Charity No. 302952

CONEY HALL TRUST

ASSEMBLY HALLS, WEST WICKHAM, KENT

REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31st DECEMBER 2025

CONEY HALL TRUST

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REPORT AND FINANCIAL STATEMENTS for the year ended 31st DECEMBER 2025

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TRUSTEES' ANNUAL REPORT FOR THE YEAR ENDED 31st DECEMBER 2025

THE CONEY HALL TRUST

The Assembly Halls, 16-18 Gates Green Road,

West Wickham, Kent, BR4 9JW

Charity Commission Registered Number 302952

TRUSTEES: The trustees who served during the year were as follows:

Mr Robert Smithson

Mr Chris Cooper

Mr Jeffery Seabrook

Rev'd Jonathan Ward

Mrs Jennifer Harknett

Mrs Christine Burch

Two trustees are appointed by the PCC of St John's Church, West Wickham and one by Coney Hall Village Residents Association. The Rector of St John's Church, West Wickham is appointed ex-officio as a trustee. Other trustees are co-opted at the discretion of the appointed trustees. The trustees receive no remuneration.

GOVERNANCE: The charity is governed by its trust deed dated 11th March 1940 and a Charity Commission Scheme sealed in 2003.

OBJECTS: The trustees have regard to the guidance issued by the Charity Commission on public benefit. The objectives of the trust are to provide a community centre primarily for the benefit of local residents and to promote and provide accommodation and facilities for educational and recreational activities carried on by local organisations. The trustees consider that the charity has achieved its objectives during the year under review.

FINANCIAL POSITION: In the opinion of the trustees the financial results for the year were satisfactory and the trust's policy of maintaining adequate reserves to cover six months loss of income has been achieved. No funds are in deficit.

Signed on behalf of the trustees

C Burch ..... 1ST June 2026 .....

Christine Burch - Chair Date

CONEY HALL TRUST

ASSEMBLY HALLS, WEST WICKHAM, KENT

STATEMENT OF *TRUSTEES' RESPONSIBILITIES for* the year ended 31st DECEMBER 2025

The trustees are responsible for the preparation of financial statements for each financial year which give a true and fair view of the state of the charity at the end of the financial year and of the surplus or deficit of the charity for that year. In preparing those financial statements the trustees are required to:

- select suitable accounting policies and then apply them consistently
- make judgements and estimates that are reasonable and prudent
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business
- state whether applicable accounting standards and statements of recommended practice have been followed subject to any material departures disclosed and explained in the *financial statements*

The trustees are also responsible for maintaining adequate accounting records which disclose with reasonable accuracy at any time the financial position of the charity and which are sufficient to show and explain the charity's transactions and enable them to ensure that the financial statements comply with the regulations made under the Charities Acts. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The trustees are also responsible for the contents of the trustees' report and the responsibility of the independent examiner in relation to the trustees' report is limited to examining the report and ensuring that on the face of the report there are no inconsistencies with the figures disclosed in the financial statements

CONEY HALL TRUST
INDEPENDENT EXAMINER'S REPORT
FOR THE YEAR ENDED 31 DECEMBER 2025

We report to the Trustees on our examination of the financial statements set out on pages 3 to 7 of Coney Hall Trust Assembly Rooms West Wickham Kent for the year ended 31 December 2025. The financial statements show net assets of £199289 on page 6, an excess of unrestricted expenditure over income of £6531 on page 4 and expenditure over income of £3311 on page 5.

Respective Responsibilities of the Trustees and Examiner
As described on page 2 the Charity's Trustees are responsible for the preparation of the financial statements in accordance with the Charities Act 2011 (the Act)
We report in respect of our examination of the Trust's financial statements carried out under section 145 of the Act and in carrying out our examination we have followed all of the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

It is our responsibility to:
a. Examine the accounts under section 145 of the Act;
b. Follow the procedures laid down in the General Directions given by the Charity Commission under section 145(5)(b) of the Act;
c. State whether any particular matters have come to our attention.

Basis Of Independent Examiner's Report
An examination includes a review of the accounting records kept by the Charity and a comparison of the financial statements presented with those records. It also includes consideration of any unusual items or disclosures in the accounts and seeking explanations from you as Trustees where such matters may arise. The procedures undertaken do not provide all of the evidence that would be required in an audit and consequently no opinion is given as to whether the financial statements present a true and fair view and the report is limited to those matters set out in the next statement.

Limitation of Scope
For the purpose of our review, we were provided with:
All bank statements balances, Sage trial balance, manual adjustments the final trial balance and the accounts.

During the year to 31 December 2025 there were issues with the Sage accounting records and as a result the following reports were not available:
a. An activity report of bank and other accounting entries for the year
b. A report of hall fees balances as at the year-end date

However, we were provided with alternative information, updated trial balances and additional summary and movement information extracted from the accounting records which we used to carry out our examination procedures.

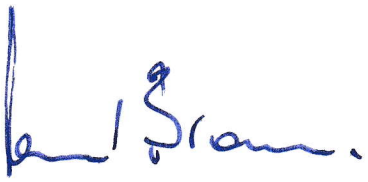
Independent Examiner's Statement

We have completed our examination. We confirm that no material matters have come to our attention in connection with the examination giving us cause to believe that in any material respect:

a. the accounting records were not kept in respect of the Trust as required by section 130, or

b. the financial statements do not accord with those records.

Paul Brown FCA
Browns Taxation and Accountancy LLP
2 Lords Court
Cricketers Way
Basildon
Essex
SS13 1SS
Dated: 15/06/2026



CONEY HALL TRUST
ASSEMBLY HALLS, WEST WICKHAM, KENT
INCOME AND EXPENDITURE for the year ended 31st DECEMBER 2025
GENERAL FUND (UNRESTRICTED)

		2025		2024
	£	£	£	£
INCOME				
Hiring of premises and equipment		136,690		131,241
Donations		72		205
TOTAL INCOME		136,762		131,446
EXPENDITURE				
Maintenance and repairs:				
Refuse collection	6,178		5,868	
General maintenance	5,963		7,884	
		12,141		13,752
Heating and lighting:				
Electricity	15,691		17,233	
Gas	13,741		10,106	
		29,432		27,339
Rates, insurance and licences:				
Business Rates	1,038		480	
Water rates	2,099		1,792	
Insurance	5,560		5,856	
Performing Rights Society	670		646	
		9,367		8,774
Staff:				
Salaries, wages and pensions		87,076		77,495
Management:				
Telephone	2,188		1,772	
Printing, postage and stationery	214		877	
Office Equipment	1,370		-	
		3,772		2,649
Miscelllaneous				
Accountancy	744		750	
Sundries	761		119	
		1,505		869
TOTAL EXPENDITURE		143,293		130,878
EXCESS INCOME/(EXPENDITURE)		- 6,531		568

CONEY HALL TRUST
ASSEMBLY HALLS, WEST WICKHAM, KENT
INCOME AND EXPENDITURE for the year ended 31st DECEMBER 2025
PROJECT FUND (UNRESTRICTED)

	2025	2024
	£	£
INCOME		
Interest:		
Skipton Building Society	3,132	779
National Savings Bank	251	192
Santander	576	616
TOTAL INCOME	**3,959**	**1,587**
EXPENDITURE		
Major repairs	**7,270**	**26,231**
EXCESS OF EXPENDITURE OVER INCOME transferred from Project Fund	**3,311**	**24,644**

CONEY HALL TRUST (ASSEMBLY HALLS, WEST WICKHAM, KENT)

STATEMENT OF ASSETS AND LIABILITIES at 31st DECEMBER 2025

	£	2025 £	£	2024 £
ASSETS				
Cash Funds:				
Santander - Current account	49,767		64,074	
- Business Reserve account	56,563		55,987	
National Savings - Investment account	25,234		24,983	
Cash in hand	548		547	
		132,112		145,591
Investments:				
Skipton Building Society - Bond	41,000		41,000	
COIF Charity Funds - market value	9,485		9,674	
		50,485		50,674
Debtors:				
Outstanding Hire Fees	18,560		17,485	
Prepayments	2,243		-	
		20,803		17,485
Asset retained for Charity's Own Use:				
Assembly Halls property - no valuation available				
The Revised Scheme 'Coney Hall Trust' dated 6th January 2003 vested the property with the Charity Commissioners				
TOTAL ASSETS		**203,400**		**213,750**
LIABILITIES				
Advance Hall Hire Fees	1,634		3,284	
Creditors and Accruals	2,477		1,146	
		4,111		4,430
NET ASSETS		**199,289**		**209,320**
UNRESTRICTED FUNDS				
General Fund:				
Balance in hand at 1st January 2025	28,666		28,098	
Excess Income (Expenditure) for the year	- 6,531		568	
		22,135		28,666
Project Fund:				
Balance in hand at 1st January 2025	92,580		117,224	
Excess Expenditure for the year	- 3,311		- 24,644	
		89,269		92,580
Sinking Fund		37,400		37,400
TOTAL UNRESTRICTED FUNDS		**148,804**		**158,646**
RESTRICTED FUNDS				
Permanent Endowment Fund	31,247		31,247	
Sinking Fund	9,753		9,753	
COIF Charity Fund	9,485		9,674	
		50,485		**50,674**
TOTAL FUNDS		**199,289**		**209,320**

Approved:

Christine Burch - Chair

1ST June 2026

1. **ACCOUNTING POLICIES:**

The financial statements have been prepared under the historical cost convention in accordance with accounting standards and statements of recommended practice issued by the Charity Commission for England and Wales.

Income from hire charges is included on a receivable basis and bank interest is included on an actual receipts basis.

Liabilities are recognised on the accruals basis