

Chichester Community Development Trust

Limited by Guarantee

Trustees Report

and Financial Statements

for the year ended 31 March 2025

Registered Charity Number 1140014

Registered Company Number 07114119

CHICHESTER COMMUNITY DEVELOPMENT TRUST

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

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CHICHESTER COMMUNITY DEVELOPMENT TRUST

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

CHARITY INFORMATION

Trustees

Sue James, Chair
Jonathan Brown
Peter Day
Nicky Dodds
John Eagles
Mike Robins

Chief Executive Officer and Company Secretary

Clare de Bathe (To August 2025)
Liz Woodsell (From September 2025)

Registered and Principal Office

The Water Tower
Bloomfield Drive
Chichester
West Sussex
PO19 6BZ

Registered Charity Number

1140014

Registered Company Number

07114119

Independent Auditor

Blue Spire Limited
Cawley Priory
South Pallant
Chichester
West Sussex
PO19 1SY

Bank

Unity Bank Plc
9 Brindley Place
Birmingham
B1 2HB

Investment manager

CCLA Fund Managers
Senator House
85 Queen Victoria Street
London
EC4V 4ET

CHICHESTER COMMUNITY DEVELOPMENT TRUST

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

REPORT OF THE TRUSTEES

The Trustees have pleasure in presenting their annual report for the purposes of the Charities Act 2022 the Companies Act 2006, together with the accounts for the year ended 31 March 2025. The Trustees have adopted the provisions of the Statement of Recommended Practice (SORP) "Accounting and Reporting by Charities" (FRS 102), effective 1 January 2019, in preparing the annual report and financial statements of the charity.

STRUCTURE, GOVERNANCE AND MANAGEMENT

The CCDT Treasurer is the professional adviser on financial matters. To enable him/her to fulfil these duties and to ensure the Trustees are provided with adequate financial advice the Treasurer:

- must be a key member of the CCDT Trustee Board, working closely with the Trust Director, helping the team to develop and implement strategy and to resource and deliver the organisations strategic objectives sustainably.
- must be actively involved in, and able to bring influence to bear on, all strategic business decisions, of the CCDT, to ensure that the financial aspects of immediate and longer-term implications, opportunities and risks are fully considered, and in alignment with the CCDT organisational strategy;
- must lead the promotion and delivery by the CCDT of good financial management so that public money is always safeguarded and used appropriately, economically, efficiently and effectively.
- must ensure the finance function is resourced to be fit for purpose.

The CCDT Chief Executive is responsible for the leadership and general administration of the organisation. The Chief Executive is responsible for:

- ensuring the legality of the actions of the organisation and his/her team members
- ensuring that procedures for recording and reporting key decisions are operating effectively
- advising all staff and officers about who has authority to take a particular decision
- advising the Trustees about whether a decision is likely to be considered contrary or not wholly in accordance with the policy framework

We will ensure that we have Board level representation from the communities we serve, and that we work effectively with Residents' Associations, other voluntary agencies, statutory organisations, and our local neighbours, such as Chichester University and the Sussex Partnership NHS Trust. Customer satisfaction with our facilities and the events we offer is a key performance indicator for us.

We will use a range of communication methods to reach out to all parts of our community and create events and initiatives which empower and enable community interconnections. A key element of our core funding comes from residents themselves, and we create a tangible value for this support, and ensure that we communicate this value, and the wider work of the CCDT effectively to our residents.

The CCDT Treasurer and Chief Executive are jointly responsible for maintaining a continuous review of the financial regulations and for submitting any necessary additions or changes to board of trustees for approval and for reporting. The CCDT Chief Executive and Treasurer are responsible for ensuring that all staff, contractors and agents under their respective control and direction are aware of the existence and content of and have access to these financial regulations and other internal regulatory documents and that these are complied with. Maintaining proper accounting records is one of the ways in which the CCDT discharges their responsibility for stewardship of resources. The main sources of funding for the charity over the funding period were income from operational activities, resident contributions, , grants from bodies such as Chichester District Council, and consultancy income. The charity holds its investments with the CCLA charitable investment COIF – this is reviewed annually by our treasurer. Reserves are held in accordance with the reserves policy and are held at 6 months running costs of the charity.

The timeline for the transfer of assets from the developers to CCDT is set out in the S.106 agreements with the developers and is determined by the rate at which the new housing on the sites is occupied. It is therefore subject to change. Once transferred, some assets can be used immediately as they have been built to CCDT's specification. Others need extensive refurbishment to enable them to be brought into use. As we take over each facility, we will work with the local community to agree how best to use it, to ensure that it is financially sustainable, and helps us to meet our community goals. Once this work is complete, we will produce publish a business plan for each facility. Our business plans will aim to earn a surplus from each facility where this is possible, to enable resources to be provided for other initiatives within the community. Annual achievement of the objectives in the business plan will be a key performance indicator for us.

We are fortunate in having a team of talented and committed staff who form the basis of our workforce. However 6 FTE people are not be able to deliver all the work we have outlined, and we need to recruit, develop and rely on a

CHICHESTER COMMUNITY DEVELOPMENT TRUST

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

REPORT OF THE TRUSTEES

cadre of volunteers to help us with this work. The revenue required to deliver our strategy will come from a mixture of recurring income from facility hire, car parking charges, ticket income etc., non-recurrent grant funding, and residents' contributions. An annual business plan will be prepared for approval by the Trustees and staff remuneration and pay is considered annually.

Budget and capital programmes preparation

- The CCDT Treasurer and Chief Executive are jointly responsible for ensuring that CCDT budget proposals are properly prepared in accordance with requirements agreed with the Board of Trustees.
- The CCDT Treasurer is advised by the Chief Executive on the appropriate level of general balances, earmarked reserves, and provisions to be held and the prudential indicators arising from the application of the charity commission to the proposed revenue and capital budget.
- It is the responsibility of the Chief Executive to ensure that the estimates contained within the budget are realistic and prudent and subject to risk assessment.
- Following completion of the CCDTs scrutiny process for reviewing the Budget proposal the budget will be adopted by the board no later than 31 March.

Our strategic vision for the next five years is to mature into an established organisation that is a key part of Chichester's drive to build a strong, cohesive, and creative community integrating the substantial amount of new housing and new residents into the city. We will have a national reputation as one of the best community development initiatives in the UK and will be recognised and valued by residents and the wider Chichester community. Our key role is to build community spirit, create community action and find solutions to community problems for the neighbourhoods we serve. Over the next two years CCDT will begin plans for the studio's development; and take on a social enterprise space at Shopwyke Lakes whilst managing the chapel and pavilion. At the end of this period of work the CCDT will be able to support the community to live and work more effectively towards the five ways to wellbeing. By 2025, we want to have created a series of new community assets which are financially viable and valued by residents and the wider community.

Risks

The trustees and management of Chichester Community Development Trust have given due thought and consideration to the major risks to which the charity may be exposed and have systems in place which are designed to mitigate those risks.

OBJECTS AND ACTIVITIES

The objects of the charity are:

1. To pursue any charitable purpose, primarily for the benefit of the community in the area of benefit and in particular;
2. To own, manage and maintain community facilities for the public at large and/or those who, by reasons of their, age, infirmity or disablement, poverty or social and economic circumstances, have need for such facilities;
3. To create training and employment opportunities by the provision of workspace buildings, and/or land for use on favourable terms;
4. To advance education, training and retraining, particularly among unemployed people;
5. To promote public safety and the prevention of crime;
6. To develop the capacity and skills of the members of the community in such a way that they are better able to identify, and help meet, their needs and participate more fully in society;
7. To develop and encourage, foster and promote the physical, economic and social development and regeneration of the area by building partnerships with organisations with similar aims;
8. To protect or conserve the environment; and
9. To relieve poverty.

In determining how best to pursue these objects the Trustees have had regard to the Charity Commission's guidance on public benefit set out in the public benefit guides PB1, PB2 and PB3, specifically when making decisions or reviewing the Charity's aims and objectives, and in developing plans for future activities and projects. We are now at the beginning of our new 5 year strategy from 2025-30.

CHICHESTER COMMUNITY DEVELOPMENT TRUST

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

REPORT OF THE TRUSTEES

Policies and objectives

In February 2025 we held a Stakeholder Event to consider our strategic priorities for the next five years. Over 50 stakeholders, from representatives of Council staff and members, Residents' Associations, Licence holders and other business partners, to staff members and the Trust Board were invited. Nearly 40 people attended and were asked to review the SWOT analysis prepared by senior staff and identify the most important threats and opportunities, and then to discuss a series of questions concerning

- the future development of services for specific groups of people including young people, the elderly, vulnerable adults and intergenerational groups,
- how to recruit, retain and develop volunteers
- what sort of events and activities should CCDT encourage in their facilities
- how CCDT can initiatives to respond to climate change challenges

Following discussion, we agreed that the strategic objectives for 2025/2030 remain unchanged, as follows:

- Owning, developing and managing community facilities and running them successfully
- Building a strong, cohesive and creative community
- Supporting innovation, sustainable development and social enterprise
- Creating and delivering a strategy to achieve our carbon-neutral ambitions

These will form the structure around which our annual business plan and performance management arrangements will be organised in each of the next five years.

ACHIEVEMENTS AND PERFORMANCE

We have continued to work with a range of delivery models to provide services at The Chapel, and The Pavilion at Graylingwell Park, The Lodge at Keepers Green, and The Community Hall at Rousillon Park. We are proud that wide range of services are provided from these assets, including wellness services, exercise classes, café facilities, meeting places for a number of community groups and services and a pre-school nursery. In addition, with the help of a grant from Sports England, we opened a community owned cycle repair workshop and café at Shopwyke Lakes where cycle maintenance classes and bicycle refurbishment services with the aim of upcycling redundant and unwanted bikes to reduce landfill and provide affordable second-hand bikes for sale are offered.

In August 2024 we finalised the transfer of the land and buildings that will form the Marchwell Studios. This transfer included a dowry representing the costs of developing the assets to the core and shell condition required by the S106 agreement. Once the transfer was complete we were able to apply for a grant from the Heritage Lottery Fund to finalise the buildings. We were delighted to learn in December 2024 that our grant application had been successful, and work began in January 2025 to finalise our plans and prepare tender documents. We hope to start on site on Marchwell Studios very shortly.

Further good news came in November 2024 when we learnt that we had been honoured with the Kings Award for Voluntary Services. We were one of only five voluntary organisations in Sussex to receive this award, and we were delighted to hold an afternoon tea party to welcome the Lord Lieutenant of Sussex when she visited us in March 2025 to present the award on behalf of The King.

We also welcomed a number of new Trustees in 2024, all of whom have shown great interest in the work of CCDT, and are offering specialist expertise which is of great support to the Trust Board. I am particularly indebted to John Eagles our Treasurer, who has worked closely with Clare de Bathe and her team to ensure that, once again, we have managed to achieve a balanced budget at the end of 2024/25.

Although we have experienced some difficult times during 2024/25, with the protracted negotiations relating to transfer of Marchwell Studio assets, and incursions from groups of travellers on Havenstoke Park and Keepers Green, we have, as ever, relied entirely on the skills, energy and enthusiasm of our wonderful group of staff, without whom, none of the above would have been achieved. I am enormously grateful to Clare de Bathe and her team for all the work and effort they have put into developing community services that we can all be proud of.

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Investment performance

The charity holds investments with CCLA within their COIF Charities Investment Fund. Investment holdings are reviewed annually by our treasurer. Reserves are held in accordance with the reserves policy and are held at 6 months running costs of the charity. The trustees were satisfied with the performance of the investments held in the year under review.

FINANCIAL REVIEW

To conduct financial business efficiently, Chichester Community Development Trust (CCDT) ensures that sound financial management policies are in place, and that these are strictly observed by every employee and trustee under the control and direction of either the CCDT Treasurer or Chief Executive. The CCDT Treasurer, Chair of trustees and the CCDT Chief Executive work closely together. This working relationship is of fundamental importance. All team members with financial responsibilities ensure that their responsibilities can be fully delivered and assurances and information exchanged to fulfil the statutory and professional responsibilities of the organisation.

During the year under review the charity had total income of £2,657,970 (2024: £999,459) and total expenditure of £947,213 (2024: £1,038,156) before losses on investments of £26,650 (2024 gains: £48,118) giving an overall net income of £1,684,107 (2024: £9,421).

At the balance sheet date the charity had total funds of £5,794,792 with restricted funds of £2,630,225 and fixed assets of £3,380,521 the charity's free reserves were a deficit of £215,954. The trustees acknowledge deficits may arise at accounting period end from time to time due to the nature and timing of cash flows and are content the charity remains in the position to meet its obligations as they fall due.

From a group context total income amounted to £2,825,479, with expenditure £1,109,390 and net income after losses on investments of £1,689,439.

PLANS FOR FUTURE PERIODS

A report comparing actual income and expenditure with the budget for the organisation as well as any specific project budgets is prepared every quarter. Cash flow and a statement of assets/liabilities compared against budget is prepared and presented to the Directors every quarter. A projection for the year-end position is produced compared against budget. The CCDT board of trustees approve the general format and approach to setting the revenue budget and capital programme. Proposed budgets should include the sums allocated to different services and projects, levels of grant income and proposed precept levels and contingency and reserve funds. Both will be funded through capital grants and fundraising campaigns. The charity holds its investments with the CCLA Charitable investment COIF – this is reviewed annually by our treasurer and we hold an investment policy that is reviewed every two years. There are no subsidiary undertakings in this year or planned for next year.

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FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

REPORT OF THE TRUSTEES

STATEMENT OF TRUSTEES' RESPONSIBILITIES

The Trustees (who are also directors of Chichester Community Development Trust for the purposes of company law) are responsible for preparing the Report of the Trustees 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 2019 (FRS 102).
- make judgements and 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.
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in operation.

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.

In so far as the Trustees are aware:

- there is no relevant audit information of which the charitable company's auditor is unaware; and
- the trustees have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditor is aware of that information.

The Trustees are responsible for the maintenance and integrity of the corporate and financial information included on the charitable company's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

APPOINTMENT OF AUDITORS

Blue Spire Limited, have expressed their willingness to stand for reappointment and a resolution proposing their reappointment will be put forward at the Annual General Meeting of the charity.

This report has been prepared having taken advantage of the small companies' exemption in the Companies Act 2006.

Approved by the Trustees and signed on their behalf.

Susan James
Director – Chair

Date

CHICHESTER COMMUNITY DEVELOPMENT TRUST

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

INDEPENDENT AUDITOR'S REPORT

Independent Auditor's Report to the Trustees of Chichester Community Development Trust

Opinion

We have audited the financial statements of Chichester Community Development Trust (the 'parent charitable company') and its subsidiary (the 'group') for the year ended 31 March 2025 which comprise the Group Statement of Financial Activities, the Charity Statement of Financial Activities, the Group and Charity Balance Sheet, the Group and Charity Statement of Cash Flows and notes to the financial statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the group's and parent charitable company's affairs as at 31 March 2025, and of the group's incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the auditor responsibilities for the audit of the financial statements section of our report. We are independent of the group and parent charitable company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the group and parent charitable company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

Other information

The other information comprises the information included in the report of the trustees, other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information. Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

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FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

INDEPENDENT AUDITOR'S REPORT

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters in relation to which the Charities (Accounts and Reports) Regulations 2008 require us to report to you if, in our opinion:

- the information given in the trustees' report is inconsistent in any material respect with the financial statements; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of trustee

As explained more fully in the statement of trustees responsibilities set out on page 5, the trustees (who are also the directors of the parent charitable company for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the group and parent charitable company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the group or parent charitable company or to cease operations, or have no realistic alternative but to do so.

Auditor responsibilities for the audit of the financial statements

We have been appointed as auditor under section 151 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

Based on our understanding of the Charity and the sector in which it operates, we identified the principal laws and regulations that directly affect the financial statements to be the Charities Act, Companies Act, and Employment Act. We assessed the extent of compliance with these laws and regulations as part of our procedures on the related financial statement items.

In addition, the Charity is subject to many other laws and regulations where the consequences of non-compliance could have a material effect on amounts or disclosures in the financial statements, for instance through the imposition of fines or litigation. There is a limitation to areas most likely to have such an effect. Auditing standards limit the required audit procedures to identify non-compliance with these laws and regulations to enquiry of the Trustees and other management and inspection of regulatory and legal correspondence if any.

Audit procedures performed by the engagement team included:

- Enquiry of management, those charged with governance around actual and potential litigation and claims;
- Enquiry of entity staff to identify any instances of non-compliance with laws and regulations;
- Reviewing minutes of meetings of those charged with governance;
- Reviewing financial statement disclosures and testing to supporting documentation to assess compliance with applicable laws and regulations.
- Performing audit work over the risk of management override of controls, including testing of journal entries and other adjustments for appropriateness, evaluating the business rationale of significant transactions outside the normal course of business and reviewing accounting estimates for bias.

CHICHESTER COMMUNITY DEVELOPMENT TRUST

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

INDEPENDENT AUDITOR'S REPORT

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

A further description of our responsibilities is available on the FRC's website at: <https://www.frc.org.uk/auditors/audit-assurance/auditor-s-responsibilities-for-the-audit-of-the-fi/description-of-the-auditor%E2%80%99s-responsibilities-for>. This description forms part of our auditor's report.

Use of our report

This report is made solely to the charitable company's trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the charitable company's trustees those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charitable company and the charitable company's trustees as a body, for our audit work, for this report, or for the opinions we have formed.

Blue Spire Limited (Statutory Auditor)

Cawley Priory
South Pallant
Chichester
West Sussex
PO19 1SY

Date

Blue Spire Limited is eligible for appointment as auditor of the charity by virtue of its eligibility for appointment as auditor of a company under section 1212 of the Companies Act 2006.

CHICHESTER COMMUNITY DEVELOPMENT TRUST

CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

GROUP STATEMENT OF FINANCIAL ACTIVITIES (INCORPORATING INCOME AND EXPENDITURE ACCOUNT)

	Note	Unrestricted Funds £	Restricted Funds £	2025 Total Funds £	2024 Total Funds £
Income and endowments from:					
Donations and legacies	1	151,620	2,183,109	2,334,729	618,984
Charitable activities	2	245,987	-	245,987	319,026
Other trading activities	3	214,413	-	214,413	493,575
Investments	4	30,350	-	30,350	15,251
Total		<u>642,370</u>	<u>2,183,109</u>	<u>2,825,479</u>	<u>1,446,836</u>
Expenditure on:					
Raising funds	5	171,575	-	171,575	518,379
Charitable activities	6	653,759	284,056	937,815	1,032,454
Total		<u>825,334</u>	<u>284,056</u>	<u>1,109,390</u>	<u>1,550,833</u>
Net gains/(losses) on investments	15	(26,650)	-	(26,650)	48,118
Net Income/(expenditure)		(209,614)	1,899,053	1,689,439	(55,879)
Gross transfers between funds	20	(41,936)	41,936	-	-
Net movement in funds		(251,550)	1,940,989	1,689,439	(55,879)
RECONCILIATION OF FUNDS					
Total funds brought forward	19, 20	3,330,547	689,236	4,019,783	4,075,662
Total funds carried forward	19, 20	<u>3,078,997</u>	<u>2,630,225</u>	<u>5,709,222</u>	<u>4,019,783</u>

None of the charity's other activities were acquired or discontinued during the above two financial years.

The charity has no recognised gains or losses other than those dealt with in the statement of financial activities.

CHICHESTER COMMUNITY DEVELOPMENT TRUST

CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

GROUP STATEMENT OF FINANCIAL ACTIVITIES (INCORPORATING INCOME AND EXPENDITURE ACCOUNT)

	Note	Unrestricted Funds £	Restricted Funds £	2025 Total Funds £	2024 Total Funds £
Income and endowments from:					
Donations and legacies	1	151,620	2,183,109	2,334,729	618,984
Charitable activities	2	245,987	-	245,987	319,026
Other trading activities	3	46,904	-	46,904	46,198
Investments	4	30,350	-	30,350	15,251
Total		<u>474,861</u>	<u>2,183,109</u>	<u>2,657,970</u>	<u>999,459</u>
Expenditure on:					
Raising funds	5	7,244	-	7,244	-
Charitable activities	6	655,913	284,056	939,969	1,038,156
Total		<u>663,157</u>	<u>284,056</u>	<u>947,213</u>	<u>1,038,156</u>
Net gains/(losses) on investments	15	(26,650)	-	(26,650)	48,118
Net Income/(expenditure)		(214,946)	1,899,053	1,684,107	9,421
Gross transfers between funds	20	(41,936)	41,936	-	-
Net movement in funds		(256,882)	1,940,989	1,684,107	9,421
RECONCILIATION OF FUNDS					
Total funds brought forward	19, 20	3,421,449	689,236	4,110,685	4,101,264
Total funds carried forward	19, 20	<u>3,164,567</u>	<u>2,630,225</u>	<u>5,794,792</u>	<u>4,110,685</u>

None of the charity's other activities were acquired or discontinued during the above two financial years.

The charity has no recognised gains or losses other than those dealt with in the statement of financial activities.

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CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

GROUP STATEMENT OF FINANCIAL ACTIVITIES (INCORPORATING INCOME AND EXPENDITURE ACCOUNT)

	Note	GROUP 2025 £	2024 £	CHARITY 2025 £	2024 £
FIXED ASSETS					
Asset under construction	12	176,798	-	176,798	-
Tangible assets	13	3,380,521	3,468,992	3,380,521	3,462,346
Investment in subsidiary	14	-	-	1	1
Investments	15	545,334	571,984	545,334	571,984
		<u>4,102,653</u>	<u>4,040,976</u>	<u>4,102,654</u>	<u>4,034,331</u>
CURRENT ASSETS					
Stocks		-	5,496	-	-
Debtors	16	57,166	71,470	131,794	113,726
Short term investments		1,500,000	-	1,500,000	-
Cash at hand and in bank		146,198	89,949	141,653	87,868
Total current assets		<u>1,703,364</u>	<u>166,915</u>	<u>1,773,447</u>	<u>201,594</u>
CURRENT LIABILITIES					
Creditors: amounts falling due within one year	18	96,795	188,108	81,309	125,240
Net current assets/(liabilities)		<u>1,606,569</u>	<u>(21,193)</u>	<u>1,692,138</u>	<u>76,354</u>
Net assets/(liabilities)		<u><u>5,709,222</u></u>	<u><u>4,019,783</u></u>	<u><u>5,794,792</u></u>	<u><u>4,110,685</u></u>
THE FUNDS OF THE CHARITY					
Restricted funds	19	2,630,225	689,236	2,630,225	689,236
Fixed asset reserve		3,380,521	3,462,346	3,380,521	3,462,346
Fair value reserve		67,508	67,508	67,508	67,508
General funds		(369,032)	(199,307)	(283,462)	(108,405)
Unrestricted funds	19, 20	3,078,997	3,330,547	3,164,567	3,421,449
Total charity funds		<u><u>5,709,222</u></u>	<u><u>4,019,783</u></u>	<u><u>5,794,792</u></u>	<u><u>4,110,685</u></u>

For the year ending 31 March 2025 the

Directors' responsibilities:

- The members have not required the company to obtain an audit of its accounts for the year in question in accordance with section 476;
- The directors acknowledge their

The financial statements have been

The accompanying notes form part of these financial statements.

Approved by the Trustees and signed on their behalf.

Susan James
Director - Chair

Date

Registered Company Number: 07114119
Registered Charity Number: 1140014

Chichester Community Development Trust

CHICHESTER COMMUNITY DEVELOPMENT TRUST

CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

GROUP STATEMENT OF FINANCIAL ACTIVITIES (INCORPORATING INCOME AND EXPENDITURE ACCOUNT)

	GROUP		CHARITY	
	2025 £	2024 £	2025 £	2024 £
Net cash flow from operating activities (see below)	1,696,660	(44,056)	1,700,233	(22,417)
Cash flow from investing activities				
Payments in respect of capital works	(176,798)	-	(176,798)	-
Payments to acquire tangible fixed assets	-	(352)	-	-
Proceeds on sale of tangible fixed assets	6,037	-	-	-
Payments to acquire fixed asset investments	-	-	-	-
Proceeds on sale of investments	-	-	-	-
Investment income	30,350	15,251	30,350	15,251
Net cash flow from investing activities	<u>(140,411)</u>	<u>14,899</u>	<u>(146,448)</u>	<u>15,251</u>
Net increase/(decrease) in cash and cash equivalents	1,556,249	(29,157)	1,553,785	(7,166)
Cash and cash equivalents brought forward	89,949	119,106	87,868	95,034
Cash and cash equivalents carried forward	<u>1,646,198</u>	<u>89,949</u>	<u>1,641,653</u>	<u>87,868</u>
Cash and cash equivalents consist of:				
Cash at bank and in hand	146,198	89,949	141,653	87,868
Short term deposits	1,500,000	-	1,500,000	-
Cash and cash equivalents at 31 March	<u>1,646,198</u>	<u>89,949</u>	<u>1,641,653</u>	<u>87,868</u>

Reconciliation of net income to net cash flow from operating activities

	GROUP		CHARITY	
	2025 £	2024 £	2025 £	2024 £
Net income for the year	1,689,439	(55,879)	1,684,107	9,421
Adjusted for:				
Investment income	(30,350)	(15,251)	(30,350)	(15,251)
(Gains)/losses on investments	26,650	(48,118)	26,650	(48,118)
Depreciation and impairment of tangible fixed assets	82,434	87,686	81,825	85,563
Loss/(profit) on disposal of fixed assets	-	-	-	-
Decrease/(increase) in stocks	5,496	(5,496)	-	-
Decrease/(increase) in debtors	14,304	(39,109)	(18,068)	(34,595)
Increase/(decrease) in creditors	(91,313)	32,111	(43,931)	(19,437)
	<u>7,221</u>	<u>11,823</u>	<u>16,126</u>	<u>(31,838)</u>
	<u>1,696,660</u>	<u>(44,056)</u>	<u>1,700,233</u>	<u>(22,417)</u>

CHICHESTER COMMUNITY DEVELOPMENT TRUST

CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

GROUP STATEMENT OF FINANCIAL ACTIVITIES (INCORPORATING INCOME AND EXPENDITURE ACCOUNT)

General information, scope and basis of the financial statements

Chichester Community Development Trust is a private company, limited by guarantee, incorporated in England with the company number 07114119. In the event of the charity being wound up, the liability in respect of the guarantee is limited to £1 per member of the charity. The registered office and principal place of business is The Water Tower, Bloomfield Drive, Chichester, West Sussex, PO19 6BZ and its operations are outlined in the trustees' report.

The charity constitutes a public benefit entity as defined by FRS 102. The 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 applicable in the UK and Republic of Ireland issued in October 2019, the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102), the Charities Act 2011, the Companies Act 2006 and UK Generally Accepted Accounting Practice.

The financial statements are prepared on a going concern basis under the historical cost convention, modified to include certain items at fair value. The financial statements are presented in sterling which is the functional currency of the charity and rounded to the nearest £.

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated.

Consolidation

The results of the charity's wholly owned subsidiary (Connecting Spaces Ltd) are consolidated on a line by line basis with any intragroup balances and transactions eliminated in full during the year under review.

Connecting Spaces Ltd is a company, limited by shares, incorporated in England with the company number 12954680. Chichester Community Development Trust owns 100% of the issued share capital being 1 ordinary £1 share of Connecting Spaces Ltd. The trading subsidiary's registered office is the same as the charity as detailed above.

The charity and its subsidiary now have a uniform reporting date and reporting period. The results of Connecting Spaces Ltd for the period under review are shown in note 13 of these financial statements together with an outline of its operations.

Incoming resources

All income is recognised once the charity has entitlement to the income, it is probable that the income will be received and the amount of income receivable can be measured reliably.

For donations to be recognised the charity will have been notified of the amounts and the settlement date in writing. If there are conditions attached to the donation and this requires a level of performance before entitlement can be obtained then income is deferred until those conditions are fully met or the fulfilment of those conditions is within the control of the charity and it is probable that they will be fulfilled.

Income from government grants is recognised at fair value when the Charity has entitlement after any performance conditions have been met, it is probable that the income will be received and the amount can be measured reliably. If entitlement is not met then these amounts are deferred.

Donated assets, goods, facilities and professional services are recognised in income at their fair value when their economic benefit is probable, it can be measured reliably and the charity has control over the item. Fair value is determined on the basis of the value of the gift to the charity. For example, the amount the charity would be willing to pay in the open market for such items and services. A corresponding amount is recognised in expenditure and fixed assets as appropriate. Fixed asset gifts in kind are recognised when receivable and are included at fair value where available or the value attributed by the donor. They are not deferred over the life of the asset.

Income from trading activities includes income earned from fundraising events and trading activities to raise funds for the charity. Income is received in exchange for supplying goods and services in order to raise funds and is recognised when entitlement has occurred.

Investment income is earned through holding assets for investment purposes such as shares and property. It includes dividends, interest and rent. Where it is not practicable to identify investment management costs incurred within a scheme with reasonable accuracy the investment income is reported net of these costs. It is included when the amount can be measured reliably. Interest income is recognised when received and dividend and rent income is recognised as the charity's right to receive payment is established.

CHICHESTER COMMUNITY DEVELOPMENT TRUST

CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

GROUP STATEMENT OF FINANCIAL ACTIVITIES (INCORPORATING INCOME AND EXPENDITURE ACCOUNT)

Resources expended

All expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category. Expenditure is recognised where there is a legal or constructive obligation to make payments to third parties, it is probable that the settlement will be required and the amount of the obligation can be measured reliably. It is categorised under the following headings:

- Costs of raising funds includes the costs of the Fika project; and
- Expenditure on charitable activities includes the costs associated with activities in furtherance of the charity's objects directly.

Support costs are those that assist the work of the charity but do not directly represent charitable activities and include office costs, governance costs, administrative payroll costs. They are incurred directly in support of expenditure on the objects of the charity and include project management carried out at Headquarters. Where support costs cannot be directly attributed to particular headings they have been allocated to cost of raising funds and expenditure on charitable activities on a basis consistent with use of the resources.

Governance costs are costs associated with the general running of the charity as opposed to the day to day activities. Governance costs have been allocated to cost of charitable activities on the basis they form part of carrying out those activities.

VAT

The charity is not registered for VAT and therefore VAT is not recoverable on the charity's expenditure. Irrecoverable VAT is charged as an expense against the activity for which expenditure arose.

Employee benefits

When employees have rendered service to the Charity, short-term employee benefits to which the employees are entitled are recognised at the undiscounted amount expected to be paid in exchange for that service.

Pension costs

The charity operates defined contribution pension schemes. Contributions to the scheme are charged to the statement of financial activities on a payable basis.

Taxation

The charity is considered to pass the tests set out in sections 466 to 493 Corporation Tax Act 2010 (CTA 2010), as such no income tax is payable on the charity's activities.

Fixed assets

Tangible fixed assets costing £500 or more are capitalised and recognised when future economic benefits are probable and the cost or value of the asset can be measured reliably.

Tangible fixed assets are stated at cost (or deemed cost) or valuation less accumulated depreciation and accumulated impairment losses. Cost includes costs directly attributable to making the asset capable of operating as intended.

Depreciation is provided on all tangible fixed assets, at rates calculated to write off the cost, less estimated residual value, of each asset on a systematic basis over its expected useful life as follows:

Freehold property	2% - 20% straight line
Leasehold property	2% straight line
Plant and machinery	10% straight line

Fixed asset investments

Investments are recognised initially at fair value which is normally the transaction price including transaction costs. Subsequently, they are measured at fair value with changes recognised in 'net gains / (losses) on investments' in the SoFA if the shares are publicly traded or their fair value can otherwise be measured reliably. Other investments are measured at cost less impairment.

Investments in subsidiaries are measured at cost less impairment.

CHICHESTER COMMUNITY DEVELOPMENT TRUST

CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

GROUP STATEMENT OF FINANCIAL ACTIVITIES (INCORPORATING INCOME AND EXPENDITURE ACCOUNT)

Debtors receivable and creditors payable within one year

Debtors and creditors with no stated interest rate and receivable or payable within one year are recorded at transaction price. Any losses arising from impairment are recognised in expenditure.

Cash and cash equivalents

Cash and cash equivalents are short term highly liquid assets and are held at fair value. These include cash on deposit and other similar accounts with a maturity of less than one year.

Fund accounting

General funds are unrestricted funds which are available for use at the discretion of the Trustees in furtherance of the general objectives of the charity and which have not been designated for other purposes.

Designated funds are unrestricted funds that the Trustees have specifically designated the purpose for which they can be applied.

Restricted funds are funds, which are to be used in accordance with specific restrictions imposed by donors or raised by the charity for particular purposes. The cost of raising and administering such funds is charged against the specific fund. The aim and use of each restricted fund are set out in the notes to the financial statements.

Going concern

The financial statements have been prepared on a going concern basis as the trustees believe that no material uncertainties exist. The trustees have considered the level of funds held and the expected level of income and expenditure for 12 months from authorising these financial statements. The budgeted income and expenditure is sufficient with the level of reserves for the charity to be able to continue as a going concern.

CHICHESTER COMMUNITY DEVELOPMENT TRUST

CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

GROUP STATEMENT OF FINANCIAL ACTIVITIES (INCORPORATING INCOME AND EXPENDITURE ACCOUNT)

1. Donations and legacies - Charity

	Unrestricted Funds £	Restricted Funds £	2025 Total Funds £	Unrestricted Funds £	Restricted Funds £	2024 Total Funds £
The Lodge GP	1,200	-	1,200	3,600	-	3,600
Grant Funding/Trusts/ Foundations	20,961	74,225	95,186	54,415	65,807	120,222
Discover Your Future	-	18,680	18,680	-	-	-
Graylingwell Chapel	30,158	2,960	33,118	29,710	-	29,710
NLHF Stage 2	-	-	-	-	39,027	39,027
The Chichester Shed	21,799	63,860	85,659	-	400,886	400,886
Donations Friends and Patrons	10,338	-	10,338	4,399	-	4,399
Bike Project	8,773	34,764	43,537	-	21,140	21,140
The Studios	58,391	1,988,620	2,047,011	-	-	-
	<u>151,620</u>	<u>2,183,109</u>	<u>2,334,729</u>	<u>92,124</u>	<u>526,860</u>	<u>618,984</u>

2. Income from charitable activities - Charity

	Unrestricted Funds £	Restricted Funds £	2025 Total Funds £	Unrestricted Funds £	Restricted Funds £	2024 Total Funds £
Annual Resident Charge GP	29,563	-	29,563	26,454	-	26,454
The Community Hall RP	19,080	-	19,080	23,100	-	23,100
Youth	-	-	-	-	57,188	57,188
Water tower	126	-	126	4,958	-	4,958
Keeper Green Lodge	26,555	-	26,555	27,155	-	27,155
The Pavilion HP	115,720	-	115,720	103,447	7,000	110,447
S106 Contribution from Graylingwell LLP	17,113	-	17,113	28,296	-	28,296
Havenstoke Pk	-	-	-	4,634	-	4,634
Annual Resident Charge Keepers Green	7,778	-	7,778	8,022	-	8,022
Other charges for use of facilities	17,352	-	17,352	16,072	-	16,072
Roussillon SLA	12,700	-	12,700	12,700	-	12,700
	<u>245,987</u>	<u>-</u>	<u>245,987</u>	<u>254,838</u>	<u>64,188</u>	<u>319,026</u>

3. Other trading activities

	Unrestricted Funds £	Restricted Funds £	2025 Total Funds £	Unrestricted Funds £	Restricted Funds £	2024 Total Funds £
Rentals from trading subsidiary	11,600	-	11,600	27,840	-	27,840
Consultancy	35,304	-	35,304	18,358	-	18,358
Charity	<u>46,904</u>	<u>-</u>	<u>46,904</u>	<u>46,198</u>	<u>-</u>	<u>46,198</u>
Trading by Connecting Spaces Ltd	181,263	-	181,263	480,919	-	480,919
Charity income from subsidiary	(11,600)	-	(11,600)	(27,840)	-	(27,840)
Subsidiary income from charity	<u>(2,154)</u>	<u>-</u>	<u>(2,154)</u>	<u>(5,702)</u>	<u>-</u>	<u>(5,702)</u>
Group	<u>214,413</u>	<u>-</u>	<u>214,413</u>	<u>493,575</u>	<u>-</u>	<u>493,575</u>

CHICHESTER COMMUNITY DEVELOPMENT TRUST

CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

GROUP STATEMENT OF FINANCIAL ACTIVITIES (INCORPORATING INCOME AND EXPENDITURE ACCOUNT)

4. Investments

	Unrestricted Funds £	Restricted Funds £	2025 Total Funds £	Unrestricted Funds £	Restricted Funds £	2024 Total Funds £
Interest receivable	30,350	-	30,350	15,251	-	15,251
	<u>30,350</u>	<u>-</u>	<u>30,350</u>	<u>15,251</u>	<u>-</u>	<u>15,251</u>

5. Raising funds

	Unrestricted Funds £	Restricted Funds £	2025 Total Funds £	Unrestricted Funds £	Restricted Funds £	2024 Total Funds £
Pavillion & Chapel expenses	7,244	-	7,244	-	-	-
Charity	<u>7,244</u>	<u>-</u>	<u>7,244</u>	<u>-</u>	<u>-</u>	<u>-</u>
Trading by Connecting Spaces Ltd	175,931	-	175,931	546,219	-	546,219
Charges by charity to subsidiary	(11,600)	-	(11,600)	(27,840)	-	(27,840)
Group	<u>171,575</u>	<u>-</u>	<u>171,575</u>	<u>518,379</u>	<u>-</u>	<u>518,379</u>

6. Expenditure on charitable activities

	Unrestricted Funds £	Restricted Funds £	2025 Total Funds £	Unrestricted Funds £	Restricted Funds £	2024 Total Funds £
Wages and salaries	238,025	9,728	247,753	191,363	35,716	227,079
Depreciation	81,825	-	81,825	85,563	-	85,563
Office costs	7,556	107	7,663	3,217	-	3,217
Heritage Lottery bid development costs	-	7,818	7,818	2,400	38,911	41,311
Water Tower costs	20,264	156	20,420	18,242	3,384	21,626
General building costs	67,283	6,832	74,115	59,499	3,222	62,721
Staff and volunteer training	4,464	301	4,765	10,283	1,618	11,901
Youth	1,802	134	1,936	-	9,366	9,366
Marketing and publicity	5,582	-	5,582	9,463	-	9,463
Insurance	9,561	-	9,561	9,773	-	9,773
Legal and professional fees	18,440	11,297	29,737	10,051	-	10,051
Keeper's Green	20,225	80	20,305	15,802	-	15,802
Pavilion costs	70,705	516	71,221	45,001	-	45,001
Community Hall	596	-	596	1,752	-	1,752
The Chichester Shed	38,883	99,643	138,526	4,319	389,656	393,975
ESF DYF	4,342	8,443	12,785	-	-	-
Chapel Costs	34,092	5,558	39,650	21,973	13,357	35,330
Chichester Bike Project	11,187	32,557	43,744	401	13,171	13,572
Studios	7,613	100,886	108,499	5,459	22,270	27,729
Start-up costs and equipment	544	-	544	-	-	-
Support and governance costs	12,924	-	12,924	12,924	-	12,924
Charity	<u>655,913</u>	<u>284,056</u>	<u>939,969</u>	<u>507,485</u>	<u>530,671</u>	<u>1,038,156</u>
Charges from subsidiary	(2,154)	-	(2,154)	(5,702)	-	(5,702)
Group	<u>653,759</u>	<u>284,056</u>	<u>937,815</u>	<u>501,783</u>	<u>530,671</u>	<u>1,032,454</u>

CHICHESTER COMMUNITY DEVELOPMENT TRUST

CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

GROUP STATEMENT OF FINANCIAL ACTIVITIES (INCORPORATING INCOME AND EXPENDITURE ACCOUNT)

7. Support and governance costs

	Unrestricted Funds £	Restricted Funds £	2025 Total Funds £	Unrestricted Funds £	Restricted Funds £	2024 Total Funds £
Auditor's remuneration	12,924	-	12,924	12,924	-	12,924
	<u>12,924</u>	<u>-</u>	<u>12,924</u>	<u>12,924</u>	<u>-</u>	<u>12,924</u>

8. Auditor's remuneration

	Group		Charity	
	2025 Total Funds £	2024 Total Funds £	2025 Restricted Funds £	2024 Total Funds £
Audit fee	11,400	11,700	8,100	8,400
Non-audit services	<u>4,824</u>	<u>10,201</u>	<u>4,824</u>	<u>4,524</u>

The fees noted above are inclusive of VAT.

9. Wages and salary cost

	Group		Charity	
	2025 Total Funds £	2024 Total Funds £	2025 Total Funds £	2024 Total Funds £
Gross wages	367,305	440,980	294,177	230,109
Employer's national insurance costs (net of employers' allowance)	19,123	25,541	15,144	14,193
Employer's pension contributions	<u>9,644</u>	<u>10,501</u>	<u>8,184</u>	<u>6,650</u>
	<u>396,072</u>	<u>477,022</u>	<u>317,505</u>	<u>250,952</u>
	2025	2024	2025	2024
Staff numbers:				
Average head count	<u>27</u>	<u>35</u>	<u>10</u>	<u>11</u>

There was one employee with emoluments (excluding employer pension costs) in the region £70,000 to £80,000 in the current year (2024: No employees received emoluments above £60,000).

During the year under review the charity's key management personnel, set out in the information page, received employee benefits amounting to £85,665 (2024: £58,128). Additionally £3,500 (2024: £2,000) was received in recognition of achieving performance objectives with reimbursed travel and other expenses totalling £729 (2024: £1,743).

Additionally, during the year the charity's subsidiary (Connecting Spaces Limited) paid a member of the charity's key management personnel £7,866 (2024: £21,400) for consultancy and project management services.

The child of a member of the charity's key management personnel was employed by the subsidiary and received employee benefits totalling £367 (2024: £1,241) during the year under review.

10. Pension scheme

The charity operates a defined contribution pension scheme for its employees. Contributions to the scheme on behalf of employees during the year amounted to £8,184 (2024: £6,650) with no amounts payable at the balance sheet date.

CHICHESTER COMMUNITY DEVELOPMENT TRUST

CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

GROUP STATEMENT OF FINANCIAL ACTIVITIES (INCORPORATING INCOME AND EXPENDITURE ACCOUNT)

11. Related party transactions

No remuneration was paid to Trustees during the year nor the comparative year. Additionally no amounts were reimbursed to or paid on behalf of trustees during the year under or the comparative year for expenses or costs relating to their role as trustees.

There were no other transactions with related parties that require disclosure in the financial statements.

12. Assets under construction

	2025 £	2024 £
Assets under construction consist of capital costs in respect of The Studios development.	176,798	-

13. Fixed assets GROUP

	Furniture, fittings & equipment £	Freehold property £	Leasehold property £	Plant and machinery £	Total £
<i>Cost</i>					
At 1 April 2024	10,881	3,574,446	180,000	75,000	3,840,327
Additions	-	-	-	-	-
Disposals	(10,881)	-	-	-	(10,881)
At 31 March 2025	-	3,574,446	180,000	75,000	3,829,446
<i>Depreciation</i>					
At 1 April 2024	4,235	271,500	35,100	60,500	371,335
Charge for the year	609	71,225	3,600	7,000	82,434
On disposals	(4,844)	-	-	-	(4,844)
At 31 March 2025	-	342,725	38,700	67,500	448,925
Net book value at 31 March 2025	-	3,231,721	141,300	7,500	3,380,521
Net book value at 31 March 2024	6,646	3,302,946	144,900	14,500	3,468,992

CHARITY

	Freehold property £	Leasehold property £	Plant and machinery £	Total £
<i>Cost</i>				
At 1 April 2024	3,574,446	180,000	75,000	3,829,446
Additions	-	-	-	-
Disposals	-	-	-	-
At 31 March 2025	3,574,446	180,000	75,000	3,829,446
<i>Depreciation</i>				
At 1 April 2024	271,500	35,100	60,500	367,100
Charge for the year	71,225	3,600	7,000	81,825
On disposals	-	-	-	-
At 31 March 2025	342,725	38,700	67,500	448,925
Net book value at 31 March 2025	3,231,721	141,300	7,500	3,380,521
Net book value at 31 March 2024	3,302,946	144,900	14,500	3,462,346

CHICHESTER COMMUNITY DEVELOPMENT TRUST

CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

GROUP STATEMENT OF FINANCIAL ACTIVITIES (INCORPORATING INCOME AND EXPENDITURE ACCOUNT)

14. Subsidiary - Connecting Spaces Ltd

The charity owns the entire issued share capital of Connecting Spaces Ltd (registered company number 12954680).

	Shares held No.	2025 Par value £	Total £	Shares held No.	2024 Par value £	Total £
Shares in Connecting Spaces Ltd	1	1	1	1	1	1
					Year to 31 March 2025 Total Funds £	Year to 31 March 2024 Total Funds £
Profit and loss account						
Turnover					181,263	480,919
Cost of sales					(67,563)	(137,032)
Gross profit					113,700	343,887
Administrative expenses					(107,997)	(409,166)
Operating profit/(loss)					5,703	(65,279)
Interest payable and similar expenses					(371)	(21)
Taxation					-	-
Gift aid payment to Chichester Community Development Trust					-	-
Net profit/(loss)					5,332	(65,300)
Capital and reserves						
Profit and loss account brought forward					(90,902)	(25,602)
Net profit/(loss)					5,332	(65,300)
Profit and loss account carried forward					(85,570)	(90,902)
Share capital					1	1
Total capital and reserves					(85,569)	(90,901)

During the year under review the charity charged management costs to Connecting Spaces Ltd totalling £nil (2024: £nil) and was provided catering services totalling £2,154 (2024: £5,702). In addition the charity charged Connecting Spaces Ltd rentals totalling £11,600 (2024: £27,840) for the year.

15. Fixed asset investments - Managed funds - Charity

	2025 £	2024 £
Market value brought forward	571,984	523,866
Additions in year	-	-
Disposals at proceeds	-	-
Change in market value	(26,650)	48,118
Market value carried forward	545,334	571,984
Fixed asset investments are held at fair value with valuations obtained using closing bid-market price.		
Historic cost of investments	515,966	515,966

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GROUP STATEMENT OF FINANCIAL ACTIVITIES (INCORPORATING INCOME AND EXPENDITURE ACCOUNT)

16. Debtors

	GROUP		CHARITY	
	2025 £	2024 £	2025 £	2024 £
Trade debtors	49,767	43,824	27,592	6,698
Prepayments	4,656	4,656	4,656	4,656
Accrued income	-	17,113	-	17,113
Amounts receivable from trading subsidiary	-	-	97,479	85,259
Other debtors	2,743	5,877	2,067	-
	<u>57,166</u>	<u>71,470</u>	<u>131,794</u>	<u>113,726</u>

17. Current asset investments

	GROUP		CHARITY	
	2025 £	2024 £	2025 £	2024 £
Short term deposits	1,500,000	-	1,500,000	-
	<u>1,500,000</u>	<u>-</u>	<u>1,500,000</u>	<u>-</u>

18. Creditors

	GROUP		CHARITY	
	2025 £	2024 £	2025 £	2024 £
Trade creditors	40,749	84,916	38,953	45,164
Accruals	25,497	15,365	16,472	11,340
Deferred income	22,108	73,142	22,108	73,142
Taxation and social security	4,523	7,820	(142)	(7,232)
Pensions payable	3,789	2,305	3,789	2,305
Other creditors	129	4,560	129	521
	<u>96,795</u>	<u>188,108</u>	<u>81,309</u>	<u>125,240</u>

Analysis of deferred income

	Brought forward £	Released in year £	Deferred in year £	Carried forward £
Grant Funding/Trusts/ Foundations	73,142	(73,142)	22,108	22,108
	<u>73,142</u>	<u>(73,142)</u>	<u>22,108</u>	<u>22,108</u>

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GROUP STATEMENT OF FINANCIAL ACTIVITIES (INCORPORATING INCOME AND EXPENDITURE ACCOUNT)

19. Analysis of net assets between funds

	GROUP					
	Unrestricted Funds £	Restricted Funds £	2025 Total Funds £	Unrestricted Funds £	Restricted Funds £	2024 Total Funds £
Fixed assets	2,972,428	1,130,225	4,102,653	3,351,740	689,236	4,040,976
Net current assets	106,569	1,500,000	1,606,569	(21,193)	-	(21,193)
	<u>3,078,997</u>	<u>2,630,225</u>	<u>5,709,222</u>	<u>3,330,547</u>	<u>689,236</u>	<u>4,019,783</u>

	CHARITY					
	Unrestricted Funds £	Restricted Funds £	2025 Total Funds £	Unrestricted Funds £	Restricted Funds £	2024 Total Funds £
Fixed assets	2,972,429	1,130,225	4,102,654	3,345,095	689,236	4,034,331
Net current assets	192,138	1,500,000	1,692,138	76,354	-	76,354
	<u>3,164,567</u>	<u>2,630,225</u>	<u>5,794,792</u>	<u>3,421,449</u>	<u>689,236</u>	<u>4,110,685</u>

20. Analysis of net movement in funds

	GROUP					
	Total funds brought forward £	Total incoming resources £	Total resources expended £	Gains/(losses) on investments £	Transfers between funds £	Total funds carried forward £
<i>Restricted funds</i>						
Heritage Lottery grant	12,978	-	-	-	-	12,978
Havenstoke Park	574,637	-	(3,985)	-	-	570,652
The Chichester Shed	7,554	63,860	(113,161)	-	41,748	1
The Pavilion	7,000	-	(516)	-	-	6,484
Youth	53,124	-	-	-	-	53,124
Discover Your Future	-	-	-	-	-	-
Graylingwell Chapel	-	63,985	(15,865)	-	-	48,120
Keepers Green Lodge	-	-	(80)	-	80	-
Architectural Heritage Fund	-	-	-	-	-	-
The Bike Hut	7,969	34,764	(32,557)	-	-	10,176
Water Tower	8,926	31,630	(18,577)	-	-	21,979
Foot in the Door	14,581	-	-	-	-	14,581
Community Food Project	2,467	-	-	-	-	2,467
Studios	-	1,988,620	(98,957)	-	-	1,889,663
Community Development	-	250	(358)	-	108	-
	<u>689,236</u>	<u>2,183,109</u>	<u>(284,056)</u>	<u>-</u>	<u>41,936</u>	<u>2,630,225</u>
<i>Unrestricted funds</i>						
<i>Designated funds</i>						
Fixed Assets	3,462,346	-	(81,825)	-	-	3,380,521
Fair value reserve	67,508	-	-	-	-	67,508
<i>Total designated funds</i>	<u>3,529,854</u>	<u>-</u>	<u>(81,825)</u>	<u>-</u>	<u>-</u>	<u>3,448,029</u>
General fund	(108,405)	474,861	(581,332)	(26,650)	(41,936)	(283,462)
Trading subsidiary	(90,902)	167,509	(162,177)	-	-	(85,570)
Total unrestricted funds	<u>3,330,547</u>	<u>642,370</u>	<u>(825,334)</u>	<u>(26,650)</u>	<u>(41,936)</u>	<u>3,078,997</u>
Total funds	<u>4,019,783</u>	<u>2,825,479</u>	<u>(1,109,390)</u>	<u>(26,650)</u>	<u>-</u>	<u>5,709,222</u>

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GROUP STATEMENT OF FINANCIAL ACTIVITIES (INCORPORATING INCOME AND EXPENDITURE ACCOUNT)

20. Analysis of net movement in funds (continued)

	CHARITY				
	Total funds brought forward	Total incoming resources	Total resources expended	Gains/(losses) on investments	Transfers between funds
	£	£	£	£	£
<i>Restricted funds</i>					
Heritage Lottery grant	12,978	-	-	-	-
Havenstoke Park	574,637	-	(3,985)	-	-
The Chichester Shed	7,554	63,860	(113,161)	-	41,748
The Pavilion	7,000	-	(516)	-	-
Youth	53,124	-	-	-	-
Discover Your Future	-	-	-	-	-
Graylingwell Chapel	-	63,985	(15,865)	-	-
Keepers Green Lodge	-	-	(80)	-	80
Architectural Heritage Fund	-	-	-	-	-
The Bike Hut	7,969	34,764	(32,557)	-	-
Water Tower	8,926	31,630	(18,577)	-	-
Foot in the Door	14,581	-	-	-	-
Community Food Project	2,467	-	-	-	-
Studios	-	1,988,620	(98,957)	-	-
Community Development	-	250	(358)	-	108
	<u>689,236</u>	<u>2,183,109</u>	<u>(284,056)</u>	<u>-</u>	<u>41,936</u>
<i>Unrestricted funds</i>					
<i>Designated funds</i>					
Fixed Assets	3,462,346	-	(81,825)	-	-
Fair value reserve	67,508	-	-	-	-
<i>Total designated funds</i>	<u>3,529,854</u>	<u>-</u>	<u>(81,825)</u>	<u>-</u>	<u>-</u>
General fund	(108,405)	474,861	(581,332)	(26,650)	(41,936)
Total unrestricted funds	<u>3,421,449</u>	<u>474,861</u>	<u>(663,157)</u>	<u>(26,650)</u>	<u>(41,936)</u>
Total funds	<u>4,110,685</u>	<u>2,657,970</u>	<u>(947,213)</u>	<u>(26,650)</u>	<u>-</u>

21. Description of restricted and designated funds

Details of material funds are as follows:

Fund	Purpose
<i>Restricted funds</i>	
Heritage Lottery grant	Funds received to develop and return Graylingwell Chapel to life.
Havenstoke Park	Funds received for the ongoing upkeep and maintenance of the Havenstoke Park site.
The Chichester Shed	Funds received to develop an area for mental and physical wellbeing for young people.
The Pavilion	Funds received towards the costs of preparing and planning for the development of the Pavilion upon receipt.
Youth	Funds received for outreach and retention of youth programmes.
Discover Your Future	Funds received to support 20 women for a year to start up their own business.
Graylingwell Chapel	Funds received to support the redevelopment and regeneration of the Graylingwell Chapel.
Studios	Funds received to support the redevelopment and regeneration of Marchwell Studios.
<i>Designated funds</i>	
Fixed Assets	Fixed assets held by the charity and used to achieve their charitable objectives
Fair value reserve	Difference between market value and historic cost of investments.

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GROUP STATEMENT OF FINANCIAL ACTIVITIES (INCORPORATING INCOME AND EXPENDITURE ACCOUNT)

22. Financial instruments

The carrying amounts of the charity's financial instruments are as follows:

	2025 Total Funds £	2024 Total Funds £
<i>Financial assets</i>		
Measured at fair value through net income/(expenditure):		
Fixed asset investments	545,334	571,984
	<u>545,334</u>	<u>571,984</u>
Measured at amortised cost:		
Trade debtors	27,592	6,698
	<u>27,592</u>	<u>6,698</u>
<i>Financial liabilities</i>		
Measured at amortised cost:		
Trade creditors	38,953	45,164
	<u>38,953</u>	<u>45,164</u>

The income, expense, net gains and net losses attributable to the charity's financial instruments are summarised as follows:

	2025 Total Funds £	2024 Total Funds £
<i>Income and expense</i>		
Financial assets measured at fair value through net income/(expenditure)		
Investment income	30,350	15,251
	<u>30,350</u>	<u>15,251</u>
<i>Net gains and losses (including changes in fair value)</i>		
Financial assets measured at fair value through net income/(expenditure)		
Net gains/(losses) on investments	(26,650)	48,118
	<u>(26,650)</u>	<u>48,118</u>

Fixed asset investments are held at fair value with valuations obtained using closing bid-market price.

CHICHESTER COMMUNITY DEVELOPMENT TRUST

CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

GROUP STATEMENT OF FINANCIAL ACTIVITIES (INCORPORATING INCOME AND EXPENDITURE ACCOUNT)

23. Comparative charity statement of financial activities and analysis of net movement in funds

	Note	Unrestricted Funds £	Restricted Funds £	2024 Total Funds £
Income and endowments from:				
Donations and legacies	1	92,124	526,860	618,984
Charitable activities	2	254,838	64,188	319,026
Other trading activities	3	46,198	-	46,198
Investments	4	15,251	-	15,251
Total		408,411	591,048	999,459
Expenditure on:				
Raising funds	5	-	-	-
Charitable activities	6	507,485	530,671	1,038,156
Total resources expended		507,485	530,671	1,038,156
Net gains/(losses) on investments		48,118	-	48,118
Net Income/(expenditure)		(50,956)	60,377	9,421
Gross transfers between funds	See below	(20,111)	20,111	-
Net movement in funds		(71,067)	80,488	9,421
RECONCILIATION OF FUNDS				
Total funds brought forward	See below	3,492,516	608,748	4,101,264
Total funds carried forward	See below	3,421,449	689,236	4,110,685

CHICHESTER COMMUNITY DEVELOPMENT TRUST

CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

GROUP STATEMENT OF FINANCIAL ACTIVITIES (INCORPORATING INCOME AND EXPENDITURE ACCOUNT)

23. Comparative charity statement of financial activities and analysis of net movement in funds continued

	Total funds brought forward £	Total incoming resources £	Total resources expended £	Gains/(losses) on investments £	Transfers between funds £	Total funds carried forward £
<i>Restricted funds</i>						
Heritage Lottery grant	12,862	39,027	(38,910)	-	-	12,979
Havenstoke Park	575,638	-	(1,001)	-	-	574,637
Chichester Shed	-	401,386	(393,832)	-	-	7,554
The Pavillion	-	7,000	-	-	-	7,000
Youth	20,248	63,188	(30,312)	-	-	53,124
Discover Your Future	-	-	-	-	-	-
Graylingwell Chapel	-	20,000	(25,809)	-	5,809	-
Keepers Green Lodge	-	-	(90)	-	90	-
Architectural Heritage Fund	-	-	-	-	-	-
The Bike Hut	-	21,140	(13,171)	-	-	7,969
Water Tower	-	13,909	(4,984)	-	-	8,925
Foot in the Door	-	14,581	-	-	-	14,581
Community Food Project	-	2,467	-	-	-	2,467
Studios	-	8,100	(22,270)	-	14,170	-
Community Development	-	250	(292)	-	42	-
	<u>608,748</u>	<u>591,048</u>	<u>(530,671)</u>	<u>-</u>	<u>20,111</u>	<u>689,236</u>
<i>Unrestricted funds</i>						
<i>Designated funds</i>						
Fixed Assets	3,547,909	-	(84,615)	-	-	3,463,294
Graylingwell Chapel	19,390	-	-	-	48,118	67,508
Fair value reserve	-	-	-	-	-	-
<i>Total designated funds</i>	<u>3,567,299</u>	<u>-</u>	<u>(84,615)</u>	<u>-</u>	<u>48,118</u>	<u>3,530,802</u>
General fund	<u>(74,783)</u>	<u>408,411</u>	<u>(422,870)</u>	<u>48,118</u>	<u>(68,229)</u>	<u>(109,353)</u>
Total unrestricted funds	<u>3,492,516</u>	<u>408,411</u>	<u>(507,485)</u>	<u>48,118</u>	<u>(20,111)</u>	<u>3,421,449</u>
Total funds	<u><u>4,101,264</u></u>	<u><u>999,459</u></u>	<u><u>(1,038,156)</u></u>	<u><u>48,118</u></u>	<u><u>-</u></u>	<u><u>4,110,685</u></u>