

# Charlottesville Jubilee Trust Limited

## Directors' and Trustees' Report for the year ended 31<sup>st</sup> May 2025

The directors and trustees have pleasure in presenting their report and financial statements for the Company for the year ended 31<sup>st</sup> May 2025.

### **Objectives and Activities**

The charity aims to preserve and maintain the building of "The Spike" which acts as a community centre for residents of Charlottesville as well as providing a restored heritage area demonstrating conditions in a typical Vagrants' Casual Ward at the beginning of the 20th century.

### **Achievements and Performance**

We continue to maintain the Spike in good condition with a program of routine maintenance, alongside a series of projects to improve the building. Notably this year we replaced the Warren Road gate, and carried out repair works to the roof and also the roof lanterns. We continued the work to replace the lights with more efficient LED's, and also replaced some very tired equipment in the kitchen. Hopefully you will have noticed the beautiful new orchard where we benefitted from £10k of funding from Surrey County Council, it's certainly made the honey even more tasty!

Thankfully this year we have seen a drop in energy prices, saving us almost £3k, with other expenses broadly flat. We also received nearly £2.5k in interest on our cash reserves.

We continue to give discounted or free use to charities and not for profit organisations. This year the discounts amounted to £4,315.

We held the Pancake Races again this year and raised another £1000 for the Guildford Street Angels, a charity that looks after those who become vulnerable after a night out in Guildford!

### **Financial Review**

Overall operating performance for 2024/25 was a profit of £13,932 compared to £9,021 for the previous year. This included a total of £9,400 spent from the Capital Reserve Fund on improving the buildings. Despite this expense the Capital reserve Fund stands at £78.5k, £13k higher than last year due to the transfer of the operating surplus. Rental Income was up nearly 25%, showing the attractiveness of our pricing and the quality of our facilities. Operating costs were lower excluding the managers profit share, resulting in record returns for the Trust. Total Cash Reserves are now nearly £120k with £63k invested in a high rate savings account returning over 4%.

### **Members Activities.**

Subscriptions were up 30% bucking the previous few years decline which is positive.

### **Community Centre.**

The Community Centre returned a £17k profit for 2024/25 despite spending £9k on improvements, and £2k on maintenance.

### **Heritage Centre.**

Tour income was broadly flat to the previous year at just over up £9k, unfortunately the 2024 honey harvest failed due to an accidental administration of a Veroa Treatment – however the bees enjoyed the fruits of their labour for a change over the winter period!

### **Structure, Governance and Management**

The organisation is a charitable company, limited by guarantee, incorporated on 22nd May 2002. The company was established under a Memorandum of Association which established the objects and powers of the charitable company and is governed under its Articles of



Association. In the event of the company being wound up, members are required to contribute an amount not exceeding £1.

The directors of the company are also charity trustees for the purposes of charity law and under the company's Articles are known as members of the Management Committee. There were no changes to the trusteeship during the year.

All members, past and present, have given or give their time voluntarily and receive no direct financial benefit from the charity. The Trust has no employees.

### **Statement of Directors' Responsibilities**

Company law requires the directors to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Company and of the profit or loss of the Company for that year. In preparing those financial statements, the directors are required to:

- select suitable accounting policies and apply them consistently
- make judgements and estimates that are reasonable and prudent
- prepare the financial statements on a going concern basis unless it is inappropriate to presume that the Company will continue in business.

The directors are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Company and enable them to ensure that the financial statements comply with the Companies Act 1985. 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.

### **Directors' Interests**

The company is limited by guarantee and as such there is no financial interest in the company by its directors.


### **Small Company Provisions**


This Company qualifies as a Small Company by section 382, Companies Act 2006.

Approved by the Directors and Trustees and signed on their behalf by:

Zoe Nash-Williams

Josh Goodwin

  
Director & Trustee

  
Director & Trustee

Date: 20th November 2025

Date: 19th November 2025

Registered Office:

Addison House

Addison Road, Guildford

SURREY GU1 3QP

# Charlottesville Jubilee Trust Ltd

## Statement of Financial Activities for the year ended 31st May 2025

	2024/25	2023/24
<b>INCOME</b>		
Donations	£ 159	£ 261
Charitable Activities	£ 5,076	£ 425
Other Trading Activities	£ 68,876	£ 46,675
Investments	£ 2,348	£ 502
<b>Total Income</b>	<b>£ 76,459</b>	<b>£ 47,864</b>
<b>EXPENDITURE</b>		
Charitable Activities	£ 3,515	£ -
Maintenance Fund	£ 9,368	£ -
Other Trading Activities	£ 49,584	£ 38,842
Bank Charges	£ 60	£ -
	<b>£ 62,527</b>	<b>£ 38,842</b>
<b>NET INCOME</b>	<b>£ 13,932</b>	<b>£ 9,021</b>
<b>TOTAL FUND BROUGHT FORWARD</b>	<b>£ 102,766</b>	<b>£ 93,745</b>
<b>TOTAL FUNDS CARRIED FORWARD</b>	<b>£ 116,698</b>	<b>£ 102,766</b>
<b>Represented by</b>		
Lease of the Spike	1390343	1390343
Furniture Fittings and Contents	130830	130830
	1521173	1521173
	1521172	1521172
Less Grants Received	1	1
<b>Current Assets</b>		
Books	£ 1,560	1530
Cash at Bank and in Hand	£ 118,459	104891
Debtors	£ 400	0
	<b>£ 120,419</b>	<b>£ 106,421</b>
<b>Creditors</b>		
Art in the Park	-500	-500
Grit Salt	-1930	-1930
Bench Maintenance	-149	-149
Defibrillator	-1141.64	-1076
	<b>-£ 3,721</b>	<b>-£ 3,655</b>
<b>TOTAL ASSETS LESS LIABILITIES</b>	<b>£ 116,698</b>	<b>£ 102,766</b>

This Financial Statements has been approved by the Trustees and were signed on their behalf by:

Zoe Nash-Williams

Josh Goodwin

Trustee

*Zoe Nash-Williams*

Trustee

*Josh Goodwin*

Date:

*29th November 25*

Date:

*29th November 2025*





Section A

Independent Examiner's Report

Report to the trustees

Charity Name  
CHARLOTTEVILLE JUBILEE TRUST

On accounts for the year  
ended

31<sup>st</sup> MAY 2025

Charity no  
(if any)

1103768

Set out on pages

One and two

(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 May 2025**.

Responsibilities and  
basis of report

As the charity's trustees, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent  
examiner's statement

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

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination (other than that disclosed below \*) which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

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

Signed: Amanda Speed

Date: 03/09/2025

Name: Amanda Speed

Relevant professional  
qualification(s) or body

CPAA ATT(Fellow)

(if any):

**Address:**

## Section B

### Disclosure

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

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

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