund 2021 £</b>	<b>General Fund 2020 £</b>	<b>Donations Reserve 2021 £</b>	<b>Donations Reserve 2020 £</b>
Salaries of Caretaker & Bookings Mgr.	8386	7973		
Honoraria of Sec. and Treasurer	2625	2636		
Utility services	5186	5346		
Parish Council litter picking services	472	535		
Cleaning materials/services	12072	11560		
Building maintenance	2660	3475		
Insurance	1993	1978		
Other	1495	1785		
Depreciation	1624	2072	7000	7000
	<u>36511</u>	<u>37359</u>	<u>7000</u>	<u>7000</u>

**3 Transfer of funds**

There were no transfers of funds during the year.

**4 Tangible Fixed Assets**

	<b>Buildings £</b>	<b>Building Improvements £</b>	<b>Furniture and Equipment £</b>	<b>Total £</b>
Cost				
At 1st January 2021	350000	11691	20535	382226
Additions	0	0	0	0
Disposals				0
At 31st December 2021	<u>350000</u>	<u>11691</u>	<u>20535</u>	<u>382226</u>
Accumulated depreciation				
At 1st January 2021	224000	4094	16866	244960
Disposals				
Charge for year	7000	478	1146	8624
At 31st December 2021	<u>231000</u>	<u>4572</u>	<u>18012</u>	<u>253584</u>
Net book value at 31st December 2021	119000	7119	2523	128642

<b>5 Fixed Asset Investments</b>	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
Fixed Interest Investments		
Market value 1 January 2021	16220	15692
Additions	0	0
Disposals	(1,068)	528
Net unrealised investment gains (losses)		
	<u>15152</u>	<u>16220</u>
Market value 31 December 2021		
Investments Debtor		
<b>6 Debtors and Prepayments</b>	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
Insurance prepayment	1950	1815
Water Rates Prepayment	0	191
Performing Rights prepayment	351	0
Litter Pickers	0	133
Oxfordshire County Library	953	891
Youth Club	326	62
Regular Organisation	1636	928
Miscellaneous Lettings	569	0
Investments Debtor	103	127
	<u>5887</u>	<u>4147</u>
<b>7 Cash at bank and in hand</b>	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
CAF Cash Account	3482	2712
CAF Gold Account	59357	28722
CCLA Deposit Account - General	1415	1415
CCLA Deposit Account - Charity Land	18179	17742
CAF 60 day Notice Account	10000	10000
Petty cash	0	0
	<u>92433</u>	<u>60591</u>
<b>8 Liabilities due in one year</b>	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
Calber Facilities Management - cleaning services/materials	1275	918
Grundon Waste Management	63	108
Utilities	590	-532
Wages/Paye	3699	561
Litter Pickers	339	0
Insurance	2127	1980
Performing Rights	0	76
Hirers prepaid	907	552
	<u>9000</u>	<u>3664</u>

## 9 Donation Reserve

The Donations Reserve relates to the Village Hall building, which was donated to the Centre by a fund raising Committee. The reserve is being written off each year in parallel to the building to which it relates.

## 10 Endowed and Designated Funds

	Balance 01/01/2021 £	Resources Incoming £	Movements Outgoing £	Balance 31/12/2021 £
Charity Land endowed	16500			16500
Charity Land designated	9689	413	(1,068)	9034
	<u>26189</u>	<u>413</u>	<u>(1,068)</u>	<u>25534</u>

The Charity Land endowed fund is a capital fund comprising the proceeds of sale of endowed land in 1974, which was part of King George's Field. Interest on the investments purchased from this sale is held in the Charity Land designated fund until allocated for use.

## 11 Analysis of Net Assets Between Funds

	Tangible Fixed Assets £	Investments £	Net Current Assets £	Total £
Charity Land endowed		15152	1348	16500
Charity Land designated			9034	9034
General Fund	128642		78938	207580
	<u>128642</u>	<u>15152</u>	<u>89320</u>	<u>233114</u>

## 12 Contributions to Capital / Revenue Received

£28057 was received from Vale of White Horse District Council as Covid 19 grants. This is shown in the Statement of Financial Activities as 'Other Income'. There were no contributions to capital received.

## 13 The Village Hall and King George's Field Charities

The accounts of Kennington Village Centre comprise those of two charities:

1. Kennington Village Hall
2. King George's Field, Kennington, Oxfordshire

The accounts are combined, but the income of the two charities is readily identifiable, although the expenditure is not.

The income relating to King George's Field is derived from the following:

1. Kennington Club Premises - rent
2. Oxfordshire County Library - rent
3. Oxfordshire County Library - services
4. Kennington Venture Youth Club - rent and water services

This totalled £16627 in 2021.

Expenditure on the Field charity is low and comprises a small amount of maintenance and cleaning.

The 'Charity Land Account' is wholly owned by the Field charity. Its income derives from interest and dividends on investments and is clearly stated. The current position of the Charity Land Account is shown in the balance sheet.



**Section A**

**Independent Examiner's Report**

**Report to the trustees/  
members of**

Charity Name  
Kennington Village Hall

**On accounts for the year  
ended**

31<sup>st</sup> December 2021

**Charity no  
(if any)**

300170

**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 ~~31/12/2021~~.

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

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report 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:**

25<sup>th</sup> March 2022

**Name:**

Sandra Ward

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

Member of the Chartered Institute of Management Accountants

**Address:**

15, Ross Court, Kennington, Oxford OX1 5AD