

Kingston Reading Room



Annual Report & Accounts for the year ended 31 January 2026

Registered Charity No: 300882



Trustees' Annual Report

For 1st February 2025 to 31st January 2026

Kingston Reading Room

(Registered Charity No 300882)

Objects and Activities

In accordance with the Scheme dated 30th January 1940 and amended as approved by the Charity Commission on 3rd June 2024, "The object of the Charity shall be the maintenance of the Reading Room of the Charity for the purposes of physical and mental training and recreation and social, moral and intellectual development, through the medium of reading and recreation rooms, library, lectures, classes, recreations and entertainments or otherwise as may be found expedient, for the benefit of the inhabitants of the Parish of Kingston. without distinction of sex or of political, sexual orientation, age, disability, nationality, political or other opinions."

During the year to 31st January, 2026, the Reading Room was utilised for around 31% of available sessions, mainly for the following activities:

- Tuesday morning market;
- Local elections;
- Kingston Art group working sessions;
- Jack and the Beanstalk, the biennial village pantomime;
- Band and solo drum practise;
- Professional yoga classes;
- The monthly village quiz night;
- Meetings of the Kingston Local History Society; Kingston Parish Council; Kingston Gardening Club; a newly formed pottery club; Reading Room committee meetings;
- Occasional events of St James the Less church;
- Village gatherings to watch live sporting events;
- Kingston Events Group events including Oktoberfest and music performances;
- Local parties, a Craft Market and a Produce Show; and
- Kingston Short Mat Bowls club (unfortunately this stopped at the end of February).



Produce Show prize giving



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Major works in the Hall

The hall was closed from March to June for a major reordering of the kitchen end of the main floor to accommodate a new kitchen, disabled toilet, loft store and chair and table store. This cleared a space that had been used to store chairs and stage parts and means that some chairs no longer have to be carried up the stairs for large seated events.

The total financial cost of £23,672 was mainly funded by a grant from The National Lottery Community Fund along with a donation from the Wurr family, in memory of John Wurr. The Wakefield Trust gave us a further grant that we used towards 80 new, lighter chairs.

Phil Anderson designed, managed and did most of the work with the assistance of a mainly volunteer workforce from the village. Phil's contribution was at least 75 days, valued at £24,000. Other volunteers provided plastering, carpentry, decorating and general labouring valued at £15,000.

Their contributions were celebrated at a party in October.



The Hall showing the new kitchen end

Fundraising

The annual Grand Draw will be back for the Kingston Fun Day in August 2026, this is a major ticket sales opportunity, that raised £1,427 in ticket sales in 2024. There was no Fun Day in 2025 so, with the building work happening, there was no Grand Draw.

Owen and Elaine Roberts sold 223 tickets for the "200 Club" in autumn 2025, with a monthly prize draw increasing again to £90 per month. The "200 Club" provides unrestricted funds for hall maintenance with 50% of sales returned as prizes.

Financial Position

Due to the building works, trading receipts were down from £5,221 last year to £3,838 and fundraising receipts were down from £3,573 to £2,270 due to the Grand Draw, donations were £6,769 (£648 last year), grants totalling £19,222 were received and building society and bank interest of £792 resulted in overall receipts of £32,906 (£10,208 in 2023/24). Maintenance and Development Fund payments were £9,019 (£1,566), General Fund payments, excluding fundraising,



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were £7,511 (£6,718) and the designated Maintenance and Development Fund was increased by transfers from the General Fund of £1,425 (£1,976).

The Reading Room holds the following reserve funds as at 31st January 2026:

- A General Fund of £2,920 to cover 6 months estimated hall net running costs and the 200 club prizes for February to September.
- A Maintenance and Development Fund, now £12,082, which is used to maintain and enhance the fabric of the Reading Room, a building which was gifted to Kingston Parish in 1912 having previously been used as almshouses.
- A Restricted Fund is held to keep separate funds raised for specific purposes. The National Lottery Community Fund grant of £17,222 and the Wurr family donation of £3,750 (including Gift Aid) were spent on the building works mentioned above. The closing Bowls Club donated £500 to Reading Room funds plus £1,843 to be held for four years in case a new Bowls club is formed.
- The Endowment Fund which represents the rebuild cost assessment of the Land and Buildings of the Reading Room including VAT. The Scheme dated 30th January 1940 vested the Reading Room land and hereditaments in Kingston Parish Council as the corporate trustee.

The Reading Room's bankers are:

Lloyds Bank plc

Coventry Building Society

Structure, Governance and Management

The Reading Room is governed by a Scheme approved and established by the Charity Commission and dated 30th January 1940, a copy of which is on the Kingston Parish Council website. This Scheme was amended as approved by the Charity Commission on 3rd June 2024.

The 1940 Scheme appointed three trustees, two individuals and the Kingston Parish Council, with no provisions for the individual trustees to be replaced.

The amended Scheme allows for members of a Committee of Management to be appointed consisting of representatives of certain village organisations and three elected members (Chair, Secretary and Treasurer). Under Charities Act 2011 "persons having the general control and management of the administration of a charity" are also trustees, which includes the Committee of



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Management. Hence Kingston Parish Council continues to be the surviving trustee under the Scheme and the members of the Committee of Management are also trustees.

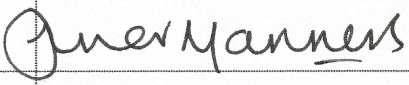
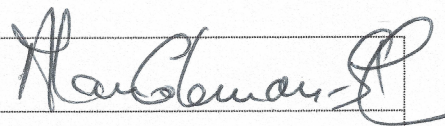
The following were Trustees during the period above and up to the date of signature of this Annual Report:

Trustee under the Scheme: Kingston Parish Council.

Elected Officers: Juliet Manners, Chair and Secretary
Alan Coleman-Smith, Treasurer

Committee members: Sarah Banham, Kingston Parish Council
Carol Beard
Pauline Deschamps, St James the Less Church
Jennifer Kinder, Kingston Arts Group
Tina Mears, Tuesday Morning Market
Benjamin Russell, Kingston Events Group and Booking Secretary
Guy Walker, Kingston Local History Society
Daniel Wildin (from 2nd April 2025 to 26th January 2026)

This Trustees' Annual Report was approved by the trustees in their meeting and is signed on behalf of the Trustees at their meeting on 14/4/26

Signature		
Full Name	Juliet Manners	Alan Coleman-Smith
Position	Chair and Secretary	Treasurer



CHARITY COMMISSION
FOR ENGLAND AND WALES

Independent examiner's report on the accounts

Report to the trustees of Kingston Reading Room

On accounts for the year ended 31st January 2026

Charity no 300882
(if any)

Set out on pages 6 to 8

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31/01/2026.

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 PCC'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 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.

Signed:

Date: 30/3/26

Name: Paul Ellis

Relevant professional qualification: AICB

Address: Pooh Corner, off Arnolds Close, Kingston, Kingsbridge, Devon, TQ7 4PL

Kingston Reading Room

Registered Charity No: 300882

Receipts and Payments account

1 February 2025 to 31st January 2026

		General Fund	Maintenance & Development	Restricted	Endowment	Total	Last Year
		£	Fund £	Funds £	Funds £	£	£
Receipts	Note						
Donations		1,157	-	4,843	-	6,000	648
Grants	1	-	2,000	17,222	-	19,222	-
Fundraising		2,270	-	-	-	2,270	3,573
Hall Hire		2,802	-	-	-	2,802	3,913
Morning Market		1,036	-	-	-	1,036	1,308
Interest		792	-	-	-	792	766
Gift Aid		19	-	750	-	769	-
Other		15	-	-	-	15	-
		8,091	2,000	22,815	-	32,906	10,208
Payments							
Events		-	-	-	-	-	-
Fundraising		1,125	-	-	-	1,125	1,374
Utilities		2,887	-	-	-	2,887	3,161
Services		3,162	-	-	-	3,162	2,600
Maintenance		-	1,577	-	-	1,577	606
Purchases		461	3,319	-	-	3,780	107
Development	2	-	4,123	20,972	-	25,095	960
Insurance		726	-	-	-	726	702
Other		275	-	-	-	275	148
		8,636	9,019	20,972	-	38,627	9,658
Surplus/(shortfall)		(545)	(7,019)	1,843	-	(5,721)	550
Transfers		(1,425)	1,425	-	-	-	-
Fund movements	3	(1,970)	(5,594)	1,843	-	(5,721)	550
Cash and Bank							
Balances last year		4,890	17,676	-	-	22,566	22,016
Balances this year		2,920	12,082	1,843	-	16,845	22,566

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Statement of Assets and Liabilities

		General Fund £	Maintenance & Development Fund £	Restricted Funds £	Endowment Funds £	Total £	Last Year £
	Note						
Land & Buildings							
Reading Room	4	-	-	-	623,228	623,228	602,153
Cash and Bank							
Current Account		372	-	-	-	372	771
Saving Account		792		-	-	792	-
Deposit Account		1,442	12,082	1,843	-	15,367	21,625
Cash in Hand		314	-	-	-	314	170
		2,920	12,082	1,843	-	16,845	22,566
Total Assets		2,920	12,082	1,843	623,228	640,073	624,719

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Registered Charity No: 300882

Notes to the Accounts

1 February 2025 to 31st January 2026

Note 1

Grant income

A grant of £17,222 was received from the National Lottery Community Fund for the redevelopment of the Kitchen end of the hall. All of this grant has been spent.

A grant of £2,000 was received from the Wakefield Trust with no restrictions. This grant made a significant contribution towards replacing 80 chairs.

Note 2

Development cost allocation

The 2025 development total cost of £20,972 was partially funded by the above Restricted Lottery grant and partly by a generous donation from the Wurr family. The balance was funded by our reserves, which also included some acoustic panels.

Note 3

Fund descriptions

- a) The **General Fund** has been set to cover six months hall net running costs (£2,200) plus the prize money that will be paid out to winners of the 200 Club monthly draws for February to September (£720). Surplus funds have been designated for use in the Maintenance and Development Fund.
- b) The **Maintenance & Development Fund** has been designated by the Reading Room Committee to be used for the maintenance and enhancement of the building.
- c) **Restricted Funds** reflect the wishes of donors and the aims of certain fundraising events. The areas covered by these funds are shown in the Funds movements table below. The Bowls Club has donated £1,843 of their funds to be held for 4 years to fund a potential new club. After September 2029 they will no longer be restricted.
- d) The **Endowment Fund** represents the current valuation of the Land and Buildings that are held in trust as the Reading Room.

Funds Movements

<u>Fund</u>		Opening Balance £	Receipts £	Payments £	Transfers £	Valuation	Closing Balance £
General	Note 3a)	4,890	8,091	(8,636)	(1,425)	-	2,920
Maintenance & Development	3b)	17,676	2,000	(9,019)	1,425	-	12,082
Restricted	3c)						
Bowls Club funds		-	1,843	-	-	-	1,843
Lottery Grant		-	17,222	(17,222)	-	-	-
Wurr donation		-	3,750	(3,750)	-	-	-
total		-	22,815	(20,972)	-	-	1,843
Endowment	3d)	602,153	-	-	-	21,075	623,228
Total		624,719	32,906	(38,627)	-	21,075	640,073

Note 4

Asset valuation

The land and building of the Reading Room is shown at the valuation used for Insurance purposes including VAT. A Rebuild Cost Assessment was carried out in June 2021 on behalf of the insurers.