

# CRANLEIGH VILLAGE HEALTH TRUST

England & Wales · Charity number 1089861

## Details

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**Other names** CRANLEIGH VILLAGE HOSPITAL TRUST, CVHT

**Status** Registered

**Legal form** Charitable company

**Company number** [04253074](#)

**Registered** 2001-12-19

**Register** [View on the Charity Commission register](#)

## Contact

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**Address** Lapwing House  
High Croft  
Shamley Green  
Guildford  
Surrey  
GU5 0UE

**Phone** 07801712107

**Email** [info@cranleighhealthtrust.org](mailto:info@cranleighhealthtrust.org)

**Website** [www.cranleighhospital.org](http://www.cranleighhospital.org)

## Activities

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**Objects:** THE CHARITY'S OBJECTS ARE FOR THE RELIEF OF SICKNESS AND FOR THE PROTECTION AND PRESERVATION PUBLIC HEALTH IN CRANLEIGH, SURREY AND THE SURROUNDING AREA WITHIN THE AREA COVERED BY THE WAVERLEY PRIMARY CARE GROUP AND IN SUCH OTHER AREAS AS THE TRUSTEES THINK FIT IN PARTICULAR BY PROVIDING OR ASSISTING IN THE PROVISION (THROUGH THE PURCHASING, OWNING, LEASING, RUNNING, MAINTAINING OR OTHER INVOLVEMENT) OF A HOSPITAL IN CRANLEIGH BEING THE CRANLEIGH VILLAGE HOSPITAL, CRANLEIGH, SURREY AND/OR ANY AFFILIATED, REPLACEMENT OR SUCCESSOR HOSPITAL THERETO IN CRANLEIGH AS A LOCAL HOSPITAL, NURSING HOME, OLD PEOPLES HOME, HEALTH CARE AND CLINIC OF ALL KINDS FOR THE PROVISION OF IN PATIENT OR OUT PATIENT, MEDICAL, SOCIAL, DOMESTIC AND OTHER FACILITIES AND EQUIPPING FOR THE RECUPERATION, CARE, ATTENTION, ENTERTAINMENT AND WELL BEING OF THE RESIDENTS OR PATIENTS THEREIN.

**Activities:** The Charity is committed to the development of a new health facilities in Cranleigh to provide the village and the surrounding area with the best primary health care.

## Classification

- **How:** Provides Buildings/facilities/open Space, Provides Services, Provides Advocacy/advice/information
- **What:** The Advancement Of Health Or Saving Of Lives
- **Who:** The General Public/mankind

## Geography

- **Area of benefit:** CRANLEIGH, SURREY AND THE SURROUNDING AREA WITHIN THE AREA COVERED BY THE WAVERLEY PRIMARY CARE GROUP AND IN SUCH OTHER AREAS AS THE TRUSTEES THINK FIT.
- Surrey
- West Sussex

## Finances

Period end	Income	Expenditure	Assets	Employees
2024-08-31	£50,389	£11,485	-	-
2023-08-31	£9,953	£14,706	-	-
2022-08-31	£822	£13,922	-	-
2021-08-31	£3,974	£30,772	-	-
2020-08-31	£105,759	£117,271	-	-

## Trustees

Name	Role	Appointed
Richard Leslie Everitt	Chair	2020-03-03
BRIAN HENRY CHEESMAN		
Christina Pearce		2018-07-03
DAVID GRAHAM-SMITH		2011-03-16
GEORGE WORTHINGTON		2025-05-21
NIGEL ROBERTS		2013-09-26
Richard Anthony Robinson		2021-06-08

**CRANLEIGH VILLAGE HEALTH TRUST**

England & Wales - Charity number 1089861

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# Accounts

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**CRANLEIGH VILLAGE HEALTH TRUST  
(A COMPANY LIMITED BY GUARANTEE)**

**REPORT AND FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 AUGUST 2023**

**COMPANY NO 04253074**

## CRANLEIGH VILLAGE HEALTH TRUST

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## **CRANLEIGH VILLAGE HEALTH TRUST**

### **REPORT AND FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 AUGUST 2023 LEGAL AND ADMINISTRATIVE INFORMATION**

#### **Registered office and business address and registration numbers**

Bourne House

Queen Street

Gomshall

Surrey

GU5 9LY

Charity Number: 1089861

Company Number: 04253074

#### **Website**

[www.cvht.org.uk](http://www.cvht.org.uk)

#### **Board of Directors**

The Trustees serving during the financial year and since the year end were as follows:

Dr Robin Fawkner-Corbett (Chairman)

Brian Checsman

Richard Everitt

David Graham-Smith

Christina Pearce

Nigel Roberts

R Anthony Robinson (Treasurer)

#### **Bankers**

HSBC Bank plc

12A North Street

Guildford

Surrey GU1 4AF

CCLA Fund Managers Limited,

One Angel Lane,

London EC4R 3AB

#### **Solicitors**

Penningtons Manches LLP

31 Chertsey Street

Guildford

Surrey GU1 4HD

**CRANLEIGH VILLAGE HEALTH TRUST**  
**CHAIRMAN'S STATEMENT FOR THE YEAR ENDED 31 AUGUST 2023**

The Trust now has no intention to develop its land, and as there is a cost to its continuing upkeep, CVHT is actively looking for alternative ways forward for its future use. This situation is as frustrating for the CVHT Board, as it is for our members, and as soon as we have a definitive way forward, this will be shared with interested parties.



**Robin Fawkner-Corbett**  
Chairman

**CRANLEIGH VILLAGE HEALTH TRUST**  
**REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 AUGUST 2023**

The Trustees of Cranleigh Village Health Trust ("CVHT") are pleased to present their report together with the financial statements of the Charity for the year ended 31 August 2023. Group financial statements have not been prepared as its subsidiary CVHT Enterprises Limited is dormant.

The financial statements have been prepared in accordance with the accounting policies set out in the notes to the financial statements, comply with the Charity's governing document, the Companies Act 2006 and Accounting and Reporting by Charities Statement of Recommended Practice applicable to Charities preparing their accounts in accordance with the Financial Reporting Standard (FRS 102) applicable in the UK and Republic of Ireland.

Legal and administrative information set out on page 3 forms part of this report. The financial statements comply with the Companies Act 2006, relevant accounting standards, the Memorandum and Articles of Association and the Statement of Recommended Practice – Accounting and Reporting by Charities.

**STRUCTURE, GOVERNANCE AND MANAGEMENT**

**Constitution and Objects of the Charity**

CVHT is a company limited by guarantee (Company No. 04253074) and is governed by its Memorandum and Articles of Association as amended on 6 December 2001, 29 August 2007 and 28 January 2010. The liability of the Members is limited to £1.

It was established as a Charity (registered number 1089861) on 19 December 2001 with the purpose of: "the relief of sickness and for the protection and preservation public health in Cranleigh, Surrey and the surrounding area within the area covered by the Waverley Primary Care Group and in such other areas as the Trustees think fit in particular by providing or assisting in the provision (through the purchasing, owning, leasing, running, maintaining or other involvement) of a hospital in Cranleigh being the Cranleigh Village Hospital, Cranleigh, Surrey and/or any affiliated, replacement or successor hospital thereto in Cranleigh as a local hospital, nursing home, old peoples home, health care and clinic of all kinds for the provision of in patient or out patient, medical, social, domestic and other facilities and equipping for the recuperation, care, attention, entertainment and well-being of the residents or patients therein".

As explained in our Reports last year and previous years, Planning applications for development of our land have been refused; the Trustees are considering their future options for the site.

**Directors and Trustees**

The Charity is managed by a Board of Trustees which met 5 times during the year. Decisions are made on a majority basis unless a decision is perceived by the Trustees as being fundamental to the objectives of the Charity, in which case a unanimous vote is required.

The Trustees of the Company are also Directors under company law and the Trustees' Report is also a Directors' Report as required by S417 of the Companies Act 2006. Throughout this report the Directors are referred to as Trustees. In accordance with the Articles of Association, one third of the Trustees will resign at the AGM. Trustees are elected at a meeting of the Board of Trustees based on nominations received from Trustees or Members. Nominations are made based on personal

competence and specialist skills. Any nomination must be proposed and seconded. New appointments are ratified at the AGM. Candidates must show knowledge of and an interest in Cranleigh Village Hospital and the community it serves and be willing to give the time necessary to meet the Charity's aims. Trustees are also selected to give the Charity a good mix of appropriate professional skills e.g. finance, legal, retail, property management and fund-raising.

## **CRANLEIGH VILLAGE HEALTH TRUST**

### **REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 AUGUST 2023– CONT'**

Thus, all the Trustees are highly skilled professionals and the Charity, in recognising the special requirements of a Charitable Company, encourages the Trustees to make themselves duly aware of the needs of the Charity by studying relevant guidance, undertaking appropriate reading and, where necessary, attending suitable courses, especially those issued or organised by the Charity Commission. The Charity also stresses in its governance documentation the need to operate under Charity Commission guidelines. All Trustees are appointed for a fixed term of not more than three years. The Trustees retire by rotation and may put themselves forward for re-election at the AGM.

The Trust maintains Trustees Fidelity Insurance in respect of the Trustees.

The Charity has a subsidiary, CVHT Enterprises Limited, which was formed to manage major fundraising events. CVHT Enterprises Limited was not active in the year. CVHT has carried out no major fundraising activities for some years.

### **Risk Management**

The Board continues to keep the Trusts activities under review, particularly regarding any risks which may arise from time to time and to monitor the effectiveness of the systems of control and supervision. The Charity has insurance policies in place to cover the major risks relating to property and activities and these are reviewed annually.

### **Investment policy**

The Board is responsible for the Charity's investment policy. The Trustees review the deposits held and the funds available at their regular board meetings. The Trustees duly consider the Charity's income requirements, the risk profile and market prospects, and invest in low-risk investments to ensure the appreciation of the Charity's funds.

### **Reserves**

Reserves have been accumulated in order to meet anticipated development costs and provide finance for the proposed healthcare facilities

### **Public benefit**

The primary objective of the Charity is the relief of sickness in the Waverley Cranfold area. The Trustees confirm that they have complied with the duty in Section 17 of the Charities Act 2011 to have due regard to the Charity Commission's general guidance on public benefit when reviewing the Charity's aims and objectives and in planning future activities. The Charity seeks to achieve these objectives by continuing the pursuit of the provision of, or assisting with the provision of, new healthcare facilities in Cranleigh.

## FINANCIAL REVIEW

The net deficit for the year from ordinary activities was £4,753 which is compared to a deficit of £13,100 in 2022. The principal contributions to the movement were an increase in interest received and a legacy received during the year.

## CRANLEIGH VILLAGE HEALTH TRUST

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 AUGUST 2023 – CONT'D

### STATEMENT OF TRUSTEES' RESPONSIBILITIES

The Trustees (who are also directors of Cranleigh Village Health Trust for the purposes of company law) are responsible for preparing the Trustees' Annual Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law 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 charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that period. In preparing these financial statements, the Trustees are required to:

- Select suitable accounting policies and then apply them consistently;
- Observe the methods and principles in the Charities SORP;
- Make judgments and accounting standard estimates that are reasonable and prudent;
- State whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in business.

The Trustees are responsible for keeping adequate accounting records that disclose with reasonable accuracy at any time the financial position of the charitable company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Trustee's report has been prepared in accordance with the provisions applicable to the small companies regime.

By order of the Trustees



**R Anthony Robinson**  
Trustee

17 April 2024

**CRANLEIGH VILLAGE HEALTH TRUST**  
**STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 AUGUST 2023**

	Notes	Unrestrict ed Funds 2023 £	Unrestricted Funds 2022 £
<b>Income from:</b>			
Donations and legacies	4	5,200	319
<b>Investments</b>			
Bank interest		4,753	503
<b>Total Income</b>		<u>9,953</u>	<u>822</u>
<b>Expenditure on:</b>			
Charitable activities	5	14,706	13,922
<b>Total Expenditure</b>		<u>14,706</u>	<u>13,922</u>
<b>Net (expenditure)/Income for year</b>		(4,753)	(13,100)
<b>Reconciliation of funds</b>			
<b>Total Funds Brought Forward</b>	11	<u>2,607,972</u>	<u>2,621,072</u>
<b>Total Funds Carried Forward</b>	11	<u>2,603,219</u>	<u>2,607,972</u>

**CRANLEIGH VILLAGE HEALTH TRUST**  
**BALANCE SHEET AS AT 31 AUGUST 2023**

	Notes	2023 £	2023 £	2022 £	2022 £
<b>Fixed assets</b>					
Tangible assets	7		2,400,000		2,400,000
Investments	3		<u>1,000</u>		<u>1,000</u>
<b>Total fixed assets</b>			<u>2,401,000</u>		<u>2,401,000</u>
<b>Current assets</b>					
Debtors	8	740		675	
Investments	1	-		-	
Cash at bank and in hand		<u>204,117</u>		<u>209,797</u>	
<b>Total current assets</b>		<u>204,857</u>		<u>210,472</u>	
Creditors: amounts falling due within one year	9	<u>(2,638)</u>		<u>(3,500)</u>	
<b>Net current assets</b>			<u>202,219</u>		<u>206,972</u>
Net Assets			<u>2,603,219</u>		<u>2,607,972</u>
<b>Unrestricted funds</b>					
General	10		<u>2,603,219</u>		<u>2,607,972</u>

For the year ending 31 August 2023 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

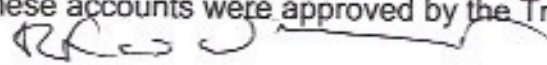
The members have not required the charitable company to obtain an audit of its financial statements for the year in question in accordance with section 476 of the Companies Act 2006.

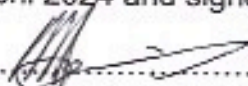
The Trustees acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and preparation of the financial statements.

These financial statements have been prepared in accordance with the special provisions for small companies under part 15 of the Companies Act 2006.

Under the Companies Act 2006 S454 on a voluntary basis, the trustees can amend these financial statements if they subsequently prove to be defective.

These accounts were approved by the Trustees on 1 April 2024 and signed on their behalf by:-

.....  
  
**Robin Fawkner-Corbett** – Trustee  
 Company registration No: 04253074

.....  
  
**R Anthony Robinson** – Trustee  
 Charity registration No: 1089861

## **BASIS OF PREPARATION**

The charity is a public entity and these financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard for (FRS 102) applicable in the UK and the Republic of Ireland and the Companies Act 2006. Assets and liabilities are initially recorded at historical cost or transaction value unless otherwise stated in the relevant accounting policy note. The presentational currency is sterling and the financial statements are rounded to £1.

## **GROUP FINANCIAL STATEMENTS**

Consolidated Financial Statements have not been as the results of the subsidiary is dormant and are not material to the group. The results of the trading subsidiary CVHT Enterprises Limited are given in note 3.

## **INCOMING RESOURCES**

### **Fundraising Events**

Income from fund raising events is included in incoming resources in the period in which the relevant event takes place.

### **Donations and Legacies**

Income from donations, legacies and grants, is included in incoming resources when the charity has entitlement to the funds any performance conditions attached to the item of income have been met and it is probable that the income will be received and the amount can be measured reliably and is not deferred.

### **Interest Receivable**

Interest is included when receivable by the Charity and can be measured reliably.

### **Resources Expended and Irrecoverable VAT**

Expenditure is recognised once there is a legal or constructive obligation to make a payment to a third party, it is probable that settlement will be required and the amount of the obligation can be measured reliably. Expenditure is classified under the following headings.

Charitable costs include the operating costs of running the Charity.

Support costs include the cost of directly administering and supporting the Charity's operations and have all been allocated to Charitable activities

Irrecoverable VAT is charged against the activity for which the expenditure was incurred.

### **Tangible Fixed Assets**

Land is included at the valuation by Fairweathers, Chartered surveyors at 31 March 2015. A policy of revaluation was undertaken but this was frozen on transition to FRS 102. The land is not depreciated.

### **Investments**

The investment in the subsidiary undertaking CVHT Enterprises Limited is valued at cost. Bank deposits which mature in greater than three months are accounted for as current investments.

### **Debtors**

Debtors are recognised at the settlement amount due after any trade discounts offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

### **Creditors**

Creditors and provisions are recognised where the Charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

### **Financial instruments**

The Trust only has financial assets and liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value.

### **Fund Accounting**

Funds held by the Charity are all unrestricted general funds – these are funds which can be used in accordance with the charitable objects at the discretion of the Trustees.

## **2. LEGAL STATUS OF THE CHARITY**

The Charity is a company limited by guarantee and has no share capital. The liability of each member in the event of winding-up is limited to £1.

## **3. INVESTMENT IN SUBSIDIARY**

The Charity holds a 100% investment in the Ordinary Share capital of CVHT Enterprises Limited, which is incorporated in the United Kingdom. CVHT Enterprises Limited covenants all its profits to the Charity. The company was set up to run fundraising events. CVHT Enterprises Limited was not active during the year. Net assets at 31 August 2023 and 31 August 2022 were £1,000.

## **4. DONATIONS AND LEGACIES**

	<b>2023</b>	<b>2022</b>
	£	£
Donations	200	319
Legacies	<u>5,000</u>	<u>-</u>
	<u>5,200</u>	<u>319</u>

## 5. CHARITABLE ACTIVITIES

	2023	2022
	£	£
<i>Support costs for the Charity:</i>		
Computer and website	12	198
Campaign support	3,600	5,570
Insurance	274	259
Sundry	75	66
Trade Mark renewal	-	267
Development costs	6,108	4,632
Governance costs	<u>4,637</u>	<u>2,930</u>
Total Operational costs	<u>14,706</u>	<u>13,922</u>

The Trust had no employees in 2023 or 2022. Key management personnel are considered to be the Trustees. The Trustees received no remuneration during the year. No expenses were reimbursed to Trustees in the year.

## 6. GOVERNANCE COSTS

	2023	2022
	£	£
Professional fees	4,764	-
Independent Examination	(580)	2400
Trustee Indemnity Insurance	<u>453</u>	<u>530</u>
	<u>4,637</u>	<u>2,930</u>

## 7. TANGIBLE FIXED ASSETS

	2023	2022
	£	£
<b>Property</b>		
<b>Valuation</b>		
At 1 September 2021 and 31 August 2023	<u>2,400,000</u>	<u>2,400,000</u>

All tangible fixed assets are held for direct Charitable purposes. Included in Property is freehold land at Knowle Lane which has been conveyed by Cranleigh Parish Council in consideration of land donated by the former president of Cranleigh Village Health Trust, under a land exchange agreement which was completed in December 2010. The land has historically been designated for the proposed construction of a new Care Home with community beds and based on an independent valuation by Fairweathers Chartered Surveyors in 2015 is valued at £2,400,000 in the accounts. The Trustees have adopted that valuation on transition to FRS 102.

On 21 February 2021 the revised planning application was rejected by Waverley Borough Council; the Trustees and their advisors are considering the next steps. Given the uncertainty on how the land might be disposed or developed the Trustees do not believe that at the current time it is possible to obtain an independent valuation and as such cannot be certain that the value in the accounts will be realised.

**8. DEBTORS**

	2023 £	2022 £
Gift Aid	-	-
Other debtors	<u>740</u>	<u>675</u>
	<u>740</u>	<u>675</u>

**9. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	2023 £	2022 £
Amounts due to Subsidiary	1,000	1,000
Trade creditors	300	-
Accruals and deferred income	<u>1,338</u>	<u>2,500</u>
	<u>2,638</u>	<u>3,500</u>

**10. UNRESTRICTED FUNDS**

	General Fund 2023 £	General Fund 2022 £
Balance at 1 September	2,607,972	2,621,072
Movement in funds for the year	<u>(5,333)</u>	<u>(13,100)</u>
Balance at 31 August	<u>2,602,639</u>	<u>2,607,972</u>

**11. ULTIMATE CONTROLLING PARTY**

There was no ultimate controlling party during the year.

**12. RELATED PARTIES**

David Graham-Smith, a Trustee, is a consultant with Penningtons Manches LLP to whom legal fees of £4,764 were paid during the year (2022 - £4,076). At the year end £Nil (2022:£NIL) is owed to Penningtons Manches LLP

Robin Fawkner-Corbett and Richard Everitt are directors of CVHT Enterprises Limited.

Brian Cheesman is also a Trustee of The League of Friends of Cranleigh Village Hospital, a Charity with which Cranleigh Village Health Trust co-operates in pursuit of the objective of providing improved healthcare facilities for the community.

**CRANLEIGH VILLAGE HEALTH TRUST**

England & Wales - Charity number 1089861

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# Accounts

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**CRANLEIGH VILLAGE HEALTH TRUST  
(A COMPANY LIMITED BY GUARANTEE)**

**REPORT AND FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 AUGUST 2021**

**COMPANY NO 04253074**

**BREWERS**  
Chartered Accountants  
Bourne House  
Queen Street  
Gomshall  
Surrey GU5 9LY

# CRANLEIGH VILLAGE HEALTH TRUST

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## **CRANLEIGH VILLAGE HEALTH TRUST**

### **REPORT AND FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 AUGUST 2021 LEGAL AND ADMINISTRATIVE INFORMATION**

#### **Registered office and business address and registration numbers**

Bourne House  
Queen Street  
Gomshall  
Surrey  
GU5 9LY  
Charity Number: 1089861  
Company Number: 04253074

#### **Website**

[www.cvht.org.uk](http://www.cvht.org.uk)

#### **Board of Directors**

The Trustees serving during the financial year and since the year end were as follows:

Dr Robin Fawkner-Corbett	(Chairman)
John Bainbridge	(retired 30 April 2021)
David Barry	(resigned 4 July 2021)
Brian Cheesman	
Richard Everitt	
David Graham-Smith	
Christina Pearce	
Nigel Roberts	
R Anthony Robinson	(Treasurer) (appointed 8 June 2021)

#### **Independent Examiner**

Andrew Skilton  
Brewers Chartered Accountants  
Bourne House  
Queen Street  
Gomshall  
Surrey GU5 9LY

#### **Bankers**

HSBC Bank plc  
12A North Street  
Guildford  
Surrey GU1 4AF

#### **Solicitors**

Penningtons Manches LLP  
31 Chertsey Street  
Guildford  
Surrey GU1 4HD

**CRANLEIGH VILLAGE HEALTH TRUST**  
**CHAIRMAN'S STATEMENT FOR THE YEAR ENDED 31 AUGUST 2021**

Following the disappointing refusal of our planning application in February 2021, the trustees have been consulting with supporters and advisers to determine a plan for the future.

The charity remains committed to its original purpose; the development of new health facilities in Cranleigh to provide the village and the surrounding area with the best primary health care. While it now appears unlikely we can achieve this objective through the creation of healthcare facilities on our land in Knowle Lane, we are exploring alternative options.

The land (called 'The Paddock') owned by Cranleigh Village Health Trust has significant value. We own The Paddock following an exchange of land between the charity and Cranleigh Parish Council. Our benefactor generously donated a much larger piece of land across the road in Knowle Park, which the Parish Council agreed to exchange with us for ownership of The Paddock site.

On 21 February 2021 the revised planning application was rejected by Waverley Borough Council and The Trustees and their advisors are considering the next steps. One option being reviewed by the Trustees is to realise the capital value of the land and make cash donations to local healthcare causes. Alternatively, other opportunities are being considered, within the terms of the covenant on the land which allow for a variety of uses including any community benefit. Given the uncertainty on how the land might be sold or developed the Trustees do not believe that at the current time it is possible to obtain an independent valuation and as such cannot be certain that the value in the accounts will be realised. The Trustees do however believe that there is still significant value attached to its potential use and remain committed to maximising the land value in their decision on how to proceed.

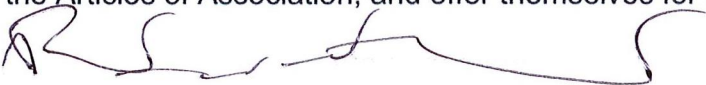
In recent months, we have had various conversations with Waverley Borough Council and Wellnorth Enterprises, a consultancy appointed by the Guildford & Waverley Integrated Care Partnership to explore options for maximising the health and wellbeing value of the new Cranleigh Leisure Centre. These conversations continue and are proving useful as a way to explore various options for the future use of The Paddock.

I continue to appreciate the sage counsel of the trustees and the encouragement of our supporters. Much time has elapsed since our original legal battle to save Cranleigh Village Hospital, and the subsequent changes to local and national NHS strategy have rightly informed our strategy to date. We still have the same level of enthusiasm for providing Cranleigh with the best possible primary care.

My thanks go to David Barry who has stepped down as a trustee during the past year. David was and remains a force to be reckoned with in his support for Cranleigh Village Health Trust and his contribution to the charity is very much appreciated. We also say goodbye to our long-standing Treasurer John Bainbridge, who retired from the board of trustees during the year, and thank him for his tireless and methodical work keeping our books in good order.

I welcome Tony Robinson to the board of trustees, as our new treasurer. Tony brings with him a wealth of experience and accounting wisdom, and is quickly settling into the role. Tony offers himself for election at the forthcoming Annual General Meeting.

Christina Pearce and Nigel Roberts retire by rotation at the Annual General Meeting, in accordance with the Articles of Association, and offer themselves for re-election.



**Robin Fawkner-Corbett**

Chairman

26 April 2022

**CRANLEIGH VILLAGE HEALTH TRUST**  
**REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 AUGUST 2021**

The Trustees of Cranleigh Village Health Trust (“CVHT”) are pleased to present their report together with the financial statements of the Charity for the year ended 31 August 2021. Group financial statements have not been prepared as its subsidiary CVHT Enterprises Limited is dormant.

The financial statements have been prepared in accordance with the accounting policies set out in the notes to the financial statements, comply with the Charity’s governing document, the Companies Act 2006 and Accounting and Reporting by Charities Statement of Recommended Practice applicable to Charities preparing their accounts in accordance with the Financial Reporting Standard (FRS 102) applicable in the UK and Republic of Ireland.

Legal and administrative information set out on page 3 forms part of this report. The financial statements comply with the Companies Act 2006, relevant accounting standards, the Memorandum and Articles of Association and the Statement of Recommended Practice – Accounting and Reporting by Charities.

**STRUCTURE, GOVERNANCE AND MANAGEMENT**

**Constitution and Objects of the Charity**

CVHT is a company limited by guarantee (Company No. 04253074) and is governed by its Memorandum and Articles of Association as amended on 6 December 2001, 29 August 2007 and 28 January 2010. The liability of the Members is limited to £1.

It was established as a Charity (registered number 1089861) on 19 December 2001 with the purpose of: “the relief of sickness and for the protection and preservation public health in Cranleigh, Surrey and the surrounding area within the area covered by the Waverley Primary Care Group and in such other areas as the Trustees think fit in particular by providing or assisting in the provision (through the purchasing, owning, leasing, running, maintaining or other involvement) of a hospital in Cranleigh being the Cranleigh Village Hospital, Cranleigh, Surrey and/or any affiliated, replacement or successor hospital thereto in Cranleigh as a local hospital, nursing home, old peoples home, health care and clinic of all kinds for the provision of in patient or out patient, medical, social, domestic and other facilities and equipping for the recuperation, care, attention, entertainment and well-being of the residents or patients therein”.

Any grants made by the Charity would be in accordance with Charity law and its constitution.

CVHT has the following mission statement:

“CVHT is committed to the development of new secondary health care facilities including up to 20 beds. When opened these facilities would be available to patients from Cranleigh and the surrounding villages. CVHT will remain the ground landlord of the site in Knowle Lane in perpetuity on behalf of the community but will liaise with others to build, maintain, run and possibly develop further the said ground”.

The Trustees intend that the beds would be provided at rates commensurate with those charged by Surrey County Council.

In early 2008, the Charity made public that it was working with the care home industry with the intention of solving the “beds problem” created in 2006 when the then Primary Care Trust closed the beds in the old Village Hospital.

## **CRANLEIGH VILLAGE HEALTH TRUST**

### **REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 AUGUST 2021– CONT'D**

Following liaison with healthcare stakeholders in the Waverley area, notably the local Clinical Commissioning Group (CCG), Surrey County Council, the Cranleigh Medical Practice, The Royal Surrey County Hospital (RSCH), the community nursing care provider and Phyllis Tuckwell Hospice, it was decided to pursue an 80-bed care home incorporating 20 community beds for NHS and SCC patients.

This decision followed the guidance of RSCH and the CCG that any new facilities for outpatients and diagnostics will be sited in the Village Hospital and part funded by the League of Friends of Cranleigh Village Hospital. To aid this process CVHT funded a feasibility study on the rebuilding of the Village Hospital to cater for these OPD and diagnostic facilities.

The consequent planning application was refused in November 2019. As a result, the Trustees submitted a second application of reduced scale to meet the reasons for refusal of the first application.

The Planning Application was due to be decided in the Autumn of 2020. In August the Application was endorsed by the Integrated Care Partnership (NHS and Surrey County Council). For six years the NHS and SCC had been involved enthusiastically with the CVHT plans and had repeatedly endorsed the successive applications. However, five weeks later the ICP quite precipitately, and without discussion with CVHT withdrew their support citing a change of strategy, potentially jeopardising the whole project.

Since then, CVHT has had at short notice to consider alternative approaches to the financing of the 16 beds. These would be partly reliant on SCC spot purchasing some of the beds and the negotiation of reduced costs through the care home provider. During this period corona virus was having devastating effects on confidence in the care home market.

The Waverley Eastern Planning Committee met to decide on the application on 24<sup>th</sup> February 2021. The application was refused – the withdrawal of the ICP's support being a crucial factor in this decision. The Trustees are now considering their response to this refusal.

#### **Directors and Trustees**

The Charity is managed by a Board of Trustees which met xxxx times during the year. Decisions are made on a majority basis unless a decision is perceived by the Trustees as being fundamental to the objectives of the Charity, in which case a unanimous vote is required.

The Trustees of the Company are also Directors under company law and the Trustees' Report is also a Directors' Report as required by S417 of the Companies Act 2006. Throughout this report the Directors are referred to as Trustees. In accordance with the Articles of Association, one third of the Trustees will resign at the AGM. Trustees are elected at a meeting of the Board of Trustees based on nominations received from Trustees or Members. Nominations are made based on personal competence and specialist skills. Any nomination must be proposed and seconded. New appointments are ratified at the AGM. Candidates must show knowledge of and an interest in Cranleigh Village Hospital and the community it serves and be willing to give the time necessary to meet the Charity's aims. Trustees are also selected to give the Charity a good mix of appropriate professional skills e.g. finance, legal, retail, property management and fund-raising.

Thus, all the Trustees are highly skilled professionals and the Charity, in recognising the special requirements of a Charitable Company, encourages the Trustees to make themselves duly aware of

**CRANLEIGH VILLAGE HEALTH TRUST**  
**REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 AUGUST 2021- CONT'D**

the needs of the Charity by studying relevant guidance, undertaking appropriate reading and, where necessary, attending suitable courses, especially those issued or organised by the Charity Commission. The Charity also stresses in its governance documentation the need to operate under Charity Commission guidelines. All Trustees are appointed for a fixed term of not more than three years. The Trustees retire by rotation and may put themselves forward for re-election at the AGM.

The Trust maintains Trustees Fidelity Insurance in respect of the Trustees.

### **Organisation**

The Charity has a subsidiary, CVHT Enterprises Limited, which was formed to manage major fundraising events. CVHT Enterprises Limited was not active in the year. CVHT has carried out no major fundraising activities for some years.

### **Risk Management**

The Board regularly considers the major risks to which the Charity is exposed, and the following risks have been identified:

Inability to meet Waverley Borough Council (WBC) planning requirements; inability to obtain full planning permission, without undue conditions, for the healthcare facilities now envisaged; inability to find sufficient on-going resources to manage the project effectively for the envisaged proposals.

The Trustees have sought to address those identified risks in accordance with the following action plan:

Working closely with the planners; liaising closely with the CCG, RSCH and SCC as appropriate regarding their need for facilities in the healthcare facilities and seeking suitable resources to fill any gaps in Trustee resources caused by lack of time or appropriate skills.

Ensuring that the community beds are available to, and at rates commensurate with those charged by, Surrey County Council as the commissioner of beds on behalf of the Surrey Care Partnership and that a sufficient return is made on the low-cost accommodation to be provided under the proposals.

### **Investment policy**

The Board is responsible for the Charity's investment policy. The Trustees review the deposits held and the funds available at their regular board meetings. The Trustees duly consider the Charity's income requirements, the risk profile and market prospects, and invest in low-risk investments to ensure the appreciation of the Charity's funds. During the year the return was 0.xxx% reflecting the continuing low interest environment. The emphasis is on maintaining a high level of liquidity and a low to moderate investment risk.

### **Reserves**

Reserves have been accumulated in order to meet anticipated development costs and provide finance for the proposed healthcare facilities

## **CRANLEIGH VILLAGE HEALTH TRUST**

### **REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 AUGUST 2021– CONT'D**

#### **Public benefit**

The primary objective of the Charity is the relief of sickness in the Waverley Cranfold area. The Trustees confirm that they have complied with the duty in Section 17 of the Charities Act 2011 to have due regard to the Charity Commission's general guidance on public benefit when reviewing the Charity's aims and objectives and in planning future activities. The Charity seeks to achieve these objectives by continuing the pursuit of the provision of, or assisting with the provision of, new healthcare facilities in Cranleigh.

#### **ACHIEVEMENTS AND ACTIVITIES OVER THE LAST 12 MONTHS**

CVHT's achievements and activities in the year are contained in the Chairman's Statement on pages 4.

#### **PROJECT DEVELOPMENT / FUTURE PLANS**

The necessary next steps include:

- A decision on the response to the recent planning refusal.
- Consideration of possible alternative permitted use for the land in consultation with CPC.
- Completion of all legal formalities
- Continued liaison with all appropriate bodies.

#### **FINANCIAL REVIEW**

The net deficit for the year from ordinary activities was £26,798 which is compared to a deficit of £11,512 in 2020. The principal contributions to the movement was a decrease in donations received accompanied by decrease in legal and development expenditure and an increase in campaign costs.

#### **SUPPORTERS**

During the year, Charity membership has remained largely unchanged. The Charity wishes to thank all its supporters – Patrons, Members, Fundraisers, Volunteers and others – for their continuing support and flow of ideas throughout another challenging year. The Trustees are extremely grateful for the way in which they are available to support the Charity. All their time is freely given.

#### **INTERESTED PARTIES**

The Trustees will endeavour to maintain close relationships with Cranleigh Parish Council, the Royal Surrey County Hospital, Surrey County Council and NHS Surrey.

**CRANLEIGH VILLAGE HEALTH TRUST**  
**REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 AUGUST 2021 – CONT'D**

**STATEMENT OF TRUSTEES' RESPONSIBILITIES**

The Trustees (who are also directors of Cranleigh Village Health Trust for the purposes of company law) are responsible for preparing the Trustees' Annual Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law 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 charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that period. In preparing these financial statements, the Trustees are required to:

- Select suitable accounting policies and then apply them consistently;
- Observe the methods and principles in the Charities SORP;
- Make judgments and accounting standard estimates that are reasonable and prudent;
- State whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in business.

The Trustees are responsible for keeping adequate accounting records that disclose with reasonable accuracy at any time the financial position of the charitable company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Trustee's report has been prepared in accordance with the provisions applicable to the small companies regime.

By order of the Trustees



**Tony Robinson**  
Trustee

**26 April 2022**

## Independent Examiner's Report to the Trustees of Cranleigh Village Health Trust

I report to the trustees (who are also Directors for the purpose of company law) on my examination of the financial statements of Cranleigh Village Health Trust ('the charitable company') for the year ended 31 August 2021 which comprise the Statement of Financial Activities, the Balance Sheet and related notes.

This report is made solely to the charity's trustees, as a body, in accordance with section 145 of the Charities Act 2011. My work has been undertaken so that I might state to the charity's trustees those matters I am required to state to them in this report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the charity and the charity's trustees as a body, for my work, for this report, or for the opinions I have formed.

### Responsibilities and basis of report

As the trustees of the charitable company you are responsible for the preparation of the financial statements in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

Having satisfied myself that the financial statements of the charitable company are not required to be audited under Part 16 of the Act and are eligible for independent examination, I report in respect of my examination of the charitable company's financial statements carried out under section 145 of the Charities Act 2011 ('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 2011 Act.

An independent examination does not involve gathering all the evidence that would be required in an audit and consequently does not cover all the matters that an auditor considers in giving their opinion on the financial statements. The planning and conduct of an audit goes beyond the limited assurance that an independent examination can provide. Consequently, I express no opinion as to whether the financial statements present a 'true and fair' view and my report is limited to those specific matters set out in the independent examiner's statement.

### 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:

- accounting records were not kept in respect of the charitable company as required by section 386 of the 2006 Act; or
- the financial statements do not accord with those records; or
- the financial statements do not comply with the accounting requirements of section 396 of the 2006 Act other than any requirement that the financial statements give a 'true and fair view which is not a matter considered as part of an independent examination; or
- the financial statements have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

I have no concerns to enable a proper understanding of the financial statements to be reached except for the uncertainty of the land valuation included in the financial statements at £2.4 million. The rejection of the revised planning application on 21 February 2021 by Waverley Borough Council has resulted in the trustees considering a number of options for its future use which may result in the value not being realised. We draw your attention to Note 8 which highlights the trustees remain committed to realising the capital value of the land and believe there is still significant value attached to its potential use.

Andrew Skilton ACA  
Brewers Chartered Accountants  
Bourne House, Queen Street, Gomshall, GU5 9LY

11 MAY 2022

**CRANLEIGH VILLAGE HEALTH TRUST**  
**STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 AUGUST 2021**

	Notes	Unrestricted Funds 2021 £	Unrestricted Funds 2020 £
<b>Income from:</b>			
Donations and legacies	4	2,338	103,535
<b>Investments</b>			
Bank interest		1,636	2,224
<b>Total Income</b>		<u>3,974</u>	<u>105,759</u>
<b>Expenditure on:</b>			
Charitable activities	5	30,772	117,271
<b>Total Expenditure</b>		<u>30,772</u>	<u>117,271</u>
<b>Net (expenditure)/Income for year</b>		(26,798)	(11,512)
<b>Reconciliation of funds</b>			
<b>Total Funds Brought Forward</b>	11	<u>2,647,870</u>	<u>2,659,382</u>
<b>Total Funds Carried Forward</b>	11	<u>2,621,072</u>	<u>2,647,870</u>

**CRANLEIGH VILLAGE HEALTH TRUST**  
**BALANCE SHEET AS AT 31 AUGUST 2021**

	Notes	2021 £	2021 £	2020 £	2020 £
<b>Fixed assets</b>					
Tangible assets	8		2,400,000		2,400,000
Investments	3		<u>1,000</u>		<u>1,000</u>
<b>Total fixed assets</b>			<b>2,401,000</b>		<b>2,401,000</b>
<b>Current assets</b>					
Debtors	9	950		1,086	
Investments	1	150,015		245,002	
Cash at bank and in hand		<u>76,683</u>		<u>15,942</u>	
<b>Total current assets</b>		<b>227,648</b>		<b>262,030</b>	
Creditors: amounts falling due within one year	10	<u>(7,576)</u>		<u>(15,160)</u>	
<b>Net current assets</b>			<u>220,072</u>		<u>246,870</u>
Net Assets			<u>2,621,072</u>		<u>2,647,870</u>
<b>Unrestricted funds</b>					
General	11		<u>2,621,072</u>		<u>2,647,870</u>

For the year ending 31 August 2021 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

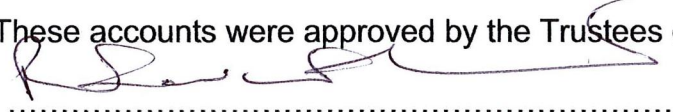
The members have not required the charitable company to obtain an audit of its financial statements for the year in question in accordance with section 476 of the Companies Act 2006.

The Trustees acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and preparation of the financial statements.

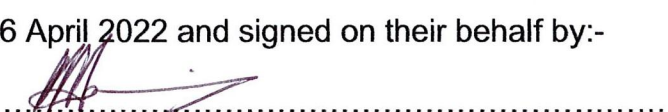
These financial statements have been prepared in accordance with the special provisions for small companies under part 15 of the Companies Act 2006.

Under the Companies Act 2006 S454 on a voluntary basis, the trustees can amend these financial statements if they subsequently prove to be defective.

These accounts were approved by the Trustees on 26 April 2022 and signed on their behalf by:-



**Robin Fawkner Corbett** – Trustee  
 Company registration No: 04253074  
 Charity registration No: 1089861



**Tony Robinson** - Trustee

**CRANLEIGH VILLAGE HEALTH TRUST**  
**NOTES FORMING PART OF THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 AUGUST 2021**

**1. ACCOUNTING POLICIES**

**BASIS OF PREPARATION**

The charity is a public entity and these financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard for (FRS 102) applicable in the UK and the Republic of Ireland and the Companies Act 2006. Assets and liabilities are initially recorded at historical cost or transaction value unless otherwise stated in the relevant accounting policy note. The presentational currency is sterling and the financial statements are rounded to £1.

**GROUP FINANCIAL STATEMENTS**

Consolidated Financial Statements have not been as the results of the subsidiary is dormant and are not material to the group. The results of the trading subsidiary CVHT Enterprises Limited are given in note 3.

**INCOMING RESOURCES**

**Fundraising Events**

Income from fund raising events is included in incoming resources in the period in which the relevant event takes place.

**Donations and Legacies**

Income from donations, legacies and grants, is included in incoming resources when the charity has entitlement to the funds any performance conditions attached to the item of income have been met and it is probable that the income will be received and the amount can be measured reliably and is not deferred.

**Interest Receivable**

Interest is included when receivable by the Charity and can be measured reliably.

**Resources Expended and Irrecoverable VAT**

Expenditure is recognised once there is a legal or constructive obligation to make a payment to a third party, it is probable that settlement will be required and the amount of the obligation can be measured reliably. Expenditure is classified under the following headings.

Charitable costs include the operating costs of running the Charity.

Support costs include the cost of directly administering and supporting the Charity's operations and have all been allocated to Charitable activities

Irrecoverable VAT is charged against the activity for which the expenditure was incurred.

**CRANLEIGH VILLAGE HEALTH TRUST**  
**NOTES FORMING PART OF THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 AUGUST 2021 cont'd.**

**Tangible Fixed Assets**

Land is included at the valuation by Fairweathers, Chartered surveyors at 31 March 2015. A policy of revaluation was undertaken but this was frozen on transition to FRS 102. The land is not depreciated.

**Investments**

The investment in the subsidiary undertaking CVHT Enterprises Limited is valued at cost.

Bank deposits which mature in greater than three months are accounted for as current investments.

**Debtors**

Debtors are recognised at the settlement amount due after any trade discounts offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

**Creditors**

Creditors and provisions are recognised where the Charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

**Financial instruments**

The Trust only has financial assets and liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value.

**Fund Accounting**

Funds held by the Charity are all unrestricted general funds – these are funds which can be used in accordance with the charitable objects at the discretion of the Trustees.

**2. LEGAL STATUS OF THE CHARITY**

The Charity is a company limited by guarantee and has no share capital. The liability of each member in the event of winding-up is limited to £1.

**3. INVESTMENT IN SUBSIDIARY**

The Charity holds a 100% investment in the Ordinary Share capital of CVHT Enterprises Limited, which is incorporated in the United Kingdom. CVHT Enterprises Limited covenants all its profits to the Charity. The company was set up to run fundraising events. CVHT Enterprises Limited was not active during the year. Net assets at 31 August 2021 and 31 August 2020 were £1,000.

**CRANLEIGH VILLAGE HEALTH TRUST**  
**NOTES FORMING PART OF THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 AUGUST 2021 cont'd.**

**4. DONATIONS AND LEGACIES**

	<b>2021</b>	<b>2020</b>
	£	£
Donations	1,338	100,535
Legacies	<u>1,000</u>	<u>3,000</u>
	<u><b>2,338</b></u>	<u><b>103,535</b></u>

**5. CHARITABLE ACTIVITIES**

	<b>2021</b>	<b>2020</b>
	£	£
<i>Support costs for the Charity:</i>		
Computer and website	106	453
Campaign support	9,398	8,050
Insurance	453	217
Sundry	47	106
Development costs	12,848	104,442
Governance costs	<u>7,920</u>	<u>4,003</u>
Total Operational costs	<u><b>30,772</b></u>	<u><b>117,271</b></u>

The Trust had no employees in 2021 or 2020. Key management personnel are considered to be the Trustees. The Trustees received no remuneration during the year. No expenses were reimbursed to Trustees in the year.

**6. GOVERNANCE COSTS**

	<b>2021</b>	<b>2020</b>
	£	£
Professional fees	4,987	914
Independent Examination	2,500	2,640
Trustee Indemnity Insurance	<u>433</u>	<u>449</u>
	<u><b>7,920</b></u>	<u><b>4,003</b></u>

**7. MOVEMENT IN FUNDS**

	<b>2021</b>	<b>2020</b>
	£	£
Independent Examination	2,500	2,640

**CRANLEIGH VILLAGE HEALTH TRUST**  
**NOTES FORMING PART OF THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 AUGUST 2021 cont'd.**

**8. TANGIBLE FIXED ASSETS**

	<b>2021</b>	<b>2020</b>
	£	£
<b>Property</b>		
<b>Valuation</b>		
At 1 September 2020 and 31 August 2021	<u>2,400,000</u>	<u>2,400,000</u>

All tangible fixed assets are held for direct Charitable purposes. Included in Property is freehold land at Knowle Lane which has been conveyed by Cranleigh Parish Council in consideration of land donated by the former president of Cranleigh Village Health Trust, under a land exchange agreement which was completed in December 2010. The land has historically been designated for the proposed construction of a new Care Home with community beds and based on an independent valuation by Fairweathers Chartered Surveyors in 2015 is valued at £2,400,000 in the accounts. The Trustees have adopted that valuation on transition to FRS 102.

On 21 February 2021 the revised planning application was rejected by Waverley Borough Council and The Trustees and their advisors are considering the next steps. One option being reviewed by the Trustees is to realise the capital value of the land and make cash donations to local healthcare causes. Alternatively, other opportunities are being considered, within the terms of the covenant on the land which allow for a variety of uses including any community benefit. Given the uncertainty on how the land might be sold or developed the Trustees do not believe that at the current time it is possible to obtain an independent valuation and as such cannot be certain that the value in the accounts will be realised. The Trustees do however believe that there is still significant value attached to its potential use and remain committed to maximising the land value in their decision on how to proceed.

**9. DEBTORS**

	<b>2021</b>	<b>2020</b>
	£	£
Gift Aid	39	18
Other debtors	<u>911</u>	<u>1,068</u>
	<u>950</u>	<u>1,086</u>

**10. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	<b>2021</b>	<b>2020</b>
	£	£
Amounts due to Subsidiary	1,000	1,000
Trade creditors	-	11,040
Accruals and deferred income	<u>6,576</u>	<u>3,120</u>
	<u>7,576</u>	<u>15,160</u>

**CRANLEIGH VILLAGE HEALTH TRUST**  
**NOTES FORMING PART OF THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 AUGUST 2021 cont'd.**

**11. UNRESTRICTED FUNDS**

	<b>General Fund 2021 £</b>	<b>General Fund 2020 £</b>
Balance at 1 September	2,647,870	2,659,382
Movement in funds for the year	<u>(26,798)</u>	<u>(11,512)</u>
Balance at 31 August	<u>2,621,072</u>	<u>2,647,870</u>

**14. ULTIMATE CONTROLLING PARTY**

There was no ultimate controlling party during the year.

**15. RELATED PARTIES**

David Graham-Smith, a Trustee, is a consultant with Penningtons Manches LLP to whom legal fees of £8,038 were paid during the year (2020 - £14,218). At the year end £4,076 (2020: nil) is owed to Penningtons Manches LLP

Up until their resignation John Bainbridge and David Barry were also directors of CVHT Enterprises Limited. Robin Fawkner-Corbett and Richard Everitt were appointed directors of the company during the year.

Brian Cheesman is also a Trustee of The League of Friends of Cranleigh Village Hospital, a Charity with which Cranleigh Village Health Trust co-operates in pursuit of the objective of providing improved healthcare facilities for the community.

Donations of £180 were made to the Trust by trustees in the year.

