

**Cholsey Community Development Trust**  
(A Company Limited by Guarantee)

**Cholsey Community Development Trust**

**Annual Report and Statements  
for  
The Year Ended 30<sup>th</sup> June 2025**

Company Registration No: **07589995**

Charity Registration No: **1154165**

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# **Cholsey Community Development Trust**

(A Company Limited by Guarantee)

## **Legal and Administrative Information**

**Company Registration Number: 07589995**

**Date of Incorporation – 4<sup>th</sup> April 2011**

**Date of Charity Registration – 10th October 2013**

**Start of Financial Period 1<sup>st</sup> July 2024**

**End of Financial Period 30<sup>th</sup> 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.

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.

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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.

### **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

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- 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-

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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 30<sup>th</sup> 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 30<sup>th</sup> June 2025 and confirm that I have made available all information necessary for its preparation.

Approved by the Directors on the 19<sup>th</sup> December 2025

Signed on their behalf by Director



Print Name: Richard Harding

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**Statement of Financial Activities**  
**For the Year Ended 30<sup>th</sup> June 2025**

**Incorporating Income and Expenditure Account**

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

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**Balance Sheet**  
**As at 30<sup>th</sup> June 2025**

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

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.



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**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 19<sup>th</sup> December 2025**

**Signed on their behalf by Director**

A handwritten signature in black ink, appearing to read 'R. Harding', with a large, sweeping underline.

**Print Name: Richard Harding**

# **Cholsey Community Development Trust**

## **(A Company Limited by Guarantee)**

### **Notes to the Financial Statements** **For the Year ending 30<sup>th</sup> 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.

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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.

#### **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;

<b>Asset Class</b>	<b>Depreciation Rate</b>
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.

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**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	-	-
		<u>-</u>	<u>-</u>
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	-	-
		<u>58,041</u>	<u>69,633</u>

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**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	<u>1,778</u>	<u>1,826</u>
	<u>75,183</u>	<u>95,799</u>

Governance Costs

	2024/25	2023/24
Independent Examiners Fee	200	200
Meeting expenses	186	-
Solicitors Fees	<u>491</u>	<u>-</u>
	<u>877</u>	<u>200</u>

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**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	<u>389</u>	<u>275</u>
	<u>142,268</u>	<u>131,122</u>

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**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	<u>762</u>	<u></u>
	<u>20,136</u>	<u>14,966</u>

**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	<u>200</u>	<u>200</u>
	<u>13,761</u>	<u>7,610</u>

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**8. Deferred income**

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

**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).



## Cholsey Community Development Trust

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#### 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 30<sup>th</sup> 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.

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**Independent Examiner's Report on the Accounts for the Year Ended 30<sup>th</sup> 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: 16<sup>th</sup> January 2026**

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for  
The Year Ended 30<sup>th</sup> June 2025**

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**Company Registration Number: 07589995**

**Date of Incorporation – 4<sup>th</sup> April 2011**

**Date of Charity Registration – 10th October 2013**

**Start of Financial Period 1<sup>st</sup> July 2024**

**End of Financial Period 30<sup>th</sup> June 2025**

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# **Cholsey Community Development Trust**

## **(A Company Limited by Guarantee)**

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

## **Cholsey Community Development Trust**

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- 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-

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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 30<sup>th</sup> 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 30<sup>th</sup> June 2025 and confirm that I have made available all information necessary for its preparation.

Approved by the Directors on the 19<sup>th</sup> December 2025

Signed on their behalf by Director



Print Name: Richard Harding



**Cholsey Community Development Trust**  
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**Statement of Financial Activities**  
**For the Year Ended 30<sup>th</sup> June 2025**

**Incorporating Income and Expenditure Account**

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

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**Balance Sheet**  
**As at 30<sup>th</sup> June 2025**

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

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.

**Cholsey Community Development Trust**  
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**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 19<sup>th</sup> December 2025**

**Signed on their behalf by Director**

A handwritten signature in black ink, appearing to read 'R. Harding', with a large, sweeping underline.

**Print Name: Richard Harding**

# **Cholsey Community Development Trust**

## **(A Company Limited by Guarantee)**

### **Notes to the Financial Statements** **For the Year ending 30<sup>th</sup> 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.

# **Cholsey Community Development Trust**

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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.

#### **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;

<b>Asset Class</b>	<b>Depreciation Rate</b>
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.

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**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	-	-
		<u>-</u>	<u>-</u>
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	-	-
		<u>58,041</u>	<u>69,633</u>

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**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	<u>1,778</u>	<u>1,826</u>
	<u>75,183</u>	<u>95,799</u>

Governance Costs

	2024/25	2023/24
Independent Examiners Fee	200	200
Meeting expenses	186	-
Solicitors Fees	<u>491</u>	<u>-</u>
	<u>877</u>	<u>200</u>

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**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	<u>389</u>	<u>275</u>
	<u>142,268</u>	<u>131,122</u>



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**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	<u>762</u>	<u></u>
	<u>20,136</u>	<u>14,966</u>

**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	<u>200</u>	<u>200</u>
	<u>13,761</u>	<u>7,610</u>

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**8. Deferred income**

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

**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).

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#### 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 30<sup>th</sup> 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.

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**Independent Examiner's Report on the Accounts for the Year Ended 30<sup>th</sup> 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: 16<sup>th</sup> January 2026**

**Cholsey Community Development Trust**  
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**Independent Examiner's Report on the Accounts for the Year Ended 30<sup>th</sup> June 2025**

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- 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: 16<sup>th</sup> January 2026**