CHOLSEY COMMUNITY DEVELOPMENT TRUST

England & Wales · Charity number 1154165

Details

Other names	CHOLSEY CDT
Status	Registered
Legal form	Charitable company
Company number	07589995
Registered	2013-10-10
Register	View on the Charity Commission register

Contact

Address	8 Pound Lane Cholsey Wallingford OX10 9NR
Phone	01491651164
Email	info@cholseycdt.org.uk
Website	www.cholseycdt.org.uk

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Activities

Objects: THE OBJECTS OF THE CHARITY ARE:-3.1 TO FURTHER OR BENEFIT THE RESIDENTS OF CHOLSEY AND THE SURROUNDING AREA, WITHOUT DISTINCTION OF SEX, SEXUAL ORIENTATION, RACE OR OF POLITICAL, RELIGIOUS OR OTHER OPINIONS BY ASSOCIATING TOGETHER THE SAID RESIDENTS AND THE LOCAL AUTHORITIES, VOLUNTARY AND OTHER ORGANISATIONS IN A COMMON EFFORT TO ADVANCE EDUCATION AND TO PROVIDE FACILITIES IN THE INTERESTS OF SOCIAL WELFARE FOR RECREATION LEISURE TIME OCCUPATION WITH THE OBJECTIVE OF IMPROVING THE CONDITIONS OF LIFE FOR THE RESIDENTS. IN FURTHERANCE OF THESE OBJECTS BUT NOT OTHERWISE, THE TRUSTEES SHALL HAVE THE POWER TO ESTABLISH OR SECURE THE ESTABLISHMENT OF COMMUNITY FACILITIES AND TO MAINTAIN OR MANAGE OR CO-OPERATE WITH ANY STATUTORY AUTHORITY IN THE MAINTENANCE AND MANAGEMENT OF SUCH FACILITIES FOR ACTIVITIES PROMOTED BY THE CHARITY IN FURTHERANCE OF THE ABOVE OBJECTS.3.2 THE PROMOTION OF THE CONSERVATION, PROTECTION AND IMPROVEMENT OF THE PHYSICAL AND NATURAL ENVIRONMENT FOR THE PUBLIC BENEFIT BY RAISING AWARENESS OF AND ENCOURAGING PRACTICAL STEPS TO REDUCE LEVELS OF ATMOSPHERIC CARBON DIOXIDE.

Activities: The aims of the Trust are to: Support the strong and vibrant community in CholseyEncourage a low carbon and green lifestyleOwn, maintain and effectively manage its facilities

Classification

- **How:** Provides Buildings/facilities/open Space, Provides Services
- **What:** Arts/culture/heritage/science, Environment/conservation/heritage, Recreation
- **Who:** Children/young People, Elderly/old People, People With Disabilities, The General Public/mankind

Geography

- Oxfordshire

Finances

Period end	Income	Expenditure	Assets	Employees
2025-06-30	£85,300	£75,383	-	-
2024-06-30	£95,943	£95,999	-	-
2023-06-30	£75,303	£73,124	-	-
2022-06-30	£82,640	£69,254	-	-
2021-06-30	£44,402	£42,218	-	-

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Trustees

Name	Role	Appointed
Dr Richard Harding	Chair	2019-11-15
Judith Collins		2023-11-24
Kelly Michelle Dawson		2019-10-21
Niall Hammond		2014-10-20
Philip Lucas		2024-06-10
Sue Jeffs		2014-04-10
Thea Price		2014-10-20
Tyisha Hilsdon		2025-07-08
VAL BOLT		2013-08-22

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CHOLSEY COMMUNITY DEVELOPMENT TRUST

England & Wales - Charity number 1154165

Accounts

Cholsey Community Development Trust

Annual Report and Statements
for
The Year Ended 30th June 2025

Company Registration No: **07589995**

Charity Registration No: **1154165**

Cholsey Community Development Trust
(A Company Limited by Guarantee)

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Cholsey Community Development Trust
(A Company Limited by Guarantee)

Legal and Administrative Information

Company Registration Number: 07589995

Date of Incorporation – 4th April 2011

Date of Charity Registration – 10th October 2013

Start of Financial Period 1st July 2024

End of Financial Period 30th June 2025

Directors during 2024/25

Richard Harding
Sue Jeffs (Company Secretary)
Valerie Bolt
Kelly Dawson (Treasurer)
Dorothea Price
Niall Hammond
Alan Newell, resigned 28.10.24
Jaqueline Logan, resigned 15.04.25
Judith Collins, appointed 24.11.2023
Philip Lucas, appointed 10.06.24
Tyisha Hilsdon, appointed 15.04.25

Governing Document: Cholsey Development Trust Constitution

Objects:

To further or benefit the residents of Cholsey and the surrounding area, without distinction of sex, sexual orientation, race or of political, religious or other opinions by associating together the said residents and the local authorities, voluntary and other organisations in a common effort to advance education and to provide facilities in the interests of social welfare for recreation leisure time occupation with the objective of improving the conditions of life for the residents.

In furtherance of these objects but not otherwise, the trustees shall have the power to establish or secure the establishment of community facilities and to maintain or manage or co-operate with any statutory authority in the maintenance and management of such facilities for activities promoted by the charity in furtherance of the above objects.

The promotion of the conservation, protection and improvement of the physical and natural environment for the public benefit by raising awareness of and encouraging practical steps to reduce levels of atmospheric carbon dioxide.

Under the Lease for the Great Hall, the Trust has full maintenance responsibility for all **internal** maintenance and decoration. The Trust also has responsibility to maintain and replace all internal equipment, fixtures and fittings, including heating and lighting systems, kitchen, toilets and water supply. The trust aims to hold reserves equivalent to at least 50% of its annual core budget, with designated reserves being built up for Maintenance and Sinking funds.
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We have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing our aim and objectives and in planning our future activities. In particular, the trustees consider how planned activities will contribute to the aims and objectives they have set.

Composition of the Board:

The Board of Trustees is made up of up to 12 positions from the key partners, Cholsey Parish Council (1), Soha Housing (1), facility user groups (2), businesses (2), residents from social and private housing (3) and specialist skills (3). In addition, further (non-voting) members with specialist skills desired by the Trust may be invited to participate.

The position of Chair will be appointed from within the Board membership or otherwise co-opted as a specialist skill.
All nominations to be Directors, to be approved by existing Board of Trustees prior to the AGM to ensure representative balance of gender, age, and experience, and that all candidates are deemed suitable to work in the interests of the Trust.
The Trust is committed to the principle of people being appointed on the basis of merit, including skills, knowledge, and competence. It is vital to ensure a good and strong balance of gender, age, circumstance, skills and experience on the Board.

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The board is required to meet frequently to set policy and direct the organisation. Its responsibilities are likely to include:

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- agreeing priorities and performance targets through the annual business plan
- agreeing annual budget and monitoring income and expenditure
- approving service level agreements for any sub-contract activities
- appointing and managing Cholsey CDT staff or any interim contract staff
- monitoring performance and directing action if required
- representing Cholsey CDT to outside agencies and forums

The Trust has both formal and informal methods of recording and reporting on its progress to manage risks and account for progress. This is to fulfil legal and contractual obligations, as well as report back to the Board, the Parish and District Councils, and the users, and partners to keep people informed and to manage the organisation.
There are a number of risks associated with the development of Cholsey CDT and the successful commissioning of the community facilities in particular. Given the tight management role played by the Trust Board and the strong involvement of the core partners, these can be managed and the impact minimised. A risk register forms part of the Business Plan which is reviewed on a regular basis.

The following legal and operational policies have been approved and are subject to review by the board:

- Financial procedures
- Volunteer expenses
- Declaration of conflicts of interest
- Health and Safety
- Equalities (Equal Opportunities)
- Complaints
- Code of conduct
- Training and development

- Volunteer policy
- Hand-book including contracts of employment and terms and conditions
- Working with children, young people and vulnerable adults
- Great Hall and Pavilion lettings pricing, policies and procedures

Registered Address:	**Cholsey Great Hall** **Fair Mile, Cholsey, OX10 9GW**
Bankers:	**Cooperative Bank** **PO Box 101, 1 Balloon Street,** **Manchester, M60 4EP** **Nat West Bank** **11 Market Place** **Abingdon OX14 3HH**
Independent Examiner:	**Nigel Thomas** **14 The Forty** **Cholsey** **OX10 9LH**

CCDT Chair's Report 2024/25

Following our 10 year anniversary events in early 2024, this year has been quieter. We have, however, run a full programme of events, films, National Theatre broadcasts and comedy nights. These have had varied attendances but generally make a small profit and are enjoyed by all. Other highlights have been the bonfire night and the Cholsey Panto – both well attended and will be repeated this year.

Of course, we continue to have our daytime activities, yoga, table tennis, short mat bowls, band practices, etc, etc, and community activities in the summer, particularly for the younger people. We are always looking for new events and activities – so if you have any ideas (or want to organise something) let us know. Many thanks to all of those behind the bar and front of house.

The Cricket Club have had a successful season in 2025, with many new players and a great spirit. It was also an amazing year for youth cricket at Cholsey, the fantastic weather was matched by a record number of children participating in coaching on a Friday evening and representing the club at various levels. Plus this year the club had its first graduates from the youth programme become full senior club members playing a number of games and contributing in all aspects of the game. The youth teams (under 11s, 13s and 15s) had performed well in their tournaments, often pipped by much larger clubs. All this is only possible because of a group of willing volunteers, however, the club is at full capacity so is always in need of more coaches, team managers and others.

In 2023, we had an energy audit of the Great Hall carried out by Low Carbon Hub. The report made a number of practical suggestions to reduce our carbon emissions and heating costs. A major recommendation was to insulate below the Hall floor, this would both reduce our energy losses and improve the comfort of users. In the autumn 2025 we secured a grant to part-fund the floor insulation and this is now completed, with the remaining funds being contributed from the Trust's reserves. We are very grateful to Cholsey Parish Council for contributing to these works. We have also upgraded the kitchen, to increase its utility and make it more energy-

efficient, and have upgraded our sound system. For the future, we're still looking at solar panels for the Great Hall.
As ever the success of the last year has been down to the hard work of our administrator, Anna Swindell, the Trustees and volunteers. Many thanks to all. In particular, we were sad that Alan Newell decided to resign from the Board after more than 10 years of hard work and enthusiasm, particularly on the events side of our work. We were also sad that Jackie Logan resigned as our Soha representative, but were very pleased to welcome Tyisha Hilsdon in her place.



Richard Harding, Chair

Report of the Directors
For Year Ended 30th June 2025

Statement of Directors Responsibilities

Company law requires the directors to prepare financial statements for each financial year which gives a true and fair view of the state of affairs of the company and of the profit and loss of the company during that period. In preparing those financial statements the directors are required to;

1. Select suitable accounting policies and then apply them consistently,
2. Make judgements and estimates that are reasonable and prudent,
3. Prepare 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 to enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities. In preparing this report the directors have taken advantage of special provisions of the Companies Act 2006 relating to small companies.

I approve the attached statement of financial activities and balance sheet for the year ended 30th June 2025 and confirm that I have made available all information necessary for its preparation.

Approved by the Directors on the 19th December 2025

Signed on their behalf by Director



Print Name: Richard Harding

Cholsey Community Development Trust
(A Company Limited by Guarantee)

Statement of Financial Activities
For the Year Ended 30th June 2025

Incorporating Income and Expenditure Account

	Notes	2024/25	2023/24
Incoming Resources **Incoming Resources from Generated funds (unrestricted)**			
Grants	**3a**		
Residents Levy	**3b**	**27,259**	**26,310**
Investment Income			
Other Income	**3c**	**58,041**	**69,633**
Total Income Resources		**85,300**	**95,943**
Resources Expended Costs of Generated Funds			
Charitable Activities	**4a**	**75,183**	**95,799**
Governance Costs	**4b**	**200**	**200**
Total Resources Expended		**75,383**	**95,999**
Net Incoming/(outgoing) Resources		**9,917**	**(56)**

Cholsey Community Development Trust
(A Company Limited by Guarantee)

Balance Sheet
As at 30th June 2025

		30th June	30th June 2024
	Notes	2025	2024
Fixed Assets			
Tangible Assets	2	42,127	43,766
Current Assets			
Cash at Bank and in Hand	5	142,268	131,122
Debtors, Accrued Income and Prepayments	6	20,136	14,966
Stock		526	846
Total Current Assets		162,931	146,934
Current Liabilities			
Creditors and Accruals (falling due in one year)	7	13,762	7,610
Deferred Income	8	624	2,045
Total Assets Less Current Liabilities		190,672	181,045
Funds of Charity			
Designated Capital Fund	9	42,127	43,766
Designated Maintenance Fund	10	8,750	8,750
Designated Sinking Fund	11	55,700	48,200
Coronavirus Recovery fund	12	-	5,366
General Fund		84,095	74,963
Funded by		190,672	181,045

For the year ending 30/06/2025 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors' Responsibilities

- The members have not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006.
- The directors acknowledge their responsibility for complying with the requirements of the Act with respect to accounting records and for the preparation of accounts.
- These accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with FRS102 SORP.

Approved by the Directors on the 19th December 2025

Signed on their behalf by Director



Print Name: Richard Harding

Notes to the Financial Statements
For the Year ending 30th June 2025

1. Accounting Policies

Basis of preparation

These accounts have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant note(s) to these accounts.
The accounts have been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and with the Charities Act 2011.

Incoming Resources

Recognition of Incoming Resources
These are included in the statement of Financial Activities (SOFA) when;

- The company becomes entitled to the resources
- The Directors are virtually certain they will receive the resources;
- The monetary value can be measured with sufficient reliability

Incoming Resources with Related Expenditure
Where incoming resources have related expenditure, the incoming resource and related expenditure are reported gross in the SOFA.

Grants and Donations
Grants and Donations are only included in the SOFA when there is unconditional entitlement to the resource.

Government Grants
The charity has not received government grants in the 2024/25 reporting period.

Donated Services and Facilities
These are only included in incoming resources (with an equivalent amount in resource expended) where the benefit to the company is reasonably quantifiable, measurable and material. The value placed on these resources is the estimated value to the company of the service or facility received.

Volunteer Help
The value of any voluntary help received is not included in the accounts but is described in the Directors annual report.

Investment Income
This is included in the accounts when receivable.

Expenditure and Liabilities

Liabilities recognition
Liabilities are recognised as soon as there is a legal or constructive obligation committing the company to pay out resources.

Governance Costs
Includes costs of the preparation and examination of statutory accounts, the costs of Directors meetings, and cost of any legal advice to Directors on governance or constitutional matters.

Fixed assets
These are capitalised if they can be used for more than one year, and cost at least £100. They are valued at cost or, if gifted, at the value to the charity on receipt.

Depreciation
Depreciation is provided on tangible fixed assets so as to write off the cost or valuation, less any estimated residual value, over their expected useful economic lives as follows;

Asset Class	**Depreciation Rate**
Fixtures & Fittings	10 to 30 years
Plant & Machinery	3 to 10 years

Stocks
Goods or services provided as part of a charitable activity are measured at net realisable value based on the service potential provided by items of stock.

Debtors
Debtors (including trade debtors and loans receivable) are measured on initial recognition at settlement amount after any trade discounts or amount advanced by the charity. Subsequently, they are measured at the cash or other consideration expected to be received.

Reserves
The trust aims to hold reserves equivalent to at least 50% of its annual core budget, with designated reserves being built up for Maintenance and Sinking funds.
Each year, through its budget, the Trust aims to generate enough income in order to transfer sufficient funds into the Maintenance Reserve, and to transfer agreed amounts into the Designated Sinking Fund. Should the income fall short of what is required, then the Trustees may decide to transfer the shortfall from the General Fund into the designated funds.
The Designated Capital Fund is held to fund Fixed Asset purchases. On approval of a capital scheme a budget is approved, and funding moved to the Capital Fund. These funds are then released back to the General Fund in line with depreciation of the assets.
There is a temporary Coronavirus Recovery Fund. The Charity received a number of Grants to support its position and recovery from Covid-19. Although there was no restriction on where this grant was spent, the Trustees wanted to monitor it separately from the General Fund.

2. Tangible Fixed assets

	Plant and Machinery	Fixture and Fittings	Total
Cost			
At 1 July 2024	53,327	92,712	146,039
Additions		6,686	6,686
Disposals	(400)		(400)
At 30 June 2025	52,927	99,398	152,325
Depreciation			
At 1 July 2024	33,302	68,971	102,273
Charge for the year	3,159	5,166	8,325
Eliminated on disposal	(400)		(400)
At 30 June 2025	36,061	74,137	110,806
Net Book Value			
At 30 June 2025	16,866	25,261	41,159
At 30 June 2024	20,025	23,741	43,766

3. Incoming Resources

a). Grants

	2024/25	2023/24
Covid-19 Job Retention Scheme (CJRS)	-	-
Covid-19 Retail, Hospitality and Leisure Kick start Grant	-	-
	-	-

b). Residents Contributions

	2024/25	2023/24
	27,259	26,310

c). Other Income

	2024/25	2023/24
Events and Hire Income	53,440	64,209
Donations	2,866	3,598
Recharges	1,735	1,826
Sales	-	-
	58,041	69,633

4. Resources Expended

Charitable Activities	2024/25	2023/24
Cost of Events	13,304	30,607
Admin Wages	6,982	6,998
Events management	10,473	10,497
Advertising and Marketing	314	1,170
Repairs and maintenance	4,500	4,319
Utilities	7,833	10,548
Cleaning	7,872	6,957
Admin expenses	7,681	5,725
Insurance	700	1,691
Service charges	5,421	6,764
Depreciation	8,325	8,697
Profit/loss on disposal of fixed assets	-	
Cricket club water, electric & fire safety	1,778	1,826
	75,183	95,799

Governance Costs	2024/25	2023/24
Independent Examiners Fee	200	200
Meeting expenses	186	-
Solicitors Fees	491	-
	877	200

5. Cash at bank and in hand

	2024/25	2023/24
Current Accounts	141,577	130,759
Paypal Account	283	-
Cash in transit (Zettle, Website, Post Office)	19	88
Petty Cash	389	275
	142,268	131,122

6. Debtors and Prepayments

	2024/25	2023/24
Debtors Control Account	1,531	7,469
Accrued Income - Residents levy	7,042	-
June hires invoiced in July	1,275	1,028
Cricket Club recharge	1,735	1,826
		-
Insurance paid in advance	1,408	1,260
Screening licence deposit	150	150
Service charge paid in advance	1,345	1,345
Subscriptions paid in advance	388	388
Acts booked for future events	4,500	1,500
Accrued Income - Events	762	
	20,136	14,966

7. Creditors and Accruals: Amounts falling due within one year

	2024/25	2023/24
Trade creditors	8,095	4,321
Deposits for future events	750	1,050
Social security taxes	435	510
Pension liabilities	61	-
Accruals	4,220	1,529
Independent examiners fee	200	200
	13,761	7,610

8. Deferred income

	2024/25	2023/24
Invoices raised for hire after 30th June	624	2,045
Tickets purchased for future events		
	624	2,045

9. Designated Capital Fund

These are the balances used to fund the capital expenditure of the charity. Funds are released from the General Fund account to the Capital Fund to support the initial purchase of fixed assets. These funds are later released from the Capital Fund to the General Fund matching depreciation.

10. Maintenance Fund

This fund is being built up to support 5-yearly redecoration of The Great Hall (as required by the lease). In 2024/25 no transfer has been made, to reflect maintenance expenditure made during the year).

11. Sinking Fund

The sinking fund is a reserve for any large capital repair and maintenance expenditure that may be required for the Great Hall in the future. In 2024/25 a transfer of £7,500 has been made from the general fund to the Sinking Fund (2023/24 £7,500).

12. Coronavirus Recovery Fund

In 2019/20 the charity received a grant of £25,000 to support its recovery following the impact of Covid 19 followed by another £12,000 in 2021/22 as a kick-start grant. £5,366 was carried forward into 2024/25 with £5,366 being used in year to purchase kitchen equipment

13. Analysis of movements between funds

	Designated Capital Fund	Designated Maintenance Fund	Designated Sinking Fund	Coronavirus recovery fund	General Fund
Opening balances	43,766	8,750	48,200	5,366	74,963
Depreciation	(8,325)				8,325
Capital Budget	6,686				(6,686)
Transfer to Maintenance Fund		0			0
Transfer to Coronavirus Recovery Fund		0		(5,366)	5,366
Transfer to Sinking Fund			7,500		(7,500)
(Deficit) / surplus for the year					9,627
	42,127	8,750	55,700	-	84,095

14. Related Party Transactions

There have been no related party transactions in the year ended 30th June 2025.

15. Number of staff employed

Number of employees during the year was as follows: 1 (2023/24 Employees: 1)

16. Corporation Tax

The charity is exempt from tax on income and gains to the extent that these are applied to its charitable objects.

Cholsey Community Development Trust
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Independent Examiner's Report on the Accounts for the Year Ended 30th June 2025

Respective responsibilities of Trustees and Examiner

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144 of the Charities Act 2011 (the Charities Act) and that an independent examination is needed.

It is my responsibility to:

- Examine the accounts under section 145 of the Charities Act,
- To follow the procedures laid down in the general Directions given by the Charity Commission (under section 145(9)(b) of the Charities Act),
- Accounts comply with the requirements of the 2011 Act
- The charity keeps accounting records under section 130 of the Act
- To state whether particular matters have come to my attention.

Basis of Independent Examiner's Statement

My examination was carried out in accordance with general directions given by the Charity Commission, an examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from the trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a 'true and fair' view and the report is limited to those matters set out in the statement below.

Independent Examiner's Statement

In connection with my examination, no matter has come to my attention;

- which gives me reasonable cause to believe that in, any material respect, the requirements:
- To keeping accounting records in accordance with section 130 of the Charities Act;
- To prepare accounts which accord with the accounting records and comply with the accounting requirements of the Charities Act have not been met; or
- To which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Nigel Thomas
14 The Forty
Cholsey
OX10 9LH

Date: 16th January 2026

Cholsey Community Development Trust

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for
The Year Ended 30th June 2025

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- monitoring performance and directing action if required
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The Trust has both formal and informal methods of recording and reporting on its progress to manage risks and account for progress. This is to fulfil legal and contractual obligations, as well as report back to the Board, the Parish and District Councils, and the users, and partners to keep people informed and to manage the organisation.
There are a number of risks associated with the development of Cholsey CDT and the successful commissioning of the community facilities in particular. Given the tight management role played by the Trust Board and the strong involvement of the core partners, these can be managed and the impact minimised. A risk register forms part of the Business Plan which is reviewed on a regular basis.

The following legal and operational policies have been approved and are subject to review by the board:

- Financial procedures
- Volunteer expenses
- Declaration of conflicts of interest
- Health and Safety
- Equalities (Equal Opportunities)
- Complaints
- Code of conduct
- Training and development

- Volunteer policy
- Hand-book including contracts of employment and terms and conditions
- Working with children, young people and vulnerable adults
- Great Hall and Pavilion lettings pricing, policies and procedures

Registered Address:	**Cholsey Great Hall** **Fair Mile, Cholsey, OX10 9GW**
Bankers:	**Cooperative Bank** **PO Box 101, 1 Balloon Street,** **Manchester, M60 4EP** **Nat West Bank** **11 Market Place** **Abingdon OX14 3HH**
Independent Examiner:	**Nigel Thomas** **14 The Forty** **Cholsey** **OX10 9LH**

CCDT Chair's Report 2024/25

Following our 10 year anniversary events in early 2024, this year has been quieter. We have, however, run a full programme of events, films, National Theatre broadcasts and comedy nights. These have had varied attendances but generally make a small profit and are enjoyed by all. Other highlights have been the bonfire night and the Cholsey Panto – both well attended and will be repeated this year.

Of course, we continue to have our daytime activities, yoga, table tennis, short mat bowls, band practices, etc, etc, and community activities in the summer, particularly for the younger people. We are always looking for new events and activities – so if you have any ideas (or want to organise something) let us know. Many thanks to all of those behind the bar and front of house.

The Cricket Club have had a successful season in 2025, with many new players and a great spirit. It was also an amazing year for youth cricket at Cholsey, the fantastic weather was matched by a record number of children participating in coaching on a Friday evening and representing the club at various levels. Plus this year the club had its first graduates from the youth programme become full senior club members playing a number of games and contributing in all aspects of the game. The youth teams (under 11s, 13s and 15s) had performed well in their tournaments, often pipped by much larger clubs. All this is only possible because of a group of willing volunteers, however, the club is at full capacity so is always in need of more coaches, team managers and others.

In 2023, we had an energy audit of the Great Hall carried out by Low Carbon Hub. The report made a number of practical suggestions to reduce our carbon emissions and heating costs. A major recommendation was to insulate below the Hall floor, this would both reduce our energy losses and improve the comfort of users. In the autumn 2025 we secured a grant to part-fund the floor insulation and this is now completed, with the remaining funds being contributed from the Trust's reserves. We are very grateful to Cholsey Parish Council for contributing to these works. We have also upgraded the kitchen, to increase its utility and make it more energy-

efficient, and have upgraded our sound system. For the future, we're still looking at solar panels for the Great Hall.
As ever the success of the last year has been down to the hard work of our administrator, Anna Swindell, the Trustees and volunteers. Many thanks to all. In particular, we were sad that Alan Newell decided to resign from the Board after more than 10 years of hard work and enthusiasm, particularly on the events side of our work. We were also sad that Jackie Logan resigned as our Soha representative, but were very pleased to welcome Tyisha Hilsdon in her place.



Richard Harding, Chair

Report of the Directors
For Year Ended 30th June 2025

Statement of Directors Responsibilities

Company law requires the directors to prepare financial statements for each financial year which gives a true and fair view of the state of affairs of the company and of the profit and loss of the company during that period. In preparing those financial statements the directors are required to;

1. Select suitable accounting policies and then apply them consistently,
2. Make judgements and estimates that are reasonable and prudent,
3. Prepare 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 to enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities. In preparing this report the directors have taken advantage of special provisions of the Companies Act 2006 relating to small companies.

I approve the attached statement of financial activities and balance sheet for the year ended 30th June 2025 and confirm that I have made available all information necessary for its preparation.

Approved by the Directors on the 19th December 2025

Signed on their behalf by Director



Print Name: Richard Harding

Cholsey Community Development Trust
(A Company Limited by Guarantee)

Statement of Financial Activities
For the Year Ended 30th June 2025

Incorporating Income and Expenditure Account

	Notes	2024/25	2023/24
Incoming Resources **Incoming Resources from Generated funds (unrestricted)**			
Grants	**3a**		
Residents Levy	**3b**	**27,259**	**26,310**
Investment Income			
Other Income	**3c**	**58,041**	**69,633**
Total Income Resources		**85,300**	**95,943**
Resources Expended Costs of Generated Funds			
Charitable Activities	**4a**	**75,183**	**95,799**
Governance Costs	**4b**	**200**	**200**
Total Resources Expended		**75,383**	**95,999**
Net Incoming/(outgoing) Resources		**9,917**	**(56)**

Cholsey Community Development Trust
(A Company Limited by Guarantee)

Balance Sheet
As at 30th June 2025

		30th June	30th June 2024
	Notes	2025	2024
Fixed Assets			
Tangible Assets	2	42,127	43,766
Current Assets			
Cash at Bank and in Hand	5	142,268	131,122
Debtors, Accrued Income and Prepayments	6	20,136	14,966
Stock		526	846
Total Current Assets		162,931	146,934
Current Liabilities			
Creditors and Accruals (falling due in one year)	7	13,762	7,610
Deferred Income	8	624	2,045
Total Assets Less Current Liabilities		190,672	181,045
Funds of Charity			
Designated Capital Fund	9	42,127	43,766
Designated Maintenance Fund	10	8,750	8,750
Designated Sinking Fund	11	55,700	48,200
Coronavirus Recovery fund	12	-	5,366
General Fund		84,095	74,963
Funded by		190,672	181,045

For the year ending 30/06/2025 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors' Responsibilities

- The members have not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006.
- The directors acknowledge their responsibility for complying with the requirements of the Act with respect to accounting records and for the preparation of accounts.
- These accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with FRS102 SORP.

Approved by the Directors on the 19th December 2025

Signed on their behalf by Director



Print Name: Richard Harding

Notes to the Financial Statements
For the Year ending 30th June 2025

1. Accounting Policies

Basis of preparation

These accounts have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant note(s) to these accounts.
The accounts have been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and with the Charities Act 2011.

Incoming Resources

Recognition of Incoming Resources
These are included in the statement of Financial Activities (SOFA) when;

- The company becomes entitled to the resources
- The Directors are virtually certain they will receive the resources;
- The monetary value can be measured with sufficient reliability

Incoming Resources with Related Expenditure
Where incoming resources have related expenditure, the incoming resource and related expenditure are reported gross in the SOFA.

Grants and Donations
Grants and Donations are only included in the SOFA when there is unconditional entitlement to the resource.

Government Grants
The charity has not received government grants in the 2024/25 reporting period.

Donated Services and Facilities
These are only included in incoming resources (with an equivalent amount in resource expended) where the benefit to the company is reasonably quantifiable, measurable and material. The value placed on these resources is the estimated value to the company of the service or facility received.

Volunteer Help
The value of any voluntary help received is not included in the accounts but is described in the Directors annual report.

Investment Income
This is included in the accounts when receivable.

Expenditure and Liabilities

Liabilities recognition
Liabilities are recognised as soon as there is a legal or constructive obligation committing the company to pay out resources.

Governance Costs
Includes costs of the preparation and examination of statutory accounts, the costs of Directors meetings, and cost of any legal advice to Directors on governance or constitutional matters.

Fixed assets
These are capitalised if they can be used for more than one year, and cost at least £100. They are valued at cost or, if gifted, at the value to the charity on receipt.

Depreciation
Depreciation is provided on tangible fixed assets so as to write off the cost or valuation, less any estimated residual value, over their expected useful economic lives as follows;

Asset Class	**Depreciation Rate**
Fixtures & Fittings	10 to 30 years
Plant & Machinery	3 to 10 years

Stocks
Goods or services provided as part of a charitable activity are measured at net realisable value based on the service potential provided by items of stock.

Debtors
Debtors (including trade debtors and loans receivable) are measured on initial recognition at settlement amount after any trade discounts or amount advanced by the charity. Subsequently, they are measured at the cash or other consideration expected to be received.

Reserves
The trust aims to hold reserves equivalent to at least 50% of its annual core budget, with designated reserves being built up for Maintenance and Sinking funds.
Each year, through its budget, the Trust aims to generate enough income in order to transfer sufficient funds into the Maintenance Reserve, and to transfer agreed amounts into the Designated Sinking Fund. Should the income fall short of what is required, then the Trustees may decide to transfer the shortfall from the General Fund into the designated funds.
The Designated Capital Fund is held to fund Fixed Asset purchases. On approval of a capital scheme a budget is approved, and funding moved to the Capital Fund. These funds are then released back to the General Fund in line with depreciation of the assets.
There is a temporary Coronavirus Recovery Fund. The Charity received a number of Grants to support its position and recovery from Covid-19. Although there was no restriction on where this grant was spent, the Trustees wanted to monitor it separately from the General Fund.

2. Tangible Fixed assets

	Plant and Machinery	Fixture and Fittings	Total
Cost			
At 1 July 2024	53,327	92,712	146,039
Additions		6,686	6,686
Disposals	(400)		(400)
At 30 June 2025	52,927	99,398	152,325
Depreciation			
At 1 July 2024	33,302	68,971	102,273
Charge for the year	3,159	5,166	8,325
Eliminated on disposal	(400)		(400)
At 30 June 2025	36,061	74,137	110,806
Net Book Value			
At 30 June 2025	16,866	25,261	41,159
At 30 June 2024	20,025	23,741	43,766

3. Incoming Resources

a). Grants

	2024/25	2023/24
Covid-19 Job Retention Scheme (CJRS)	-	-
Covid-19 Retail, Hospitality and Leisure Kick start Grant	-	-
	-	-

b). Residents Contributions

	2024/25	2023/24
	27,259	26,310

c). Other Income

	2024/25	2023/24
Events and Hire Income	53,440	64,209
Donations	2,866	3,598
Recharges	1,735	1,826
Sales	-	-
	58,041	69,633

4. Resources Expended

Charitable Activities	2024/25	2023/24
Cost of Events	13,304	30,607
Admin Wages	6,982	6,998
Events management	10,473	10,497
Advertising and Marketing	314	1,170
Repairs and maintenance	4,500	4,319
Utilities	7,833	10,548
Cleaning	7,872	6,957
Admin expenses	7,681	5,725
Insurance	700	1,691
Service charges	5,421	6,764
Depreciation	8,325	8,697
Profit/loss on disposal of fixed assets	-	
Cricket club water, electric & fire safety	1,778	1,826
	75,183	95,799

Governance Costs	2024/25	2023/24
Independent Examiners Fee	200	200
Meeting expenses	186	-
Solicitors Fees	491	-
	877	200

5. Cash at bank and in hand

	2024/25	2023/24
Current Accounts	141,577	130,759
Paypal Account	283	-
Cash in transit (Zettle, Website, Post Office)	19	88
Petty Cash	389	275
	142,268	131,122

6. Debtors and Prepayments

	2024/25	2023/24
Debtors Control Account	1,531	7,469
Accrued Income - Residents levy	7,042	-
June hires invoiced in July	1,275	1,028
Cricket Club recharge	1,735	1,826
		-
Insurance paid in advance	1,408	1,260
Screening licence deposit	150	150
Service charge paid in advance	1,345	1,345
Subscriptions paid in advance	388	388
Acts booked for future events	4,500	1,500
Accrued Income - Events	762	
	20,136	14,966

7. Creditors and Accruals: Amounts falling due within one year

	2024/25	2023/24
Trade creditors	8,095	4,321
Deposits for future events	750	1,050
Social security taxes	435	510
Pension liabilities	61	-
Accruals	4,220	1,529
Independent examiners fee	200	200
	13,761	7,610

8. Deferred income

	2024/25	2023/24
Invoices raised for hire after 30th June	624	2,045
Tickets purchased for future events		
	624	2,045

9. Designated Capital Fund

These are the balances used to fund the capital expenditure of the charity. Funds are released from the General Fund account to the Capital Fund to support the initial purchase of fixed assets. These funds are later released from the Capital Fund to the General Fund matching depreciation.

10. Maintenance Fund

This fund is being built up to support 5-yearly redecoration of The Great Hall (as required by the lease). In 2024/25 no transfer has been made, to reflect maintenance expenditure made during the year).

11. Sinking Fund

The sinking fund is a reserve for any large capital repair and maintenance expenditure that may be required for the Great Hall in the future. In 2024/25 a transfer of £7,500 has been made from the general fund to the Sinking Fund (2023/24 £7,500).

12. Coronavirus Recovery Fund

In 2019/20 the charity received a grant of £25,000 to support its recovery following the impact of Covid 19 followed by another £12,000 in 2021/22 as a kick-start grant. £5,366 was carried forward into 2024/25 with £5,366 being used in year to purchase kitchen equipment

13. Analysis of movements between funds

	Designated Capital Fund	Designated Maintenance Fund	Designated Sinking Fund	Coronavirus recovery fund	General Fund
Opening balances	43,766	8,750	48,200	5,366	74,963
Depreciation	(8,325)				8,325
Capital Budget	6,686				(6,686)
Transfer to Maintenance Fund		0			0
Transfer to Coronavirus Recovery Fund		0		(5,366)	5,366
Transfer to Sinking Fund			7,500		(7,500)
(Deficit) / surplus for the year					9,627
	42,127	8,750	55,700	-	84,095

14. Related Party Transactions

There have been no related party transactions in the year ended 30th June 2025.

15. Number of staff employed

Number of employees during the year was as follows: 1 (2023/24 Employees: 1)

16. Corporation Tax

The charity is exempt from tax on income and gains to the extent that these are applied to its charitable objects.

Cholsey Community Development Trust
(A Company Limited by Guarantee)

Independent Examiner's Report on the Accounts for the Year Ended 30th June 2025

Respective responsibilities of Trustees and Examiner

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144 of the Charities Act 2011 (the Charities Act) and that an independent examination is needed.

It is my responsibility to:

- Examine the accounts under section 145 of the Charities Act,
- To follow the procedures laid down in the general Directions given by the Charity Commission (under section 145(9)(b) of the Charities Act),
- Accounts comply with the requirements of the 2011 Act
- The charity keeps accounting records under section 130 of the Act
- To state whether particular matters have come to my attention.

Basis of Independent Examiner's Statement

My examination was carried out in accordance with general directions given by the Charity Commission, an examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from the trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a 'true and fair' view and the report is limited to those matters set out in the statement below.

Independent Examiner's Statement

In connection with my examination, no matter has come to my attention;

- which gives me reasonable cause to believe that in, any material respect, the requirements:
- To keeping accounting records in accordance with section 130 of the Charities Act;
- To prepare accounts which accord with the accounting records and comply with the accounting requirements of the Charities Act have not been met; or
- To which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Nigel Thomas
14 The Forty
Cholsey
OX10 9LH

Date: 16th January 2026

Cholsey Community Development Trust
(A Company Limited by Guarantee)

Independent Examiner's Report on the Accounts for the Year Ended 30th June 2025

Respective responsibilities of Trustees and Examiner

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144 of the Charities Act 2011 (the Charities Act) and that an independent examination is needed.

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- To keeping accounting records in accordance with section 130 of the Charities Act;
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- To which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Nigel Thomas

Nigel Thomas
14 The Forty
Cholsey
OX10 9LH

Date: 16th January 2026

CHOLSEY COMMUNITY DEVELOPMENT TRUST

England & Wales - Charity number 1154165

Accounts

Cholsey Community Development Trust

Annual Report and Statements
for
The Year Ended 30th June 2024

Company Registration No: **07589995**

Charity Registration No: **1154165**

Cholsey Community Development Trust
(A Company Limited by Guarantee)

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Cholsey Community Development Trust
(A Company Limited by Guarantee)

Legal and Administrative Information

Company Registration Number: 07589995

Date of Incorporation – 4th April 2011

Date of Charity Registration – 10th October 2013

Start of Financial Period 1st July 2023

End of Financial Period 30th June 2024

Directors during 2023/24

Richard Harding
Valerie Bolt
Irene Neill, resigned 24.11.2023
Kelly Dawson (Treasurer)
Dorothea Price
Niall Hammond
Alan Newell
Jaqueline Logan
Judith Collins, appointed 24.11.2023
Philip Lucas, appointed 10.06.24

Governing Document: Cholsey Development Trust Constitution

Objects:

To further or benefit the residents of Cholsey and the surrounding area, without distinction of sex, sexual orientation, race or of political, religious or other opinions by associating together the said residents and the local authorities, voluntary and other organisations in a common effort to advance education and to provide facilities in the interests of social welfare for recreation leisure time occupation with the objective of improving the conditions of life for the residents.

In furtherance of these objects but not otherwise, the trustees shall have the power to establish or secure the establishment of community facilities and to maintain or manage or co-operate with any statutory authority in the maintenance and management of such facilities for activities promoted by the charity in furtherance of the above objects.

The promotion of the conservation, protection and improvement of the physical and natural environment for the public benefit by raising awareness of and encouraging practical steps to reduce levels of atmospheric carbon dioxide.

Under the Lease for the Great Hall, the Trust has full maintenance responsibility for all **internal** maintenance and decoration. The Trust also has responsibility to maintain and replace all internal equipment, fixtures and fittings, including heating and lighting systems, kitchen, toilets and water supply. The trust aims to hold reserves equivalent to at least 50% of its annual core budget, with designated reserves being built up for Maintenance and Sinking funds.
The Trust aims to generate enough income in order to transfer sufficient funds into the Maintenance Reserve, and to transfer agreed amounts into the Designated Sinking Fund. Should the income fall short of what is required, then the Trustees may decide to transfer the shortfall from the General Fund into the Sinking Fund.

We have referred to the guidance contained in the Charity Commission's general

guidance on public benefit when reviewing our aim and objectives and in planning our future activities. In particular, the trustees consider how planned activities will contribute to the aims and objectives they have set.

Composition of the Board:

The Board of Trustees is made up of up to 12 positions from the key partners, Cholsey Parish Council (1), Soha Housing (1), facility user groups (2), businesses (2), residents from social and private housing (3) and specialist skills (3). In addition, further (non-voting) members with specialist skills desired by the Trust may be invited to participate.

The position of Chair will be appointed from within the Board membership or otherwise co-opted as a specialist skill.
All nominations to be Directors, to be approved by existing Board of Trustees prior to the AGM to ensure representative balance of gender, age, and experience, and that all candidates are deemed suitable to work in the interests of the Trust.
The Trust is committed to the principle of people being appointed on the basis of merit, including skills, knowledge, and competence. It is vital to ensure a good and strong balance of gender, age, circumstance, skills and experience on the Board.

Responsibilities of Board of Trustees:

The board is required to meet frequently to set policy and direct the organisation. Its responsibilities are likely to include:

- defining policy and strategy for programme activities to meet CDT aims
- ensuring financial viability and sustainable funding strategy
- negotiating over specification and transfer of land and buildings
- agreeing priorities and performance targets through the annual business plan
- agreeing annual budget and monitoring income and expenditure
- approving service level agreements for any sub-contract activities
- appointing and managing Cholsey CDT staff or any interim contract staff
- monitoring performance and directing action if required
- representing Cholsey CDT to outside agencies and forums

The Trust has both formal and informal methods of recording and reporting on its progress to manage risks and account for progress. This is to fulfil legal and contractual obligations, as well as report back to the Board, the Parish and District Councils, and the users, and partners to keep people informed and to manage the organisation.
There are a number of risks associated with the development of Cholsey CDT and the successful commissioning of the community facilities in particular. Given the tight management role played by the Trust Board and the strong involvement of the core partners, these can be managed and the impact minimised. A risk register forms part of the Business Plan which is reviewed on a regular basis.

The following legal and operational policies have been approved and are subject to review by the board:

- Financial procedures
- Volunteer expenses
- Declaration of conflicts of interest
- Health and Safety
- Equalities (Equal Opportunities)
- Complaints
- Code of conduct
- Training and development
- Volunteer policy

- Hand-book including contracts of employment and terms and conditions
- Working with children, young people and vulnerable adults
- Great Hall and Pavilion lettings pricing, policies and procedures

Registered Address:	**Cholsey Great Hall** **Fair Mile, Cholsey, OX10 9GW**
Bankers:	**Cooperative Bank** **PO Box 101, 1 Balloon Street,** **Manchester, M60 4EP** **Nat West Bank** **11 Market Place** **Abingdon OX14 3HH**
Independent Examiner:	**Nigel Thomas** **14 The Forty** **Cholsey** **OX10 9LH**

Chair's Report 2023/24:

In April 2024 we celebrated our 10 year anniversary with afternoon tea and displays in the Great Hall and an excellent evening talk on the history of Fair Mile from Ian Wheeler. April was rounded off with a three-night stint by the comedian, Henning When. These were probably our best attended events ever, with a sell-out each night. As well as attracting new people to the Great Hall, we made a tidy profit for the CCDT, which we are able to plough into community events and upgrading our facilities. Many thanks to all of those behind the bar and front of house.

We've also run our 'usual' offering of events, films, National Theatre broadcasts and comedy nights. These have varied attendances but generally make a small profit and are enjoyed by all. One highlight for me was the screening of the environmental film, Six Inches of Soil, this attracted an audience of 150 people and was followed by a lively debate of the future of food in our community. Of course, we continue to have our daytime activities, yoga, table tennis, band practices etc, etc, and community activities in the summer, particularly for the younger people. We are always looking for new events and activities – so if you have any ideas (or want to organise something) let us know.

The Cricket Club have had a successful season in 2024, in particular the youth cricket. In 2024, the Club had over 120 children training on a Friday evening with more kids than ever representing Cholsey this year at all levels. Last year, seven youths were accepted on the Oxfordshire pathway and a number playing in Oxfordshire representative teams. The Club has again had under 11, under 13 and under 15 games against local teams and this year even an under 9s match. Also, a number of the youth squad have played in the adult matches – a succession the Club was always hoping for. Thanks are due to all the coaches and helpers (and to CCDT support). The Club could expand further but are limited by the number of helpers and coaches they have – so if you want to help please get in touch.

In 2023, we had an energy audit of the Great Hall carried out by Low Carbon Hub. The report made a number of practical suggestions to reduce our carbon emissions and heating costs. A major recommendation was to insulate below the Hall floor, this would both reduce our energy losses and improve the comfort of users. We are seeking grant funding to assist with the costs of this. We are also planning an upgrade to the kitchen which should increase its utility and make it more energy efficient.

As ever the success of the last year has been down to the hard work of our administrator, Anna Swindell, the Trustees and volunteers. Many thanks to all. This year Alan Newell is stepping down from the committee. Alan has done sterling work looking after our audiovisual equipment, running the bar and much else, he will be much missed. We do, however, welcome a new recruit, Philip Lucas. I should add we are still looking for a Treasurer, if you feel you could help have a word with Anna, Sue Jeffs or myself.

Finally, thank you all for your support over the last year and I look forward to seeing you at our events next year.

Richard Harding, Chair

Report of the Directors
For Year Ended 30th June 2024

Statement of Directors Responsibilities

Company law requires the directors to prepare financial statements for each financial year which gives a true and fair view of the state of affairs of the company and of the profit and loss of the company during that period. In preparing those financial statements the directors are required to;

1. Select suitable accounting policies and then apply them consistently,
2. Make judgements and estimates that are reasonable and prudent,
3. Prepare 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 to enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities. In preparing this report the directors have taken advantage of special provisions of the Companies Act 2006 relating to small companies.

I approve the attached statement of financial activities and balance sheet for the year ended 30th June 2024 and confirm that I have made available all information necessary for its preparation.

Approved by the Directors on the

Signed on their behalf by Director

Print Name: Richard Harding

Cholsey Community Development Trust
(A Company Limited by Guarantee)

Statement of Financial Activities
For the Year Ended 30th June 2024

Incorporating Income and Expenditure Account

	Notes	2023/24	2022/23
Incoming Resources			
Incoming Resources from Generated Funds (Unrestricted)			
Grants	3a	-	-
Residents Levy	3b	26,310	24,887
Investment Income		-	-
Other Income	3c	69,633	50,416
Total Incoming Resources		95,943	75,303
Resources Expended			
Costs of Generating Funds			
Charitable Activities	4a	95,799	72,922
Governance Costs	4b	200	202
Total Resources Expended		95,999	73,124
Net Incoming / (outgoing) Resources		(56)	2,179

Cholsey Community Development Trust
(A Company Limited by Guarantee)

Balance Sheet
As at 30th June 2024

	Notes	30th June 2024	30th June 2023
Fixed Assets			
Tangible Assets	2	43,766	48,564
Current Assets			
Cash at Bank and In Hand	5	131,122	121,675
Debtors, Accrued income and Prepayments	6	14,966	13,791
Stock		846	768
Total Current Assets		146,934	136,234
Current Liabilities			
Creditors and Accruals (falling due in one year)	7	7,610	2,267
Deferred Income	8	2,045	1,430
Total Assets less Current Liabilities		181,045	181,101
Funds of Charity			
Designated Capital Fund	9	43,766	48,564
Designated Maintenance Fund	10	8,750	8,000
Designated Sinking Fund	11	48,200	40,700
Coronavirus Recovery Fund	12	5,366	10,014
General Fund		74,963	73,823
Funded by		181,045	181,101

For the year ending 30/06/2024 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors' Responsibilities

- The members have not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006.
- The directors acknowledge their responsibility for complying with the requirements of the Act with respect to accounting records and for the preparation of accounts.
- These accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with FRS102 SORP.

Approved by the Directors on the

Signed on their behalf by Director

Print Name: Richard Harding

Notes to the Financial Statements
For the Year ending 30th June 2024

1. Accounting Policies

Basis of preparation

These accounts have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant note(s) to these accounts.
The accounts have been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and with the Charities Act 2011.

Incoming Resources

Recognition of Incoming Resources
These are included in the statement of Financial Activities (SOFA) when;

- The company becomes entitled to the resources
- The Directors are virtually certain they will receive the resources;
- The monetary value can be measured with sufficient reliability

Incoming Resources with Related Expenditure
Where incoming resources have related expenditure, the incoming resource and related expenditure are reported gross in the SOFA.

Grants and Donations
Grants and Donations are only included in the SOFA when there is unconditional entitlement to the resource.

Government Grants
The charity has not received government grants in the 2023/24 reporting period.

Donated Services and Facilities
These are only included in incoming resources (with an equivalent amount in resource expended) where the benefit to the company is reasonably quantifiable, measurable and material. The value placed on these resources is the estimated value to the company of the service or facility received.

Volunteer Help
The value of any voluntary help received is not included in the accounts but is described in the Directors annual report.

Investment Income
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Expenditure and Liabilities

Liabilities recognition
Liabilities are recognised as soon as there is a legal or constructive obligation committing the company to pay out resources.

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Includes costs of the preparation and examination of statutory accounts, the costs of Directors meetings, and cost of any legal advice to Directors on governance or constitutional matters.

Fixed assets
These are capitalised if they can be used for more than one year, and cost at least £100. They are valued at cost or, if gifted, at the value to the charity on receipt.

Depreciation
Depreciation is provided on tangible fixed assets so as to write off the cost or valuation, less any estimated residual value, over their expected useful economic lives as follows;

Asset Class	**Depreciation Rate**
Fixtures & Fittings	10 to 30 years
Plant & Machinery	3 to 10 years

Stocks
Goods or services provided as part of a charitable activity are measured at net realisable value based on the service potential provided by items of stock.

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Debtors (including trade debtors and loans receivable) are measured on initial recognition at settlement amount after any trade discounts or amount advanced by the charity. Subsequently, they are measured at the cash or other consideration expected to be received.

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The trust aims to hold reserves equivalent to at least 50% of its annual core budget, with designated reserves being built up for Maintenance and Sinking funds.
Each year, through its budget, the Trust aims to generate enough income in order to transfer sufficient funds into the Maintenance Reserve, and to transfer agreed amounts into the Designated Sinking Fund. Should the income fall short of what is required, then the Trustees may decide to transfer the shortfall from the General Fund into the designated funds.
The Designated Capital Fund is held to fund Fixed Asset purchases. On approval of a capital scheme a budget is approved, and funding moved to the Capital Fund. These funds are then released back to the General Fund in line with depreciation of the assets.
There is a temporary Coronavirus Recovery Fund. The Charity received a number of Grants to support its position and recovery from Covid-19. Although there was no restriction on where this grant was spent, the Trustees wanted to monitor it separately from the General Fund.

2. Tangible Fixed assets

	Plant and Machinery	Fixtures and Fittings	Total
Cost			
At 1 July 2023	51,124	91,016	142,140
Additions	2,203	1,696	3,899
At 30 June 2024	53,327	92,712	146,039
Depreciation			
At 1 July 2023	29,502	64,074	93,576
Charge for year	3,800	4,897	8,697
At 30 June 2024	33,302	68,971	102,273
Net book value			
At 30 June 2023	21,622	26,942	48,564
At 30 June 2024	20,025	23,741	43,766

3. Incoming Resources

a). Grants

	2023/24	2022/23
Covid-19 Job Retention Scheme (CJRS)	-	-
Covid-19 Retail, Hospitality and Leisure Kick start Grant	-	-
	-	-

b). Residents Contributions

2023/24	2022/23
26,310	24,887

c). Other Income

	2023/24	2022/23
Events and Hire Income	64,209	46,977
Donations	3,598	1,888
Recharges	1,826	1,515
Sales	-	36
	69,633	50,416

4. Resources Expended

a). Charitable Activities

	2023/24	2022/23
Cost of Events	30,607	17,765
Admin Wages	6,998	5,874
Events management	10,497	8,810
Advertising and Marketing	1,170	1,333
Repairs and maintenance	4,319	2,558
Utilities	10,548	7,651
Cleaning	6,957	7,106
Admin expenses	5,725	3,227
Insurance	1,691	1,544
Service charges	6,764	5,919
Depreciation	8,697	9,620
Cricket club water, electric & fire safety	1,826	1,515
	95,799	72,922

b). Governance Costs

	2023/24	2022/23
Independent Examiners Fee	200	200
Meeting expenses	-	2
Solicitors Fees	-	-
	200	202

5. Cash at bank and in hand

	2023/24	2022/23
Current Accounts	130,759	120,929
Paypal Account	-	-
Cash in transit (Zettle, Website, Post Office)	88	337
Petty Cash	275	409
	131,122	121,675

6. Debtors and Prepayments

	2023/24	2022/23
Debtors Control Account	7,469	1,007
Accrued Income - Residents levy	-	6,524
June hires invoiced in July	1,028	1,240
Cricket Club recharge	1,826	1,515
Donation due from match funding	-	-
Insurance paid in advance	1,260	1,271
Screening licence deposit	150	150
Service charge paid in advance	1,345	1,970
Subscriptions paid in advance	388	114
Acts booked for future events	1,500	-
	14,966	13,791

7. Creditors and Accruals: Amounts falling due within one year

	2023/24	2022/23
Trade creditors	4,321	1,017
Deposits for future events	1,050	750
Social security taxes	510	209
Pension liabilities	-	55
Accruals	1,529	36
Independent examiners fee	200	200
	7,610	2,267

8. Deferred income

Deferred Income

	2023/24	2022/23
Invoices raised for hire after 30th June	2,045	1,082
Tickets purchased for future events		348
	2,045	1,430

9. Designated Capital Fund

These are the balances used to fund the capital expenditure of the charity. Funds are released from the General Fund account to the Capital Fund to support the initial purchase of fixed assets. These funds are later released from the Capital Fund to the General Fund matching depreciation.

10. Maintenance Fund

This fund is being built up to support 5-yearly redecoration of The Great Hall (as required by the lease). In 2023/24 a £750 transfer has taken place (2022/23 £750).

11. Sinking Fund

The sinking fund is a reserve for any large capital repair and maintenance expenditure that may be required for the Great Hall in the future. In 2023/24 a transfer of £7,500 has been made from the general fund to the Sinking Fund (2022/23 £5,000).

12. Coronavirus Recovery Fund

In 2019/20 the charity received a grant of £25,000 to support its recovery following the impact of Covid 19 followed by another £12,000 in 2021/22 as a kick-start grant. £10,014 was carried forward into 2023/24 with £4,648 being used in year to purchase equipment and pay for additional advertising and marketing.

13. Analysis of movements between funds

	Designated Capital Fund	Designated Maintenance Fund	Designated Sinking Fund	Coronavirus recovery fund	General Fund
Opening balances	48,564	8,000	40,700	10,014	73,823
Depreciation	(8,697)				8,697
Capital Budget	3,899				(3,899)
Transfer to Maintenance Fund		750			(750)
Transfer to Coronavirus Recovery Fund				(4,648)	4,648
Transfer to Sinking Fund			7,500		(7,500)
(Deficit) / surplus for the year					(56)
	43,766	8,750	48,200	5,366	74,963

14. Related Party Transactions

There have been no related party transactions in the year ended 30th June 2024.

15. Number of staff employed

Number of employees during the year was as follows: 1 (2022/23 Employees: 1)

16. Corporation Tax

The charity is exempt from tax on income and gains to the extent that these are applied to its charitable objects.

Cholsey Community Development Trust
(A Company Limited by Guarantee)

Independent Examiner's Report on the Accounts for the Year Ended 30th June 2024

Respective responsibilities of Trustees and Examiner

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144 of the Charities Act 2011 (the Charities Act) and that an independent examination is needed.

It is my responsibility to:

- Examine the accounts under section 145 of the Charities Act,
- To follow the procedures laid down in the general Directions given by the Charity Commission (under section 145(9)(b) of the Charities Act),
- Accounts comply with the requirements of the 2011 Act
- The charity keeps accounting records under section 130 of the Act
- To state whether particular matters have come to my attention.

Basis of Independent Examiner's Statement

My examination was carried out in accordance with general directions given by the Charity Commission, an examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from the trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a 'true and fair' view and the report is limited to those matters set out in the statement below.

Independent Examiner's Statement

In connection with my examination, no matter has come to my attention;

- which gives me reasonable cause to believe that in, any material respect, the requirements:
- To keeping accounting records in accordance with section 130 of the Charities Act;
- To prepare accounts which accord with the accounting records and comply with the accounting requirements of the Charities Act have not been met; or
- To which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Nigel Thomas
14 The Forty
Cholsey
OX10 9LH

Date: 6th February 2025

Cholsey Community Development Trust

Annual Report and Statements
for
The Year Ended 30th June 2024

Company Registration No: **07589995**

Charity Registration No: **1154165**

Cholsey Community Development Trust
(A Company Limited by Guarantee)

Contents

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3 - 6	Report of the Directors
7	Statement of Financial Activities
8	Balance Sheet
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15	Independent Examiners Report to Trustees

Cholsey Community Development Trust
(A Company Limited by Guarantee)

Legal and Administrative Information

Company Registration Number: 07589995

Date of Incorporation – 4th April 2011

Date of Charity Registration – 10th October 2013

Start of Financial Period 1st July 2023

End of Financial Period 30th June 2024

Directors during 2023/24

Richard Harding
Valerie Bolt
Irene Neill, resigned 24.11.2023
Kelly Dawson (Treasurer)
Dorothea Price
Niall Hammond
Alan Newell
Jaqueline Logan
Judith Collins, appointed 24.11.2023
Philip Lucas, appointed 10.06.24

Governing Document: Cholsey Development Trust Constitution

Objects:

To further or benefit the residents of Cholsey and the surrounding area, without distinction of sex, sexual orientation, race or of political, religious or other opinions by associating together the said residents and the local authorities, voluntary and other organisations in a common effort to advance education and to provide facilities in the interests of social welfare for recreation leisure time occupation with the objective of improving the conditions of life for the residents.

In furtherance of these objects but not otherwise, the trustees shall have the power to establish or secure the establishment of community facilities and to maintain or manage or co-operate with any statutory authority in the maintenance and management of such facilities for activities promoted by the charity in furtherance of the above objects.

The promotion of the conservation, protection and improvement of the physical and natural environment for the public benefit by raising awareness of and encouraging practical steps to reduce levels of atmospheric carbon dioxide.

Under the Lease for the Great Hall, the Trust has full maintenance responsibility for all **internal** maintenance and decoration. The Trust also has responsibility to maintain and replace all internal equipment, fixtures and fittings, including heating and lighting systems, kitchen, toilets and water supply. The trust aims to hold reserves equivalent to at least 50% of its annual core budget, with designated reserves being built up for Maintenance and Sinking funds.
The Trust aims to generate enough income in order to transfer sufficient funds into the Maintenance Reserve, and to transfer agreed amounts into the Designated Sinking Fund. Should the income fall short of what is required, then the Trustees may decide to transfer the shortfall from the General Fund into the Sinking Fund.

We have referred to the guidance contained in the Charity Commission's general

guidance on public benefit when reviewing our aim and objectives and in planning our future activities. In particular, the trustees consider how planned activities will contribute to the aims and objectives they have set.

Composition of the Board:

The Board of Trustees is made up of up to 12 positions from the key partners, Cholsey Parish Council (1), Soha Housing (1), facility user groups (2), businesses (2), residents from social and private housing (3) and specialist skills (3). In addition, further (non-voting) members with specialist skills desired by the Trust may be invited to participate.

The position of Chair will be appointed from within the Board membership or otherwise co-opted as a specialist skill.
All nominations to be Directors, to be approved by existing Board of Trustees prior to the AGM to ensure representative balance of gender, age, and experience, and that all candidates are deemed suitable to work in the interests of the Trust.
The Trust is committed to the principle of people being appointed on the basis of merit, including skills, knowledge, and competence. It is vital to ensure a good and strong balance of gender, age, circumstance, skills and experience on the Board.

Responsibilities of Board of Trustees:

The board is required to meet frequently to set policy and direct the organisation. Its responsibilities are likely to include:

- defining policy and strategy for programme activities to meet CDT aims
- ensuring financial viability and sustainable funding strategy
- negotiating over specification and transfer of land and buildings
- agreeing priorities and performance targets through the annual business plan
- agreeing annual budget and monitoring income and expenditure
- approving service level agreements for any sub-contract activities
- appointing and managing Cholsey CDT staff or any interim contract staff
- monitoring performance and directing action if required
- representing Cholsey CDT to outside agencies and forums

The Trust has both formal and informal methods of recording and reporting on its progress to manage risks and account for progress. This is to fulfil legal and contractual obligations, as well as report back to the Board, the Parish and District Councils, and the users, and partners to keep people informed and to manage the organisation.
There are a number of risks associated with the development of Cholsey CDT and the successful commissioning of the community facilities in particular. Given the tight management role played by the Trust Board and the strong involvement of the core partners, these can be managed and the impact minimised. A risk register forms part of the Business Plan which is reviewed on a regular basis.

The following legal and operational policies have been approved and are subject to review by the board:

- Financial procedures
- Volunteer expenses
- Declaration of conflicts of interest
- Health and Safety
- Equalities (Equal Opportunities)
- Complaints
- Code of conduct
- Training and development
- Volunteer policy

- Hand-book including contracts of employment and terms and conditions
- Working with children, young people and vulnerable adults
- Great Hall and Pavilion lettings pricing, policies and procedures

Registered Address:	**Cholsey Great Hall** **Fair Mile, Cholsey, OX10 9GW**
Bankers:	**Cooperative Bank** **PO Box 101, 1 Balloon Street,** **Manchester, M60 4EP** **Nat West Bank** **11 Market Place** **Abingdon OX14 3HH**
Independent Examiner:	**Nigel Thomas** **14 The Forty** **Cholsey** **OX10 9LH**

Chair's Report 2023/24:

In April 2024 we celebrated our 10 year anniversary with afternoon tea and displays in the Great Hall and an excellent evening talk on the history of Fair Mile from Ian Wheeler. April was rounded off with a three-night stint by the comedian, Henning When. These were probably our best attended events ever, with a sell-out each night. As well as attracting new people to the Great Hall, we made a tidy profit for the CCDT, which we are able to plough into community events and upgrading our facilities. Many thanks to all of those behind the bar and front of house.

We've also run our 'usual' offering of events, films, National Theatre broadcasts and comedy nights. These have varied attendances but generally make a small profit and are enjoyed by all. One highlight for me was the screening of the environmental film, Six Inches of Soil, this attracted an audience of 150 people and was followed by a lively debate of the future of food in our community. Of course, we continue to have our daytime activities, yoga, table tennis, band practices etc, etc, and community activities in the summer, particularly for the younger people. We are always looking for new events and activities – so if you have any ideas (or want to organise something) let us know.

The Cricket Club have had a successful season in 2024, in particular the youth cricket. In 2024, the Club had over 120 children training on a Friday evening with more kids than ever representing Cholsey this year at all levels. Last year, seven youths were accepted on the Oxfordshire pathway and a number playing in Oxfordshire representative teams. The Club has again had under 11, under 13 and under 15 games against local teams and this year even an under 9s match. Also, a number of the youth squad have played in the adult matches – a succession the Club was always hoping for. Thanks are due to all the coaches and helpers (and to CCDT support). The Club could expand further but are limited by the number of helpers and coaches they have – so if you want to help please get in touch.

In 2023, we had an energy audit of the Great Hall carried out by Low Carbon Hub. The report made a number of practical suggestions to reduce our carbon emissions and heating costs. A major recommendation was to insulate below the Hall floor, this would both reduce our energy losses and improve the comfort of users. We are seeking grant funding to assist with the costs of this. We are also planning an upgrade to the kitchen which should increase its utility and make it more energy efficient.

As ever the success of the last year has been down to the hard work of our administrator, Anna Swindell, the Trustees and volunteers. Many thanks to all. This year Alan Newell is stepping down from the committee. Alan has done sterling work looking after our audiovisual equipment, running the bar and much else, he will be much missed. We do, however, welcome a new recruit, Philip Lucas. I should add we are still looking for a Treasurer, if you feel you could help have a word with Anna, Sue Jeffs or myself.

Finally, thank you all for your support over the last year and I look forward to seeing you at our events next year.

Richard Harding, Chair

Report of the Directors
For Year Ended 30th June 2024

Statement of Directors Responsibilities

Company law requires the directors to prepare financial statements for each financial year which gives a true and fair view of the state of affairs of the company and of the profit and loss of the company during that period. In preparing those financial statements the directors are required to;

1. Select suitable accounting policies and then apply them consistently,
2. Make judgements and estimates that are reasonable and prudent,
3. Prepare 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 to enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities. In preparing this report the directors have taken advantage of special provisions of the Companies Act 2006 relating to small companies.

I approve the attached statement of financial activities and balance sheet for the year ended 30th June 2024 and confirm that I have made available all information necessary for its preparation.

Approved by the Directors on the

Signed on their behalf by Director

Print Name: Richard Harding

Cholsey Community Development Trust
(A Company Limited by Guarantee)

Statement of Financial Activities
For the Year Ended 30th June 2024

Incorporating Income and Expenditure Account

	Notes	2023/24	2022/23
Incoming Resources			
Incoming Resources from Generated Funds (Unrestricted)			
Grants	3a	-	-
Residents Levy	3b	26,310	24,887
Investment Income		-	-
Other Income	3c	69,633	50,416
Total Incoming Resources		95,943	75,303
Resources Expended			
Costs of Generating Funds			
Charitable Activities	4a	95,799	72,922
Governance Costs	4b	200	202
Total Resources Expended		95,999	73,124
Net Incoming / (outgoing) Resources		(56)	2,179

Cholsey Community Development Trust
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Balance Sheet
As at 30th June 2024

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- These accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with FRS102 SORP.

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Signed on their behalf by Director

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Net book value			
At 30 June 2023	21,622	26,942	48,564
At 30 June 2024	20,025	23,741	43,766

3. Incoming Resources

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Covid-19 Retail, Hospitality and Leisure Kick start Grant	-	-
	-	-

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	131,122	121,675

6. Debtors and Prepayments

	2023/24	2022/23
Debtors Control Account	7,469	1,007
Accrued Income - Residents levy	-	6,524
June hires invoiced in July	1,028	1,240
Cricket Club recharge	1,826	1,515
Donation due from match funding	-	-
Insurance paid in advance	1,260	1,271
Screening licence deposit	150	150
Service charge paid in advance	1,345	1,970
Subscriptions paid in advance	388	114
Acts booked for future events	1,500	-
	14,966	13,791

7. Creditors and Accruals: Amounts falling due within one year

	2023/24	2022/23
Trade creditors	4,321	1,017
Deposits for future events	1,050	750
Social security taxes	510	209
Pension liabilities	-	55
Accruals	1,529	36
Independent examiners fee	200	200
	7,610	2,267

8. Deferred income

Deferred Income

	2023/24	2022/23
Invoices raised for hire after 30th June	2,045	1,082
Tickets purchased for future events		348
	2,045	1,430

9. Designated Capital Fund

These are the balances used to fund the capital expenditure of the charity. Funds are released from the General Fund account to the Capital Fund to support the initial purchase of fixed assets. These funds are later released from the Capital Fund to the General Fund matching depreciation.

10. Maintenance Fund

This fund is being built up to support 5-yearly redecoration of The Great Hall (as required by the lease). In 2023/24 a £750 transfer has taken place (2022/23 £750).

11. Sinking Fund

The sinking fund is a reserve for any large capital repair and maintenance expenditure that may be required for the Great Hall in the future. In 2023/24 a transfer of £7,500 has been made from the general fund to the Sinking Fund (2022/23 £5,000).

12. Coronavirus Recovery Fund

In 2019/20 the charity received a grant of £25,000 to support its recovery following the impact of Covid 19 followed by another £12,000 in 2021/22 as a kick-start grant. £10,014 was carried forward into 2023/24 with £4,648 being used in year to purchase equipment and pay for additional advertising and marketing.

13. Analysis of movements between funds

	Designated Capital Fund	Designated Maintenance Fund	Designated Sinking Fund	Coronavirus recovery fund	General Fund
Opening balances	48,564	8,000	40,700	10,014	73,823
Depreciation	(8,697)				8,697
Capital Budget	3,899				(3,899)
Transfer to Maintenance Fund		750			(750)
Transfer to Coronavirus Recovery Fund				(4,648)	4,648
Transfer to Sinking Fund			7,500		(7,500)
(Deficit) / surplus for the year					(56)
	43,766	8,750	48,200	5,366	74,963

14. Related Party Transactions

There have been no related party transactions in the year ended 30th June 2024.

15. Number of staff employed

Number of employees during the year was as follows: 1 (2022/23 Employees: 1)

16. Corporation Tax

The charity is exempt from tax on income and gains to the extent that these are applied to its charitable objects.

Cholsey Community Development Trust
(A Company Limited by Guarantee)

Independent Examiner's Report on the Accounts for the Year Ended 30th June 2024

Respective responsibilities of Trustees and Examiner

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144 of the Charities Act 2011 (the Charities Act) and that an independent examination is needed.

It is my responsibility to:

- Examine the accounts under section 145 of the Charities Act,
- To follow the procedures laid down in the general Directions given by the Charity Commission (under section 145(9)(b) of the Charities Act),
- Accounts comply with the requirements of the 2011 Act
- The charity keeps accounting records under section 130 of the Act
- To state whether particular matters have come to my attention.

Basis of Independent Examiner's Statement

My examination was carried out in accordance with general directions given by the Charity Commission, an examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from the trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a 'true and fair' view and the report is limited to those matters set out in the statement below.

Independent Examiner's Statement

In connection with my examination, no matter has come to my attention;

- which gives me reasonable cause to believe that in, any material respect, the requirements:
- To keeping accounting records in accordance with section 130 of the Charities Act;
- To prepare accounts which accord with the accounting records and comply with the accounting requirements of the Charities Act have not been met; or
- To which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Nigel Thomas
14 The Forty
Cholsey
OX10 9LH

Date: 6th February 2025

Cholsey Community Development Trust
(A Company Limited by Guarantee)

Independent Examiner's Report on the Accounts for the Year Ended 30th June 2024

Respective responsibilities of Trustees and Examiner

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144 of the Charities Act 2011 (the Charities Act) and that an independent examination is needed.

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- To follow the procedures laid down in the general Directions given by the Charity Commission (under section 145(9)(b) of the Charities Act),
- Accounts comply with the requirements of the 2011 Act
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- To state whether particular matters have come to my attention.

Basis of Independent Examiner's Statement

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- To prepare accounts which accord with the accounting records and comply with the accounting requirements of the Charities Act have not been met; or
- To which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Nigel Thomas

Nigel Thomas
14 The Forty
Cholsey
OX10 9LH

Date: 6th February 2025

CHOLSEY COMMUNITY DEVELOPMENT TRUST

England & Wales - Charity number 1154165

Accounts

Cholsey Community Development Trust

Annual Report and Statements
for
The Year Ended 30th June 2023

Company Registration No: **07589995**

Charity Registration No: **1154165**

Cholsey Community Development Trust
(A Company Limited by Guarantee)

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Legal and Administrative Information

Company Registration Number: 07589995

Date of Incorporation – 4th April 2011

Date of Charity Registration – 10th October 2013

Start of Financial Period 1st July 2022

End of Financial Period 30th June 2023

Directors during 2022/23

Richard Harding, elected 15.11.2019, appointed Chair 26.11.2021
Valerie Bolt, resigned Chair 26.11.2021, elected 26.11.2021
Irene Neill, appointed 07.06.2021
Susan Jeffs co-opted as Company Secretary 15.11.2019
Kelly Dawson (Treasurer) – co-opted 21.10.2019
Dorothea Price, elected 17.11.2017
Niall Hammond, elected 17.11.2017
Alan Newell, elected 23.11.2018
Jaqueline Logan, elected 20.05.2022

Governing Document: Cholsey Development Trust Constitution

Objects:

To further or benefit the residents of Cholsey and the surrounding area, without distinction of sex, sexual orientation, race or of political, religious or other opinions by associating together the said residents and the local authorities, voluntary and other organisations in a common effort to advance education and to provide facilities in the interests of social welfare for recreation leisure time occupation with the objective of improving the conditions of life for the residents.

In furtherance of these objects but not otherwise, the trustees shall have the power to establish or secure the establishment of community facilities and to maintain or manage or co-operate with any statutory authority in the maintenance and management of such facilities for activities promoted by the charity in furtherance of the above objects.

The promotion of the conservation, protection and improvement of the physical and natural environment for the public benefit by raising awareness of and encouraging practical steps to reduce levels of atmospheric carbon dioxide.

Under the Lease for the Great Hall, the Trust has full maintenance responsibility for all **internal** maintenance and decoration. The Trust also has responsibility to maintain and replace all internal equipment, fixtures and fittings, including heating and lighting systems, kitchen, toilets and water supply. The trust aims to hold reserves equivalent to at least 50% of its annual core budget, with designated reserves being built up for Maintenance and Sinking funds.
The Trust aims to generate enough income in order to transfer sufficient funds into the Maintenance Reserve, and to transfer agreed amounts into the Designated Sinking Fund. Should the income fall short of what is required, then the Trustees may decide to transfer the shortfall from the General Fund into the Sinking Fund.

We have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing our aim and objectives and in planning our future

activities. In particular, the trustees consider how planned activities will contribute to the aims and objectives they have set.

Composition of the Board:

The Board of Trustees is made up of up to 12 positions from the key partners, Cholsey Parish Council (1), Soha Housing (1), facility user groups (2), businesses (2), residents from social and private housing (3) and specialist skills (3). In addition, further (non-voting) members with specialist skills desired by the Trust may be invited to participate.

The position of Chair will be appointed from within the Board membership or otherwise co-opted as a specialist skill.
All nominations to be Directors, to be approved by existing Board of Trustees prior to the AGM to ensure representative balance of gender, age, and experience, and that all candidates are deemed suitable to work in the interests of the Trust.
The Trust is committed to the principle of people being appointed on the basis of merit, including skills, knowledge, and competence. It is vital to ensure a good and strong balance of gender, age, circumstance, skills and experience on the Board.

Responsibilities of Board of Trustees:

The board is required to meet frequently to set policy and direct the organisation. Its responsibilities are likely to include:

- defining policy and strategy for programme activities to meet CDT aims
- ensuring financial viability and sustainable funding strategy
- negotiating over specification and transfer of land and buildings
- agreeing priorities and performance targets through the annual business plan
- agreeing annual budget and monitoring income and expenditure
- approving service level agreements for any sub-contract activities
- appointing and managing Cholsey CDT staff or any interim contract staff
- monitoring performance and directing action if required
- representing Cholsey CDT to outside agencies and forums

The Trust has both formal and informal methods of recording and reporting on its progress to manage risks and account for progress. This is to fulfil legal and contractual obligations, as well as report back to the Board, the Parish and District Councils, and the users, and partners to keep people informed and to manage the organisation.
There are a number of risks associated with the development of Cholsey CDT and the successful commissioning of the community facilities in particular. Given the tight management role played by the Trust Board and the strong involvement of the core partners, these can be managed and the impact minimised. A risk register forms part of the Business Plan which is reviewed on a regular basis.

The following legal and operational policies have been approved and are subject to review by the board:

- Financial procedures
- Volunteer expenses
- Declaration of conflicts of interest
- Health and Safety
- Equalities (Equal Opportunities)
- Complaints
- Code of conduct
- Training and development
- Volunteer policy
- Hand-book including contracts of employment and terms and conditions

- Working with children, young people and vulnerable adults
- Great Hall and Pavilion lettings pricing, policies and procedures

Registered Address:	**Cholsey Great Hall** **Fair Mile, Cholsey, OX10 9GW**
Bankers:	**Cooperative Bank** **PO Box 101, 1 Balloon Street,** **Manchester, M60 4EP** **Nat West Bank** **11 Market Place** **Abingdon OX14 3HH**
Independent Examiner:	**Nigel Thomas** **14 The Forty** **Cholsey** **OX10 9LH**

Chair's Report 2022/23:

The year has seen us continue to emerge from the Covid pandemic and restrictions. The Trust has weathered the storm and maybe, even, emerged stronger thanks in part to grants to keep community facilities open; but mostly due to the hard work of our Board Members, supporters and administrator. Pleasingly we are now seeing a return by our regular users of the Great Hall and increasing numbers at our events.

We have continued to run a full programme of social events (Burns Night, Comedy Club, films etc.). A new development has been the screening of National Theatre performances – keep an eye open for more events coming up. We were also able to screen live the King's Coronation and women's football matches. We welcome new ideas for events we might hold at the Great Hall and, of course, if anyone is willing to help organise one that would be fantastic!

The Cricket Club continues to be very active. Anyone who has been up on the regular Friday night youth cricket evenings (with the bar and BBQ) and seen over 120 young players, sometimes screaming with delight, will attest to the success of this venture. The Club has also run a number of youth (girls and boys) matches. The new net, purchased with a grant from SODC, provides an opportunity to engage the older youths with 'hard ball' cricket. One mustn't underestimate the work involved behind to scenes in setting up these activities, training coaches and running the bar and BBQ – many thanks to all these volunteers.

In 2021 we took delivery of a new projector and screen for the Great Hall. This enables us to show films at high quality. Through 2022 we have shown films monthly, with the addition of family films in the school holidays. So far the attendance of these films has been disappointing (although we are breaking even on costs). Whether audiences maybe are still reluctant to go out after Covid or our offering or publicity is not quite right yet we don't know. We are hoping that a Cholsey film club might form and take over this initiative. We will continue regular films through the winter – any suggestions for films or volunteers to help run a film club would be very welcome.

Our plan is to increase the number and range of events and activities in the Great Hall and meeting room. This would enable us to increase revenue and so our support of village

activities, such as the bonfire night. To this end we have revamped the Trust and Great Hall websites. We would particularly like to attract more corporate uses of our facilities. Any suggestions on how we might publicise events in the Great Hall, or new activities we might consider, would be very welcome – we are always willing to try new things.
Running an old building means there is always something to do! We have continuing problems with the lighting and fire alarms. We would very much like to improve the energy efficiency of the building. We have just received an energy audit from Low Carbon Hub in Oxford which outlines a number of useful energy (and carbon) saving actions (ranging from changing light bulbs to installing solar panels). We have just set up a small sub-group to look at how we might fund and implement some of these. It would certainly help to reduce our energy costs!
Another 'item' in our in-tray is the transfer of ownership the cricket field from Homes England to the Trust. This has been going on for over 10 years! We did have some encouraging discussions with Homes England at the end of 2021, but then, again, everything has gone quiet. This is a frustrating and time- consuming process which should have been resolved years ago!
In September we helped organise a joint public meeting with the various organisations who help run Cholsey Meadows (CMMC, CFM, Soha, Cholsey Parish Council and CCDT). It was a well attended meeting and a really positive atmosphere and willingness to make the development work better for everyone. We are planning to work much better together in the future and to hold regular public meetings.
Sadly our Treasurer, Kelly Dawson, has stepped down. Kelly has done great work in getting our financial procedures and software in order, and we thank her for that. Unfortunately, we have not yet been able to find a volunteer to take over. If you know anyone with some financial background who could help us, please get in touch with our Administrator or a member of the Board.
Finally, can I thank the members of the Board, our volunteers and our administrator, Anna Swindell, for all their hard work throughout the last year. I hope you agree with me that the Trust and our events have been a great success and have a great future.
Richard Harding, Chair

Report of the Directors
For Year Ended 30th June 2023

Statement of Directors Responsibilities
Company law requires the directors to prepare financial statements for each financial year which gives a true and fair view of the state of affairs of the company and of the profit and loss of the company during that period. In preparing those financial statements the directors are required to;

1. Select suitable accounting policies and then apply them consistently,
2. Make judgements and estimates that are reasonable and prudent,
3. Prepare 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 to enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities. In preparing this report the directors have taken advantage of special provisions of the Companies Act 2006 relating to small companies.

I approve the attached statement of financial activities and balance sheet for the year ended 30th June 2023 and confirm that I have made available all information necessary for its preparation.

Approved by the Directors on the 17th November 2023

Signed on their behalf by Director



Print Name: Richard Harding

Cholsey Community Development Trust
(A Company Limited by Guarantee)

Statement of Financial Activities
For the Year Ended 30th June 2023

Incorporating Income and Expenditure Account

	Notes	2022/23	2021/22
Incoming Resources			
Incoming Resources from Generated Funds (Unrestricted)			
Grants	3a	-	12,529
Residents Levy	3b	24,887	22,245
Investment Income		-	-
Other Income	3c	50,416	47,866
Total Incoming Resources		75,303	82,640
Resources Expended			
Costs of Generating Funds			
Charitable Activities	4a	72,922	67,656
Governance Costs	4b	202	1,597
Total Resources Expended		73,124	69,254
Net Incoming / (outgoing) Resources		2,179	13,386

Cholsey Community Development Trust
(A Company Limited by Guarantee)

Balance Sheet
As at 30th June 2023

	Notes	30th June 2023	30th June 2022
Fixed Assets			
Tangible Assets	2	48,564	56,551
Current Assets			
Cash at Bank and In Hand	5	121,675	113,023
Debtors, Accrued income and Prepayments	6	13,791	15,296
Stock		768	820
Total Current Assets		136,234	129,139
Current Liabilities			
Creditors and Accruals (falling due in one year)	7	2,267	4,448
Deferred Income	8	1,430	2,320
Total Assets less Current Liabilities		181,101	178,922
Funds of Charity			
Designated Capital Fund	9	48,564	56,551
Designated Maintenance Fund	10	8,000	7,250
Designated Sinking Fund	11	40,700	35,700
Coronavirus Recovery Fund	12	10,014	12,483
General Fund		73,823	66,938
Funded by		181,101	178,922

For the year ending 30/06/2023 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors' Responsibilities

- The members have not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006.
- The directors acknowledge their responsibility for complying with the requirements of the Act with respect to accounting records and for the preparation of accounts.
- These accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with FRS102 SORP.

Approved by the Directors on the 17th November 2023

Signed on their behalf by Director



Print Name: Richard Harding

Notes to the Financial Statements
For the Year ending 30th June 2023

1. Accounting Policies

Basis of preparation

These accounts have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant note(s) to these accounts.
The accounts have been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and with the Charities Act 2011.

Incoming Resources

Recognition of Incoming Resources
These are included in the statement of Financial Activities (SOFA) when;

- The company becomes entitled to the resources
- The Directors are virtually certain they will receive the resources;
- The monetary value can be measured with sufficient reliability

Incoming Resources with Related Expenditure
Where incoming resources have related expenditure, the incoming resource and related expenditure are reported gross in the SOFA.

Grants and Donations
Grants and Donations are only included in the SOFA when there is unconditional entitlement to the resource.

Government Grants
The charity has not received government grants in the 2022/23 reporting period.

Donated Services and Facilities
These are only included in incoming resources (with an equivalent amount in resource expended) where the benefit to the company is reasonably quantifiable, measurable and material. The value placed on these resources is the estimated value to the company of the service or facility received.

Volunteer Help
The value of any voluntary help received is not included in the accounts but is described in the Directors annual report.

Investment Income
This is included in the accounts when receivable.

Expenditure and Liabilities

Liabilities recognition
Liabilities are recognised as soon as there is a legal or constructive obligation committing the company to pay out resources.

Governance Costs
Includes costs of the preparation and examination of statutory accounts, the costs of Directors meetings, and cost of any legal advice to Directors on governance or constitutional matters.

Fixed assets
These are capitalised if they can be used for more than one year, and cost at least £100. They are valued at cost or, if gifted, at the value to the charity on receipt.

Depreciation
Depreciation is provided on tangible fixed assets so as to write off the cost or valuation, less any estimated residual value, over their expected useful economic lives as follows;

Asset Class	Depreciation Rate
Fixtures & Fittings	10 to 30 years
Plant & Machinery	3 to 10 years

Stocks
Goods or services provided as part of a charitable activity are measured at net realisable value based on the service potential provided by items of stock.

Debtors
Debtors (including trade debtors and loans receivable) are measured on initial recognition at settlement amount after any trade discounts or amount advanced by the charity. Subsequently, they are measured at the cash or other consideration expected to be received.

Reserves
The trust aims to hold reserves equivalent to at least 50% of its annual core budget, with designated reserves being built up for Maintenance and Sinking funds.
Each year, through its budget, the Trust aims to generate enough income in order to transfer sufficient funds into the Maintenance Reserve, and to transfer agreed amounts into the Designated Sinking Fund. Should the income fall short of what is required, then the Trustees may decide to transfer the shortfall from the General Fund into the designated funds.
The Designated Capital Fund is held to fund Fixed Asset purchases. On approval of a capital scheme a budget is approved, and funding moved to the Capital Fund. These funds are then released back to the General Fund in line with depreciation of the assets.
There is a temporary Coronavirus Recovery Fund. The Charity received a number of Grants to support its position and recovery from Covid-19. Although there was no restriction on where this grant was spent, the Trustees wanted to monitor it separately from the General Fund.

2. Tangible Fixed assets

	Plant and Machinery	Fixtures and Fittings	Total
Cost			
At 1 July 2022	49,491	91,016	140,507
Additions	1,633	-	1,633
At 30 June 2023	51,124	91,016	142,140
Depreciation			
At 1 July 2022	24,926	59,030	83,956
Charge for year	4,576	5,044	9,620
At 30 June 2023	29,502	64,074	93,576
Net book value			
At 30 June 2022	24,565	31,986	56,551
At 30 June 2023	21,622	26,942	48,564

3. Incoming Resources

a). Grants

	2022/23	2021/22
Covid-19 Job Retention Scheme (CJRS)	-	529
Covid-19 Retail, Hospitality and Leisure Kick start Grant	-	12,000
	-	12,529

b). Residents Contributions

2022/23	2021/22
24,887	22,245

c). Other Income

	2022/23	2021/22
Events and Hire Income	46,977	41,903
Donations	1,888	5,057
Recharges	1,515	906
Sales	36	-
	50,416	47,866

4. Resources Expended

a). Charitable Activities

	2022/23	2021/22
Cost of Events	17,765	16,309
Admin Wages	5,874	8,003
Events management	8,810	6,548
Advertising and Marketing	1,333	1,315
Repairs and maintenance	2,558	2,923
Utilities	7,651	6,971
Cleaning	7,106	5,657
Admin expenses	3,227	2,671
Insurance	1,544	1,692
Service charges	5,919	5,275
Depreciation	9,620	9,387
Cricket club water, electric & fire safety	1,515	906
	72,922	67,657

b). Governance Costs

	2021/22	2021/22
Independent Examiners Fee	200	200
Meeting expenses	2	63
Solicitors Fees	-	1,334
	202	1,597

5. Cash at bank and in hand

	2022/23	2021/22
Current Accounts	120,929	112,362
Paypal Account	-	368
Cash in transit (Zettle, Website, Post Office)	337	10
Petty Cash	409	283
	121,675	113,023

6. Debtors and Prepayments

	2022/23	2021/22
Debtors Control Account	1,007	1,847
Accrued Income - Residents levy	6,524	6,121
June hires invoiced in July	1,240	1,040
Cricket Club recharge	1,515	906
Donation due from match funding	-	1,000
Insurance paid in advance	1,271	1,120
Screening licence deposit	150	150
Service charge paid in advance	1,970	1,480
Subscriptions paid in advance	114	232
Acts booked for future events	-	1,400
	13,791	15,296

7. Creditors and Accruals: Amounts falling due within one year

	2022/23	2021/22
Trade creditors	1,017	3,243
Deposits for future events	750	750
Social security taxes	209	212
Pension liabilities	55	43
Accruals	36	-
Independent examiners fee	200	200
	2,267	4,448

8. Deferred income

	2022/23	2021/22
Invoices raised for hire after 30th June	1,082	860
Tickets purchased for future events	348	1,460
	1,430	2,320

9. Designated Capital Fund

These are the balances used to fund the capital expenditure of the charity. Funds are released from the General Fund account to the Capital Fund to support the initial purchase of fixed assets. These funds are later released from the Capital Fund to the General Fund matching depreciation.

10. Maintenance Fund

This fund is being built up to support 5-yearly redecoration of The Great Hall (as required by the lease). In 2022/23 a £750 transfer has taken place (2021/22 £750).

11. Sinking Fund

The sinking fund is a reserve for any large capital repair and maintenance expenditure that may be required for the Great Hall in the future. In 2022/23 a transfer of £5,000 has been made from the general fund to the Sinking Fund (2021/22 £5,000).

12. Coronavirus Recovery Fund

In 2019/20 the charity received a grant of £25,000 to support its recovery following the impact of Covid 19 followed by another £12,000 in 2021/22 as a kick-start grant. £12,483 was carried forward into 2022/23 with £2,469 being used in year to purchase equipment and pay for additional advertising and marketing.

13. Analysis of movements between funds

	Designated Capital Fund	Designated Maintenance Fund	Designated Sinking Fund	Coronavirus recovery fund	General Fund
Opening balances	56,551	7,250	35,700	12,483	66,938
Depreciation	- 9,620				9,620
Capital Budget	1,633			- 830	- 803
Transfer to Maintenance Fund		750			- 750
Transfer to Coronavirus Recovery Fund				- 1,639	1,639
Transfer to Sinking Fund			5,000		- 5,000
Surplus / (deficit) for the year					2,179
	48,564	8,000	40,700	10,014	73,823

14. Related Party Transactions

There have been no related party transactions in the year ended 30th June 2023.

15. Number of staff employed

Number of employees during the year was as follows: 1 (2021/22 Employees: 1)

16. Corporation Tax

The charity is exempt from tax on income and gains to the extent that these are applied to its charitable objects.

Cholsey Community Development Trust
(A Company Limited by Guarantee)

Independent Examiner's Report on the Accounts for the Year Ended 30th June 2023

Respective responsibilities of Trustees and Examiner

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144 of the Charities Act 2011 (the Charities Act) and that an independent examination is needed.

It is my responsibility to:

- Examine the accounts under section 145 of the Charities Act,
- To follow the procedures laid down in the general Directions given by the Charity Commission (under section 145(9)(b) of the Charities Act),
- Accounts comply with the requirements of the 2011 Act,
- The charity keeps accounting records under section 130 of the Act,
- To state whether particular matters have come to my attention.

Basis of Independent Examiner's Statement

My examination was carried out in accordance with general directions given by the Charity Commission, an examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts and seeking explanations from the trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a 'true and fair' view, and the report is limited to those matters set out in the statement below.

Independent Examiner's Statement

In connection with my examination, no matter has come to my attention;

- which gives me reasonable cause to believe that in, any material respect, the requirements:
- To keeping accounting records in accordance with section 130 of the Charities Act;
- To prepare accounts which accord with the accounting records and comply with the accounting requirements of the Charities Act have not been met; or
- To which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Nigel Thomas

Nigel Thomas
14 The Forty
Cholsey
OX10 9LH

Date: 17 November 2023

CHOLSEY COMMUNITY DEVELOPMENT TRUST

England & Wales - Charity number 1154165

Accounts

Cholsey Community Development Trust

Annual Report and Statements
for
The Year Ended 30th June 2022

Company Registration No: **07589995**

Charity Registration No: **1154165**

Cholsey Community Development Trust
(A Company Limited by Guarantee)

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Cholsey Community Development Trust
(A Company Limited by Guarantee)

Legal and Administrative Information

Company Registration Number: 07589995

Date of Incorporation – 4th April 2011

Date of Charity Registration – 10th October 2013

Start of Financial Period 1st July 2021

End of Financial Period 30th June 2022

Directors during 2020/21

Richard Harding, elected 15.11.2019, appointed Chair 26.11.2021
Valerie Bolt, resigned Chair 26.11.2021, elected 26.11.2021
Irene Neill, appointed 07.06.2021
Susan Jeffs co-opted as Company Secretary 15.11.2019
Kelly Dawson (Treasurer) – co-opted 21.10.2019
Dorothea Price, elected 17.11.2017
Niall Hammond, elected 17.11.2017
Alan Newell, elected 23.11.2018
Jude McCaffrey, elected 16.11.2020, resigned 20.05.2022
Jaqueline Logan, elected 20.05.2022

Governing Document: Cholsey Development Trust Constitution

Objects:
To further or benefit the residents of Cholsey and the surrounding area, without distinction of sex, sexual orientation, race or of political, religious or other opinions by associating together the said residents and the local authorities, voluntary and other organisations in a common effort to advance education and to provide facilities in the interests of social welfare for recreation leisure time occupation with the objective of improving the conditions of life for the residents.

In furtherance of these objects but not otherwise, the trustees shall have the power to establish or secure the establishment of community facilities and to maintain or manage or co-operate with any statutory authority in the maintenance and management of such facilities for activities promoted by the charity in furtherance of the above objects.

The promotion of the conservation, protection and improvement of the physical and natural environment for the public benefit by raising awareness of and encouraging practical steps to reduce levels of atmospheric carbon dioxide.

Under the Lease for the Great Hall, the Trust has full maintenance responsibility for all **internal** maintenance and decoration. The Trust also has responsibility to maintain and replace all internal equipment, fixtures and fittings, including heating and lighting systems, kitchen, toilets and water supply. The trust aims to hold reserves equivalent to at least 50% of its annual core budget, with designated reserves being built up for Maintenance and Sinking funds.
The Trust aims to generate enough income in order to transfer sufficient funds into the Maintenance Reserve, and to transfer agreed amounts into the Designated Sinking Fund. Should the income fall short of what is required, then the Trustees may decide to transfer the shortfall from the General Fund into the Sinking Fund.

We have referred to the guidance contained in the Charity Commission's general

guidance on public benefit when reviewing our aim and objectives and in planning our future activities. In particular, the trustees consider how planned activities will contribute to the aims and objectives they have set.

Composition of the Board:
The Board of Trustees is made up of up to 12 positions from the key partners, Cholsey Parish Council (1), Soha Housing (1), facility user groups (2), businesses (2), residents from social and private housing (3) and specialist skills (3). In addition, further (non-voting) members with specialist skills desired by the Trust may be invited to participate.

The position of Chair will be appointed from within the Board membership or otherwise co-opted as a specialist skill.
All nominations to be Directors, to be approved by existing Board of Trustees prior to the AGM to ensure representative balance of gender, age, and experience, and that all candidates are deemed suitable to work in the interests of the Trust.
The Trust is committed to the principle of people being appointed on the basis of merit, including skills, knowledge, and competence. It is vital to ensure a good and strong balance of gender, age, circumstance, skills and experience on the Board.

Responsibilities of Board of Trustees:
The board is required to meet frequently to set policy and direct the organisation. Its responsibilities are likely to include:

- defining policy and strategy for programme activities to meet CDT aims
- ensuring financial viability and sustainable funding strategy
- negotiating over specification and transfer of land and buildings
- agreeing priorities and performance targets through the annual business plan
- agreeing annual budget and monitoring income and expenditure
- approving service level agreements for any sub-contract activities
- appointing and managing Cholsey CDT staff or any interim contract staff
- monitoring performance and directing action if required
- representing Cholsey CDT to outside agencies and forums

The Trust has both formal and informal methods of recording and reporting on its progress to manage risks and account for progress. This is to fulfil legal and contractual obligations, as well as report back to the Board, the Parish and District Councils, and the users, and partners to keep people informed and to manage the organisation.
There are a number of risks associated with the development of Cholsey CDT and the successful commissioning of the community facilities in particular. Given the tight management role played by the Trust Board and the strong involvement of the core partners, these can be managed and the impact minimised. A risk register forms part of the Business Plan which is reviewed on a regular basis.

The following legal and operational policies have been approved and are subject to review by the board:

- Financial procedures
- Volunteer expenses
- Declaration of conflicts of interest
- Health and Safety
- Equalities (Equal Opportunities)
- Complaints
- Code of conduct
- Training and development
- Volunteer policy

Cholsey Community Development Trust
(A Company Limited by Guarantee)

- Hand-book including contracts of employment and terms and conditions
- Working with children, young people and vulnerable adults
- Great Hall and Pavilion lettings pricing, policies and procedures

Registered Address:	**Cholsey Great Hall** **Fair Mile, Cholsey, OX10 9GW**
Bankers:	**Cooperative Bank** **PO Box 101, 1 Balloon Street,** **Manchester, M60 4EP**
	Nat West Bank **11 Market Place** **Abingdon OX14 3HH**
Independent Examiner:	**Nigel Thomas** **14 The Forty** **Cholsey** **OX10 9LH**

Chair's Report 2021/22:

The year has seen us emerge from the Covid pandemic and restrictions. The Trust has weathered the storm and maybe, even, emerged stronger thanks in part to grants to keep community facilities open; but mostly due to the hard work of our committee, supporters and administrator. Pleasingly we are now seeing a return by our regular users of the Great Hall and increasing numbers at our events.

There have been many highlights throughout the year. The Burns Night, Comedy Club, May Day Fair and, the recent, Murder Mystery Dinner stand out in my memory. The May Day celebrations on the cricket pitch and the associated Green Fair, put on in association with the Cholsey Environment Champions (CHEC), were a particular success and one which truly involved the entire village.

The Cricket Club has had many successful ventures. Anyone who has been up on the regular Friday night youth cricket evenings (with the bar and BBQ) and seen over 120 young players, sometimes screaming with delight, will attest to the success of this venture. The Cricket Club have also run a number of youth (girls and boys) matches. The new net, purchased with a grant from SODC, provides an opportunity to engage the older youths with 'hard ball' cricket. One mustn't underestimate the work involved behind to scenes in setting up these activities, training coaches and running the bar and BBQ – many thanks to all these volunteers.

In 2021 we took delivery of a new projector and screen for the Great Hall. This enables us to show films at high quality. Through 2022 we have shown films monthly, with the addition of family films in the school holidays. So far the attendance of these films has been disappointing (although we are breaking even on costs). Whether audiences are still reluctant to go out after Covid or our offering or publicity is not quite right yet we don't know. We are hoping that a Cholsey film club might form and take over this initiative. We will continue regular films through the winter – any suggestions for films or volunteers to help run a film club would be very welcome.

Our plan is to increase the number and range of events and activities in the Great Hall and meeting room. This would enable us to increase revenue and so our support of village activities, such as the bonfire night. To this end we have revamped the Trust and Great Hall websites. We would particularly like to attract more corporate uses of our facilities. Any suggestions on how we might publicise events

in the Great Hall, or new activities we might consider, would be very welcome – we are always willing to try new things.

Running an old building means there is always something to do! We have continuing problems with the lighting and fire alarms and we would very much like to improve the energy efficiency of the building. Anybody who owns a house will know the time, money and energy these maintenance issues take up.

Another 'item' in our in-tray is the transfer of ownership the cricket field from Homes England to the Trust. This has been going on for 10 years! We did have some encouraging discussions with Homes England earlier in the year but then, again, everything has gone quiet. This is a frustrating and time-consuming process which should have been resolved years ago!

Sadly our Treasurer, Kelly Dawson, decided to step down in the spring. Kelly has done great work in getting our financial procedures and software in order, and we thank her for that. Unfortunately, we have not been able to find a volunteer to take over. If you know anyone with some financial background who could help us, please get in touch with our Administrator or a member of the Board.

Finally, can I thank the members of the Board, our volunteers and our administrator, Anna Swindell, for all their hard work throughout the last, difficult, year. I hope you agree with me that the Trust and our events have been a great success and have a great future.

Richard Harding, Chair, On behalf of the Board of Directors of Cholsey Community Development Trust

Cholsey Community Development Trust
(A Company Limited by Guarantee)

Report of the Directors
For Year Ended 30th June 2022

Statement of Directors Responsibilities

Company law requires the directors to prepare financial statements for each financial year which gives a true and fair view of the state of affairs of the company and of the profit and loss of the company during that period. In preparing those financial statements the directors are required to;

1. Select suitable accounting policies and then apply them consistently,
2. Make judgements and estimates that are reasonable and prudent,
3. Prepare 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 to enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities. In preparing this report the directors have taken advantage of special provisions of the Companies Act 2006 relating to small companies.

I approve the attached statement of financial activities and balance sheet for the year ended 30th June 2021 and confirm that I have made available all information necessary for its preparation.

Approved by the Directors on the 3rd October 2022

Signed on their behalf by Director



Print Name: Richard Harding

Cholsey Community Development Trust
(A Company Limited by Guarantee)

Statement of Financial Activities
For the Year Ended 30th June 2022

Incorporating Income and Expenditure Account

	Notes	2021/22	2020/21
Incoming Resources			
Incoming Resources from Generated Funds (Unrestricted)			
Grants	3a	12,529	16,568
Residents Levy	3b	22,245	21,279
Investment Income		-	-
Other Income	3c	47,866	6,555
Total Incoming Resources		82,640	44,402
Resources Expended			
Costs of Generating Funds			
Charitable Activities	4a	67,656	41,020
Governance Costs	4b	1,597	1,198
Total Resources Expended		69,254	42,218
Net Incoming / (outgoing) Resources		13,386	2,184

Cholsey Community Development Trust
(A Company Limited by Guarantee)

Balance Sheet
As At 30th June 2022

	Notes	30th June 2022	30th June 2021
Fixed Assets			
Tangible Assets	2	56,551	40,601
Current Assets			
Cash at Bank and In Hand	5	113,023	122,185
Debtors, Accrued income and Prepayments	6	15,296	10,788
Stock		820	521
Total Current Assets		129,139	133,494
Current Liabilities			
Creditors and Accruals (falling due in one year)	7	4,448	4,903
Deferred Income	8	2,320	3,656
Total Assets less Current Liabilities		178,922	165,536
Funds of Charity			
Designated Capital Fund	9	56,551	40,601
Designated Maintenance Fund	10	7,250	6,500
Designated Sinking Fund	11	35,700	30,700
Coronavirus Recovery Fund	12	12,483	20,800
General Fund		66,938	66,935
Funded by		178,922	165,536

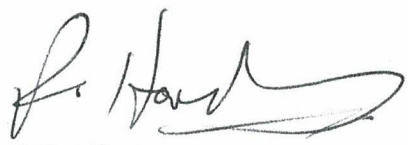
For the year ending 30/06/2022 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors' Responsibilities

- The members have not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006.
- The directors acknowledge their responsibility for complying with the requirements of the Act with respect to accounting records and for the preparation of accounts.
- These accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with FRS102 SORP.

Approved by the Directors on the 3rd October 2022

Signed on their behalf by Director



Print Name: Richard Harding

Notes to the Financial Statements
For the Year ending 30th June 2022

1. Accounting Policies

Basis of preparation

These accounts have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant note(s) to these accounts.
The accounts have been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and with the Charities Act 2011.

Incoming Resources

Recognition of Incoming Resources

These are included in the statement of Financial Activities (SOFA) when;

- The company becomes entitled to the resources
- The Directors are virtually certain they will receive the resources;
- The monetary value can be measured with sufficient reliability

Incoming Resources with Related Expenditure

Where incoming resources have related expenditure, the incoming resource and related expenditure are reported gross in the SOFA.

Grants and Donations

Grants and Donations are only included in the SOFA when there is unconditional entitlement to the resource.

Government Grants

The charity has received government grants in the reporting period.

Donated Services and Facilities

These are only included in incoming resources (with an equivalent amount in resource expended) where the benefit to the company is reasonably quantifiable, measurable and material. The value placed on these resources is the estimated value to the company of the service or facility received.

Volunteer Help

The value of any voluntary help received is not included in the accounts but is described in the Directors annual report.

Investment Income

This is included in the accounts when receivable.

Expenditure and Liabilities

Liabilities recognition
Liabilities are recognised as soon as there is a legal or constructive obligation committing the company to pay out resources.

Governance Costs
Includes costs of the preparation and examination of statutory accounts, the costs of Directors meetings, and cost of any legal advice to Directors on governance or constitutional matters.

Fixed assets
These are capitalised if they can be used for more than one year, and cost at least £100. They are valued at cost or, if gifted, at the value to the charity on receipt.

Depreciation
Depreciation is provided on tangible fixed assets so as to write off the cost or valuation, less any estimated residual value, over their expected useful economic lives as follows;

Asset Class	Depreciation Rate
Fixtures & Fittings	10 to 30 years
Plant & Machinery	3 to 10 years

Stocks
Goods or services provided as part of a charitable activity are measured at net realisable value based on the service potential provided by items of stock.

Debtors
Debtors (including trade debtors and loans receivable) are measured on initial recognition at settlement amount after any trade discounts or amount advanced by the charity. Subsequently, they are measured at the cash or other consideration expected to be received.

Reserves
The trust aims to hold reserves equivalent to at least 50% of its annual core budget, with designated reserves being built up for Maintenance and Sinking funds.
Each year, through its budget, the Trust aims to generate enough income in order to transfer sufficient funds into the Maintenance Reserve, and to transfer agreed amounts into the Designated Sinking Fund. Should the income fall short of what is required, then the Trustees may decide to transfer the shortfall from the General Fund into the designated funds.
The Designated Capital Fund is held to fund Fixed Asset purchases. On approval of a capital scheme a budget is approved, and funding moved to the Capital Fund. These funds are then released back to the General Fund in line with depreciation of the assets.
There is a temporary Coronavirus Recovery Fund. The Charity received a number of Grants to support its position and recovery from Covid-19. Although there was no restriction on where this grant was spent, the Trustees wanted to monitor it separately from the General Fund.

2. Tangible Fixed assets

	Plant and Machinery	Fixtures and Fittings	Total
Cost			
At 1 July 2021	28,355	86,816	115,171
Additions	21,136	4,200	25,336
At 30 June 2022	49,491	91,016	140,507
Depreciation			
At 1 July 2021	20,405	54,165	74,570
Charge for year	4,521	4,865	9,386
At 30 June 2022	24,926	59,030	83,956
Net book value			
At 30 June 2021	7,950	32,651	40,601
At 30 June 2022	24,565	31,986	56,551

3. Incoming Resources

a). Grants

	2021/22	2020/21
Covid-19 Retail, Hospitality and Leisure Grant	-	14,857
Covid-19 Job Retention Scheme (CJRS)	529	1,711
Covid-19 Retail, Hospitality and Leisure Kick start Grant	12,000	-
	12,529	16,568

b). Residents Contributions

2021/22	2020/21
22,245	21,279

c). Other Income

	2021/22	2020/21
Events and Hire Income	41,903	6,389
Donations	5,057	-
Recharges	906	150
Sales	-	16
	47,866	6,555

4. Resources Expended

a). Charitable Activities

	2021/22	2020/21
Cost of Events	16,309	1,930
Wages	14,551	9,349
Marketing	1,315	221
Repairs and maintenance	2,923	2,235
Utilities	6,971	3,431
Cleaning	5,657	2,802
Admin expenses	2,671	1,161
Insurance	1,692	1,545
Service charges	5,275	5,971
Depreciation	9,387	11,315
Cricket club water, electric & fire safety	906	1,060
	67,656	41,020

b). Governance Costs

	2021/22	2020/21
Independent Examiners Fee	200	150
Meeting expenses	63	-
Solicitors Fees	1,334	1,048
	1,597	1,198

5. Cash at bank and in hand

	2021/22	2020/21
Current Accounts	112,362	121,612
Paypal Account	368	201
Cash in transit (Zettle and Website)	10	-
Petty Cash	283	372
	113,023	122,185

6. Debtors and Prepayments

	2021/22	2020/21
Debtors Control Account	1,847	667
Accrued Income - Residents levy	6,121	5,375
CJRS claim for June, received July	-	178
June hires invoiced in July	1,040	909
Cricket Club recharge	906	-
Donation due from match funding	1,000	-
Insurance paid in advance	1,120	1,040
Screening licence deposit	150	150
Service charge paid in advance	1,480	1,569
Subscriptions paid in advance	232	-
Acts booked for future events	1,400	900
	15,296	10,788

7. Creditors and Accruals: Amounts falling due within one year

	2021/22	2020/21
Trade creditors	3,243	4,553
Deposits for future events	750	150
Social security taxes	212	-
Pension liabilities	43	-
Independent examiners fee	200	200
	4,448	4,903

8. Deferred income

	2021/22	2020/21
Invoices raised for hire after 30th June	860	386
Tickets purchased for future events	1,460	3,270
	2,320	3,656

9. Designated Capital Fund

These are the balances used to fund the capital expenditure of the charity. Funds are released from the General Fund account to the Capital Fund to support the initial purchase of fixed assets. These funds are later released from the Capital Fund to the General Fund matching depreciation.

10. Maintenance Fund

This fund is being built up to support 5-yearly redecoration of The Great Hall (as required by the lease). In 2021/22 a £750 transfer has taken place (2020/21 £750).

11. Sinking Fund

The sinking fund is a reserve for any large capital repair and maintenance expenditure that may be required for the Great Hall in the future. In 2021/22 a transfer of £5,000 has been made from the general fund to the Sinking Fund (2020/21 £5,000).

12. Coronavirus Recovery Fund

In 2019/20 the charity received a grant of £25,000 to support its recovery following the impact of Covid 19. £2,200 of this was used in 2019/20 to cover losses in April, May and June attributable to Coronavirus. In 2021/22 AV equipment has been purchased with these funds so that the CCDT can offer more provision to the community, supporting the financial stability of the charity as we recover from the impact of Coronavirus. There is £1,798 remaining from these funds for future improvements. We received another £12,000 in 2021/22 as a kick-start grant. £1,315 of this was used in 2021/22 for operational costs. The remaining £10,685 has been transferred to the Coronavirus Recovery Fund for use in future years.

13. Analysis of movements between funds

	Designated Capital Fund	Designated Maintenance Fund	Designated Sinking Fund	Coronavirus recovery fund	General Fund
Opening balances	40,601	6,500	30,700	20,800	66,935
Depreciation	- 9,386				9,386
Capital Budget	25,336			- 19,002	- 6,334
Transfer to Maintenance Fund		750			- 750
Transfer to Coronavirus Recovery Fund				10,685	- 10,685
Transfer to Sinking Fund			5,000		- 5,000
Surplus / (deficit) for the year					13,386
	56,551	7,250	35,700	12,483	66,938

14. Related Party Transactions

There have been no related party transactions in the year ended 30th June 2022.

15. Number of staff employed

Number of employees during the year was as follows: 1 (2020/21 Employees: 1)

16. Corporation Tax

The charity is exempt from tax on income and gains to the extent that these are applied to its charitable objects.

Cholsey Community Development Trust
(A Company Limited by Guarantee)

Independent Examiner's Report on the Accounts for Year Ended 30th June 2022

Respective responsibilities of Trustees and Examiner

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144 of the Charities Act 2011 (the Charities Act) and that an independent examination is needed.

It is my responsibility to:

- Examine the accounts under section 145 of the Charities Act,
- To follow the procedures laid down in the general Directions given by the Charity Commission (under section 145(9)(b) of the Charities Act),
- Accounts comply with the requirements of the 2011 Act
- The charity keeps accounting records under section 130 of the Act
- To state whether particular matters have come to my attention.

Basis of Independent Examiner's Statement

My examination was carried out in accordance with general directions given by the Charity Commission, an examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from the trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a 'true and fair' view and the report is limited to those matters set out in the statement below.

Independent Examiner's Statement

In connection with my examination, no matter has come to my attention;

- which gives me reasonable cause to believe that in, any material respect, the requirements:
- To keeping accounting records in accordance with section 130 of the Charities Act;
- To prepare accounts which accord with the accounting records and comply with the accounting requirements of the Charities Act have not been met; or
- To which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Nigel Thomas

Nigel Thomas
14 The Forty
Cholsey
OX10 9LH

Date: 2 November 2022

CHOLSEY COMMUNITY DEVELOPMENT TRUST

England & Wales - Charity number 1154165

Accounts

Cholsey Community Development Trust

Annual Report and Statements
for
The Year Ended 30th June 2021

Company Registration No: **07589995**

Charity Registration No: **1154165**

Cholsey Community Development Trust
(A Company Limited by Guarantee)

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Cholsey Community Development Trust
(A Company Limited by Guarantee)

Legal and Administrative Information

Company Registration Number: 07589995

Date of Incorporation – 4th April 2011

Date of Charity Registration – 10th October 2013

Start of Financial Period 1st July 2020

End of Financial Period 30th June 2021

Directors during 2020/21

Valerie Bolt, appointed annually, elected Chair 15.11.2019
Irene Neill, appointed 07.06.2021
Susan Jeffs co-opted as Company Secretary 15.11.2019
Kelly Dawson (Treasurer) – co-opted 21.10.2019
Dorothea Price, elected 17.11.2017
Niall Hammond, elected 17.11.2017
Alan Newell, elected 23.11.2018
Richard Harding, elected 15.11.2019
Jude McCaffrey, elected 16.11.2020

Governing Document: Cholsey Development Trust Constitution

Objects:

To further or benefit the residents of Cholsey and the surrounding area, without distinction of sex, sexual orientation, race or of political, religious or other opinions by associating together the said residents and the local authorities, voluntary and other organisations in a common effort to advance education and to provide facilities in the interests of social welfare for recreation leisure time occupation with the objective of improving the conditions of life for the residents.

In furtherance of these objects but not otherwise, the trustees shall have the power to establish or secure the establishment of community facilities and to maintain or manage or co-operate with any statutory authority in the maintenance and management of such facilities for activities promoted by the charity in furtherance of the above objects.

The promotion of the conservation, protection and improvement of the physical and natural environment for the public benefit by raising awareness of and encouraging practical steps to reduce levels of atmospheric carbon dioxide.

Registered Address: **Cholsey Great Hall**
Fair Mile, Cholsey, OX10 9GW

Bankers: **Cooperative Bank**
PO Box 101, 1 Balloon Street,
Manchester, M60 4EP

Nat West Bank
11 Market Place
Abingdon OX14 3HH

Independent Examiner: **Nigel Thomas**
14 The Forty
Cholsey
OX10 9LH

Chair's Report 2020/2021

I bring this, my last report as Chair, yes I said that before, but I am delighted to say that Richard Harding has stepped forward for the coming year. During the year, we welcomed new Board Members Jude McCaffrey as SOHA rep and Irene McNeill as Parish Council rep.

This has been an interesting year with adjusting to the Covid world, making sense of government guidance and re-opening between lockdowns. We were greatly helped by the sage and simplified advice of Tessa Hall, Community Buildings and Shops Adviser at Oxfordshire Community First.

A huge thank you is due to Anna Swindell, our Administrator, for getting us Covid-ready, keeping us compliant, and keeping hirers up to date during the difficult period.

We were fortunate to obtain additional grants and the opportunity to access the flexible furlough scheme, to support us during the periods with no income from activities. More details about this are available in our Annual Accounts.

Many of our meetings, including last year's AGM, were as for many others virtual, with attendance via Zoom.

Towards the end of 2020, we were able to re-start some of our events, with a Halloween cinema event, a live theatre production of 'A Christmas Carol', and we got our Comedy Nights almost back to normal in June 2021, but with a reduced audience due to Covid compliance. We look forward to the Night Sky Show taking place this year and have begun welcoming many regulars back to the hall. We have also installed new cinema equipment, with a back-screen projector and large screen. We plan to launch the Cholsey Cinema Club with regular film shows.

We have been once again unable to run our fun days and our activities for young people this year, due to Covid, but have hopes to launch some youth services linking up with the Parish Council and youth club.

Cricket returned this year, all be it in a limited way. An issue with the Cricket Pavilion floor was identified, and this was resolved by Vistry Homes, the company who bought out Linden Homes. We look forward to the land transfer document taking place which will transfer the ownership of the Pavilion and the field to the Trust, along with priority use of the adjacent parking spaces for community use. This will allow us to finally sign off the Service Level Agreement under which the Cricket Club manages the Pavilion.

We are delighted to report that Cleaver finally repainted and repaired our dilapidated windows!

We are still looking for new Board Members, particularly with marketing skills, so please contact us to find out more.

I finish with a reminder that all our activities and events are for the benefit of all Cholsey residents and we try very hard to make sure that everyone knows about them, through our website www.cholseycdt.org.uk, facebook page and by regular articles in The Forty magazine and Village Voice as they are published.

I would like to thank my fellow Board Members for their support and for their hard work during this difficult year

Val Bolt BEM. On behalf of the Board of Directors of Cholsey Community Development Trust

Cholsey Community Development Trust
(A Company Limited by Guarantee)

Report of the Directors
For Year Ended 30th June 2021

Statement of Directors Responsibilities

Company law requires the directors to prepare financial statements for each financial year which gives a true and fair view of the state of affairs of the company and of the profit and loss of the company during that period. In preparing those financial statements the directors are required to;

1. Select suitable accounting policies and then apply them consistently,
2. Make judgements and estimates that are reasonable and prudent,
3. Prepare 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 to enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities. In preparing this report the directors have taken advantage of special provisions of the Companies Act 2006 relating to small companies.

I approve the attached statement of financial activities and balance sheet for the year ended 30th June 2021 and confirm that I have made available all information necessary for its preparation.

Approved by the Directors on the 18th October 2021

Signed on their behalf by Director

.....

Print Name: Val Bolt B.E.M

Cholsey Community Development Trust
(A Company Limited by Guarantee)

Statement of Financial Activities
For the Year Ended 30th June 2021

Incorporating Income and Expenditure Account

	Notes	2020/21	2019/20 Restated
Incoming Resources			
Incoming Resources from Generated Funds (Unrestricted)			
Grants	3a	16,568	25,000
Residents Levy	3b	21,279	23,127
Investment Income		0	0
Other Income	3c	6,555	30,165
Total Incoming Resources		44,402	78,292
Resources Expended			
Costs of Generating Funds			
Charitable Activities	4a	31,671	46,653
Employment Costs	4b	9,349	9,482
Governance Costs	4c	1,198	904
Transfer to / (from) Reserves	4d	0	(3,885)
Total Resources Expended		42,218	53,154
Net Incoming / (outgoing) Resources		2,184	25,138

Cholsey Community Development Trust
(A Company Limited by Guarantee)

Balance Sheet
As At 30th June 2021

	Notes	30th June 21	30th June 20
Fixed Assets			
Tangible Assets	2	40,601	49,048
Current Assets			
Debtors	6	667	6,642
Prepayments	6	10,121	2,665
Stock		521	173
Cash at Bank and in Hand	5	122,185	107,287
Total Current Assets		133,494	116,767
Current Liabilities			
Creditors (falling due in one Year)	7	4,553	408
Accruals	7	586	300
Payments received on account / deferred income	8	3,420	1,755
Total Assets less Current Liabilities		165,536	163,352
Funds of Charity			
Designated Capital Fund	9	40,601	49,048
Designated Maintenance Fund	10	6,500	5,750
Designated Sinking Fund	11	30,700	25,700
Coronavirus Recovery Fund	12	20,800	0
General fund		66,935	82,854
Funded By		165,536	163,352

For the year ending 30/06/2021 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors' Responsibilities

- The members have not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006.
- The directors acknowledge their responsibility for complying with the requirements of the Act with respect to accounting records and for the preparation of accounts.
- These accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with FRS102 SORP.

Approved by the Directors on the 18th October 2021

Signed on their behalf by Director

.....

Print Name: Val Bolt B.E.M

Notes to the Financial Statements
For the Year ending 30th June 2021

1. Accounting Policies

Basis of preparation
These accounts have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant note(s) to these accounts.
The accounts have been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and with the Charities Act 2011.

Material Prior Year Adjustment
In 2019/20 the Charity received a Retail, Hospitality and Leisure Grant of £25,000 to support it through the Covid-19 pandemic. The balance remaining at 30th June 2020 (£22,800) was transferred to 'Deferred income' in the balance sheet. This funding was unconditional so did not meet the criteria of deferred income. The 2019/20 accounts have been restated to show the income within the profit and loss account, and the funding was then transferred to the 'Coronavirus Recovery Fund' within the Charity Funds, rather than being shown on the balance sheet as a Current Liability.

Incoming Resources

Recognition of Incoming Resources
These are included in the statement of Financial Activities (SOFA) when;

- The company becomes entitled to the resources
- The Directors are virtually certain they will receive the resources;
- The monetary value can be measured with sufficient reliability

Incoming Resources with Related Expenditure
Where incoming resources have related expenditure, the incoming resource and related expenditure are reported gross in the SOFA.

Grants and Donations
Grants and Donations are only included in the SOFA when there is unconditional entitlement to the resource.

Government Grants
The charity has received government grants in the reporting period.

Donated Services and Facilities
These are only included in incoming resources (with an equivalent amount in resource expended) where the benefit to the company is reasonably quantifiable, measurable and material. The value placed on these resources is the estimated value to the company of the service or facility received.

Volunteer Help
The value of any voluntary help received is not included in the accounts but is described in the Directors annual report.

Investment Income
This is included in the accounts when receivable.

Expenditure and Liabilities

Liabilities recognition
Liabilities are recognised as soon as there is a legal or constructive obligation committing the company to pay out resources.

Governance Costs
Includes costs of the preparation and examination of statutory accounts, the costs of Directors meetings, and cost of any legal advice to Directors on governance or constitutional matters.

Fixed assets
These are capitalised if they can be used for more than one year, and cost at least £100. They are valued at cost or, if gifted, at the value to the charity on receipt.

Depreciation
Depreciation is provided on tangible fixed assets so as to write off the cost or valuation, less any estimated residual value, over their expected useful economic lives as follows;

Asset Class	Depreciation Method & Rate
Fixtures & Fittings	10% Straight Line
Plant & Machinery	33.3% Straight Line

Stocks
Goods or services provided as part of a charitable activity are measured at net realisable value based on the service potential provided by items of stock.

Debtors
Debtors (including trade debtors and loans receivable) are measured on initial recognition at settlement amount after any trade discounts or amount advanced by the charity. Subsequently, they are measured at the cash or other consideration expected to be received.

2. Tangible Fixed assets

	Plant and Machinery	Fixtures and Fittings
Cost		
At 1 July 2020	25,551	86,752
Additions	2,804	64
At 30 June 2021	28,355	86,816
Depreciation		
At 1 July 2020	17,766	45,489
Charge for year	2,639	8,676
At 30 June 2021	20,405	54,165
Net book value		
At 30 June 2020	7,785	41,263
At 30 June 2021	7,950	32,651

3. Incoming Resources

a) Grants

	2020/21	2019/20
Covid-19 – Retail, Hospitality and Leisure Grant	14,857	25,000
Covid-19 – Job Retention Scheme (CJRS)	1,711	0

b) Residents Contributions

	2020/21	2019/20
	21,279	23,127

c) Other Income

	2020/21	2019/20
Events and Hire Income	6,389	27,264
Donations	0	1,823
Recharges	150	382
Sales	16	696

4. Resources Expended

a) Charitable Activities

	2020/21	2019/20
Cost of Events	1,930	10,378
Marketing	221	128
Repairs and maintenance	2,235	2,349
Cleaning	2,802	5,290
Office expenses	4,592	7,591
Insurance	1,545	2,928
Service charges	5,971	7,091
Depreciation	11,315	10,516
Cricket Club water, electric and fire safety	1,060	382

b) Employment Costs

	2020/21	2019/20
Number of staff employed	1	1
Wages	9,349	9,482

c) Governance Costs

	2020/21	2019/20
Independent examiners fee	150	300
Payroll fee	0	160
Solicitors fee (land transfer)	1,048	444

d) Transfer to / from reserves
These transfers are made within the Charity Fund accounts rather than going through the Income and Expenditure Statement, see note 14 for movements in 2020/21.

	2020/21	2019/20
Transfer to Designated Sinking Fund	0	5,000
Transfer to Capital fund	0	1,631
Transfer from Capital Fund (depreciation)	0	(10,516)

5. Cash at Bank

	2020/21	2019/20
Current Accounts	121,612	106,724
Paypal Account	201	176
Petty Cash	372	387

6. Debtors and Prepayments

	2020/21	2019/20
Debtors Control Account	667	1,356
Accrued Income – Residents levy	5,375	5,286
CJRS Claim for June, received July	178	0
June hires invoiced in July	909	0
Insurance paid in advance	1,040	1,198
Screening licence deposit	150	0
Service charge paid in advance	1,569	1,467
Acts booked for future events	900	0

7. Creditors and Accruals: Amounts falling due within one year

	2020/21	2019/20
Trade creditors	4,553	408
Invoices raised for hire after 30th June	386	0
Independent examiners fee	200	300

8. Payments received on account / deferred income

	2020/21	2019/20
Deposits paid for future events	150	150
Tickets purchased for future events	3,270	1,605

9. Designated Capital Fund

These are the balances used to fund the capital expenditure of the charity. Funds are released from the General Fund account to the Capital Fund to support the initial purchase of fixed assets. These funds are later released from the Capital Fund to the General Fund matching depreciation.

10. Maintenance Fund

This fund is being built up to support future repairs and maintenance. In 2020/21 a transfer of £750 has been made from the general fund to the Maintenance Fund.

11. Sinking Fund

The sinking fund is a reserve for any large capital expenditure that may be required for the Great Hall in the future. In 2020/21 a transfer of £5,000 has been made from the general fund to the Sinking Fund.

12. Coronavirus Recovery Fund

In 2019/20 the charity received a grant of £25,000 to support its recovery following the impact of Covid 19. £2,200 of this was used in 2019/20 to cover losses in April, May and June attributable to Coronavirus. Towards the end of 2020/21 the first stage payment was made towards the AV equipment being purchased with these funds. The remaining balance of £20,800 is currently being held in the Coronavirus recovery fund and will be used to purchase the remaining AV equipment so that the CCDT can offer more provision to the community, supporting the financial stability of the charity as we recover from the impact of Coronavirus. Additional Covid-19 funds granted in 2020/21 have been used in the financial year to support the charity while it was unable to open and generate income.

13. Analysis of movements between funds

	Designated Capital Fund	Designated Maintenance Fund	Designated Sinking Fund	Coronavirus Recovery Fund	General Fund
Opening Balances	49,048	5,750	25,700		82,854
Depreciation	(11,315)				11,315
Capital Budget	2,868			(2,000)	(868)
Transfer to maintenance fund		750			(750)
Transfer to Coronavirus Recovery Fund				22,800	(22,800)
Transfer to Sinking fund			5,000		(5,000)
Surplus / (deficit) for year					2,184
	40,601	6,500	30,700	20,800	66,935

14. Related Party Transactions

The CCDT enjoy a close working relationship with the Cricket Club at Cholsey Meadows. This is a not-for-profit organisation and works alongside CCDT in providing opportunities for the local community.

The Cholsey CDT pay water and electric for the cricket club, this is then recharged back to the cricket club – however in 2020/21 it was decided by the board that these recharges would not be made, as the cricket club were unable to hold many of their usual fund-raising events due to Covid-19. These costs amounted to £1,060.

In the year there was a sale of general stock to a board member – the member paid cost-price for the goods of £16.

There were no outstanding balances with related parties as at 30th June 2021.

15. Corporation Tax

The charity is exempt from tax on income and gains to the extent that these are applied to its charitable objects.

Independent Examiner's Report on the Accounts for Year Ended

Respective responsibilities of Trustees and Examiner

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144 of the Charities Act 2011 (the Charities Act) and that an independent examination is needed.

It is my responsibility to:

- Examine the accounts under section 145 of the Charities Act,
- To follow the procedures laid down in the general Directions given by the Charity Commission (under section 145(9)(b) of the Charities Act),
- Accounts comply with the requirements of the 2011 Act
- The charity keeps accounting records under section 130 of the Act
- To state whether particular matters have come to my attention.

Basis of Independent Examiner's Statement

My examination was carried out in accordance with general directions given by the Charity Commission, an examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from the trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a 'true and fair' view and the report is limited to those matters set out in the statement below.

Independent Examiner's Statement

In connection with my examination, no matter has come to my attention;

- which gives me reasonable cause to believe that in, any material respect, the requirements:
- To keeping accounting records in accordance with section 130 of the Charities Act;
- To prepare accounts which accord with the accounting records and comply with the accounting requirements of the Charities Act have not been met; or
- To which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

N. Thomas.

Nigel Thomas
14 The Forty
Cholsey
OX10 9LH

Date: 12th November 2021