

# WEST DOWN VILLAGE GREEN FIELD ASSOCIATION

England & Wales · Charity number 1153245

## Details

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**Other names** WDVGFA

**Status** Registered

**Legal form** CIO

**Registered** 2013-08-06

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

## Contact

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**Address** 7 Croftswood Gardens  
Ilfracombe  
EX34 9PR

**Phone** 01271862236

**Email** [johnmstainer@btinternet.com](mailto:johnmstainer@btinternet.com)

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

## Activities

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**Objects:** THE OBJECTS OF THE CIO ARE:(1) TO PROMOTE FOR THE BENEFIT OF THE INHABITANTS OF WEST DOWN, ILFRACOMBE, DEVON AND THE SURROUNDING AREA THE PROVISION OF FACILITIES FOR RECREATION OR OTHER LEISURE TIME OCCUPATION OF INDIVIDUALS WHO HAVE NEED OF SUCH FACILITIES BY REASON OF THEIR YOUTH, AGE, INFIRMITY OR DISABLEMENT, FINANCIAL HARDSHIP OR SOCIAL AND ECONOMIC CIRCUMSTANCES OR FOR THE PUBLIC AT LARGE IN THE INTERESTS OF SOCIAL WELFARE AND WITH THE OBJECT OF IMPROVING THE CONDITION OF LIFE OF THE SAID INHABITANTS.(2) THE RELIEF OF POVERTY BY THE PROVISION OF ALLOTMENTS FOR THE INHABITANTS OF WEST DOWN VILLAGE, ILFRACOMBE, DEVON.

**Activities:** To maintain the five-acre field known as West Down Community Field for the community in perpetuity.

## Classification

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- **How:** Provides Buildings/facilities/open Space
- **What:** General Charitable Purposes, The Advancement Of Health Or Saving Of Lives, Disability, Amateur Sport, Animals, Environment/conservation/heritage, Economic/community Development/employment, Recreation
- **Who:** Children/young People, Elderly/old People, People With Disabilities, Other Charities Or Voluntary Bodies, The General Public/mankind

## Geography

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- Devon

## Finances

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Period end	Income	Expenditure	Assets	Employees
2025-03-31	£2,502	£3,388	-	-
2024-03-31	£12,276	£16,906	-	-
2023-03-31	£22,153	£46,318	-	-
2022-03-31	£37,434	£4,040	-	-
2021-03-31	£3,928	£4,395	-	-

## Trustees

Name	Role	Appointed
<b>CAROLE KING</b>	Chair	2013-07-25
Amy Batstone		2025-03-26
Ben Nias		2023-02-27
Benjamin Hookes		2020-05-28
Christopher Batstone		2023-02-27
<b>ERNEST KEITH OADES</b>		2013-07-25
John Stainer		2013-07-25
Mark Squire		2025-03-26
Michael Hunt		2022-02-28
Natasha Hookway		2025-08-13
Oliver Smith		2025-03-26
Susannah Jane Batstone		2019-02-26

**WEST DOWN VILLAGE GREEN FIELD ASSOCIATION**

England & Wales - Charity number 1153245

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# Accounts

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# WEST DOWN COMMUNITY PARK

(West Down Village Green Field Association)  
(Charity Commission number 1153245)

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

19  
2024

ANNUAL GENERAL MEETING 7.15 26<sup>th</sup> March 2025

West Down Parish Hall

## Chairman's Report 2024-2025

The West Down Community Park is in Trust for the residents West Down and managed by Volunteer Trustees who act as the Management Committee, a totally independent organisation, ie no connection to Parish Council, meeting regularly to discuss and make decisions about the day to day and long-term actions needed to ensure that this facility remains fit for purpose, also raising the essential funds for its continued operation on behalf of the residents of West Down. This Committee team has done a fantastic job over the many years and continue to be enthusiastic ensuring that the West Down Community Park remains available in perpetuity for its residents.

The Community Park is registered with our Charity Commission number being 1153245, our Constitution is as recommended by Charity Commission, and all of our annual reports continue to be kept up to date. The Community Park is protected against its disposal and development by a (Deed Of Dedication) at Fields in Trust(FIT) in perpetuity. The Community Park is currently insured for third party liability by Allied Westminster. We have in place a health & safety policy, a Risk Assessment along with a Equal opportunities policy. There are substantial ever increasing financial costs in providing this facility for the parishioners of West Down, **funds which have to be provided each year** - costs such as Park maintenance and insurance – also of course, the cost of any projects undertaken, including play area along with maintenance and ongoing safety inspections.

Once again a big 'thank you' to all of our Volunteer Trustee's for the time and enthusiasm that they give to ensure the continued success of this amazing community asset. **Huge thanks** to the Park maintenance volunteer team for keeping the Park in such a great condition. Also a huge thank also to the West Down Parish Council for their continued financial support which contributes towards the continued operation of this facility for the wellbeing of West Down Residents.

It has now been over Thirteen Years since the Trustee's and volunteers started to transform a rough agricultural field into the Park finish that we have today. The West Down Community Park Trustees whilst providing this open space for its residents have:-

Developed borders and other areas of wild natural growth to encourage insects and small mammals.

Developed and equipped picnic areas within the Park.

Created allotments for those Green fingered enthusiast.

Not forgetting the Children's Play area that we provided and installed.

More recently, planting the fruit orchard, Tree Glade and Boules court.

Over and above all this, from day one we have successfully fund raised carrying out Annual Village Fayre's, Christmas Raffles, Band/Concert Nights at Parish Hall and even Fashion Evenings all raising many thousands of pounds allowing us to provide the facilities described above along with all our original Grass cutting and maintenance equipment.

With the support and funding from Fullabrook CIC and National Lottery in particular we have been able to fund the purchase of materials to bring a water supply into the Park, the purchase of new Grass Cutting Equipment, new Picnic Benches, Marquees, Event tables and seating.

This year has also seen the overhead power cables buried and a new power supply to our grass cutting machinery workshop and power when running event's.

We are informed by Estate Agents marketing property in West Down that having the Community Park adds value to each property.

John Stainer Chair.

**(WDVGFA) - WEST DOWN COMMUNITY PARK**  
**Annual Financial statement to 4 March 2025**

**Opening balance:            1 March 2024            £10898.71**

Income

Allotment rents	550
Fundraising	752.66
Grant	1150
Cash	50

Expenditure

Fuel – Diesel, oil, petrol.	184.86
E.ON standing charges.	190.51
Maintenance	1060.10
New Equipment	225.40
Insurance	977.30*
Admin	190
Events	172.50
Sundries	387.60

**TOTAL INCOME                            2502.66**

**TOTAL EXPENDITURE                    3388.27**

**CLOSING BALANCE: 4 March 2025            £10013.10**

**NOTES**

Insurance \*Tractor £313.12, Park incl. play equipment £664.18

Chris Batstone    04/03/2025

**WEST DOWN VILLAGE GREEN FIELD ASSOCIATION**

England & Wales - Charity number 1153245

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# Accounts

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# **WEST DOWN COMMUNITY PARK**

**(West Down Village Green Field Association)  
(Charity Commission number 1153245)**

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

**ANNUAL GENENERAL MEETING 6.45pm**

**11/03/2024**

**West Down Parish Hall**

## **Chairman's Report 2023-2024**

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It has now been Eleven Years since the Trustee's and volunteers started to transform a rough agricultural field into the Park finish that we have today. The West Down Community Park Trustees whilst providing this open space for its residents have:-

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a new power supply to our grass cutting machinery workshop  
and power when running event's.

John Stainer Chair.

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**(WDVGFA) - WEST DOWN COMMUNITY PARK  
ACCOUNTS - YEAR END FEBRUARY 2024**

<b>Opening balance:</b>	<b>1 March 2023</b>		<b>£15394.22</b>
<u>Income</u>		TOTAL INCOME	12276.13
Allotment rents	350	<u>Expenditure</u>	
Eurovision	1426.78	Admin	527.15
Ladies' football	752.78	Fuel - Diesel, oil, petrol	167.61
Bric-a-brac		E.ON standing charge	93.89
148.40		Trench work	
National Grid refund	370.91	to underground cable	2105.88
Donations for new goals		Power to field	4044
1600		National Grid	2887.80
Grant - WD Parish Council	500	New gates	708
Camp out sponsorship	427.26	Goals	2235
Fullabrook CIC Grant		1 <sup>st</sup> Aid kit	60
for installation of power supply and		Insurance - Park	662.18
trench work to bury cables		Insurance - Tractor	
6700		286.32	
		Maintenance	262.75
		Eurovision - TV + generator	
		hire, Loos, Gas, food + drink	2219.33*
		Ladies' football - Loos,	
		Food + drink	583.75
Cash c/f from 2022/23, banked		Land drainpipe	63
02/10/2023			
135.02		TOTAL EXPENDITURE	16906.66

**CLOSING BALANCE: 29 February 2024** **£10898.71**

**NOTES**

RUNNING COSTS <i>without depreciation</i> :	1737.15
New equipment:	2389.80
Undergrounding power cable + supply to field and to Air Ambulance light:	9808.68
Grants and donations:	9170.91

\*Includes surplus stock + BBQ gas.

2022-2023 Accounts audited by APB Accountants, Ilfracombe

The Trustees would like to thank West Down Parish Council for their continued support and Fullabrook CIC, Braunton Rotary Club, Ilfracombe Rotary Club, Ilfracombe Compass Rotary Club, Ilfracombe and District Lions Club and Ilfracombe Round Table for their generosity.

Chris Batstone    03/03/2024

**WEST DOWN VILLAGE GREEN FIELD ASSOCIATION**

England & Wales - Charity number 1153245

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# Accounts

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# **WEST DOWN COMMUNITY PARK**

**(West Down Village Green Field Association)  
(Charity Commission number 1153245)**

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

**ANNUAL GENENERAL MEETING 6.45pm**

**27/02/2023**

**West Down Parish Hall**

## **Chairman's Report 2022-2023**

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Because we own land, the Community Park is registered as a CIO (Charity Incorporated Organisation) with our Charity Commission number being 1153245, our Constitution is as recommended by Charity Commission, and all of our annual reports continue to be kept up to date. The Community Park is protected against its disposal and development by a (Deed Of Dedication) at Fields in Trust(FIT) in perpetuity. The Community Park is currently insured for third party liability by Allied Westminster. We have in place a health & safety policy, a Risk Assessment along with a Equal opportunities policy. There are substantial ever increasing financial costs in providing this facility for the parishioners of West Down, **funds which have to be provided each year** - costs such as Park maintenance and insurance – also of course, the cost of any projects undertaken, including play area along with maintenance and ongoing RoSPA safety inspections to meet our insurance requirements.

Once again a big 'thank you' to all of our Volunteer Trustee's for the time and enthusiasm that they give to ensure the continued success of this major community asset. **Huge thanks** to the Park maintenance volunteer team for keeping the Park in such a great condition. Also a huge thank also to the West Down Parish Council for their continued financial support which contributes towards the continued operation of this facility for the wellbeing of West Down Residents.

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new Grass Cutting Equipment, new Picnic Benches, Marquees, Event tables and seating.

John Stainer Chair.

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West Down Village Green Field Association  
Reg.1153245

Accounts for the period ending 31<sup>st</sup> March 2023

	£	£
<b>Opening Bank Balance</b>	39,609	
Allotment Income	575	
Grants	20,483	
Fundraising	1,095	
		30,858
New Equipment		8,638
Projects/Improvements		656
Insurance		708
Maintenance		896
Fuel		472
Administration		3,090
Events		1,000
Other expenses		
<b>Closing Bank Balance</b>		15,444
	<u>61,762</u>	<u>61,762</u>

Approved \_\_\_\_\_

## **Disclosure.**

Matters of concern.

Internal Controls and Governance:

- The charity has kept a sufficient cash book, reconciled to the charity's bank statements throughout the year. However petty cash records and reconciliations were not reviewed by us despite the existence of petty cash transactions throughout the year. None does a petty cash balance feature in the balancing figures within the accounts.
- Underlying records for various charity expenditure throughout the year does not form part of the charity's records. There were a total of 21 expense transactions during the period with no underlying receipt or invoice.

Related party transactions

- During the year the charity carried out several transactions with related parties where no underlying records were evidenced. This amounted to £1,811.49 during the year.

## **Recommendations.**

Record Keeping – The charity should continue to record and store all invoices and receipts relating to charity activities as part of your statutory records.

Cash Records – The charity should maintain a petty cash record for all petty cash transactions carried out.

Reporting – The charity should continue to report on an income and expenditure basis with carrying balances (Cash & Bank).

## Independent Examiner's Report on the Accounts

Report to the trustees of West Down Village Green Field Association  
On the Accounts for the period 1<sup>st</sup> February 2022 to 31<sup>st</sup> March 2023  
Charity Number. 1153245  
Set out on pages Three

We report to the trustees on our examination of the accounts of the above charity for the year period ending 31<sup>st</sup> March 2023.

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

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

We have completed our examination. We confirm that no material matters have come to our attention (other than that disclosed below – see page two of the examiners report) in connection with the examination which gives me cause to believe that in, any material respect:

- accounting records were not kept in accordance with section 130 of the Act or
- the accounts do not accord with the accounting records

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



25-01-2024

Paul Wright on behalf of  
APB Accountants Limited  
1-5 Market Square  
Ilfracombe  
Devon  
EX34 9AU

**WEST DOWN VILLAGE GREEN FIELD ASSOCIATION**

England & Wales - Charity number 1153245

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# Accounts

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# WEST DOWN COMMUNITY FIELD

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

(West Down Village Green Field Association)

(Charity Commission number 1153245)

## ANNUAL GENENERAL MEETING 7pm 28/02/2022

### West Down Parish Hall

#### Chairman's Report 2021-2022

The Community Field is managed by Volunteer Trustees who act as the Management Committee are a totally independent organisation, meeting regularly to discuss and make decisions about the day to day and long-term actions needed to ensure that it remains fit for purpose, also help raise the essential funds for its continued operation. This Committee has done a fantastic job over the many years and continue to be enthusiastic ensuring that the Community Field remains available in perpetuity for residents.

Because we own land, the Community field is registered as a CIO (Charity Incorporated Organisation) with our Charity Commission number being 1153245, our Constitution is as recommended by Charity Commission, and all of our annual reports continue to be kept up to date. The Community Field is protected against its disposal and development by a (Deed Of Dedication) at Fields in Trust(FIT) in perpetuity. The Community Field is insured for third party liability by Allied Westminster, and we have in place a health & safety policy, also Risk Assessment along with a Equal opportunities policy. There are substantial increasing financial costs in providing this facility for the parishioners of West Down, **funds which have to be provided each year** - costs such as field maintenance and insurance - also of course the cost of any projects undertaken such as the play area and equipment and also such as maintenance and ongoing RoSPA safety inspections to meet our insurance requirements.

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Also a huge thank also to the West Down Parish Council for their continued financial support which contributes towards the continued operation of this facility for the wellbeing of West Down Residents.

2021/2022 Phew again what a year it has been! COVID has again impacted on every family in the Country and most of the World, I feel proud to be able to say that our team has been able to keep our Community Field open throughout the pandemic providing a valuable recreational space for everyone.

Following the long battle with Acorn Developments and difficulties of North Devon Council I am very please to confirm that we have now received our share of the section 106 payment to our community.

We have already replaced our ageing rotting picnic and seat bench which we had, Pre-loved! We have also carried out field drainage and picnic area ground works.

Much work has taken place in the planning of further projects along with funding applications to make these possible.

I thank everyone for your support.  
John Stainer Chair.

**WEST DOWN VILLAGE GREEN FIELD ASSOCIATION**

England & Wales - Charity number 1153245

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# Accounts

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**WEST DOWN COMMUNITY FIELD**  
**[www.westdown.org.uk](http://www.westdown.org.uk)**  
**(West Down Village Green Field Association)**  
**(Charity Commission number 1153245)**

**ANNUAL GENENERAL MEETING 7pm 02/03/2021**

**By ZOOM**

**Chairman's Report 2020-2021**

The Community Field is managed by Volunteer Trustees who act as the Management Committee are a totally independent organisation, meeting regularly to discuss and make decisions about the day to day and long-term actions needed to ensure that it remains fit for purpose, also help raise the essential funds for its continued operation. This Committee has done a fantastic job over the many years and continue to be enthusiastic ensuring that the Community Field remains available in perpetuity.

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This last year has been difficult as most of fund raising opportunities were curtailed, but not to be put off last summer saw Trustees and volunteers very much hands on, helping to dig and backfill trenches, laying in new water supplies to Allotments and work our area adjacent to storage container area. We also had installed an additional storage container to house all our maintenance equipment. My I thank Fullabrook CIC for their grant towards this cost without this, these two projects would not have gone ahead.

The Tower equipment at the Children's Play Area was repaired and renovated incurring considerable cost, a big thank you to Tony Verney and Matt Simpson for giving their considerable time and effort in carrying out this vital work.

I thank everyone for your support.  
John Stainer Chair.

A handwritten signature in cursive script that reads "John Stainer". The signature is written in black ink and is positioned below the typed text of the letter.

(WDVGFA) *John Stearn*

West Down Green Field  
Year End February 2021

Opening balance £8296.93

Income

Membership	£2.00
Parish Grant	£800.00
Way leave	£10.89
Allotment rent	£600.00
NDC Grant	£2500.00
donations (fuel)	£15.34

Total £3928.23

Expenditure

Insurance	£615.01
fuel	£192.60
Gang mowers *	£1999.00
Push-along mower	£199.99
Strimmer	£100.00
Ground matting	£149.99
Gaming licence	£20.00
Playground repairs	£1119.10

Total £4395.69

Balance= £7829.47

Project for year 2020 Water & Storage

Income

CIC Grant £7500

Total £7500

Expenditure

water project	£4378.40
Storage	£4266.00
Lane repairs	£420.00
Grass bank repairs	£50.00

Total £9114.40

Closing balance = £6215.07

Audited by miss J Hall

Dated 01/04/2021

*J Hall*