

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 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 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

	2024 Unrestricted £	2023 Unrestricted £
<b>Incoming Resources</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>	<b>100,416</b>	<b>53,316</b>
<b>Resources Expended</b>		
Wages	13,121	11,016
<b>Cleaning</b>	<b>8,266</b>	<b>6,962</b>
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>	<b>89,291</b>	<b>59,957</b>
Net (outgoing)/incoming resources	11,125	- 6,641
Cash at bank and in hand brought forward	12,569	19,210
	<b>23,694</b>	<b>12,569</b>

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
 Bank Balances		
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
	<hr/> 66,581	<hr/> 55,757
 <b>Liabilities</b>		
	-	-
	<hr/> 66,581	<hr/> 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