

# THE KEPIER TRUST

England & Wales · Charity number 527348

## Details

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Other names	KEPIER OLD SCHOOL TRUST
Status	Registered
Legal form	Other
Registered	1964-12-22
Register	<a href="#">View on the Charity Commission register</a>

## Contact

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**Address**                    The Kepier Trust  
Kepier Hall  
Church Street  
Houghton-Le-Spring  
Tyne and Wear  
DH4 4DN

**Phone**                    07748830445

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

## Activities

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**Objects:** TO PROVIDE AND MAINTAIN A BUILDING TO BE USED FOR THE FOLLOWING PURPOSES :  
(A) TO FURTHER THE RELIGIOUS AND OTHER CHARITABLE WORK OF THE CHURCH OF ENGLAND IN THE AREA OF THE ANCIENT PARISH OF ST. MICHAEL AND ALL ANGELS, HOUGHTON-LE-SPRING; AND (B) AS A VILLAGE HALL FOR THE USE OF THE INHABITANTS OF THE SAID AREA WITHOUT DISTINCTION OF POLITICAL, RELIGIOUS OR OTHER OPINIONS, INCLUDING USE FOR MEETINGS, LECTURES AND CLASSES, AND FOR OTHER FORMS OF RECREATION AND LEISURE-TIME OCCUPATION, WITH THE OBJECT OF IMPROVING THE CONDITIONS OF LIFE FOR THE SAID INHABITANTS.

**Activities:** We provide, maintain and manage the Kepier Hall which is located in Houghton le Spring, Tyne and Wear. Kepier Hall and its buildings are used by the community as a whole for amongst other uses, meetings, lectures and classes, recreation and leisure.

## Classification

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- **How:** Provides Buildings/facilities/open Space
- **What:** General Charitable Purposes, Education/training, Disability, Religious Activities, Arts/culture/heritage/science, Environment/conservation/heritage, Economic/community Development/employment, Recreation
- **Who:** Children/young People, Elderly/old People, People With Disabilities, Other Charities Or Voluntary Bodies, The General Public/mankind

## Geography

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- Sunderland

## Finances

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Period end	Income	Expenditure	Assets	Employees
2024-12-31	£100,416	£89,291	-	-
2023-12-31	£53,316	£59,957	-	-
2022-12-31	£51,006	£55,974	-	-
2021-12-31	£34,623	£44,910	-	-
2020-12-31	£66,566	£54,921	-	-

## Trustees

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Name	Role	Appointed
Alison Young		2022-03-01
Councillor Juliana Heron		2017-11-01
Jean Victoria Henderson		2014-10-08
Rev John William Barron		2022-03-01

**THE KEPIER TRUST**

England & Wales - Charity number 527348

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# Accounts

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THE KEPIER TRUST

TRUSTEES REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2024

Charity Number 527348

THE KEPIER TRUST

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**THE KEPIER TRUST****REFERENCE AND ADMINISTRATIVE DETAILS OF THE CHARITY, ITS TRUSTEES AND ADVISORS****FOR THE YEAR ENDED 31 DECEMBER 2024****Trustees**

Rev'd J Barron	Ex-officio August 2022
Mrs J Henderson	Acting Chair
Mrs J Heron	Councillor
Mrs A Young	Co-opted September 2021

**Charity Registered Number**

527348

**Principal Office**

Kepier Hall  
Church Street  
Houghton-le-Spring  
DH4 4DN

**Independent Examiner**

Peter Brown  
42 Coptleigh  
Houghton-le-Spring  
DH5 8JE

**Bankers**

Lloyds Bank	Co-operative Bank P.O. Box 250
33 Newbottle Street	Delf House
Houghton-le-Spring	Southway
DH4 4AP	Skelmersdale

**THE KEPIER TRUST****TRUSTEE'S REPORT****FOR THE YEAR ENDED 31 DECEMBER 2024**

The Trustees submit their annual report and the financial statements of The Kepier Trust (the charity) for the year ended 31 December 2024. The Trustees confirm the the annual report and financial statements of the charity comply with current statutory requirements, the requirements of the charity's governing document and the provisions of the Statement of Recommended Practice (SORP) "Accounting and Reporting by Charities" issued in March 2005. The Statement of Financial Activities has been prepared on a cash basis.

**STRUCTURE, GOVERNANCE AND MANAGEMENT****a. Constitution**

The Kepier Trust is constituted by a scheme made by the Charity Commissioners on 26 October 1993 as amended by resolution on 24 August 2012. It is registered charity number 527348.

**b. Organisational Structure and Decision Making**

Over the lat year the Trust has benefitted from stability within the Trustees, and although the Trust remains without a Chairperson, the vice chair has been highly effective in undertaking the role in a temporary capacity. We endeavour to resolve the vacant Chairperson position in the coming year. Trustees have been ably supported by the Kepier Management Committee and the appointment of a Coordinator/caretaker who have ensured the day to day running of the building fulfils the charities objectives.

**c. Risk Management**

The Trustees have reviewed the major risks to which the charity is exposed and continue to monitor the arrangements and systems in place to mitigate those risks.

**OBJECTIVES AND ACTIVITIES**

To provide and maintain a building to be used for the following purposes: (A) to further the religious and other charitable work of the Church of England in the area of the ancient parish of St. Michael and All Angels, Houghton-le-Spring: and (B) as a village hall to be used by the inhabitants of the area without distinction of political, religious or other opinions, including use for meetings, lectures and classes, and for other forms of recreation and leisure-time occupation, with the objective of improving the conditions of life for the said inhabitants.

**THE KEPIER TRUST**  
**TRUSTEE'S REPORT (continued)**  
**FOR THE YEAR ENDED 31 DECEMBER 2024**

**ACHIEVEMENTS AND PERFORMANCE**

The Kepier Hall is being well used by a wide range of groups and members of the community and the Charity looks to continue and improve its links with community groups. The tenancies support our charity objectives

St Michael & All Angels Church's outreach project Space 4 continues to successfully operate their community food store, toddler play group and school holiday activities with food, from the Kepier building.

The Charity continues to work closely with St. Michael and All Angels Church and its parishioners to strengthen and promote the charitable work of the Church in the community.

**GOING CONCERN**

After making appropriate enquiries, the trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. For this reason they continue to adopt the going concern basis in preparing their financial statements.

**RESERVE POLICY**

The Trust Reserve policy is to maintain the building in good order by retaining money to cover six months of operational costs and for any emergency.

**TRUSTEES' RESPONSIBILITIES**

The Trustees are responsible for preparing the Annual Report and the Financial Statements in accordance with applicable law and United Kingdom Generally Accepted Accounting Practice applicable to smaller charities.

**THE KEPIER TRUST****TRUSTEE'S REPORT (continued)****FOR THE YEAR ENDED 31 DECEMBER 2024**

Law applicable to charities in England and Wales requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the surplus or deficit of the charity for that period. In preparing those financial statement the Trustees have:

- a)** Selected suitable accounting policies and applied them consistently
- b)** made judgements and estimates that are reasonable and prudent
- c)** prepared the financial statements on the going concern basis (unless it is inappropriate to presume that the charity will continue in operation).

The Trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable then to ensure that the financial statements comply with the Charities Act 2011. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the detection and prevention of fraud and other irregularities.

This report was approved by the Trustees on 15 July 2024  
and signed on its behalf by:

Mrs J Henderson  
Acting Chair

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF**  
**THE KEPIER HALL TRUST**  
**FOR THE YEAR ENDED 31 DECEMBER 2024**

I report to the Trustees on my examination of the accounts of The Kepier Trust for the year ended 31 December 2024. As stated in the trustee's report, the Statement of Financial Activities on page 5 has been prepared on a cash basis.

**Responsibilities and basis of report**

As the charity Trustees of the Trust, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("The Act").

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed 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 giving me cause to believe that in any material respect:

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

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.

Peter Brown  
05 August 2025

42 Coptleigh  
Houghton-le-Spring  
DH5 8JE

## THE KEPIER TRUST

## STATEMENT OF FINANCIAL ACTIVITIES

## FOR THE YEAR ENDED 31 DECEMBER 2024

	<b>2024</b>	<b>2023</b>
	<b>Unrestricted</b>	<b>Unrestricted</b>
<b>Incoming Resources</b>	<b>£</b>	<b>£</b>
Room hire	14,409	12,443
Rent receivable	37,114	31,716
Donations and Grants	39,431	
Interest received	1,411	1,292
Sundry income	2,051	7,865
Innovations utilities	6,000	
<b>Total incoming resources</b>	<u>100,416</u>	<u>53,316</u>
<b>Resources Expended</b>		
Wages	13,121	11,016
<b>Cleaning</b>	8,266	6,962
Maintenance, renewals and cleaning materials	41,662	15,631
Legal services	658	
Music licence	282	35
Telephone	641	867
Gas, electric, water, rates and waste	17,262	12,417
Insurance	5,610	10,872
Miscellaneous	1,789	1,115
HR charges		1,042
<b>Total resources expended</b>	<u>89,291</u>	<u>59,957</u>
Net (outgoing)/incoming resources	11,125	- 6,641
Cash at bank and in hand brought forward	12,569	19,210
	<u>23,694</u>	<u>12,569</u>

The Financial Statements were approved by the trustees on 15.07. 2025 and signed on their behalf by

Mrs J Henderson  
Acting Chair

**THE KEPIER TRUST**

STATEMENT OF ASSETS AND LIABILITIES

**AS AT 31 DECEMBER 2024**

	<b>2024</b>	<b>2023</b>
	<b>£</b>	<b>£</b>
<b>Assets</b>		
<b>Investments</b>		
COIF Charities Investment Fund	22,314	22,644
COIF Charities Deposit Fund	15,000	15,000
<b>Bank Balances</b>		
Lloyds current account	8,023	12,569
Co-operative Direct Plus Account	15,671	-
Petty cash	55	85
<b>Other Assets</b>		
Prepayments and debtors	5,518	5,459
	66,581	55,757
<b>Liabilities</b>	-	-
	66,581	55,757

The Land Registry shows that the Kepier Hall is registered as being owned by The Official Custodian For Charities on behalf of the trustees of The Kepier Hall Trust.

The building is insured for £3,105,841 and the contents for £30,881

**THE KEPIER TRUST**

England & Wales - Charity number 527348

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# Accounts

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THE KEPIER TRUST

TRUSTEES REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2023

Charity Number 527348

THE KEPIER TRUST

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**THE KEPIER TRUST****REFERENCE AND ADMINISTRATIVE DETAILS OF THE CHARITY, ITS TRUSTEES AND ADVISORS****FOR THE YEAR ENDED 31 DECEMBER 2023****Trustees**

Rev'd J Barron	Ex-officio August 2022
Mrs J Henderson	Acting Chair
Mrs J Heron	Councillor
Mrs A Young	Co-opted September 2021

**Charity Registered Number**

527348

**Principal Office**

Kepier Hall  
Church Street  
Houghton-le-Spring  
DH4 4DN

**Independent Examiner**

Peter Brown  
42 Coptleigh  
Houghton-le-Spring  
DH5 8JE

**Bankers**

Lloyds Bank  
33 Newbottle Street  
Houghton-le-Spring  
DH4 4AP

**THE KEPIER TRUST****TRUSTEE'S REPORT****FOR THE YEAR ENDED 31 DECEMBER 2023**

The Trustees submit their annual report and the financial statements of The Kepier Trust (the charity) for the year ended 31 December 2023. The Trustees confirm the the annual report and financial statements of the charity comply with current statutory requirements, the requirements of the charity's governing document and the provisions of the Statement of Recommended Practice (SORP) "Accounting and Reporting by Charities" issued in March 2005. The Statement of Financial Activities has been prepared on a cash basis.

**STRUCTURE, GOVERNANCE AND MANAGEMENT****a. Constitution**

The Kepier Trust is constituted by a scheme made by the Charity Commissioners on 26 October 1993 as amended by resolution on 24 August 2012. It is registered charity number 527348.

**b. Organisational Structure and Decision Making**

Over the lat year the Trust has benefitted from stability within the Trustees, and although the Trust remains without a Chairperson, the vice chair has been highly effective in undertaking the role in a temporary capacity. We endeavour to resolve the vacant Chairperson position in the coming year. Trustees have been ably supported by the Kepier Management Committee and the appointment of a Coordinator/caretaker who have ensured the day to day running of the building fulfils the charities objectives.

**c. Risk Management**

The Trustees have reviewed the major risks to which the charity is exposed and continue to monitor the arrangements and systems in place to mitigate those risks.

**OBJECTIVES AND ACTIVITIES**

To provide and maintain a building to be used for the following purposes: (A) to further the religious and other charitable work of the Church of England in the area of the ancient parish of St. Michael and All Angels, Houghton-le-Spring: and (B) as a village hall to be used by the inhabitants of the area without distinction of political, religious or other opinions, including use for meetings, lectures and classes, and for other forms of recreation and leisure-time occupation, with the objective of improving the conditions of life for the said inhabitants.

**THE KEPIER TRUST**  
**TRUSTEE'S REPORT (continued)**  
**FOR THE YEAR ENDED 31 DECEMBER 2023**

**ACHIEVEMENTS AND PERFORMANCE**

The Kepier Hall is being well used by a wide range of groups and members of the community and the Charity looks to continue and improve its links with community groups. The tenancies support our charity objectives

During 2023 the Kepier building gradually returned to pre-covid days and the users of the Hall have been appreciative of the help to get them up and running again.

St Michael & All Angels Church's outreach project Space 4 is still operating their Food Bank and Community Store from the Kepier.

The Charity continues to work closely with St. Michael and All Angels Church and its parishioners to strengthen and promote the charitable work of the Church in the community.

**GOING CONCERN**

After making appropriate enquiries, the trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. For this reason they continue to adopt the going concern basis in preparing their financial statements.

**RESERVE POLICY**

The Trustees' reserve policy is to accumulate reserves sufficient to maintain the hall in good order.

**TRUSTEES' RESPONSIBILITIES**

The Trustees are responsible for preparing the Annual Report and the Financial Statements in accordance with applicable law and United Kingdom Generally Accepted Accounting Practice applicable to smaller charities.

**THE KEPIER TRUST****TRUSTEE'S REPORT (continued)****FOR THE YEAR ENDED 31 DECEMBER 2023**

Law applicable to charities in England and Wales requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the surplus or deficit of the charity for that period. In preparing those financial statement the Trustees have:

- a)** Selected suitable accounting policies and applied them consistently
- b)** made judgements and estimates that are reasonable and prudent
- c)** prepared the financial statements on the going concern basis (unless it is inappropriate to presume that the charity will continue in operation).

The Trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the detection and prevention of fraud and other irregularities.

This report was approved by the Trustees on 19th April 2023  
and signed on its behalf by:

Mrs J Henderson  
Acting Chair

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF  
THE KEPIER HALL TRUST  
FOR THE YEAR ENDED 31 DECEMBER 2023**

I report to the Trustees on my examination of the accounts of The Kepier Trust for the year ended 31 December 2023. As stated in the trustee's report, the Statement of Financial Activities on page 5 has been prepared on a cash basis.

**Responsibilities and basis of report**

As the charity Trustees of the Trust, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("The Act").

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed 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 giving me cause to believe that in any material respect:

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

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.

Peter Brown  
21-May-24

42 Coptleigh  
Houghton-le-Spring  
DH5 8JE

## THE KEPIER TRUST

**STATEMENT OF FINANCIAL ACTIVITIES**  
**FOR THE YEAR ENDED 31 DECEMBER 2023**

	<b>2023</b>	<b>2022</b>
	<b>Unrestricted</b>	<b>Unrestricted</b>
	<b>£</b>	<b>£</b>
<b>Incoming Resources</b>		
Room hire	12,443	10,567
Rent receivable	31,716	31,636
Donations and Grants		975
Interest received	1,292	788
BT Refund		6,740
Sundry income	7,865	300
<b>Total incoming resources</b>	<u>53,316</u>	<u>51,006</u>
<b>Resources Expended</b>		
Wages	11,016	1,655
<b>Cleaning</b>	6,962	5,204
Maintenance, renewals and cleaning materials	15,631	11,667
Legal services		780
Book keeping		392
Music licence	35	32
Sundry expenses		1,613
Telephone	867	911
Gas, electric, water, rates and waste	12,417	15,843
Insurance	10,872	5,412
Miscellaneous	1,115	10,721
HR charges	1,042	1,744
<b>Total resources expended</b>	<u>59,957</u>	<u>55,974</u>
Net (outgoing)/incoming resources	(6,641.00)	(4,968.00)
Cash at bank and in hand brought forward	19,210	24,178
	<u>12,569</u>	<u>19,210</u>

The Financial Statements were approved by the trustees on 23 May 2024 and signed on their behalf by

Mrs J Henderson  
Acting Chair

**THE KEPIER TRUST**

STATEMENT OF ASSETS AND LIABILITIES

**AS AT 31 DECEMBER 2023**

	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
<b>Assets</b>		
<b>Investments</b>		
COIF Charities Investment Fund	22,644	20,620
COIF Charities Deposit Fund	15,000	15,000
<b>Bank Balances</b>		
Lloyds current account	12,569	19,210
Petty cash	85	120
<b>Other Assets</b>		
Prepayments and debtors	5,459	5,308
Bar stock	-	35
	<hr/>	<hr/>
	55,757	60,293
<b>Liabilities</b>		
	-	-
	<hr/>	<hr/>
	55,757	60,293

The Land Registry shows that the Kepier Hall is registered as being owned by The Official Custodian For Charities on behalf of the trustees of The Kepier Hall Trust.

The building is insured for £3,027,125 and the contents for £30,881

**THE KEPIER TRUST**

England & Wales - Charity number 527348

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# Accounts

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THE KEPIER TRUST

TRUSTEES REPORT AND FINANCIAL STATEMENT

FOR THE YEAR ENDED 31 DECEMBER 2017

Charity Number 527348

THE KEPIER TRUST

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FOR THE YEAR ENDED 31 DECEMBER 2022

Reference and administrative details of the charity, its trustees and advisors

Trustees Report

Independent examiner's report

Statement of financial activities

Statement of assets

## **THE KEPIER TRUST**

### **REFERENCE AND ADMINISTRATIVE DETAILS OF THE CHARITY, ITS TRUST**

#### **FOR THE YEAR ENDED 31 DECEMBER 2022**

#### **Trustees**

Mrs J Henderson (Acting Chair)  
Mrs A Young  
Mrs J Heron  
Rev'd J Barron

#### **Charity Registered Number**

527348

#### **Principal Office**

Kepier Hall  
Church Street  
Houghton-le-Spring  
DH4 4DN

#### **Independent Examiner**

Peter Brown  
42 Coptleigh  
Houghton-le-Spring  
DH5 8JE

#### **Bankers**

Lloyds Bank  
33 Newbottle Street  
Houghton-le-Spring  
DH4 4AP

## **THE KEPIER TRUST**

### **TRUSTEES' REPORT**

#### **FOR THE YEAR ENDED 31 DECEMBER 2022**

The Trustees submit their annual report and the financial statements of The Kepier for the year ended 31 December 2022. The Trustees confirm the annual report and financial statements of the charity comply with current statutory requirements, the requirements of the governing document and the provisions of the Statement of Recommended Practice "Statement of Financial Accounting and Reporting by Charities" issued in March 2005. The Statement of Financial Accounts is prepared on a cash basis.

#### **STRUCTURE, GOVERNANCE AND MANAGEMENT**

**a. Constitution**

The Kepier Trust is constituted by a scheme made by the Charity Commission on 10 October 1993 as amended by resolution on 24 August 2012. It is registered number 527348.

**b. Organisational Structure and Decision Making**

During the year we were delighted the Rev'd. John Barron became a member. His support proved invaluable with the many skills he has brought to the Trust. Mr. John Tilley, Solicitor who joined the Trust in 2021 had to retire because of ill health. However, he has agreed to be the Trust's Legal Representative. The Chair but it is hoped this situation will be resolved soon.

**c.**

The Trustees have reviewed the major risks to which the charity is exposed and will monitor the arrangements and systems in place to mitigate those risks.

#### **OBJECTIVES AND ACTIVITIES**

To provide and maintain a building to be used for the following purposes: (A) to further other charitable work of the Church of England in the area of the ancient parish of St. Andrew's, Houghton-le-Spring; and (B) as a village hall to be used by the inhabitants for the promotion of political, religious or other opinions, including use for meetings, lectures and for other forms of recreation and leisure-time occupation, with the objective of improving the quality of life for the said inhabitants.

**THE KEPIER TRUST**  
**TRUSTEES' REPORT (continued)**  
**FOR THE YEAR ENDED 31 DECEMBER 2022**

**ACHIEVEMENTS AND PERFORMANCE**

The Kepier Hall is being well used by a wide range of groups and members of the Charity looks to continue and improve its links with community groups. The core well within the building and income supports the Charity's work in the community.

During 2022 the Kepier building gradually returned to pre-Covid days and the trustees have been appreciative of the help to get them up and running again.

St Michael & All Angels Church's outreach project Space 4 is still operating their Community Store from the Kepier.

The Charity continues to work closely with St. Michael and All Angels Church and strengthen and promote the charitable work of the Church in the community. The Charity continues to work closely with schools to strengthen educational ties with the Kepier and the important history of the Kepier Hall.

**GOING CONCERN**

After making appropriate enquiries, the trustees have a reasonable expectation of adequate resources to continue in operational existence for the foreseeable future and continue to adopt the going concern basis in preparing their financial statements.

**RESERVE POLICY**

The Trustees' reserve policy is to accumulate reserves sufficient to maintain the

**TRUSTEES' RESPONSIBILITIES**

The Trustees are responsible for preparing the Annual Report and the Financial Statements in accordance with applicable law and United Kingdom Generally Accepted Accounting Practice for smaller charities.

## **THE KEPIER TRUST**

### **TRUSTEES' REPORT (continued)**

#### **FOR THE YEAR ENDED 31 DECEMBER 2022**

Law applicable to charities in England and Wales requires the Trustees to prepare each financial year which give a true and fair view of the state of affairs of the charity, the surplus or deficit of the charity for that period. In preparing those financial statements the Trustees:

- a)** Selected suitable accounting policies and applied them consistently
- b)** made judgements and estimates that are reasonable and prudent
- c)** prepared the financial statements on the going concern basis (unless they can demonstrate that the charity will not continue in operation).

The Trustees are responsible for keeping proper accounting records that disclose accurately at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011. They are also responsible for ensuring the proper use of the charity's resources and hence for taking reasonable steps for the detection and prevention of irregularities.

This report was approved by the Trustees on 31st March, 2023  
and signed on its behalf by:

Mrs J Henderson  
Acting Chair

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES**  
**THE KEPIER HALL TRUST**  
**FOR THE YEAR ENDED 31 DECEMBER 2022**

I report to the Trustees on my examination of the accounts of The Kepier Trust for the year ended 31 December 2022. As stated in the trustee's report, the Statement of Financial Activities on page 5 has been prepared on a cash basis.

**Responsibilities and basis of report**

As the charity Trustees of the Trust, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("The Act").

I report in respect of my examination of the Trust's accounts carried out under section 145(5)(b) of the Act and in carrying out my examination I have followed all the applicable directions of the Charities 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 the accounts are not true and correct in all material respects:

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

Peter Brown  
dd mmm yyyy

42 Coptleigh  
Houghton-le-Spring  
DH5 8JE

**THE KEPIER TRUST**  
**STATEMENT OF FINANCIAL ACTIVITIES**  
**FOR THE YEAR ENDED 31 DECEMBER 2022**

	<b>2022</b> <b>Unrestricted</b> <b>£</b>
<b>Incoming Resources</b>	
Room hire	10,567
Bar sales	
Rent receivable	31,636
Donations and Grants	975
Interest received	788
BT Refund	6,740
Sundry income	300
<b>Total incoming resources</b>	<b>51,006</b>
<b>Resources Expended</b>	
Wages	1,655
<b>Cleaning</b>	5,204
Maintenance, renewals and cleaning materials	11,667
Legal services	780
Book keeping	392
Music licence	32
Sundry expenses	1,613
Telephone	911
Gas, electric, water, rates and waste	15,843
Insurance	5,412
Kepier employee	10,721
HR charges	1,744
<b>Total resources expended</b>	<b>55,974</b>
Net (outgoing)/incoming resources	(4,968.00)
Cash at bank and in hand brought forward	24,178
	<b>19,210</b>

The Financial Statements were approved by the trustees on 30th March 2022 and by

Mrs J Henderson  
Acting Chair

## THE KEPIER TRUST

### STATEMENT OF ASSETS AND LIABILITIES

**AS AT 31 DECEMBER 2022**

	<b>2022</b>
	<b>£</b>
<b>Assets</b>	
<b>Investments</b>	
COIF Charities Investment Fund	20,620
COIF Charities Deposit Fund	15,000
Bank Balances	
Lloyds current account	19,210
Petty cash	120
<b>Other Assets</b>	
Prepayments and debtors	5,308
Bar stock	35
	<hr/>
	60,293
Liabilities	
	-
	<hr/>
	<u>60,293</u>

The Land Registry shows that the Kepier Hall is registered as being owned by The Charities on behalf of the trustees of The Kepier Hall Trust.

The building is insured for £2,337,649 and the contents for £23,939

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**FEES AND ADVISORS**

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12,019

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8,973

-

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34,465

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**2021**  
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15,000

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125

4,570  
55

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67,472

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**70,088**

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e Official Custodian For

**THE KEPIER TRUST**

England & Wales - Charity number 527348

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# Accounts

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THE KEPIER TRUST  
TRUSTEES REPORT AND FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2020

Charity Number 527348

THE KEPIER TRUST

CONTENTS

FOR THE YEAR ENDED 31 DECEMBER 2020

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Statement of financial activities	6
Statement of assets	7

**THE KEPIER TRUST****CE AND ADMINISTRATIVE DETAILS OF THE CHARITY, ITS TRUSTEES AND A  
FOR THE YEAR ENDED 31 DECEMBER 2020****Trustees**

Mrs J Henderson (Acting Chair)  
Mr R Young  
Mrs A M Goodman  
Mrs J Heron

**Charity Registered Number**

527348

**Principal Office**

Kepier Hall  
Church Street  
Houghton-le-Spring  
DH4 4DN

**Independent Examiner**

Peter Brown  
42 Coptleigh  
Houghton-le-Spring  
DH5 8JE

**Bankers**

Lloyds Bank  
33 Newbottle Street  
Houghton-le-Spring  
DH4 4AP

## **THE KEPIER TRUST**

### **TRUSTEE'S REPORT**

#### **FOR THE YEAR ENDED 31 DECEMBER 2020**

The Trustees submit their annual report and the financial statements of The Kepier Trust (the charity) for the year ended 31 December 2020. The Trustees confirm the the annual report and financial statements of the charity comply with current statutory requirements, the requirements of the charity's governing document and the provisions of the Statement of Recommended Practice (SORP) "Accounting and Reporting by Charities" issued in March 2005. The Statement of Financial Activities has been prepared on a cash basis.

#### **STRUCTURE, GOVERNANCE AND MANAGEMENT**

##### **a. Constitution**

The Kepier Trust is constituted by a scheme made by the Charity Commissioners on 26 October 1993 as amended by resolution on 24 August 2012. It is registered charity number 527348.

##### **b. Organisational Structure and Decision Making**

The Charity Trustees during the year ended 31 December 2020 can be seen on page 1. The trustees must meet at least three times per year and no business may be transacted unless there are a minimum of three members in attendance. The management committee must meet at least six times a year. The Trust has been without a Chair during 2020. The new Rector of St. Michael and All Angels, The Rev'd John Barron was appointed in March and has not been able to engage with the Kepier Trust because of other committments. He receives the Minutes of all meetings and it is understood he will be fulfilling the position of Chair of the Trust when appropriate. We no longer have a trustee from the Kepier School as for many years the appointed nominee from the School failed to attend meetings.

##### **c. Risk Management**

The trustees have reviewed the major risks to which the charity is exposed and continue to monitor the arrangements and systems in place to mitigate those risks.

#### **OBJECTIVES AND ACTIVITIES**

To provide and maintain a building to be used for the following purposes: (A) to further the religious and other charitable work of the Church of England in the area of the ancient parish of St. Michael and All Angels, Houghton-le-Spring; and (B) as a village hall to be used by the inhabitants of the area without distinction of political, religious or other opinions, including use for meetings, lectures and classes, and for other forms of recreation and leisure-time occupation, with the objective of improving the conditions of life for the said inhabitants.

**THE KEPIER TRUST**  
**TRUSTEE'S REPORT (continued)**  
**FOR THE YEAR ENDED 31 DECEMBER 2020**

## **ACHIEVEMENTS AND PERFORMANCE**

The Kepier Hall is being well used by a wide range of groups and members of the community and the Charity looks to continue and improve its links with community groups. The commercial tenancies work well within the building and income supports the Charity's work in the community

During 2020 due to Covid 19 all activities were suspended in the Hall apart from a small group of vulnerable people who were able to enter under strict social distancing guidelines.

St Michael & All Angels Church's outreach project called Space 4 acquired two rooms from the Kepier under Licence and operated a Food Bank plus food storage facility. This has proved very successful.

As you will see, there is an unusually large increase in income. This is due to a number of Grants that were awarded to the Kepier. Some Covid Resilient grants as well as Charitable Trust grants for a major plumbing and roofing job that was carried out during 2020 when the building was mostly empty. These grants totalled £33,600.

The Charity continues to work closely with St. Michael and All Angels Church and its parishioners to strengthen and promote the charitable work of the Church in the community. The charity also continues to work closely with schools to strengthen educational ties with the Kepier Hall, its grounds and the important history of the Kepier Hall.

## **GOING CONCERN**

After making appropriate enquiries, the trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. For this reason they continue to adopt the going concern basis in preparing their financial statements.

## **RESERVE POLICY**

The Trustees' reserve policy is to accumulate reserves sufficient to maintain the hall in good order.

## **TRUSTEES' RESPONSIBILITIES**

The Trustees are responsible for preparing the Annual Report and the Financial Statements in accordance with applicable law and United Kingdom Generally Accepted Accounting Practice applicable to smaller charities.

**THE KEPIER TRUST****TRUSTEE'S REPORT (continued)****FOR THE YEAR ENDED 31 DECEMBER 2020**

Law applicable to charities in England and Wales requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the surplus or deficit of the charity for that period. In preparing those financial statement the Trustees have:

- a)** Selected suitable accounting policies and applied them consistently
- b)** made judgements and estimates that are reasonable and prudent
- c)** prepared the financial statements on the going concern basis (unless it is inappropriate to presume that the charity will continue in operation).

The Trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable then to ensure that the financial statements comply with the Charities Act 2011. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the detection and prevention of fraud and other irregularities.

This report was approved by the Trustees on 21 September 2021 and signed on its behalf by:

Mrs J Henderson  
Acting Chair

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF  
THE KEPIER HALL TRUST  
FOR THE YEAR ENDED 31 DECEMBER 2020**

I report to the Trustees on my examination of the accounts of The Kepier Trust for the year ended 31 December 2020. As stated in the trustee's report, the Statement of Financial Activities on page 5 has been prepared on a cash basis.

**Responsibilities and basis of report**

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 giving me cause to believe that in any material respect:

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

Peter Brown  
DD MMM YYYY

42 Coptleigh  
Houghton-le-Spring  
DH5 8JE

**THE KEPIER TRUST**

**STATEMENT OF FINANCIAL ACTIVITIES**

**FOR THE YEAR ENDED 31 DECEMBER 2020**

	<b>2020</b>	<b>2019</b>
	<b>Unrestricted</b>	<b>Unrestrict</b>
	<b>£</b>	<b>£</b>
<b>Incoming Resources</b>		
Room hire	7470	15169
Bar sales		8485
Rent receivable	24865	25275
Donations and Grants	33600	100
Interest received	631	688
<b>Total incoming resources</b>	<u>66566</u>	<u>49717</u>
<b>Resources Expended</b>		
Bar expenses	1934	6438
Travel		
Wages	8526	8761
Maintenance, renewals and cleaning materials	26454	13304
Security	215	49
Book keeping	584	569
Music licence	124	725
Sundry expenses		505
Telephone	1317	1146
Gas, electric, water, rates and waste	11566	13457
Insurance	4201	4201
<b>Total resources expended</b>	<u>54921</u>	<u>49155</u>
Net incoming / (outgoing) resources	11645	562
Cash at bank and in hand brought forward	22820	22258
	<u>34465</u>	<u>22820</u>

The Financial Statements were approved by the trustees on 21 September 2021 and signed on their behalf by

Mrs J Henderson  
Acting Chair

**THE KEPIER TRUST**

## STATEMENT OF ASSETS AND LIABILITIES

**AS AT 31 DECEMBER 2020**

	<b>2020</b>	<b>2019</b>
	<b>£</b>	<b>£</b>
<b>Assets</b>		
<b>Investments</b>		
COIF Charities Investment Fund	16146	16146
COIF Charities Deposit Fund	15000	15000
Bank Balances		
Lloyds current account	34465	22796
Petty cash	159	24
<b>Other Assets</b>		
Prepayments and debtors	4143	4143
Bar stock	175	420
	<u>70088</u>	<u>58529</u>
Liabilities		
	<u>70088</u>	<u>58529</u>

The Land Registry shows that the Kepier Hall is registered as being owned by The Official Custodian For Charities on behalf of the trustees of The Kepier Hall Trust.

The building is insured for £2,337,649 and the contents for £23,939

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