THE KEPIER TRUST

TRUSTEES REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2025

Charity Number 527348

THE KEPIER TRUST

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FOR THE YEAR ENDED 31 DECEMBER 2025

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THE KEPIER TRUST

REFERENCE AND ADMINISTRATIVE DETAILS OF THE CHARITY, ITS TRUSTEES AND ADVISORS

FOR THE YEAR ENDED 31 DECEMBER 2025

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

Co-operative Bank P.O. Box 250
Delf House
Southway
Skelmersdale

THE KEPIER TRUST

TRUSTEE'S REPORT

FOR THE YEAR ENDED 31 DECEMBER 2025

The Trustees submit their annual report and the financial statements of The Kepier Trust (the charity) for the year ended 31 December 2025. 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 2025

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 2025

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 dd MMM 2026
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 2025

I report to the Trustees on my examination of the accounts of The Kepier Trust for the year ended 31 December 2025. 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
14 April 2026

42 Coptleigh
Houghton-le-Spring
DH5 8JE

THE KEPIER TRUST

STATEMENT OF FINANCIAL ACTIVITIES

FOR THE YEAR ENDED 31 DECEMBER 2025

	2025 Unrestricted	2024 Unrestricted
Incoming Resources	**£**	**£**
Room hire	13,737	14,409
Rent receivable	42,739	37,114
Donations and Grants	107,047	39,431
Interest received	1,300	1,411
Sundry income	915	2,051
Innovations utilities	-	6,000
Total incoming resources	165,738	100,416
Resources Expended		
Wages	13,847	13,121
Cleaning	6,547	8,266
Maintenance, renewals and cleaning materials	107,942	41,662
Legal services	495	658
Music licence	97	282
Telephone	753	641
Gas, electric, water, rates and waste	11,958	17,262
Insurance	5,806	5,610
Miscellaneous	3,458	1,789
Total resources expended	150,903	89,291
Net (outgoing)/incoming resources	14,835	11,125
Cash at bank and in hand brought forward	23,694	12,569
	38,529	23,694

The Financial Statements were approved by the trustees on 23.07. 2026 and signed on their behalf by

Mrs J Henderson
Acting Chair

THE KEPIER TRUST

STATEMENT OF ASSETS AND LIABILITIES

AS AT 31 DECEMBER 2025

	2025 £	2024 £
Assets		
Investments		
COIF Charities Investment Fund	22,076	22,314
COIF Charities Deposit Fund	15,000	15,000
Bank Balances		
Lloyds current account	1,250	8,023
Co-operative Direct Plus Account	37,279	15,671
Petty cash	45	55
Other Assets		
Prepayments and debtors	5,711	5,518
	81,361	66,581
Liabilities	-	-
	81,361	66,581

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 £3,211,421 and the contents for £30,881