

# **ST. MARY HALL TRUST**

## **ANNUAL REPORT FOR YEAR ENDING 31<sup>st</sup> DECEMBER 2025**

### **Objectives of the Trust**

To maintain St. Mary Hall for the use of the local community and to further Christian religious education in the parish.

### **Structure of the Trust**

All decisions made by the appointed trustees in accordance with the rules of the trust.

### **Relationships**

There are no relationships between the trust and any other body or charity.

### **Review of Activities**

Firstly, it must be borne in mind that the trust does not at present conduct fundraising activities. It relies on income from letting the hall and giving use of the car park to a local doctors' surgery, together with investment income, to meet its outgoings.

The hall has continued to flourish in 2025 and we have seen the first full year of the Blossom Years Nursery using the hall 51 weeks a year. This has increased our rental income to just over £65,000 and increased our total income to over £77,000 a year. We managed to keep expenditure slightly below the 2024 level, giving an annual excess of £52,532.

Maintenance is still a major expenditure despite the work conducted in 2024 and with additional use this is almost certain to remain the situation. Cleaning costs were also considerably higher owing to the additional use. There are no known major maintenance issues outstanding at the moment.

During the year we virtually used up the surplus refund on water charges and in 2026 we instigated a direct debit. The cost should come out at about £80-£90 per month or around £1000 for the year based on present usage.

Hall fees have been increased by 7% for 2026 after a zero increase in 2025. Blossom Years Nursery have had a similar increase but slightly discounted due to their high use of the hall.

The Chislehurst Medical Practice parking charges have also been increased in 2026 in line with local council parking charges. These charges are reviewed every two years and have already been paid for 2026 in full.

The capital value of the trust increased by around 10% to nearly £475,000. This was solely due to increased cash holdings which are nearly £200,000 due to income excesses. Our investments had a disappointing year. We shall continue to monitor performance of the COIF funds.

A revaluation of the rebuilding costs of the hall this year came out at over £700,000. This figure has increased by nearly £200,000 since it was last assessed four years ago. Building costs have risen sharply over this period due largely to the pandemic.

It seems unlikely that we shall be able to have sufficient funds in the near future to rebuild the hall if costs continue to rise at present rates. The hall will be 52 years old this year but still appears to be structurally sound. We have insurance cover, but insurers will not cover the risk of subsidence in such buildings. Thankfully, no sign of this so far.

The hall funds have been used in the past, in a small way, to further Christian education and some small items can be seen. The Trustees have agreed that this is within the purview of the trust deed.

### **Reserves**

It is the policy of the trustees to set aside any surpluses each year for future maintenance of the hall. At the end of 2025, £158,540 remained set aside for such work, on a deposit account. There is also a repair fund of £70,138 set aside with COIF.

All other investments are held in COIF units. The general investment fund, which at present stands at £119,999, generates dividend income to the Trust. The recoupment account is to repay capital which was used in 1974 to build the hall (The historic cost of the hall was £25,000) and the balance of this account now stands at £87,442.

The trustees continued with the reserve policy of accumulating funds for future maintenance and possible rebuilding of the hall, where the trust had a total value of approximately £475,000 at the year end.

### **Surplus for the year**

A surplus of £52,532 was reported for the year after paying all expenses.

The main risks are perceived as fire in the hall and legal action which may be taken by users of the hall against the trust. Both risks are insured. The trustees have also taken indemnity cover on themselves.

Report confirmed by the trustees on .....

ST.MARY HALL TRUST      FINANCIAL STATEMENT FOR THE YEAR ENDING 2025

Incoming resources		Grants Paid in furtherance of objectives	
Hall Letting Fees	65383	Advent/Lent publications	297
		Educational Payments	707
Investment Income		Total	1004
Dividends	3523		
Interest	5803	Costs in furthering activities	
Other Income		Utilities	4043
		Waste Services	30
		Cleaning	6385
Parking Fees	2968	Insurance	2743
		Maintenance	10265
		Supplies & Sundry Expenses	129
		Total	23595
		Resources in administering Charity	
		Annual payments to COIF	138
		Ground Rent	5
		Admin Expenses	303
		Independent Examiner's Fee	100
		Total	546
Total Income	77677	Total Expenditure	25145
Excess of income over expenditure	52532		

## INDEPENDENT EXAMINER'S REPORT

To the Trustees of **St. Mary Hall Trust**

Charity Name: **St. Mary Hall Trust**

Charity Registration Number: **303031**

Financial Year Ended: **31 December 2025**

I report to the trustees on my examination of the accounts of the above charity for the year ended as stated above.

### Responsibilities and Basis of Report

As the charity 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 charity's accounts carried out under section 145 of the Act. 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 in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the charity as required by section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do 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:

Name of Independent Examiner: **Ingrid Cawood**

Relevant professional qualification (if required): **CA(SA) Membership No. 04871942**

Address: **6 Adelaide Road, Chislehurst, BR7 6BB**

Date: **22 February 2026**