CHAIRMAN'S AGM REPORT 2025

As Judith said last year, it has been an interesting year, and I have found my first year as Chair somewhat challenging. I would like to record my tanks to Judith for her many years input into the village hall, and am grateful to her for agreeing to continue as vice chair, so that I can tap into her wealth of experience.

The village hall was bult in 1999, and is starting to shown signs of age. A lot of time has been spent in assessing what we can do to update the hall, and to make it an inviting and safe place in future years.

Our major expenditure this year was the installation of solar panels. They sit on the reverse south facing slope of the roof, and are barely visible to adjoining households. Whilst it is early days, analysis of costs suggests our electricity costs have reduced though we do not think it cost effective to acquire batteries for storage.

Our second major acquisition was a dishwasher. The reports on its usage are mixed. It certainly appears to wash glasses and cutlery well, but there are mixed reports on crockery and plates. We will continue to monitor its usage and operation.

Early in the year, we resolved to erect post and rail fencing along the boundary with the Spitfire Homes Development. Spitfire' s groundworks contractor Shannonside had removed the hedge, and should have replaced it. We contacted Shannonside, who referred us to Spitfire Homes. Despite numerous letter and emails, Spitfire failed to reply to any communication. The costs of bringing a claim in the end could not be justified. Shannonside also filled in part of the boundary ditch, apparently without any culverting and we continue to monitor water levels in the ditch.

The front door required attention early in the year; a handrail was fitted to the wall adjoining the stage, uneven paving slabs were relayed; defibrillator ads were acquired; and the foyer and corridor were repainted. A number of other routine maintenance items were undertaken.

A health and safety review of the premises was carried out and this highlighted a number of items that required attention, and some that would benefit action. Additional external lighting was installed, the main hall sidelights were replaced with more energy efficient downlighters, a new chandelier in the foyer was installed, and various spotlights were replaced. The replacement of uneven paving to the front and rear is under consideration as is the surfacing of the gravelled area of car park, and the removal of trip hazards in the car park

The hall was used as an emergency centre in November when houses in the village were likely to be potentially flooded. It is an integral part of the village disaster plan

During the year, we have renewed our contract with Gigaclear for internet, albeit at an increased price, we have cancelled the contract with Cathedral Hygiene, and we have negotiated new electricity contracts, at a favourable rate.

Much of the cost associated with the above works have been funded from s 106 moneys which West Northamptonshire Council finally got round to dealing with after some 9 months delay.

The grounds have been kept neat and tidy under a contract by Mel Payne, and we thank him for his work.

We have managed to keep within budget over the year, but to meet projected costs. In the coming year, we have had to increase booking fees from January 2025 to non village organisations.

Our bookings continue to go well, subject to the usual monthly variations. I would like to thank our hall manager Chrissie Key for all her efforts in keeping the hall running smoothly, despite all the trials and tribulations she has to face. We did agree a job description, which highlighted the hours that Chrissie puts in, and we have during the year agreed a greater number of hours remuneration.

My thanks go to David for his hard work in keeping us on the straight and narrow, and in particular for managing to finally close our account with Santander, after us trying for over 4 years! We also closed our small account with Scottish Widows, with much greater ease, and to change the Barclays mandate.

I would also like to thank Phil Beeston for the work he has put in, in a number of areas, but particularly dealing with health and safety issue and energy comparisons.

During the year, sadly our secretary Catherine Billingham stood down. We thank her for her efforts over the past year. After a small hiatus, we are pleased to have Nicky Pacito as our new secretary, and thank her for stepping into the breach.

I have also been advised that Jenny Massingham will not be seeking to continue, and I would like to thank her for her input into then committee over many years.

I have also been advised that Doreen Hartwell will also be standing down at the AGM. Even Doreen cannot recall exactly when she joined the committee, but she has many years of service under her belt, and of course, besides being a committee member she was secretary for very many years. Her wisdom and expertise will be sorely missed, and I thank her for all she has done for the hall.

Kislingbury Village Hall

Profit & Loss Account for the year ended 31st December 2025

	Notes	December		Year to Date	
		£	£	£	£
Income					
Charges for Hire of Village Hall		1,553.75		22,993.43	
Interest on Bank Accounts		159.24		683.82	
Kislingbury Parish Council Grant		0.00		1,500.00	
Total Income			1,712.99		25,177.25
Expenditure					
Electricity		107.42		860.07	
Gas		445.85		3,861.86	
Water		132.03		637.15	
Rates		78.05		889.70	
WiFi		36.00		416.23	
Insurance		125.50		1,412.36	
Site Manager Wages		582.01		6,911.19	
Repairs & Maintenance	1	267.90		4,032.39	
Stationery, Postage and Telephone		21.00		252.00	
Sundry Items		45.33		319.98	
Depreciation		170.00		2,040.00	
Total Expenditure			2,011.09		21,632.93
Operating (Deficit)/Surplus			**-298.10**		**3,544.32**
Items not budgeted for to be claimed against Section 106 Balance:					
Replacement Cooker		-1,099.00		-1,099.00	
Lighting Upgrade		0.00		-1,883.00	
Hall Decorating		0.00		-4,355.00	
Total Extraordinary Items			-1,099.00		-7,337.00
Section 106 Monies Received			0.00		6,647.00
Net (Loss)/Profit			**-1,397.10**		**2,854.32**

Notes

Notes

1. Month includes:

Gardening contract £262.00

Year to date includes:

Gardening contract £786.00
Alarm Call Out £153.00
Fire alarm service charge £216.00
Cooker service £90.00
Fire extinguishers service £344.40
Disabled toilet repair £107.28
Waste disposal £370.50

Kislingbury Village Hall
Balance Sheet as at 31st December 2025

	31st December 2025	
Fixed Assets	£	£
Village Hall Premises at Cost	198,120.00	
Less Depreciation to Date	-56,912.00	
Village Hall Premises at Book Value		141,208.00
Net Current Assets		
Barclays Bank Current Account	6,531.30	
Barclays Bank Deposit Account	54,958.59	
Hire Charges Owing	73.50	
Rates Prepayment	234.15	
Insurance Prepayment	50.31	
Gas Accrual	-400.00	
Cash in Hand	34.20	
Total Net Current Assets		61,482.05
Net Assets		**£202,690.05**
Represented by:		
General Account Balance brought forward		199,835.73
Profit for the year		2,854.32
General Account Balance carried forward		**£202,690.05**

Section 106 Agreement £40,000 plus indexation

Total balance (£40,000) plus indexation		41,791.04
Amounts claimed and paid by WNC		
Blocked Drains - Hydrojet Fee	336.00	
Consultants Fee Solar Panels	1,140.00	
Front Door - Emergency Repairs	342.00	
Dishwasher - Commissioning & Installation	3,719.95	
Gas Boiler Repair	408.00	
New Fence	1,125.60	
Solar Panels	12,594.00	
Hall Decorating	4,355.00	
Lighting Upgrade & Alarm	2,292.00	
		26,312.55
Remaining Balance *		**£15,478.49**

*** - Remaining balance must be spent by 19th April 2027.**

Kislingbury Village Hall – Treasurers Report for the Year Ended 31st December 2025

For the year ended 31st December 2025 we made an operating surplus of £2,044.32 compared to a surplus of £379.93 the previous year.

Hall hire charges ran at a similar level to the previous year, slightly up from £22,665.44 last year to £22,993.43. We increased hire rates by 5% in April, but increased the discount to local non-profit making organisations from 20% to 25% to offset this increase.

Interest from our deposit account increased from £272.72 to £683.82 as a result of earning interest for a full year following the closure of our Santander account in August 2024, despite the interest rate falling to 1% at the year end.

We benefited from much lower electricity charges following a new contract with EDF Energy, effective in November 2024 for a period of three years. This reduced our rate by 40p/kWh to 28.6p/kWh, a reduction in our unit rate of 58%. We also had the impact of our solar panels for a full year. However to get the full benefit from the investment in solar energy we need to consider battery storage as most of our electricity consumption takes place during non-daylight hours.

Gas costs are down from £4,820.50 to £3,861.86 this year. A new contract has been negotiated commencing in December 2026, fixed for 3 years, where the unit charge falls from 6.07p to 5.355p and the standing charge from £2.64/day to £0.38/day, giving a full year estimated saving in 2027 of around £1,200.

Our site manager's wages and hours worked were reviewed during 2024 and with a significant increase in the governments minimum wage this has resulted in an increase in costs from £5,169.96 to £6,911.19 this year.

Repairs and maintenance costs are running at around £4,000 in both years with major costs and improvements being covered by Section 106 monies and Parish Council grants.

During 2025 we carried out the following improvements to enhance our facility:

1. Replacement cooker £1,099
2. Lighting upgrade £1,883
3. Hall decorating £4,355

These costs have all been covered by Section 106 monies and Parish Council grant.
At the year end we have Section 106 monies of £15,478.49 remaining that must be claimed by 19th April 2027.

So after allowing for non-budgeted items and grants, we made a net profit of £2,854.32 this year compared to £7,927.05, the main difference being a special grant of £5,000 last year for solar panels over and above the cost of the panels already covered by other grants.

Balance Sheet as at 31st December 2025

Our premises have a book value of £141,208.
We have cash balances with Barclays Bank amounting to £61,489.89.
Our net assets therefore are just in excess of £200,000.
We have Section 106 monies of £15,478.49 remaining that must be claimed by 19th April 2027.
A healthy position to be in.

CHARITY COMMISSION FOR ENGLAND AND WALES

Independent examiner's report on the accounts

Section A Independent Examiner's Report

Report to the trustees	Kislingbury Village Hall		
On accounts for the year ended	31st December 2025	**Charity no (if any)**	276679
Set out on pages	1 of 1		

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31/12/2025.

Responsibilities and basis of report

As the charity's 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 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

~~[The charity's gross income exceeded £250,000 and I am qualified to undertake the examination by being a qualified member of [insert name of applicable listed body]]~~. *Delete* ~~[ ]~~ *if not applicable.*

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination (other than that disclosed below *) 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.

* *Please delete the words in the brackets if they do not apply.*

Signed:	[signature]	**Date:**	18/8/26
Name:	ROBERT WILDE		
Relevant professional qualification(s) or body (if any):	ICAEW		
Address:	1 MILL ROAD NORTHAMPTON NN7 4BB		