

The Hall is located in Kennington Road, almost in the centre of the village. It is adjacent to King George's Field, which became a subsidiary of the Hall on March 24th 1998. We are regulated by the provisions of a scheme which came into force on October 5th 1981.

The object of the Charity is to provide and maintain a Village Hall for the use of residents of Kennington, also to provide and manage a children's playground. The Committee at present consists of representatives of the following organisations:

Parish Council
Youth Club
Mother and Toddler Group
Kennington Amateur Dramatic Society
Festival Handicapped Group
Kennington Alternative Badminton Club
Four members of the public

The Committee is assisted by one Honorary Officer (our Treasurer – Mrs. Fiona Von Hoven) who receives a small honorarium, which is decided at the Annual General Meeting

Ms. Sandra Hogen is employed as Booking Secretary/Hall Manager and Key Holder for which she receives a salary.

2022 saw an improvement in lettings and therefore income after the end of lockdowns and the easing of Covid worries. Fortunately the funding received from the District Council helped to see us through without too much of a drain on our reserves. Our secretary/manager moved on to full time employment and Mrs. Wilcox resigned. We now have Ms. Hogen as her replacement. Bookings have been very good throughout the year and are looking good for the future with quite a few new regular users. We are still hoping to install wifi in the hall although a response from the County Council is still not forthcoming, however the Parish Council are hoping to assist with this project. Our tenants in the old Social Club building have carried out some improvements and are no trouble at all, rent always paid on time, unlike the previous tenants.

At the risk of being over optimistic, things are looking good for 2023. Thanks are due to our caretakers and Secretary and a special thankyou to our Treasurer who keeps our finances in good order, also to all the Committee members for their efforts.

KENNINGTON VILLAGE CENTRE

Charity Land Account Income and Expenditure for year ended 31st Dec 2022

2021	INCOME	£	£	£
	Lettings			
3,268.50	Village Organisations		7,032.50	
11,610.50	Other Regular Organisations		13,129.00	
<u>3,111.50</u>	Miscellaneous Lettings		<u>7,477.25</u>	
17,990.50				27,638.75
0.00	Donations from Charity Land Account			0.00
	Interest			
<u>71.77</u>	Bank and Other Savings (net)		<u>258.70</u>	258.70
	Rent and Other			
10,000.00	Kennington Club Premises		11,598.60	
4,300.00	Oxfordshire County Library - Rent		4,300.00	
2,001.17	- Services		2,249.71	
300.00	Kennington Venture Youth Club		300.00	
<u>28,057.00</u>	Misc. income		<u>4,000.00</u>	
<u>44,658.17</u>				<u>22,448.31</u>
<u>62,720.44</u>				<u>50,345.76</u>
	LESS EXPENDITURE			
8,385.72	Caretaker, Bookings Manager etc		11,266.50	
	Services			
1,906.01	Electricity	4,538.63		
2,083.32	Gas	3,107.11		
316.60	Water	42.93		
14.50	Telephone	38.31		
<u>865.15</u>	Refuse Disposal	<u>886.64</u>		
5,185.58			8,613.62	
	Cleaning			
472.47	Litter picking	193.12		
<u>12,071.82</u>	Materials and Services	<u>13,130.16</u>		
12,544.29			13,323.28	
	General			
2,625.00	Honoraria	2,295.88		
2,659.96	Maintenance	11,796.58		
1,992.63	Insurance	2,148.96		
868.34	Performing Rights	386.48		
40.40	Stationery and Postage	168.46		
485.00	Miscellaneous Expenses	552.38		
4.80	Computer Software	23.98		
96.00	Bank Charges	81.50		
0.00	Professional Fees	<u>0.00</u>		
<u>8,772.13</u>			17,454.22	
8,624.16	Depreciation	8,789.95		
<u>(7,000.00)</u>	Less Donations Reserve write off	<u>(7,000.00)</u>		
36511.88			1789.95	52,447.57
<u>26,208.56</u>	SURPLUS (DEFICIT) FOR YEAR		<u>1789.95</u>	<u>(2,101.81)</u>

KENNINGTON VILLAGE CENTRE

Charity Land Account Income and Expenditure for year ended 31st Dec 2022

2021		£
£	INCOME	
410.72	Interest on Investments	£ 358.24
2.75	Other investment Interest	244.44
<u>(1,067.83)</u>	Gains (Losses) on Investments Realised	<u>(1,897.22)</u>
(654.36)		(1,294.54)
	EXPENDITURE	
0.00	Contribution to Village Hall capital expenditure	0.00
<u>0.00</u>	Contribution to Village Hall revenue expenditure	<u>0.00</u>
<u>(654.36)</u>	SURPLUS (DEFICIT) FOR YEAR	<u>(1,294.54)</u>

Cash Flow Statement year ended 31st December 2022

2021		£
£		
26,208.56	Operating Surplus (Deficit)	(2,101.81)
1,624.16	Depreciation	1,789.95
413.47	Charity Land Account Surplus (Deficit)*	602.68
<u>28,246.19</u>	TOTAL CASH INFLOWS	<u>290.82</u>
0.00	Net changes in CLA investments*	0.00
0.00	Capital Expenditure net of contributions received	1,485.40
(3,595.12)	Working Capital Movement	2,483.82
<u>(3,595.12)</u>	TOTAL CASH OUTFLOWS	<u>3,969.22</u>
<u>31,841.31</u>	INCREASE (DECREASE) IN CASH	<u>(3,678.40)</u>

* Excluding unrealized gains or losses on investments

Analysis of balances of cash

£		£
3481.80	CAF Cash Account	2610.17
59356.67	CAF Gold Account	55971.90
1,414.97	CCLA Deposit Account - General	1,428.79
18,179.09	CCLA Deposit Account - CLA	18,743.27
10,000.00	CAF 60 Day Account	10,000.00
0.00	Cash in Hand	0.00
<u>92,432.53</u>		<u>88,754.13</u>
<u>31,841.31</u>	Change in year	<u>(3,678.40)</u>

KENNINGTON VILLAGE CENTRE

Balance Sheet as at 31st December 2022

2021		£	£	£
	FIXED ASSETS			
350,000.00	Buildings (gross)		350,000.00	
(231,000.00)	Less Cumulative Depreciation		(238,000.00)	112,000.00
7,118.55	Improvements and Equipment (net)		6,640.70	
2,513.04	Furniture & Equip (net)		2,522.34	
10.00	Computer Equip(net)		174.00	
15,152.66	Charity Land Investments		<u>13255.44</u>	22,592.48
	NET CURRENT ASSETS			
3,481.80	CAF Cash Account		2,610.17	
59,356.67	CAF Gold Account		55,971.90	
1,414.97	CCLA Deposit Account - General		1,428.79	
18,179.09	CCLA Deposit Account - CLA		18,743.27	
10,000.00	CAF 60 day Notice Account		10,000.00	
0.00	Cash in Hand		0.00	
5,887.42	Sundry Debtors and Prepayments		7,953.96	
(8,999.90)	Less Sundry Creditors and Receipts in Advance		<u>(8,582.62)</u>	88,125.47
<u>233,114.30</u>	TOTAL ASSETS			<u>222,717.95</u>
	RESERVES			
350,000.00	Donations Reserve		350,000.00	
(231,000.00)	Less written off		<u>(238,000.00)</u>	112,000.00
30,537.26	Charity Land Account			29,242.72
58,022.84	Surplus brought forward 1/1/22		84,871.58	
25,554.20	Surplus (Deficit) for year to 31/12/22		<u>(3,396.35)</u>	81,475.23
<u>233,114.30</u>	TOTAL RESERVES			<u>222,717.95</u>

KENNINGTON VILLAGE CENTRE

Statement of Financial Activities for the year ended 31st December 2022

	Note	General Fund	Designated Funds	Endowed Fund	Donation Reserve	Total Funds 2022	Total Funds 2021
		£	£	£	£	£	£
INCOME AND EXPENDITURE							
Incoming Resources							
Rents		16199				16199	14600
Lettings		27639				27639	17991
Services provided		2250				2250	2001
Investment income		259	603			861	485
Other income		4000				4000	28057
Total incoming resources		50346	603			50949	63133
Resources expended							
Operating , Management and Administration of the Charities	2	52448			7000	59448	43511
Contribution to capital expenditure	12		0			0	0
Total resources expended		52448	0		7000	59448	43511
Net incoming (outgoing) resources before transfers		(2,102)	603		(7,000)	(8,499)	19,622
Transfers	3						
Net incoming (outgoing) resources for year		-2102	603		(7,000)	(8,499)	19,622
Other recognised gains and losses							
Unrealised gains (losses) on investment assets		0	(1,897)			(1,897)	(1,068)
Net movement in funds		-2102	(1,294)		(7,000)	(10,396)	18,554
Balances b/fwd at 1st January 2022		88,580	9,034	16,500	119,000	233114	214560
Balances c/fwd at 31st December 2022		86478	7740	16500	112000	222718	233114

KENNINGTON VILLAGE CENTRE
Balance Sheet at 31st December 2022

	Note	2022 £	2021 £
Fixed Assets			
Tangible fixed assets	4	121337	128642
Investments	5	13255	15152
		<hr/>	<hr/>
		134592	143794
Current Assets			
Debtors and prepayments	6	7954	5887
Cash at bank and in hand	7	88754	92433
Liabilities			
Amounts due in one year	8	(8,582)	(9,000)
Total Net Assets		<hr/> <hr/>	<hr/> <hr/>
		222718	233114
Funds			
Donations Reserve	9	112000	119000
General		86478	88580
Endowed	10	16500	16500
Designated	10	7740	9034
Total Funds		<hr/>	<hr/>
		110718	114114
Total Funds and Reserves		<hr/> <hr/>	<hr/> <hr/>
		222718	233114



F von Hoven LL.B
Hon. Treasurer


C Charlett
Chairman

The annexed Statement of Financial Affairs, Balance Sheet and Notes have been prepared from the books and records of the Village Centre by the Hon. Treasurer and I certify them to be in accordance with these.



S. Ward ACMA
Independent Examiner

Date 30.5.2023

Notes to the Accounts for the year ended 31st December 2022

1 Accounting Policies

See statement

2 Operating, Management and Administration of the Charities

	General Fund 2022 £	General Fund 2021 £	Donations Reserve 2022 £	Donations Reserve 2021 £
Salaries of Caretaker & Bookings Mgr.	11267	8386		
Honoraria of Sec. and Treasurer	2296	2625		
Utility services	8614	5186		
Parish Council litter picking services	193	472		
Cleaning materials/services	13130	12072		
Building maintenance	11797	2660		
Insurance	2149	1993		
Other	1213	1495		
Depreciation	1790	1624	7000	7000
	<u>52448</u>	<u>36511</u>	<u>7000</u>	<u>7000</u>

3 Transfer of funds

There were no transfers of funds during the year.

4 Tangible Fixed Assets

	Buildings £	Building Improvements £	Furniture and Equipment £	Total £
Cost				
At 1st January 2022	350000	11691	20535	382226
Additions	0	0	1485	1485
Disposals		-700	-1459	-2159
At 31st December 2022	<u>350000</u>	<u>10991</u>	<u>20561</u>	<u>381552</u>
Accumulated depreciation				
At 1st January 2022	231000	4572	18012	253584
Disposals		-700	-1459	-2159
Charge for year	7000	478	1312	8790
At 31st December 2022	<u>238000</u>	<u>4350</u>	<u>17865</u>	<u>260215</u>
Net book value at 31st December 2022	112000	6641	2696	121337

5 Fixed Asset Investments

	2022	2021
	£	£
Fixed Interest Investments		
Market value 1 January 2022	15152	16220
Additions		
Disposals	0	0
Net unrealised investment gains (losses)	(1,897)	(1,068)
Market value 31 December 2022	<u>13255</u>	<u>15152</u>
Investments Debtor		

6 Debtors and Prepayments

	2022	2021
	£	£
Insurance prepayment	2190	1950
Water Rates Prepayment	131	0
Performing Rights prepayment	396	351
Litter Pickers	0	0
Oxfordshire County Library	0	953
Youth Club	0	326
Regular Organisation	3609	1636
Miscellaneous Lettings	1500	569
Investments Debtor	128	103
	<u>7954</u>	<u>5887</u>

7 Cash at bank and in hand

	2022	2021
	£	£
CAF Cash Account	2610	3482
CAF Gold Account	55972	59357
CCLA Deposit Account - General	1429	1415
CCLA Deposit Account - Charity Land	18743	18179
CAF 60 day Notice Account	10000	10000
Petty cash	0	0
	<u>88754</u>	<u>92433</u>

8 Liabilities due in one year

	2022	2021
	£	£
Calber Facilities Management - cleaning services/materials	1026	1275
Grundon Waste Management	66	63
Utilities	3471	590
Wages/Paye	3230	3699
Litter Pickers	0	339
Insurance	2389	2127
Performing Rights	0	0
Hirers prepaid	1564	907
Castle Water	-115	0
EDF Energy	-3048	0
	<u>8582</u>	<u>9000</u>

9 Donation Reserve

The Donations Reserve relates to the Village Hall building, which was donated to the Centre by a fund raising Committee. The reserve is being written off each year in parallel to the building to which it relates.

10 Endowed and Designated Funds

	Balance 01/01/2022 £	Resources Incoming £	Movements Outgoing £	Balance 31/12/2022 £
Charity Land endowed	16500			16500
Charity Land designated	9034		603 (1,897)	7740
	<u>25534</u>		<u>603 (1,897)</u>	<u>24240</u>

The Charity Land endowed fund is a capital fund comprising the proceeds of sale of endowed land in 1974, which was part of King George's Field. Interest on the investments purchased from this sale is held in the Charity Land designated fund until allocated for use.

11 Analysis of Net Assets Between Funds

	Tangible Fixed Assets £	Investments £	Net Current Assets £	Total £
Charity Land endowed		13255	3245	16500
Charity Land designated			7740	7740
General Fund	121337		77141	198478
	<u>121337</u>	<u>13255</u>	<u>88126</u>	<u>222718</u>

12 Contributions to Capital / Revenue Received

£4000 was received from Vale of White Horse District Council as an Omicron grant. (Covid)
This is shown in the Statement of Financial Activities as 'Other Income'
There were no contributions to capital received.

13 The Village Hall and King George's Field Charities

The accounts of Kennington Village Centre comprise those of two charities:

1. Kennington Village Hall
2. King George's Field, Kennington, Oxfordshire

The accounts are combined, but the income of the two charities is readily identifiable, although the expenditure is not.

The income relating to King George's Field is derived from the following:

1. Kennington Club Premises - rent
2. Oxfordshire County Library - rent
3. Oxfordshire County Library - services
4. Kennington Venture Youth Club - rent and water services

This totalled £18484 in 2022.

Expenditure on the Field charity is low and comprises a small amount of maintenance and cleaning.

The 'Charity Land Account' is wholly owned by the Field charity. Its income derives from interest and dividends on investments and is clearly stated. The current position of the Charity Land Account is shown in the balance sheet.



Section A

Independent Examiner's Report

Report to the trustees/ members of Charity Name: KENNINGTON VILLAGE HALL

On accounts for the year ended 31st DECEMBER 2022 Charity no (if any) 300170

Set out on pages (remember to include the page numbers of additional sheets)

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31/12/2022.

Responsibilities and basis of report As the charity trustees, you are responsible for the preparation of the accounts in accordance with 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 (other than that disclosed below *) in connection with the examination which gives me cause to believe that in, any material respect,:

- the accounting records were not kept in accordance with section 130 of the 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: 30.5.2023

Name: SANDRA WARD

Relevant professional qualification(s) or body (if any): ASSOCIATE MEMBER, CHARTERED INSTITUTE OF MANAGEMENT ACCOUNTANTS.

Address:

15 ROSS COURT,
KENNINGTON
OXFORD OX1 5AD

Section B

Disclosure

Only complete if the examiner needs to highlight matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

Give here details of any items that the examiner wishes to disclose.