

KENNET VALLEY VILLAGE HALL

ANNUAL REPORT AND ACCOUNTS

YEAR ENDED 31 JULY 2025



KENNET VALLEY VILLAGE HALL
REGISTERED CHARITY No 305558
YEAR ENDED 31 JULY 2025

Trustees' Annual Report

The names of the Charity Trustees who manage the charity are:

Brian Rayment	Chair
Rob Duckett	Deputy Chair
David Throup	Treasurer

The Trustees are appointed by the Hall Management Committee following the Annual General Meeting.

Structure, governance and management

The governing body that appoints the trustees of the Charity is the Kennet Valley Hall Management Committee. The Hall Management Committee is appointed at each Annual General Meeting. A list of the Hall Management Committee members is available from the Secretary. The Hall Management Committee appoint or re-appoint three officers of the Hall Management Committee to be the Trustees of the Charity at the Hall Management Committee Meeting following the Annual General Meeting. All the adult residents of Lockeridge, West Overton, East Kennett and Fyfield who attend the AGM have a right at vote at the AGM.

The operational and management procedures of the Hall Management Committee were established in 1976 at the time land was conveyed to the charity to build a village hall. These procedures have been changed and updated as the needs of the charity have required.

As well as owning the land and the Hall building on it the charity also leases two adjacent parcels of land which together form the sports field. The two leases originate from 1976 with one being updated in 1990 to allow extended field uses. One lease expires in 2086 and the other requires the lessor to give 12 months notice of termination of the licence to occupy.

The Kennet Valley Hall is run by volunteers who are either representatives of Community organisations using the Hall or community volunteers.

Objectives and activities

The Kennet Valley Hall is a village hall for use by the communities in the Upper Kennet Valley and by private individuals and groups for social, educational and sporting events. The Hall provides a meeting place to host local groups and events with modern facilities and in a well maintained rural environment. The Hall Management Committee support and initiate activities that encourage community involvement, activity and well-being.

Chairman`s Report

As this is my last Report as Chairman, and the Treasurer`s Report comprehensively deals with last year`s achievements, I thought it appropriate that I presented a more nostalgic review of my 21 years in office. It all started at the AGM on October 5th 2004. I had joined the Committee the previous year representing the Parish Council. The KVH Chairman at that time went AWOL for the AGM so the Vice Chair – Rob Duckett – had to take over for both the AGM and the following ECM. Before I could catch my breath Rob Duckett had proposed me as the replacement Chair and in a flash David Throup seconded the proposal. That was it, I was now Chairman.



My immediate involvement was the transformation of the carpark. (photo left) Previously it had been a desert, and a trip hazard for the elderly, due to the rough, loose surface and poor lighting. Funding was sourced and a major project evolved including the “Tarmac” surfacing of the car park with new floodlights replacing the antiquated island unit lights. The project also included various facilities for teenagers, including the first outside shelter. This major project culminated in a Grand Opening by David Hemery followed by a children`s sports event attended by a large section of the local community. (photo lower left)



2005 was a most significant year. During the previous year the kitchen had been condemned as unhygienic and a Professional Review of the hall`s facilities identified the poor state of the toilets and the lack of “Disabled” facilities. Ironically, and a sign of the times, when a proposal was put to the committee for a new kitchen and toilets, one of the “old school” committee members moaned that “we can`t afford that !!!”. However, the time had arrived when grants for this type of work were obtainable, where historically funding could only be created by fundraising via social events. As a result, significant grants were obtained resulting in both

the kitchen and toilets being transformed. It was a few years later when we were also able to provide a ramp at the rear to allow disabled access to the hall.

Another significant development in 2005 was the initial discussion with the then head of KV School, Andrew Hodder, who enquired about using the hall for the school`s PE and Sport elements of their Curriculum. However, for H&S reasons this meant that the hall needed to be empty of all tables and chairs. This necessitated a switch to stackable chairs and tables. However, with limited space, this also triggered the building of a large Extension to create a large and necessary storage facility. Again, major funding was obtained both for the new chairs and tables and the Extension itself. This was certainly a significant investment, as KVS have now been using the hall for the last 20 years

Thereafter many further improvements have been made to improve the hall`s attraction as a modern venue for both community use, and the increasing use by outside organisations. It is significant that funding for the various initiatives taken during my tenure, now amounts to circa £500,000

My one negative and sad experience has been the changes that have evolved over the last 10 years. Partly due to Covid, but mainly due to the social changes taking place in our community. The demise of the Kennet Valley Singers and the infamous CLIC Sale, plus the end of our beloved Christmas and Easter Bingo events, not forgetting the closing down of The Over 60s and some other regular hall users.

Notwithstanding the negatives, I am both proud and happy that I can now leave the Hall in such a positive state with the distinct prospect of a continuation of the stimulus I have enjoyed over the last 21 years.

Brian Rayment

Treasurer's statement

This has been another outstanding year for the Hall. The management committee have made further investments supported by SSE for the solar panel/battery installation. Income from lettings are higher than previous years at circa £22k. Much of this increase has been through the resurgent Table Tennis club and the other health and wellbeing groups that have made the Hall their home. Altogether these groups contributed circa £7.5k to our income. The account pages give more detail on this and it is a testament to our hard work in providing a clean quality environment.

There have been no unplanned expenditures this year. Our 5 year electrical inspection threw up a range of requirements that were needed/advisory. The committee took the decision to proceed with all the work giving us a clean bill of electrical health. This work included the replacement of many of the failing batteries in the emergency lighting.

The circa £10k grant from SSE provided us with the opportunity to upgrade the battery storage for the solar panels and changing the inverter so that, in the event of a power failure, limited electrical services can be maintained. This also provided the opportunity to replace the fluorescent light fittings with power efficient LED units, some of which also are internally powered battery emergency lights, and re-jigging the electrical sockets to provide limited power during any protracted area failure. This will allow enough time for the local emergency team to set up a local response to the emergency.

This year has been the first full year where the sports field has become a good quality cricket pitch. The artificial wicket provided at no cost to the Hall was the catalyst to welcoming the Swindon Hunters cricket team to the Hall along with KVCC, Avebury and occasional other teams. This has provided some income from Hall hires of £850 and additional income to contribute to the field maintenance of £450. This includes a figure of £160 from the sale of the unwanted KVCC roller donated to Hall. As stated at the last AGM, this has been a year where we would see how the costs for the field maintenance actually worked out. At this year end Grounds Maintenance only amounts to £366. I expect that in next years accounts there will be a figure to represent the chargeable costs to maintain the pitch but for this year we are slightly on the positive side. Many thanks for all the hard work and provision of grounds machinery must go to Dominic Fry, Dave Weston and helpers who have made this possible.

The Hall website has been refreshed, thanks to Richard Ramsden, to make it more responsive and better rated in browser searches. As part of this process the committee have made a change to the contact details for the Hall. Historically, the Booking Secretary's home telephone number has been used but this becomes more difficult when this post becomes a job share. To address this the Hall has a permanent number 01672 551136 which is attached to a modern VOIP service. The physical phone can move to any internet connection should the Booking Secretary change but it also has all the modern features of messaging and call forwarding to ensure that clients do not get missed. This provides more stability in our contact arrangements.

Energy charges and services continue to be significant. Our electricity costs have fallen from £3,450 down to £3200 but water charges have risen from £950 up to £1300. Telephone and internet services have risen from £480 to £684 reflecting the additional phone line. This rise is offset by a voluntary contribution for personal use of the line. Waste charges have risen from circa £1,600 to £1,700 over the year.

Janitorial services and materials have increased from circa £3,000 to £3,800 reflecting the first full year of the additional professional, start of the week, cleaning service.

Overall, thanks to our hard work in maintaining the Hall to a high standard we attract a wide range of hires contributing to a circa £2,800 surplus this year. However we need to remember that this account statement is a snapshot and there are unresolved expenses for the cricket pitch that need to work their way through. Well done to everyone involved and thank you to our users.

David Throup

Financial review from August 2024 - July 2025

In the year ended 31 July 2025 there were net receipts of £2839 (2024: net payments £479). The Statement of Receipts and Payments is shown on page 8 and the Statement of Assets & Liabilities is shown on pages 10-11. The reserves balance carried forward into next year and available for the unrestricted general purposes of the Charity are £17,440

The funds to support and maintain the Kennet Valley Hall are raised by:

Letting charges on the Hall and its facilities.

Capital grants from various bodies to support larger maintenance and improvement projects.

Fundraising events.

Hall published letting charges 2024/2025

Local Community Concessionary Hirers

Regular groups – fundraising and social events £7-00 per hour

Local residents (excluding wedding receptions) £18-00 per hour

General Hirers

Security Deposit (Refundable) £100-00

General Hire of Main Hall & Facilities £25-00 per hour

Wedding Receptions £28-00 per hour

Charity / Not For Profit Groups – Meetings & Events £11-00 per hour

Children's Birthday Parties – (Up to Age 14) £18-50 per hour

Use of Changing Rooms & Sports Field

(1st April – 31st October) £7-00 per hour

Prices to be reviewed September 2025

David Throup 31st July 2025

Reserves Policy

The Kennet Valley Management Committee has a policy of keeping sufficient funds available to cover emergency repairs in periods of time when Hall rentals may temporarily fall off in a four month period. This is calculated as 1/3rd of normal running costs of the previous year. On current averages the minimum reserve to carry forward works out to be approximately £7,000.

The unrestricted and uncommitted reserves actually carried forward at 31 July 2025 of £17,440 are well in excess of the minimum £7,000 and have arisen due to the continued good stewardship by the Hall Management Committee.

The excess funds are available to be used to improve the facilities at the Hall.

Declaration

The Trustees declare that they have approved the Trustees' Report above.

Signed on behalf of the Charity's Trustees

Brian Rayment
Chair

David Throup
Treasurer

Date approved: 8th December 2025

Charity Address:
Kennet Valley Hall
Overton Road
Lockeridge
SN8 4EL

Correspondent for the Charity Commission
David Throup
Longmynd
Lockeridge
SN8 4ED

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF
KENNET VALLEY VILLAGE HALL
REGISTERED CHARITY No 305558
YEAR ENDED 31 JULY 2025**

Respective responsibilities of trustees and examiner

The charity's trustees are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act"). The Accounts are set out on the Accounts Pages 8 to 11.

The charity's trustees consider that an audit is not required for this year under section 144 of the Act and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the Charities Act,
- to follow the applicable Directions given by the Charity Commission (under section 145(5)(b) of the Act, and
- to state whether particular matters have come to my attention.

Basis of independent examiner's statement

My examination was carried out in accordance with general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from the trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a 'true and fair' view and the report is limited to those matters set out in the statement below.

Independent examiner's statement

In connection with my examination, no material matters have come to my attention which gives me cause to believe that in any material respect:

- accounting records were not kept in accordance with section 130 of the Charities 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.

Signed:

Roger Wheeler BSc Econ
Accountant
Roger John & Co
1 Farrar Drive
Marlborough
SN8 1TP

Dated:

Kennet Valley Village Hall

Registered Charity No 305558

Receipts & Payments Account Year ended 31 July 2025

		Unrestricted <u>Funds</u>	Restricted <u>Funds</u>	Total <u>2025</u>	Total <u>2024</u>
		£	£	£	£
RECEIPTS					
Lettings	Local organisations, residents, groups	12,020		12,020	11,970
	Table tennis	4,927		4,927	2,829
	General hire, weddings	3,751		3,751	2,029
	Charitable/fundraising organisations	1,519		1,519	1,424
	Total lettings	22,217		22,217	18,252
Sports Field income	Hire charges	281		281	-
	Sale of grass roller	160		160	-
Donations and grants	Solar Emergencies Upgrade:				
	- SSE Scottish & Southern Electric		5,698	5,698	-
	- Kennet Valley Parish Council		4,302	4,302	-
	KV Amateur Dramatic Society - for Stage Lighting Improvements			-	1,963
	KV National Trust Association			-	250
Utility income	Electric meter & telephone	78		78	25
	Cleaning	1,230		1,230	950
Hall rental deposits received		2,300		2,300	3,000
TOTAL RECEIPTS		26,266	10,000	36,266	24,440
PAYMENTS					
Administration	- Details on page 9	1,146	-	1,146	1,566
Building maintenance	- Details on page 9	8,914	-	8,914	6,449
Utilities & services	- Details on page 9	8,335	-	8,335	7,888
Improvements, Other	- Details on page 9	2,066	10,000	12,066	5,699
Grounds maintenance		366		366	417
Hall rental deposits returned		2,600		2,600	2,900
TOTAL PAYMENTS		23,427	10,000	33,427	24,919
NET RECEIPTS / (PAYMENTS)		2,839	-	2,839	(479)
TRANSFERS BETWEEN FUNDS		-	-	-	-
TOTAL FUNDS LAST YEAR END		14,601	-	14,601	15,080
TOTAL FUNDS THIS YEAR END		17,440	-	17,440	14,601

Kennet Valley Village Hall

Registered Charity No 305558

Receipts & Payments - Support Detail Year ended 31 July 2025

	Unrestricted Funds £	Restricted Funds £	Total Funds 2025 £	Total Funds 2024 £
PAYMENTS				
Administration				
- Office supplies, services, expenses	47		47	161
- Internet services, website, booking system	371		371	885
- Licences, PRS, Hall Assn. etc (£219 refunded Sep25)	728		728	520
	<u>1,146</u>	<u>-</u>	<u>1,146</u>	<u>1,566</u>
Building maintenance				
- General, inc fire extinguishers, floor	707		707	456
- Gutter work	234		234	809
- Replace west end doors, Hall painting	-		-	2,079
- Janitorial cleaning, some by contract	2,263		2,263	1,411
- Janitorial materials & other costs	334		334	454
- School Use cleaning contract	1,225		1,225	1,080
- Electrical 5 year inspection & remedial work	2,495		2,495	-
- Service & upgrade to Emergency Lighting	1,215		1,215	-
- Lights, heating, electrical - other	441		441	160
	<u>8,914</u>	<u>-</u>	<u>8,914</u>	<u>6,449</u>
Utilities & services				
- Electricity	3,202		3,202	3,448
- Insurance	1,434		1,434	1,419
- Telephone & broadband	684		684	480
- Waste collection	1,714		1,714	1,587
- Water charges	1,301		1,301	954
	<u>8,335</u>	<u>-</u>	<u>8,335</u>	<u>7,888</u>
Improvements & other				
- Solar expansion & battery re Area Emergency Plan	2,066	10,000	12,066	-
- Projector & screen upgrade	-		-	2,624
- Stage lighting bars upgrade	-		-	3,075
	<u>2,066</u>	<u>10,000</u>	<u>12,066</u>	<u>5,699</u>

Kennet Valley Village Hall

Registered Charity No 305558

STATEMENT OF ASSETS AND LIABILITIES

	Unrestricted Funds £	Restricted Funds £	Endowment Funds £	Total Funds 2025 £	Total Funds 2024 £
CASH FUNDS & FUNDRAISING STOCK					
Balance per Bank Statement - Lloyds Bank	17,392	-	-	17,392	14,576
Add: Receipts not yet on bank statement	-	-	-	-	-
Less: Cheque payments not yet presented	-	-	-	-	-
Bank balance in accounts	17,392	-	-	17,392	14,576
Cash	48			48	25
Fundraising stock	-			-	-
Totals as per R&P Summary - page 8	17,440	-	-	17,440	14,601

OTHER MONETARY ASSETS

Debtors - Hall usage pre 31 July	1,062	-	-	1,062	716
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INVESTMENT ASSETS

None.	-	-	-	-	-
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ASSETS RETAINED FOR THE CHARITY'S OWN USE

Endowment:

Land, Buildings & Equipment

Land was donated to Charity in 1976 on which to build new Village Hall.

The sale proceeds of previous hall & ground (from conveyance dated 1931) used in 1976 to build new Village Hall.

Improvements have been made to ground and buildings since 1976 such that:

Insured value - Buildings & Outbuildings	1,612,089	1,612,089	1,556,070
Insured value - Contents, Equipment, Fixtures, Fittings	42,886	42,886	42,211

Sports field

Part A: The larger part - Lease & trust dated 23 February 1976, as amended on 16 July 1990. 90 year lease commencing 1 February 1976.

Part B: The smaller part - Licence to occupy dated 1 February 1976. No expiry date other than 12 months' notice by the licensor.

Note re sports field maintenance: Until 31.7.24 the sports field was maintained by the cricket club at their expense in exchange for the free use of the grounds. From 1.8.24 some of this cost may need to be paid for by the Hall.

-	-	1,654,975	1,654,975	1,598,281
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CREDITORS

Normal utility invoices paid one month in arrears	435		435	438
Other invoices outstanding > £150	-	-	-	-

Expenditure commitment:

None	-	-	-	-
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The Accounts pages 8 to 10 were approved by the Trustees on 8 December 2025 and signed on their behalf by

David Throup
Treasurer

Brian Rayment
Chairman

Kennet Valley Village Hall

Registered Charity No 305558

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KENNET VALLEY VILLAGE HALL
REGISTERED CHARITY No 305558