

DRUITT HALL COMMUNITY ASSOCIATION

England & Wales · Charity number 1157590

Details

Status Registered

Legal form CIO

Registered 2014-06-25

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

Contact

Address Druit Hall Community Association
Druit Hall
High Street
Christchurch
Dorset
BH23 1AB

Phone 07483111270

Email info@druitthall.org.uk

Website www.druitthall.org.uk

Activities

Objects: To further the welfare of, or to benefit the residents of Christchurch Dorset and neighbouring areas, without distinction of sex, sexual orientation, race or of political religious or other opinions, by associating together the said residents, and voluntary and other organisations in a common effort to provide facilities in the interests of social welfare for recreation, health and fitness, education, leisure time occupation, community meetings and activities, with the objective of improving the quality of life for residents and enhancing of community activities in the Christchurch Dorset town centre and High Street area. To properly and safely manage the existing Druit Hall so as to keep maintained its fabric and facilities and keep it available to meet these objects. To improve its facilities as appropriate from time to time as funds may allow provided always that such operations have no detrimental effect upon the status, condition and use of Druit Gardens.

Activities: To maintain and improve Druit Hall for the benefit of residents, facilitating activities at the hall for recreation, health and fitness, education, leisure time occupation, community meetings, with the objective of improving the quality of life of the residents.

Classification

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

Geography

- **Area of benefit:** THE RESIDENTS OF CHRISTCHURCH DORSET AND NEIGHBOURING AREA
- Bournemouth
- Dorset
- Hampshire
- Poole

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£29,463	£12,391	-	-
2023-12-31	£32,523	£53,496	-	-
2022-12-31	£24,809	£20,652	-	-
2021-12-31	£23,645	£13,147	-	-
2020-12-31	£24,902	£10,700	-	-

Trustees

Name	Role	Appointed
Barbara Hembling		2022-11-09
Carolyn Jane Guest		2026-02-19
Christopher Roy Guest		2024-07-17
Emma-Louise Hembling-Yeates		2023-11-22
John David Pendrill		2023-07-26
Sara Stewart-Haddow		2023-12-15

DRUITT HALL COMMUNITY ASSOCIATION

England & Wales - Charity number 1157590

Accounts

DRUITT HALL COMMUNITY ASSOCIATION

TRUSTEES ANNUAL REPORT

FOR THE YEAR ENDED 31 DECEMBER 2024

INDEPENDENT EXAMINER'S REPORT

TO THE TRUSTEES OF DRUITT HALL COMMUNITY ASSOCIATION, CHARITY NUMBER:
1157590

I report to the trustees on my examination of the accounts of the above charity which for the year ended 31 December 2024.

Responsibilities and basis of the report

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

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

Independent examiner's statement

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

- (i) accounting records were not kept in accordance with section 130 of the 2011 Act; or
- (ii) the accounts do not accord with the accounting records.

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

DocuSigned by:

James Hill

59D1490B9453431...

James Hill FCCA FCA
Hill Osborne
Chartered Accountants

Tower House
Parkstone Road
Poole
Dorset
BH15 2JH

Dated: 26/10/2025



Trustees' Annual Report for the period							
From	Period start date			To	Period end date		
	Day 01	Month 01	Year 2024		Day 31	Month 12	Year 2024

Section A Reference and administration details

Charity name	Druitt Hall Community Association		
Other names charity is known by	-		
Registered charity number (if any)	1157590		
Charity's principal address	Druitt Hall		
	High Street		
	Christchurch		
	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Postcode</td> <td style="border: 1px solid black; padding: 5px;">BH23 1AB</td> </tr> </table>	Postcode	BH23 1AB
Postcode	BH23 1AB		

Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Martin Vieyra	Chair		Trustees
2	Carolyn Guest			
3	Sara Stewart-Haddow			
4	Emma-Louise Hembling-Yeates			
5	Barbara Hembling			
6	John David Pendrill	Treasurer		
7	Christopher Guest		From 17/7/24	Trustees
8				
9				

Names of the trustees for the charity, if any, (for example, any custodian trustees)

Name	Dates acted if not for whole year

Names and addresses of advisers (Optional information)

Type of adviser	Name	Address

Name of chief executive or names of senior staff members (Optional information)

Section B Structure, governance and management

Description of the charity's trusts

Type of governing document (eg. trust deed, constitution)	Constitution
How the charity is constituted (eg. trust, association, company)	Charitable Incorporated Organisation
Trustee selection methods (eg. appointed by, elected by)	Appointed by Trustees

Additional governance issues (Optional information)

You **may choose** to include additional information, where relevant, about:

- policies and procedures adopted for the induction and training of trustees;
- the charity's organisational structure and any wider network with which the charity works;
- relationship with any related parties;
- trustees' consideration of major risks and the system and procedures to manage them.

	<p>Reserves The identification and allocation of funds reserved for specific purposes was continued in the accounts and regularly reviewed. The Reserves Policy continues to be followed including the Charity Commission recommended contingency reserve.</p> <p>Bank Account A current account continues to be held at Lloyds Bank. An investment account was added during the year to take advantage of interest receivable.</p> <p>Airborne virus: Government and health authority guidance on precautionary measures continued to be followed.</p> <p>Statutory Policies were reviewed and updated as necessary. Annual 'PAT' testing of electrical equipment was carried, including provision of free testing of equipment belonging to and used on these premises by regular / long-term hirers (eg audio, fans, laptop chargers, leads etc Inspection and servicing of fire fighting equipment was carried out.</p> <p>The Friends of Druitt Gardens (FoDG) continued to use the former Markham Room area as a secure and successful 'wildlife education area' and base for their voluntary work of planting and maintenance work in Druitt Gardens. Activity in this part of our leased area and the work of FoDG in the wider gardens has elicited tremendous praise from the general public and has resulted in family interest (especially in the tadpoles) and a greater public enjoyment of the gardens (green-space and the improved bird-life. Unfortunately, as part of their ongoing lease renewal preparations, the landlord has intimated that they consider that this use of part of the leased area falls foul of some (unidentified) provision of the lease and that they will be seeking to amend our proposal to continue with terms of lease that have been acceptable for over 10 years. Our proposals for renewed terms were submitted to the landlord in October 2024.</p> <p>Six trustee meetings were held in 2024, maintaining an emphasis on collective decision-making and responsibility.</p> <p>Improvements to the Building Owing to the protracted discussions, landlord inaction etc over the promised extension to the lease, it has been impossible to apply for external grant-funding of any substance. The specific requirements of funding bodies for length of remaining lease cannot be met. Accordingly, it has not been deemed a proper use of our resources to invest much further in the building, for example in improved insulation, heating and renewal of roof coverings etc. Volunteer effort has been made, for example town planning enquiries, but we cannot provide definitive details without the extended lease in place.</p>
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Lease

The delay and apparent blocking of progress on the issue of an extended lease has continued.

A positive occurrence has been the appointment of two town centre ward councillors in a 'liaison' role with whom we might deal directly. This resulted in a re-affirmation of the landlord's intention to provide an extension to the lease. Following this, however, it was put to us in this liaison that it would be a 'cleaner' start to issue a 30-year lease to run from 2024 (rather than 'tack on' the extended period from 2027). We were persuaded to go along with this as the term of lease needed for funding applications would be all the more definite.

We were then required to (again) submit to the landlord our proposal for the terms of the lease which, being based on the existing terms as issued by the preceding local authority / landlord, were expected to be acceptable in principle. This was done in October 2024 and were referred by the landlord for comment to a local solicitor. In view of the low level of fee quoted for the service, the landlord said they anticipated a response from the solicitor within a week or two. The landlord advised us in December that no response had been received by them although they also advise us about vague queries over insurance, the use of part of the leased area (refer above) and it being our responsibility to provide an Energy Performance Certificate.

It was a little reassuring that the landlord did arrange a condition survey, carried out in mid-November, although we have not been provided with a copy of the resulting schedule.

Management of Bookings and billing etc

Use of the 'Hallmaster' system continues and has proven to be a great convenience resulting in both time and cost savings.

Section C

Objectives and activities

Summary of the objects of the charity set out in its governing document

The objects of the CIO remain:

To further the welfare of, or to benefit the residents of Christchurch Dorset and neighbouring areas, without distinction of sex, sexual orientation, race or of political religious or other opinions, by associating together the said residents, and voluntary and other organisations in a common effort to provide facilities in the interests of social welfare for recreation, health and fitness, education, leisure time occupation, community meetings and activities, with the objective of improving the quality of life for residents and enhancing of community activities in the Christchurch Dorset town centre and High Street area.
 In furtherance of these objects but not otherwise to manage the existing Druitt Hall, and to accumulate funds towards a replacement single-storey Community Hall on the footprint of the existing leased area as and when funds allow provided always that such building operations have no detrimental effect upon the status, condition and use of Druitt Gardens.

Protects and enhances the existing building

The Trustees continue to give due regard to guidance issued by the Charity Commission in formulating policy and in exercising their powers and duties.

The Trustees continued to demonstrate there is a financially sustainable demand for this facility, operating within the terms of the lease.

Further improvement works under consideration, including improved heating system, improved insulation, redecorations and renewal of roof coverings continued to be 'on hold' throughout the year pending landlord action on the lease (see above).

Runs the hall as a community centre

The regular testing of equipment, fire detection, water, CCTV and security installations, safety lighting etc continued. Consultation with hirers on such matters continued.

A CO2 monitor was kept in service to demonstrate the adequacy of ventilation of the space (viral transmission precaution).

At the end of 2024 the groups using the facility included:

- Weekly community food and craft market
- Twice-weekly table tennis club
- Local resident's association (monthly)
- Three fitness classes (weekly)
- Three dance/fitness classes (weekly)
- Women's Institute (monthly)
- Second Women's Institute (twice-monthly)
- Tabletop / craft markets (one weekly, one fortnightly)
- Life-drawing class (monthly)
- Karate group (weekly)
- Age Concern friendship meeting (weekly and monthly)
- Toddler and baby group – crafting (monthly)
- Record fair (monthly)
- Win on Waste recycling project (monthly)
- Town Council meetings (occasional)
- Sundry private family parties, CQC meetings etc

We participated again in the 'Christchurch Living Advent Calendar' programme, this time for two of the 24 events. We provided the venue at

Summary of the main activities undertaken for the public benefit in relation to these objects (include within this section the statutory declaration that trustees have had regard to the guidance issued by the Charity Commission on public benefit)

'community rate' for one evening and free of charge for another evening at which we were the recipient of the sponsored donation.

Operation of the hall continued to require careful and proper management to facilitate hirers' activities, minimising health and safety risks to anyone in the building.

The defibrillator and cabinet continued to be maintained available for public use. The equipment remains registered with 'The Circuit', a British Heart Foundation initiative in liaison with the ambulance service, requiring us to diligently log use and maintenance.

Additional details of objectives and activities (Optional information)

You **may choose** to include further statements, where relevant, about:

- policy on grantmaking;
- policy programme related investment;
- contribution made by volunteers.

As noted above, time given by volunteers continues to make a crucial contribution to the maintenance and improvement of this facility.

The Trustees are aware of the need to encourage participation by more volunteers and the need for additional skills in (eg) grant-funding and social media.

As a member of the Christchurch Chamber of Trade we have the availability of their training programme and look forward to participating in eg first aid and social media training.

It is planned to fund and out-source more of the maintenance / improvement works in future, as the amount of this work becomes smaller over time. Along with many other local organisations, it has proved difficult to obtain additional volunteers although, it should be noted, the various user-groups are almost entirely themselves volunteer-run.

The 'Friends of Druitt Hall' group (ie a Members' group as permitted by the Constitution) was established as planned and a programme of events, such as public talks, is being arranged.

Section D

Achievements and performance

Summary of the main achievements of the charity during the year

Some slight progress over an extension of the lease.

Retention of most existing users and the gaining of additional hirers was achieved. New and frequent enquiries about hiring continued and family events, in particular children's birthday parties, increased. It is our belief that, little by little, public knowledge of the existence and suitability of the facility is growing.

Over the year the use of the hall amounted to an average of 30 to 35 hours per week.

The hire agreement continued with Christchurch BID for the use of the meeting room on a shared (with DHCA Trustees) basis.

A volunteer continued to carry out the monthly safety / maintenance checks (smoke alarms etc). A substantially detailed log of results is maintained.

Section E Financial review

Brief statement of the charity's policy on reserves

It remains the charity's policy to hold in reserve as a minimum, an amount equivalent to 6 months' operating costs. Charity Commission guidance is to hold a reserve equivalent to between 4 and nine months' of operating costs.

While the provision of a replacement community hall remains a long-term aim of the constitution, it is not considered to be a primary aim and so not one that should attract our funds ahead of other responsibilities and more immediate improvements that can be made.

Trustees remain mindful of the enormous embodied CO2 that a new building would generate versus the relatively very small saving in emitted CO2 that might be achieved.

Details of any funds materially in deficit

None

Further financial review details (Optional information)

You **may choose** to include additional information, where relevant about:

- the charity's principal sources of funds (including any fundraising);
- how expenditure has supported the key objectives of the charity;
- investment policy and objectives including any ethical investment policy adopted.

It remains the case that hire income remains the sole means by which operating costs etc are met.

Trustees are mindful that the introduction of additional resources (principally human resources) is how meeting the principal aims of the constitution can be continued

Support for planned works of improvement to the building would provide an excellent opportunity for the Landlord to be seen to act upon their declaration of a 'Climate Emergency' while improving the comfort provided to residents using the building.

Only when the extended lease is in place will the Trustees meet the criteria for applications for substantial grant funding. We continue to remind the Landlord (Council) of this. At the current year-end, 42 months have been allowed to pass by the Landlord without a new lease even being drafted. The Trustees continue to suggest a reversionary lease which proposal continues to be dismissed out of hand.

Again, the delay in implementing decisions made at Full Council in June 2021 continue to directly consequences on a range of planned maintenance, repair and improvement works.

Section F Other optional information

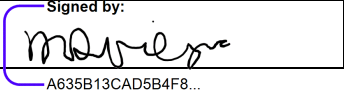
Our aims for the coming year are:

- to continue and develop a 'Friends of Druitt Hall' support group
- to continue to meet our obligations under the current lease
- to continue to monitor and maintain resources to permit adequate public health measures
- to again review and determine whether certain services (eg janitorial, decorating) should be 'out-sourced' rather than rely solely on the volunteers
- to seek and develop skills at trustee-level in respect of funding and marketing
- to further improve the facilities for hirers / users of the facility
- to improve the storage facilities
- to support the Friends of Druitt Gardens in their work in maintaining and protecting the adjacent gardens

Section G Declaration

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

Signature(s)	Signed by:  <small>A8083ED3625A4C9</small>	Signed by:  <small>A635B13CAD5B4F8...</small>
Full name(s)	John Pendrill	Martin Vieyra
Position (eg Secretary, Chair, etc)	Treasurer	Trustee
Date	26/10/2025	



CHARITY COMMISSION
FOR ENGLAND AND WALES

Druitt Hall Community Association

1157590

Receipts and payments accounts

CC16a

For the period from	Period start date 1/1/2024	To	Period end date 31/12/2024
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Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
A1 Receipts					
Donation	44	-	-	44	-
Hire of Hall	28,585	-	-	28,585	29,810
Electricity - Transfer from U3A	128	-	-	128	97
Key Deposits	-	-	-	-	270
BH Coastal Lottery	26	-	-	26	26
Water - Payment for Watering Druitt Gardens	-	-	-	-	178
Grant for Store Cupboard Flooring	-	-	-	-	2,113
Broadband Rebate	-	-	-	-	3
Hall 70th Anniversary Event	-	-	-	-	28
Friends of Druitt Hall	55	-	-	55	-
Lloyds Bank interest	625	-	-	625	-
Sub total (Gross income for AR)	29,463	-	-	29,463	32,525
A2 Asset and investment sales, (see table).					
	-	-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	-	-
Total receipts	29,463	-	-	29,463	32,525

A3 Payments

Repairs & Maintenance	1,326	-	-	1,326	27,163
Cleaning & Consumables	4,146	-	-	4,146	3,255
Telephone, Internet & Postage	309	-	-	309	390
Water & Sewerage	351	-	-	351	499
Insurance & Safety	843	-	-	843	782
PRS_PPL Licence	285	-	-	285	85
Electricity	3,530	-	-	3,530	3,660
Admin & Stationery	900	-	-	900	5,995
Improvements		-	-	-	10,224
General	176	-	-	176	825
Rent Rebate & Key Deposit Return	-	-	-	-	106
		-	-	-	-
Defibrillator		-	-	-	116
Hall 70th Anniversary Event	-	-	-	-	204
Business Rates	153	-	-	153	193
Sub total	12,018	-	-	12,018	53,497

A4 Asset and investment purchases, (see table)

Flags & Signs	373	-	-	373	
	-	-	-	-	
Sub total	373	-	-	373	-

Total payments	12,391	-	-	12,391	53,497
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Net of receipts/(payments)	17,072	-	-	17,072	- 20,972
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A5 Transfers between funds		-	-	-	-
A6 Cash funds last year end	13,648	20,803	-	34,451	55,424
Cash funds this year end	30,720	20,803	-	51,523	34,452

Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B1 Cash funds	Cash at Bank	30,721	-	-
	Cash at Bank - Emergency Operating Reserve	-	12,720	-
	Cash at Bank - Planned Expenditure			
	PA System		100	
	Defibrillator		500	
	Repair Windows		-	
	Reclad & Insulate Side & Rear Walls		-	
	Paint Windows & Cladding		753	
	Secondary Glazing		5,000	
	Key Deposits			
	Remove Moss from Roof		1,730	
	Liabilities - Key Deposits	-		-
		Total cash funds	30,721	20,803
	(agree balances with receipts and payments account(s))	Agreement Error	OK	OK

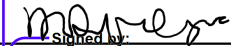
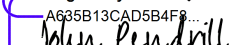
	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B2 Other monetary assets			-	-
			-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-

	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B3 Investment assets			-	-
			-	-
			-	-
			-	-
			-	-

	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B4 Assets retained for the charity's own use			-	-
			-	-
			-	-

	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
B5 Liabilities	Electricity	Current		
	Key deposits	Restricted	430	

Signed by one or two trustees on behalf of all the trustees

Signature	Print Name	Date of approval
Signed by:  A635B13CAD5B4F8...	Martin Vieyra	27/10/2025
Signed by:  A8083ED3625A4C9...	John Pendrill	27/10/2025

DRUITT HALL COMMUNITY ASSOCIATION

England & Wales - Charity number 1157590

Accounts

DRUITT HALL COMMUNITY ASSOCIATION

TRUSTEES ANNUAL REPORT

FOR THE YEAR ENDED 31 DECEMBER 2023

INDEPENDENT EXAMINER'S REPORT

TO THE TRUSTEES OF DRUITT HALL COMMUNITY ASSOCIATION, CHARITY NUMBER:
1157590

I report to the trustees on my examination of the accounts of the above charity which for the year ended 31 December 2023.

Responsibilities and basis of the report

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

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

Independent examiner's statement

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

- (i) accounting records were not kept in accordance with section 130 of the 2011 Act; or
- (ii) the accounts do not accord with the accounting records.

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

DocuSigned by:



48F9677A94014E6...

Lucia Ball BFP FCA
Hill Osborne
Chartered Accountants

Tower House
Parkstone Road
Poole
Dorset
BH15 2JH

2/10/2024

Dated:



Trustees' Annual Report for the period

From	Period start date			To	Period end date		
	Day	Month	Year		Day	Month	Year
	01	01	2023		31	12	2023

Section A Reference and administration details

Charity name Druitt Hall Community Association

Other names charity is known by -

Registered charity number (if any) 1157590

Charity's principal address

Druitt Hall	
High Street	
Christchurch	
Postcode	BH23 1AB

Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Christopher Guest	Chair	1/1/2023 to 08/05/2023	
	Christopher Guest (Re-appointed)		From 17/7/2024	Trustees
2	Martin Vieyra	Chair		
3	Carolyn Guest			
4	Katie Lomas (nee Hawksworth)		Until 23/11/2023	
5	Annette Hawksworth		Until 18/01/2023	
6	Sara Stewart-Haddow		From 15/12/2023	Trustees
7	Emma-Louise Hembling-Yeates		From 22/11/2023	Trustees
8	Barbara Hembling			
9	John David Pendrill	Treasurer	From 26/07/2023	Trustees

Names of the trustees for the charity, if any, (for example, any custodian trustees)

Name	Dates acted if not for whole year

Names and addresses of advisers (Optional information)

Type of adviser Name Address

Type of adviser	Name	Address

Name of chief executive or names of senior staff members (Optional information)

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Section B Structure, governance and management

Description of the charity's trusts

Type of governing document (eg. trust deed, constitution)	Constitution
How the charity is constituted (eg. trust, association, company)	Charitable Incorporated Organisation
Trustee selection methods (eg. appointed by, elected by)	Appointed by Trustees

Additional governance issues (Optional information)

You **may choose** to include additional information, where relevant, about:

- policies and procedures adopted for the induction and training of trustees;
- the charity's organisational structure and any wider network with which the charity works;
- relationship with any related parties;
- trustees' consideration of major risks and the system and procedures to manage them.

	<p>Reserves The identification and allocation of funds reserved for specific purposes was continued in the accounts and regularly reviewed. The Reserves Policy continues to be followed including the Charity Commission recommended contingency reserve.</p> <p>Bank Account Following the closure of the local branch of HSBC Bank it was resolved to relocate the DHCA account to Lloyds Bank, whose local branch remained open. This transfer was done in an ordered way so that no interruptions to service resulted. The new account was opened in November and the HSBC account maintained as an 'overlap' for continuity purposes.</p> <p>CoronaVirus: Government and health authority guidance on precautionary measures continued to be followed.</p> <p>Statutory Policies were reviewed and updated as necessary (eg Fire Risk Assessment, Legionnaires Disease). Annual 'PAT' testing and servicing of fire fighting equipment were carried out.</p> <p>The Friends of Druitt Gardens continued to use the former Markham Room area as a secure and successful 'wildlife education area' and base for their volunteers' work of planting and maintenance work in Druitt Gardens.</p> <p>Six trustee meetings were held, maintaining an emphasis on collective decision-making and responsibility.</p> <p>Improvements to the Building Having affirmed to the Landlord (Christchurch Town Council) that they would continue to meet their repair and maintenance obligations, the Trustees contracted with a company for the refurbishment and reglazing of the original windows. The work to the windows proceeded in January with a planned closure of the facility and comprised: removal of glass, taking metal windows out, security boarding, stripping of paint, sundry welded repairs to metal frames, addition of hardwood cills, repairs to softwood sub-frames, priming and re-installation of windows, all-new glazing, painting. Following the work to the windows the two further sides of the building were stripped of their external oil-tempered hardboard cladding, some minor repairs to the wall framing were carried out, the wall cavity was fully insulated and the exterior re-clad in marine-quality plywood, followed by decoration. All of this work was completed on programme.</p>
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Lease

Despite having been approved in 2021 an extension of the current lease to DHCA of the building until 2057 was still not issued. Following the November 2022 meeting with Council personnel (refer previous TAR), and following the appointment of a new Town Clerk, a further meeting with the Council was held in February. It was agreed, inter alia, that the Town Clerk would forward a draft lease to DHCA within the following 3 weeks. Furthermore it was confirmed by the Town Clerk that the new lease would include 'carry-over' of the remaining term of the current lease so that the new lease would still terminate in 2057. A further email from the Town Clerk confirmed that the Council's solicitors had failed to respond in a timely fashion, making the 'three weeks' unattainable. A draft lease was received in March and a meeting held to discuss the terms which was agreed to be overly complicated and so forth, something reported to Resources Committee in April following which the Clerk confirmed committee approval for a redrafting of the lease. In early June the Clerk undertook to provide the new draft during week commencing 12th June. In July the Town Clerk wrote to apologise for the continuing further delay. Soon after this the Town Clerk left the employment of the Town Council. No further progress on the matter of the lease could be obtained for the rest of 2023.

Management of Bookings etc

The arrangements for bookings and billing for events at the hall had been administered for some time by an agreement with The Regent (nearby cinema/theatre), however The Regent had given notice that they would not be able to continue this arrangement beyond 2023. Trustees investigated and received a demonstration of the 'Hallmaster' on-line bookings and management system. Finding the system to be satisfactory, Trustees resolved to migrate the entire booking / billing etc system to Hallmaster after the end of 2023.

Section C

Objectives and activities

Summary of the objects of the charity set out in its governing document

The objects of the CIO are;
 To further the welfare of, or to benefit the residents of Christchurch Dorset and neighbouring areas, without distinction of sex, sexual orientation, race or of political religious or other opinions, by associating together the said residents, and voluntary and other organisations in a common effort to provide facilities in the interests of social welfare for recreation, health and fitness, education, leisure time occupation, community meetings and activities, with the objective of improving the quality of life for residents and enhancing of community activities in the Christchurch Dorset town centre and High Street area.
 In furtherance of these objects but not otherwise to manage the existing Druitt Hall, and to accumulate funds towards a replacement single-storey Community Hall on the footprint of the existing leased area as and when funds allow provided always that such building operations have no detrimental effect upon the status, condition and use of Druitt Gardens. *(as stated in the constitution, amended 29/03/2023)*

Protects and enhances the existing building

The Trustees gave due regard to guidance issued by the Charity Commission in formulating policy and in exercising their powers and duties.

The Trustees continued to demonstrate there is a financially-sustainable demand for this facility, operating within the terms of the lease.

Further improvement works under consideration, including improved heating system, improved insulation, redecorations and renewal of roof coverings continued to be 'on hold' throughout the year pending Council action on the lease (see above).

Runs the hall as a community centre

The regular testing of equipment, fire detection, water, CCTV and security installations, safety lighting etc continued. Consultation with hirers on such matters continued.

Additional but lighter, smaller tables and a table trolley were purchased at the request of hirers to aid flexible use and health and safety considerations, at a cost of c£800.

The CO2 monitors were kept in service to demonstrate the adequacy of ventilation of the space (viral transmission precaution).

At the end of 2023 the groups using the facility included:

- Weekly community food and craft market
- Twice-weekly table tennis club
- Local resident's association (monthly)
- Four fitness classes (weekly)
- Two dance/fitness classes (weekly)
- Women's Institute (monthly)
- Second Women's Institute (twice-monthly)
- Tabletop / craft markets (three weekly, one fortnightly)
- Life-drawing class (monthly)
- Karate group (weekly)
- Age Concern friendship meeting (weekly)
- Local authority youth outreach programme (monthly)
- Sundry private family parties, CQC meetings etc

The hall again participated in the 'Christchurch Living Advent Calendar' programme, providing the venue at 'community rate' for this charity fund-raiser.

Summary of the main activities undertaken for the public benefit in relation to these objects (include within this section the statutory declaration that trustees have had regard to the guidance issued by the Charity Commission on public benefit)

Operation of the hall continued to require careful and proper management to facilitate hirers' activities, minimising health and safety risks to anyone in the building.

The defibrillator and cabinet continued to be maintained available for public use. The equipment remains registered with 'The Circuit', a British Heart Foundation initiative in liaison with the ambulance service, requiring us to diligently log use and maintenance.

Additional details of objectives and activities (Optional information)

You **may choose** to include further statements, where relevant, about:

- policy on grantmaking;
- policy programme related investment;
- contribution made by volunteers.

As noted above, time given by volunteers continues to make a crucial contribution to the maintenance and improvement of this facility.

The Trustees are aware of the need to encourage participation by more volunteers and the need for additional skills in (eg) grant-funding. It is planned to fund and out-source more of the maintenance / improvement works in future, as the amount of this work becomes smaller over time. Along with many other local organisations, it has proved difficult to obtain additional volunteers although, it must be remembered, the various user-groups are almost entirely themselves volunteer-run. It was resolved to organise a 'Friends of Druitt Hall' group (ie a Members' group as permitted by the Constitution). This was to be pursued in 2024.

Section D

Achievements and performance

Summary of the main achievements of the charity during the year

Refurbishment of the original windows and recladding of the exterior of the building (see above).

Retention of most existing users and the gaining of additional hirers was achieved. New and frequent enquiries about hiring continued. Over the year the use of the hall amounted to an average of over 35 hours per week despite having been closed for the whole of January 2023 (work to windows).

The hire agreement continued with Christchurch BID for the use of the meeting room on a shared (with DHCA Trustees) basis.

A volunteer continued to carry out the monthly safety / maintenance checks (smoke alarms etc). A substantially-detailed log of results is maintained.

A successful application was made to Dorset Community Foundation for a grant to cover the costs of new vinyl floor coverings to three storage rooms.

Section E Financial review

Brief statement of the charity’s policy on reserves

It remains the charity's policy to hold in reserve as a minimum, an amount equivalent to 6 months' operating costs (£12,720 was in hand at the end of 2023). Charity Commission guidance is to hold a reserve equivalent to between 4 and 9 months' of operating costs.

The amount of £100 (donated) was reserved in a fund for possible installation of a PA system, £500 in respect of defibrillator supplies, £5753 held against planned interior decoration and secondary glazing to the windows..

The amount of £1,730 was held for roof maintenance (clearing moss) and £430 for sundry liabilities.

While the provision of a replacement community hall remains a long-term aim of the constitution the scope and ambition of this aim was better-defined by an amendment to the Constitution. It remains impossible to start a fund for this and Trustees remain mindful of the enormous embodied CO2 that a new building would generate versus the relatively very small saving in emitted CO2 that would be achieved. Figures on this aspect were provided to the Landlord (Council) last year together with an impact-assessment of the damage to the gardens that would also result from a new construction project on this site. Trustees remain mindful that the stated aspiration for a replacement building may be beyond their means and a hindrance to the principal aims of the Constitution.

Details of any funds materially in deficit

None

Further financial review details (Optional information)

You **may choose** to include additional information, where relevant about:

- the charity’s principal sources of funds (including any fundraising);
- how expenditure has supported the key objectives of the charity;
- investment policy and objectives including any ethical investment policy adopted.

It remains the case that, aside from some rare and small donations, hire income remains the sole means by which operating costs etc are to be met. Trustees are mindful that the introduction of additional resources, principally human resources, is the means by which the successful operation of the facility can be continued. This and improved social interaction for residents is the main driving force behind the proposal for a ‘Friends of Druitt Hall’ group (see above).

Support for planned works of improvement to the building provide an excellent opportunity for the Landlord to be seen to act upon their declaration of a ‘Climate Emergency’ while improving the comfort provided to residents using the building.

Only when the extended lease is in place will the Trustees meet the criteria for substantial grant funding. The Council continues to be made aware of this. At the current year-end, 30 months have been allowed to pass by the Landlord without a new lease even being drafted. The Trustees continue to suggest a reversionary lease but it remains to be dismissed out of hand.

The delay in implementing decisions made at Full Council in June 2021 continue to have directly consequential delays and costs to a range of planned maintenance, repair and improvement works.

Section F Other optional information

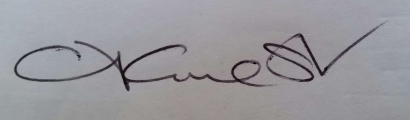
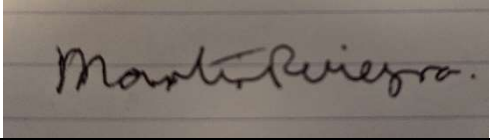
Our aims for the coming year are:

- to form a 'Friends of Druitt Hall' support group
- to be able to fund and proceed with other improvements and the maintenance etc obligations under the lease
- to monitor and maintain resources to permit adequate public health measures
- to again review and determine whether certain services (eg janitorial, decorating) should be 'out-sourced' rather than rely solely on the volunteers
- to obtain additional skills at trustee-level in respect of funding and marketing
- to further improve the facilities for hirers / users of the facility
- to improve the storage facilities
- to support the Friends of Druitt Gardens in their work and protection of the adjacent gardens

Section G Declaration

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

Signature(s)		
Full name(s)	Carolyn Jane Guest	Martin Paul Vieyra
Position (eg Secretary, Chair, etc)	Trustee	Chair
Date	26 th September, 2024	



CHARITY COMMISSION
FOR ENGLAND AND WALES

Druitt Hall Community Association

1157590

Receipts and payments accounts

CC16a

For the period from	Period start date 1/1/2023	To	Period end date 31/12/2023
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Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
A1 Receipts					
Donation			-	-	121
Hire of Hall	29,810	-	-	29,810	24,572
Electricity - Transfer from U3A	97	-	-	97	67
Key Deposits	270	-	-	270	
BH Coastal Lottery	26	-	-	26	49
Water - Payment for Watering Druitt Gardens	178	-	-	178	
Grant for Store Cupboard Flooring		2,113		2,113	
Broadband Rebate	3			3	
Hall 70th Anniversary Event	28			28	
Covid-19 Grants			-	-	2,667
	-	-	-	-	-
Sub total (Gross income for AR)	30,410	2,113	-	32,523	27,476
A2 Asset and investment sales, (see table).					
	-	-	-	-	
	-	-	-	-	-
Sub total	-	-	-	-	-
Total receipts	30,410	2,113	-	32,523	27,476

A3 Payments

Repairs & Maintenance	790	26,374	-	27,163	5,687
Cleaning & Consumables	3,255	-	-	3,255	2,799
Telephone, Internet & Postage	390	-	-	390	403
Water & Sewerage	499	-	-	499	313
Insurance & Safety	782	-	-	782	615
PRS_PPL Licence	85	-	-	85	320
Electricity	3,660	-	-	3,660	3,613
Admin & Stationery	5,995	-	-	5,995	6,056
Improvements		10,224	-	10,224	80
General	825	-	-	825	306
Rent Rebate & Key Deposit Return	106	-	-	106	
Covid-19 Consumables					140
FODG/WEA					
Defibrillator		116		116	
Hall 70th Anniversary Event	204			204	
Business Rates	193	-	-	193	319
Sub total	16,782	36,714	-	53,496	20,651

A4 Asset and investment purchases, (see table)

	-	-	-	-	
	-	-	-	-	
Sub total	-	-	-	-	-

Total payments	16,782	36,714	-	53,496	20,651
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Net of receipts/(payments)	13,628	- 34,601	-	- 20,973	6,825
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A5 Transfers between funds	- 4,553	4,553	-	-	-
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A6 Cash funds last year end	4,573	50,851	-	55,424	34,465
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Cash funds this year end	13,648	20,803	-	34,451	41,290
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Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B1 Cash funds	Cash at Bank	13,218	-	-
	Cash at Bank - Emergency Operating Reserve	-	12,720	-
	Cash at Bank - Planned Expenditure			
	PA System		100	
	Defibrillator		500	
	Repair Windows		-	
	Reclad & Insulate Side & Rear Walls		-	
	Paint Windows & Cladding		753	
	Secondary Glazing		5,000	
	Key Deposits			
	Remove Moss from Roof		1,730	
	Liabilities - Key Deposits	430		-
		Total cash funds	13,648	20,803
	(agree balances with receipts and payments account(s))	OK	OK	OK

	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B2 Other monetary assets			
		-	-
		-	-
	-	-	-
	-	-	-
	-	-	-
	-	-	-

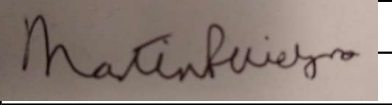
	Fund to which asset belongs	Cost (optional)	Current value (optional)
B3 Investment assets			
		-	-
		-	-
		-	-
		-	-
		-	-

	Fund to which asset belongs	Cost (optional)	Current value (optional)
B4 Assets retained for the charity's own use			
		-	-
		-	-
		-	-

	Fund to which liability relates	Amount due (optional)	When due (optional)
B5 Liabilities			
Electricity	Current		
Key deposits	Restricted	430	

Signed by one or two trustees on behalf of all the trustees

Signature	Print Name	Date of approval
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	Martin Paul Vieyra	03/09/2024

DRUITT HALL COMMUNITY ASSOCIATION

England & Wales - Charity number 1157590

Accounts



Trustees' Annual Report for the period

From	Period start date			To	Period end date		
	Day 01	Month 01	Year 2022		Day 31	Month 12	Year 2022

Section A Reference and administration details

Charity name

Druitt Hall Community Association

Other names charity is known by

-

Registered charity number (if any)

1157590

Charity's principal address

Druitt Hall
High Street
Christchurch
Postcode BH23 1AB

Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Christopher Guest	Chair		
2	Martin Vieyra	Treasurer		
3	Carolyn Guest			
4	Katie Hawksworth			
5	Annette Hawksworth			
6				

Names of the trustees for the charity, if any, (for example, any custodian trustees)

Name	Dates acted if not for whole year

Names and addresses of advisers (Optional information)

Type of adviser	Name	Address

Name of chief executive or names of senior staff members (Optional information)

Section B Structure, governance and management

Description of the charity's trusts

Type of governing document (eg. trust deed, constitution)	Constitution
How the charity is constituted (eg. trust, association, company)	Charitable Incorporated Organisation
Trustee selection methods (eg. appointed by, elected by)	Appointed by Trustees

Additional governance issues (Optional information)

You **may choose** to include additional information, where relevant, about:

- policies and procedures adopted for the induction and training of trustees;
- the charity's organisational structure and any wider network with which the charity works;
- relationship with any related parties;
- trustees' consideration of major risks and the system and procedures to manage them.

The identification and allocation of funds reserved for specific purposes was continued in the accounts, reviewed at each meeting of Trustees. The Reserves Policy continues to be followed including the Charity Commission recommended contingency reserve.

A problem with the finalisation of the charges from the previous energy supplier continued into this year. It was established that the supplier's opportunity to correct their accounting had time-lapsed.

CoronaVirus:

Government and health authority guidance on precautionary measures were followed throughout the year.

Statutory Policies were reviewed and updated as necessary (eg Fire Risk Assessment, Legionnaires Disease).

Annual 'PAT' testing and servicing of fire extinguishers was carried out.

The Friends of Druitt Gardens continued to use the former Markham Room area as a secure 'wildlife education area' and as a base for voluntary planting and maintenance works in Druitt Gardens.

Six trustee meetings were held, maintaining an emphasis on collective decision-making and responsibility.

In June 2021 the Landlord, Christchurch Town Council, had approved the proposed budget for replacement of the windows and commissioned a consultant surveyor to seek tenders for the work. For more than 12 months this decision put a 'halt' on the work to the windows and cladding that had been planned by Trustees, waiting for action by the Council. However, after mid-2022 funding for works to the windows was withdrawn. In response the Trustees reaffirmed to Council that they would continue to meet their repair and maintenance obligations and contracted with a company for the refurbishment and reglazing of the original windows, so allowing re-cladding work to also progress.

The Council contacted Trustees in October to report a change of mind on their part and that they were placing an order for replacement windows (at a cost of circa £70,000). No consultation or notice of the possible reversal of this funding proposal had been intimated to DHCA. Trustees had to respond that they were already in contract for refurbishment of the windows. The refurbishment works programme included, following consultation with hall users, a complete planned closure of the facility for January 2023 together with insulation and re-cladding of two further sides of the external walls.

Despite having approved an extension of the current lease to DHCA of the building 2057 and despite many enquiries from DHCA concerning progress on the matter, nothing was auctioned until November. After some pressure from one Councillor, Council officers prepared a lengthy set of questions and

queries concerning DHCA's performance, operations and obligations. At a meeting in November with officers Trustees were able to satisfactorily respond to all the points raised, including those shown to be entirely inapplicable. An undertaking to move the matter forward was given by officers including the commissioning the composition of a newly-worded lease (their insistence). No further progress had been reported on this by the Council at the end of 2022.

Summary of the objects of the charity set out in its governing document

To benefit the residents of Christchurch (Dorset) and neighbouring areas, without distinction, by associating together the said residents, and voluntary and other organisations in a common effort to provide facilities for recreation, health and fitness, education, leisure time occupation, community meetings and activities, with the objective of improving quality of life and enhancing community activities.

In furtherance of these objects but not otherwise to manage the existing Druitt Hall, and to accumulate funds towards a replacement single-storey Community Hall on the footprint of the existing leased area as and when funds allow provided always that such building operations have no detrimental effect upon the status, condition and use of Druitt Gardens.
(as stated in the constitution)

Protects and enhances the existing building

The Trustees gave due regard to guidance issued by the Charity Commission in formulating policy and in exercising their powers and duties.

The Trustees continued to demonstrate there is a financially-sustainable demand for this facility, operating within the terms of the lease.

Proposed works to the windows, external walls and redecorations continued to be 'on hold' throughout the year pending Council action on funding of certain works (see above).

Runs the hall as a community centre

The regular testing of equipment, fire detection, CCTV and security installations, safety lighting etc continued. Consultation with hirers continued, both at formal meetings and informally on a week-to-week basis.

Specific CO2 monitors were kept in service to demonstrate the adequacy of ventilation of the space (viral transmission precaution).

At the end of 2022 the groups using the facility included:

- Community food and craft market (weekly)
- Twice-weekly table tennis club
- Local resident's association (monthly)
- Local Labour Party meetings (monthly)
- Four weekly fitness classes
- Women's Institute (monthly)
- Women's Institute (twice-monthly)
- Tabletop / craft markets (two weekly, two monthly)
- Life-drawing class (monthly)
- Youth karate group (weekly)
- Age Concern friendship meeting (weekly)
- Two local drama group rehearsals (weekly)
- Local authority youth outreach programme (monthly)
- Sundry residents' association meetings, mediation consultation, private parties, CQC meetings etc

The hall again participated in the 'Christchurch Living Advent Calendar' programme, providing the venue free of charge for this charity fund-raiser.

Operation of the hall continued to require careful and proper management to facilitate hirers' activities, minimising health and safety risks to anyone in the building.

The defibrillator and cabinet continued to be maintained available for public use. The equipment is registered with 'The Circuit', a British Heart

Summary of the main activities undertaken for the public benefit in relation to these objects (include within this section the statutory declaration that trustees have had regard to the guidance issued by the Charity Commission on public benefit)

Foundation initiative in liaison with the ambulance service, requiring us to diligently log use and maintenance.

Additional details of objectives and activities (Optional information)

You **may choose** to include further statements, where relevant, about:

- policy on grantmaking;
- policy programme related investment;
- contribution made by volunteers.

As noted above, time given by volunteers continues to make a crucial contribution to the maintenance and improvement of this facility.

The Trustees are aware of the need to encourage participation by more volunteers and the need for additional skills in (eg) grant-funding. It is planned to fund and out-source more of the maintenance / improvement works in future, as the amount of this work becomes smaller over time. Along with many other local organisations, it has proved difficult to obtain additional volunteers although, it must be remembered, the various user-groups are almost entirely themselves volunteer-run.

Summary of the main achievements of the charity during the year

Retention of most existing users and the gaining of additional hirers was achieved. New and frequent enquiries about hiring continued. Over the year the use of the hall amounted to an average of 35 hours per week.

Additional income was generated by a hire agreement with Christchurch BID for the use of the meeting room on a shared (with DHCA Trustees) basis. This was initially objected to by Council officers (November 2022) but has been shown to be complementary to DHCA's charitable status.

A volunteer continued to carry out the monthly safety / maintenance checks (smoke alarms etc) and to maintain a proper log of these checks.

Some small funds continued to be generated by participation in the BH Lottery.

Brief statement of the charity’s policy on reserves

It remains the charity's policy to hold in reserve as a minimum, an amount equivalent to 6 months' operating costs (£10,800 was in hand at end of 2022). Charity Commission guidance is to hold a reserve equivalent to between 4 and nine months' of operating costs.

The amount of £100 (donated) was reserved in a fund for possible installation of a PA system, £19 in respect of defibrillator supplies.

A total of £38,000 was held for funding the window refurbishment works, installation of secondary glazing and for insulating, recladding and decoration of the remaining two external walls (other walls having been treated earlier).

The amount of £1,796 was held for roof maintenance and £240 for sundry liabilities.

While the provision of a replacement community hall remains a long-term aim of the constitution but other, more immediate, improvements to the existing are the foremost aims. In the current financial climate it is not possible to start a fund for this and Trustees are mindful of the enormous embodied CO2 that a new building would generate versus the very small saving in emitted CO2 that would be achieved. Figures on this aspect have been provided to Council along with an impact-assessment of the damage to the gardens that would also result from a new construction project on this site.

Details of any funds materially in deficit

None

Further financial review details (Optional information)

You **may choose** to include additional information, where relevant about:

- the charity’s principal sources of funds (including any fundraising);
- how expenditure has supported the key objectives of the charity;
- investment policy and objectives including any ethical investment policy adopted.

In general, aside from rare small donations, the sole income from which to meet operating costs remains the hire income. However this year DHCA, being a business rates payer, was a beneficiary of the Covid-19 Business Grant Funding Scheme. Having very low general overhead costs, especially personnel costs, meant that these funds could be largely devoted to the above-mentioned improvement works. The works planned were largely a combination of improvement works and repair works (being renewal of some 70 years of ‘wear and tear’, of which period the Association has occupied only 9 years. In commissioning, managing and supervising these works, the overhead costs (supervisors, surveyors etc) will be virtually zero as the Trustees have the in-house and voluntary expertise to deal with it. The Council have been quick to point to the Association’s repairing responsibilities but extremely reluctant to all them authority over them.

When the extended lease is actually in place the Trustees will be able to apply for grant funding otherwise unavailable owing to the shortness of the remaining term of the lease. The council have been made aware of this. At the current year-end, 18 months have been allowed to pass by the Landlord without a new lease being so much as drafted, although the Landlord insists that a completely new wording is needed. The proposal for a reversionary lease has been dismissed out of hand. To their credit, the Landlord has resolved to meet the legal and surveyor’s costs that flow from all this.

The delay in implementing decisions made at Full Council in June 2021 have caused directly consequential delays and costs to a range of planned maintenance, repair and improvement works. The refurbishment of the windows to allow controlled ventilation will contribute to a healthy environment in the hall when re-opened to the public in February 2023.

Section F Other optional information

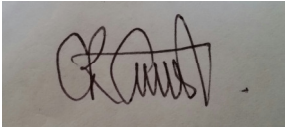
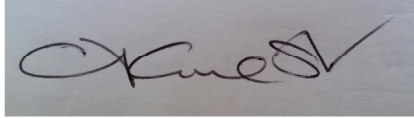
Our aims for the coming year are:

- to facilitate the refurbishment of the existing and original windows and insulation and re-cladding of external walls in January 2023
- to continue with other improvements and the maintenance etc obligations under the lease that will be possible following the above-said works
- to monitor and maintain resources to permit adequate public health measures
- to review and determine whether certain services (eg janitorial, decorating) should be 'out-sourced' rather than rely solely on the volunteers
- to identify and obtain additional skills at trustee- (or consultant-) level in respect of funding and marketing
- to further improve the facilities for hirers / users of the facility
- to improve the storage facilities
- to support the Friends of Druitt Gardens in their work and protection of the adjacent gardens

Section G Declaration

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

Signature(s)		
Full name(s)	Christopher Roy Guest	Carolyn Jane Guest
Position (eg Secretary, Chair, etc)	Chair	Trustee
Date	06/9/2023	



CHARITY COMMISSION
FOR ENGLAND AND WALES

Druitt Hall Community Association

1157590

Receipts and payments accounts

CC16a

For the period from	Period start date 1/1/2022	To	Period end date 31/12/2022
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Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
A1 Receipts					
Donation	121		-	121	129
Hire of Hall	24,572	-	-	24,572	7,036
Electricity - Transfer from U3A	67	-	-	67	14
Fundraising Events	-	-	-	-	-
BH Coastal Lottery	49	-	-	49	65
General		-	-	-	66
Covid-19 Grants		2,667	-	2,667	16,335
	-	-	-	-	-
Sub total (Gross income for AR)	24,809	2,667	-	27,476	23,645

A2 Asset and investment sales, (see table).

	-	-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	-	-
Total receipts	24,809	2,667	-	27,476	23,645

A3 Payments

Repairs & Maintenance	2,282	3,406	-	5,687	1,249
Cleaning & Consumables	2,799	-	-	2,799	1,506
Telephone, Internet & Postage	403	-	-	403	363
Water & Sewerage	313	-	-	313	135
Insurance & Safety	615	-	-	615	546
PRS_PPL Licence	320	-	-	320	
Electricity	3,613	-	-	3,613	1,569
Admin & Stationery	6,056	-	-	6,056	2,326
Improvements		80	-	80	588
General	306	-	-	306	291
Rent Rebate & Key Deposit Return	-	-	-	-	70
Covid-19 Consumables	140		-	140	337
FODG/WEA			-	-	134
Defibrillator				-	217
Furniture				-	3,714
Business Rates	319	-	-	319	102
Sub total	17,167	3,486	-	20,652	13,147

A4 Asset and investment purchases, (see table)					
	-	-	-	-	
	-	-	-	-	
Sub total	-	-	-	-	-
Total payments	17,167	3,486	-	20,652	13,147
Net of receipts/(payments)	7,642	- 819	-	6,824	10,498
A5 Transfers between funds	- 8,000	8,000	-	-	-
A6 Cash funds last year end	4,931	43,736	-	48,667	23,967
Cash funds this year end	4,573	50,917	-	55,491	34,465

Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B1 Cash funds	Cash at Bank	4,573	-	-
	Cash at Bank - Emergency Operating Reserve	-	10,800	-
	Cash at Bank - Planned Expenditure			
	PA System		100	
	Defibrillator		- 19	
	Repair Windows		16,000	
	Reclad & Insulate Side & Rear Walls		14,000	
	Paint Windows & Cladding		3,000	
	Secondary Glazing		5,000	
	Covid-19 Fund			
	Remove Moss from Roof		1,796	
	Liabilities - Late Power Bills, Key Deposits	-	240	-
		Total cash funds	4,573	50,917
	(agree balances with receipts and payments account(s))	OK	OK	OK

	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B2 Other monetary assets			
		-	-
		-	-
	-	-	-
	-	-	-
	-	-	-
	-	-	-

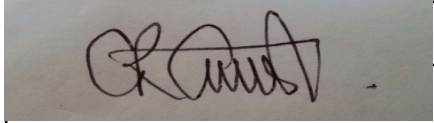
	Fund to which asset belongs	Cost (optional)	Current value (optional)
B3 Investment assets			
		-	-
		-	-
		-	-
		-	-
		-	-

	Fund to which asset belongs	Cost (optional)	Current value (optional)
B4 Assets retained for the charity's own use			
		-	-
		-	-
		-	-

B5 Liabilities

Details	Fund to which liability relates	Amount due (optional)	When due (optional)
Electricity	Current	1,000	
Key deposits	Restricted	240	

Signed by one or two trustees on behalf of all the trustees

Signature	Print Name	Date of approval
	Christopher Roy Guest	22/09/2022

DRUITT HALL COMMUNITY ASSOCIATION

England & Wales - Charity number 1157590

Accounts



Trustees' Annual Report for the period

From	Period start date			To	Period end date		
	Day 01	Month 01	Year 2021		Day 31	Month 12	Year 2021

Section A Reference and administration details

Charity name

Druitt Hall Community Association

Other names charity is known by

-

Registered charity number (if any)

1157590

Charity's principal address

Druitt Hall

High Street

Christchurch

Postcode

BH23 1AB

Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Christopher Guest	Chair		
2	Martin Vieyra	Treasurer		
3	Carolyn Guest			
4	Katie Hawksworth			
5	Annette Hawksworth			
6				

Names of the trustees for the charity, if any, (for example, any custodian trustees)

Name	Dates acted if not for whole year

Names and addresses of advisers (Optional information)

Type of adviser	Name	Address

Name of chief executive or names of senior staff members (Optional information)

Section B Structure, governance and management

Description of the charity's trusts

Type of governing document (eg. trust deed, constitution)	Constitution
How the charity is constituted (eg. trust, association, company)	Charitable Incorporated Organisation
Trustee selection methods (eg. appointed by, elected by)	Appointed by Trustees

Additional governance issues (Optional information)

You **may choose** to include additional information, where relevant, about:

- policies and procedures adopted for the induction and training of trustees;
- the charity's organisational structure and any wider network with which the charity works;
- relationship with any related parties;
- trustees' consideration of major risks and the system and procedures to manage them.

The identification and allocation of funds reserved for specific purposes was continued in the accounts, with review and adjustment being made at each meeting of Trustees.. A Reserves Policy statement was formulated by the Treasurer including in particular the recommended contingency reserve.

A problem with the finalisation of the charges from the previous energy supplier still remained at the end of this accounting period (the supplier being unable to provide correct accounts).

CoronaVirus

The government-decreed dates for 'lockdown' and progressive relaxing of precautionary measures were followed throughout the year. The management of the hall by Trustees was such that it ensured availability to hirers at every permitted date. Full co-operation with hirers was undertaken on their preferences for staged or delayed return to activities. Advice from BCP Council and from Dorset Community Action webinars was very helpful and was followed throughout. Local authority grant monies (business rates) were received to assist with public health measures. The requirement for enhanced H&S risk assessments from hirers was reviewed and maintained in respect of the pandemic.

Statutory Policies were reviewed and updated as necessary (eg Fire Risk Assessment, Legionnaires Disease and, especially, Covid-19). Annual 'PAT' testing and servicing of fire extinguishers was carried out.

The Friends of Druitt Gardens continued to develop the former Markham Room area as a secure 'wildlife education area'. The area was formally opened by the Mayor of Christchurch in October.

Six trustee meetings were held, maintaining an emphasis on collective decision-making and responsibility. A fifth Trustee was appointed in March.

In June the Landlord, Christchurch Town Council, approved the proposed budget for replacement of the windows and commissioned a consultant surveyor to seek tenders for the work. They also approved the extension of the current lease of the building by a further 30 years to 2057 following a consultant surveyor's report both on the building itself and on the estimated costs of replacing the building in both a single-storey format and a two-storey format (the upper floor being proposed office accommodation for council staff).

Summary of the objects of the charity set out in its governing document

To benefit the residents of Christchurch (Dorset) and neighbouring areas, without distinction, by associating together the said residents, and voluntary and other organisations in a common effort to provide facilities for recreation, health and fitness, education, leisure time occupation, community meetings and activities, with the objective of improving quality of life and enhancing community activities.

To accumulate funds for the building of a replacement Community Hall centred on the footprint of the existing hall and to build such when funds allow.

(as stated in the constitution)

Protects and enhances the existing building

The Trustees gave due regard to guidance issued by the Charity Commission in formulating policy and in exercising their powers and duties, notably this year in the administration of H&S measures in respect of the pandemic.

The Trustees continued to demonstrate there is a financially-sustainable demand for this facility, operating within the terms of the lease.

The conversion of a storage room into an equipment store was completed but repair work to the windows (and other work dependent upon that) was halted after the Town Council decision to replace the windows.

Runs the hall as a community centre

The regular testing of equipment, fire detection, CCTV and security installations, safety lighting etc continued. Consultation with hirers continued, both a formal meetings and informally on a week-to-week basis.

Specific CO2 monitors were purchased and installed in the building as an HSE-approved means of assessing the adequacy of ventilation of the space. Users were given strict and specific instructions on the monitoring and their responsibilities in this regard.

Groups using the hall had been retained through full co-operation concerning, especially, Covid precautions. heir return.

At the end of 2021 the groups included:

- Community food and craft market (weekly)
- Twice-weekly table tennis club
- Local resident's association (monthly)
- A weekly youth drama group
- Local Labour Party meetings monthly)
- Two weekly fitness classes
- Women's Institute x 2 groups (monthly)
- Tabletop / craft markets (one weekly, one monthly)
- Life-drawing class (monthly)
- Youth karate group (weekly)
- Age Concern coffee meeting (weekly)
- Pre-school child activity group (weekly)
- Two local drama group rehearsals (weekly)
- Church prayer meeting (weekly)
- Local authority youth outreach programme (monthly)
- Sundry residents' association meetings, mediation consultation, private parties, CQC meetings etc

The hall had participated in the new 'Christchurch Living Advent Calendar' programme, providing the venue free of charge for this charity fund-raiser (in this case raising funds for Somerford ARC).

Summary of the main activities undertaken for the public benefit in relation to these objects (include within this section the statutory declaration that trustees have had regard to the guidance issued by the Charity Commission on public benefit)

Similarly we provided the venue free of charge and organised family-based activities as part of Christchurch Library's 'Fun Palace' event in October.

Operation of the hall continued to require careful and proper management of maintenance and improvement works so as to minimise disruption to hirers' activities and health and safety risks to anyone present in the facility.

A supporter of the DHCA paid for the purchase a defibrillator and cabinet. We paid for an electrical supply to the cabinet and mounted it externally on the building. We registered the equipment with the ambulance service, purchased back-up supplies of consumables and instigated a continuing maintenance check to ensure it remains serviceable.

Additional details of objectives and activities (Optional information)

As noted above, time given by volunteers continues to make a crucial contribution to the maintenance and improvement of this facility.

The Trustees are aware of the need to encourage participation by more volunteers and the need for additional skills in (eg) grant-funding. It is planned to fund and out-source more of the maintenance / improvement works in future, as the amount of this work becomes smaller over time.

You **may choose** to include further statements, where relevant, about:

- policy on grantmaking;
- policy programme related investment;
- contribution made by volunteers.

Summary of the main achievements of the charity during the year

Retention of existing users and the gaining of some additional hirers was achieved. New and frequent enquiries about hiring continued.

A volunteer continued to carry out the monthly safety / maintenance checks (smoke alarms etc) and to maintain a proper log of these checks.

Some funds continued to be generated by participation in the BH Lottery.

During the pandemic, whether open or during 'lockdown' the hall and hirers were successfully managed in respect of both hire conditions and H&S measures and communication with hirers was maintained very well.

Brief statement of the charity’s policy on reserves

It remains the charity's policy to hold in reserve as a minimum, an amount equivalent to 6 months' operating costs (£10,800 was in hand at end of 2021). Charity Commission guidance is to hold a reserve equivalent to between 4 and nine months' of operating costs.

The amount of £100 was reserved in a fund for possible installation of a PA system, £19 in respect of defibrillator supplies.

The amounts of £196 and £1,300 were respectively reserved for the improvement of a storeroom and for remaining repair and decoration works to external walls.

The amount of £1,025 was reserved for repairs and varnishing to the hall's woodblock flooring. The amount of £500 was held for roof maintenance.

Dedicated reserves of £7,074 in respect of Covid-19 measures and £2,760 for liabilities for key deposits and energy charges were in hand.

The construction of a replacement hall remains a long-term aim of the constitution but other, more immediate, improvements to the existing are the foremost aims, it being impossible to yet start a fund for any new building.

Details of any funds materially in deficit

None

Further financial review details (Optional information)

You **may choose** to include additional information, where relevant about:

- the charity’s principal sources of funds (including any fundraising);
- how expenditure has supported the key objectives of the charity;
- investment policy and objectives including any ethical investment policy adopted.

Aside from small donations and grants, both of which remain rare, the sole income from which to meet operating costs remains the hire income. However being liable to business rates has had the benefit of receiving further grant-assistance (Covid) from the local authority. Hire income has continued to be affected by Covid restrictions although this effect is reduced as compared with 2020. Continuing without employed staff, in particular, means no liability to employment costs.

A survey and report commissioned by the Landlord (Christchurch Town Council) advised them that, with the current adequate maintenance work being continued, there was a reasonable expectation for a further 30 years-plus life expectancy for the building. The report confirmed that a programme of refurbishment work to the windows was possible although it cast some doubt over the economic efficacy of this compared with complete replacement. No quotations for the refurbishment work were sought by either the consultant or the Landlord.

Following the report a formal undertaking was given by the Landlord to extend our lease by 30 years (to 2057) and to fund replacement of all the windows.

The extended lease will enable Trustees to apply for grant funding that would otherwise have become unavailable owing to the shortness of the remaining term of the lease. However, at year-end, 6 months have been allowed to pass by the Landlord without the issue of a new lease – this despite the Trustees having complied with a belated (October 2021) insistence by the Landlord that it was for the Trustees to prepare the lease document. A document in the form of a reversionary lease was submitted very quickly following the Landlord’s requirement to do so.

Furthermore at the year-end, the Landlord (via their appointed consultant) had failed to invite tenders for the replacement windows – 6 months having been allowed to pass.

The delay in implementing these decisions made at Full Council in June

have caused ongoing and directly consequential delays to a range of planned maintenance, repair and improvement works. The reinstatement of adequately-opening windows remains a necessary measure to aid control of ventilation of the hall for public health purposes.

Section F

Other optional information

Our aims for the coming year (largely carried forward from last year) are:

- to co-operate in the installation of replacement windows at the earliest possible date and then continue with improvements and our maintenance etc obligations under the lease
- to monitor and maintain resources to permit adequate public health measures
- to review and determine whether certain services (eg janitorial, decorating) should be 'out-sourced' rather than rely on the volunteers
- to identify and obtain additional skills at trustee- (or consultant-) level in respect of funding and marketing
- to further improve the facilities for hirers / users of the facility
- to improve the fabric, insulation and ventilation of the building, the storage facilities etc
- to support the Friends of Druiitt Gardens in their work and protection of the adjacent gardens

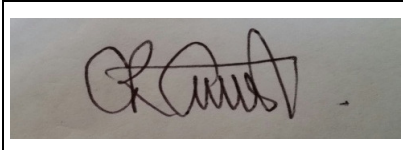
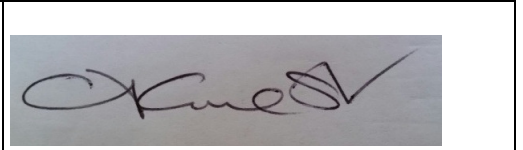
Section G

Declaration

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

Signature(s)

	
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Full name(s)

Christopher Roy Guest	Carolyn Jane Guest
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Position (eg Secretary, Chair, etc)

Chair	Trustee
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Date

23/9/2022

DRUITT HALL COMMUNITY ASSOCIATION

England & Wales - Charity number 1157590

Accounts



Trustees' Annual Report for the period

From	Period start date			To	Period end date		
	Day 01	Month 01	Year 2020		Day 31	Month 12	Year 2020

Section A Reference and administration details

Charity name

Druitt Hall Community Association

Other names charity is known by

-

Registered charity number (if any)

1157590

Charity's principal address

Druitt Hall

High Street

Christchurch

Postcode

BH23 1AB

Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Christopher Guest	Chair		
2	Martin Vieyra	Treasurer		
3	Carolyn Guest			
4	Katie Hawksworth			
5				
6				

Names of the trustees for the charity, if any, (for example, any custodian trustees)

Name	Dates acted if not for whole year

Names and addresses of advisers (Optional information)

Type of adviser	Name	Address

Name of chief executive or names of senior staff members (Optional information)

Section B Structure, governance and management

Description of the charity's trusts

Type of governing document (eg. trust deed, constitution)	Constitution
How the charity is constituted (eg. trust, association, company)	Charitable Incorporated Organisation
Trustee selection methods (eg. appointed by, elected by)	Appointed by Trustees

Additional governance issues (Optional information)

You **may choose** to include additional information, where relevant, about:

- policies and procedures adopted for the induction and training of trustees;
- the charity's organisational structure and any wider network with which the charity works;
- relationship with any related parties;
- trustees' consideration of major risks and the system and procedures to manage them.

The identification and allocation of funds reserved for specific purposes was instituted in the accounts. A Reserves Policy statement was formulated by the Treasurer including in particular the recommended contingency reserve.

A change of electricity supplier was made. A problem with the finalisation of the charges from the previous supplier persisted beyond the end of the year (the supplier being unable to provide correct account).

CoronaVirus

Following the introduction of various precautionary procedures, the Trustees resolved to close the facility to the public from 20th March. This was followed 3 days later by a government order to 'lockdown'.

Advice from BCP and from DCA webinars was followed through the year. Local authority grant monies were received to assist with public health measures.

The requirement for H&S risk assessments from hirers was extended in respect of the pandemic. A questionnaire was sent to hirers concerning plans for a return to operation: re-opening was possible for a short period during the year.

Statutory Policies were reviewed and updated as necessary (eg Fire Risk Assessment, Legionnaires Disease and, especially, Covid-19).

Fire exit doors were upgraded, de-scaling anodes were renewed in the water heaters and background heating added to one store area.

Annual 'PAT' testing and servicing of fire extinguishers was carried out. Locks to the toilet doors were added to enable their use to be restricted.

The Friends of Druitt Gardens became a hirer of the former Markham Room area, developing it as a secure 'wildlife education area'.

Four trustee meetings were held, maintaining an emphasis on collective decision-making and responsibility. A planned fifth meeting was postponed owing to the further lockdown late in the year.

The Landlord, Christchurch Town Council, had agreed to budget for replacement windows and had commissioned a surveyor's report on the condition of the building.

Summary of the objects of the charity set out in its governing document

To benefit the residents of Christchurch (Dorset) and neighbouring areas, without distinction, by associating together the said residents, and voluntary and other organisations in a common effort to provide facilities for recreation, health and fitness, education, leisure time occupation, community meetings and activities, with the objective of improving quality of life and enhancing community activities.

To accumulate funds for the building of a replacement Community Hall centred on the footprint of the existing hall and to build such when funds allow.

(as stated in the constitution)

Protects and enhances the existing building

The Trustees gave due regard to guidance issued by the Charity Commission in formulating policy and in exercising their powers and duties, notably this year in the administration of H&S measures in respect of the pandemic.

The Trustees continued to demonstrate there is a financially-sustainable demand for this facility, operating within the terms of the lease.

The conversion of a storage room into an equipment store was completed.

The Town Council agreed to budget for replacement of the metal windows subject to a surveyor's report on the fabric of the building.

The water-penetration through the rear wall of the hall had been cured by volunteers' efforts.

Runs the hall as a community centre

The regular testing of equipment, fire detection, CCTV and security installations, safety lighting etc continued. Consultation with hirers continued, both at a formal meeting and informally on a week-to-week basis.

Groups using the hall at the end of 2020 had reduced temporarily: not every hirer wished to continue during the Covid restrictions. The Trustees advised all groups that their regular 'slot' would be held for their return.

At the end of 2020 the groups included:

- Twice-weekly table tennis club ('on hold')
- Local resident's association (monthly) ('on hold')
- A weekly youth drama group
- Local Labour Party meetings monthly) ('on hold')
- Two weekly fitness classes
- Women's Institute x 2 groups (monthly) ('on hold')
- Aviation society meeting (monthly) ('on hold')
- Local produce / craft market (weekly)
- Tabletop / craft markets (one weekly, one monthly)
- Life-drawing class (monthly) ('on hold')
- Psychic readings (one to one, weekly) ('on hold')
- Youth Taekwondo group (weekly)
- Youth karate group (weekly)
- Brendoncare 'Variety Club' for older folk (weekly) ('on hold')
- Women's League of Friendship (fortnightly) ('on hold')
- Health & Well-being Fair (monthly) ('on hold')
- Sundry / occasional resident's association AGMs, mediation meetings, private parties, drama rehearsals

Operation of the hall continued to require careful and proper management of maintenance and improvement works so as to minimise disruption to hirer's

Summary of the main activities undertaken for the public benefit in relation to these objects (include within this section the statutory declaration that trustees have had regard to the guidance issued by the Charity Commission on public benefit)

activities and health and safety risks to anyone present in the facility.

Additional details of objectives and activities (Optional information)

As noted above, time given by volunteers continues to make a crucial contribution to the maintenance and improvement of this facility.

The Trustees are aware of the need to encourage participation by more volunteers and the need for additional skills in (eg) grant-funding. It is planned to fund and out-source more of the maintenance / improvement works in future.

You **may choose** to include further statements, where relevant, about:

- policy on grantmaking;
- policy programme related investment;
- contribution made by volunteers.

Summary of the main achievements of the charity during the year

Retention of existing users and the gaining of some additional hirers was achieved. New and frequent enquiries about hiring continued.

A volunteer continued to carry out the monthly safety / maintenance checks (smoke alarms etc) and to maintain a log of these checks.

Some funds continued to be generated by participation in the BH Lottery.

During the pandemic, whether open or during 'lockdown' the hall and hirers were successfully managed in respect of both hire conditions and H&S measures and communication with hirers was maintained very well.

Brief statement of the charity’s policy on reserves

It remains the charity's policy to hold in reserve as a minimum, an amount equivalent to 6 months' operating costs (£10,800 was in hand at end of 2020). Charity Commission guidance is to hold a reserve equivalent to between 4 and nine months' of operating costs.

The amount held in respect of returnable deposits (liability) for keys and a potential liability for historical electricity charges was £2,770.

The amount of £100 was reserved in a fund for possible installation of a PA system, £187 in respect of a planned defibrillator installation.

The amounts of £3,199 and £4,675 were respectively reserved for the improvement of a storeroom and for remaining repair and decoration works to external walls.

The amount of £1,462 was reserved for repairs and varnishing to the hall’s woodblock flooring. The amount of £750 was reserved for improvements to the end-store, £100 for lobby improvements, £170 for works in the meeting room, £650 for improvements to the loft storage, and a further £500 for the cost of removing remaining moss from the roof.

A dedicated reserve of £11,076 in respect of Covid-19 measures was in hand.

The amount held at the bank at the end of the year was £38,169

The construction of a replacement hall remains a long-term aim of the charity’s constitution but other, more immediate, improvements to the existing are to the foremost.

Details of any funds materially in deficit

None

Further financial review details (Optional information)

You **may choose** to include additional information, where relevant about:

- the charity’s principal sources of funds (including any fundraising);
- how expenditure has supported the key objectives of the charity;
- investment policy and objectives including any ethical investment policy adopted.

Aside from donations and grants, both of which are usually rare, the sole income from which to meet operating costs remains that received from hires. However being liable to business rates has had the benefit of receiving substantial grant-assistance from the local authority. These monies have been carefully managed and were very welcome. Hire income has, of course, decreased substantially over the year but so have the regular variable outgoings. Having no staff, in particular, has meant no liability to employment costs. Together these factors have contributed to increased liquid funds being held.

The Trustees remain mindful that large spending of funds on work to the existing building may not be to the public benefit, given the age of the building and the stated second objective in the constitution. The Landlord’s anticipated surveyor’s report will inform decisions in this respect, pending which some of the planned works are put ‘on hold’.

Section F

Other optional information

Our aims for the coming year (largely carried forward from last year) are:

- to return to full operation as soon as can safely be achieved
- to review and determine whether certain services (eg janitorial) should be 'out-sourced' rather than rely on the current volunteers
- to identify and obtain additional skills at trustee- (or consultant-) level in respect of funding and marketing
- to further improve the facilities both for hirers and DHCA
- to improve the fabric of the building in co-operation with the landlord (the Town Council)
- to support the Friends of DrUITT Gardens in their aims for the gardens

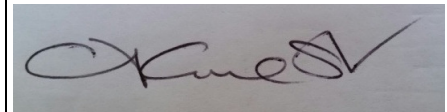
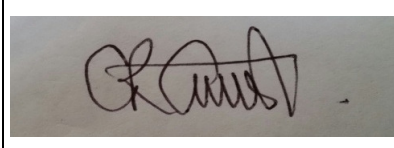
Section G

Declaration

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

Signature(s)



Full name(s)

Christopher Roy Guest

Carolyn Jane Guest

Position (eg Secretary, Chair, etc)

Chair

Trustee

Date

5/7/2021



CHARITY COMMISSION
FOR ENGLAND AND WALES

Druitt Hall Community Association

1157590

Receipts and payments accounts

CC16a

For the period from	Period start date 01/01/2020	To	Period end date 31/12/2020
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Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
A1 Receipts					
Donation	60	1,800	-	1,860	150
Hire of Hall	11,280	-	-	11,280	22,885
Electricity - Transfer from U3A	385	-	-	385	309
Fundraising Events	-	-	-	-	-
BH Coastal Lottery	44	-	-	44	19
General	-	-	-	-	141
Covid-19 Grants	-	11,334	-	11,334	-
	-	-	-	-	-
Sub total (Gross income for AR)	11,768	13,134	-	24,902	23,504
A2 Asset and investment sales, (see table).					
	-	-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	-	-
Total receipts	11,768	13,134	-	24,902	23,504
A3 Payments					
Repairs & Maintenance	280	-	-	280	13,633
Cleaning & Consumables	1,522	-	-	1,522	2,366
Telephone, Internet & Postage	419	-	-	419	999
Water & Sewerage	253	-	-	253	505
Insurance & Safety	597	-	-	597	1,146
PRS_PPL Licence	-	-	-	-	108
Electricity	1,577	-	-	1,577	2,515
Admin & Stationery	2,489	-	-	2,489	1,665
Improvements	110	2,196	-	2,306	600
General	484	-	-	484	-
Furniture	-	-	-	-	-
Covid-19 Consumables	-	258	-	258	-
FODG/WEA	390	-	-	390	-
Business Rates	124	-	-	124	-
	-	-	-	-	-
Sub total	8,246	2,454	-	10,700	23,537
A4 Asset and investment purchases, (see table)					
	-	-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	-	-
Total payments	8,246	2,454	-	10,700	23,537
Net of receipts/(payments)	3,521	10,680	-	14,201	- 33
A5 Transfers between funds	- 4,202	4,202	-	-	-
A6 Cash funds last year end	2,411	21,557	-	23,968	23,967
Cash funds this year end	1,730	36,439	-	38,169	23,934

Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B1 Cash funds	Cash at Bank	1,730	-	-
	Cash at Bank - Emergency Operating Reserve	-	10,800	-
	Cash at Bank - Planned Expenditure			
	PA System		100	
	Defibrillator		187	
	Middle Store (In progress)		3,199	
	Repair/Varnish Hall Floor		1,462	
	Completion of Repairs/ Redecs to External Walls		3,100	
	External, General		975	
	Redecs, Cover Floor - End-store		750	
	Lobby Maintenance/Improvements		100	
	Meeting Room		170	
	Covid-19 Fund		11,076	
	Loft Improvements		650	
	Gutter, Canopy, Fascias Repair and Maintenance		600	
	Remove Moss from Roof		500	
	Liabilities - Late Power Bills, Key Deposits		-	2,770
	Total cash funds	1,730	36,439	-

(agree balances with receipts and payments account(s))

OK

OK

OK

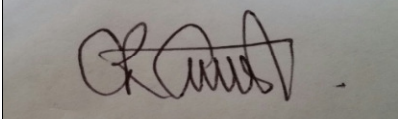
Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B2 Other monetary assets			-	-
			-	-
		-	-	-
		-	-	-

Categories	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B3 Investment assets			-	-
			-	-
			-	-

Categories	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B4 Assets retained for the charity's own use			-	-
			-	-
			-	-

Categories	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
B5 Liabilities	Electricity liability	Restricted	2,520	
	Key deposits	Restricted	230	

Signed by one or two trustees on behalf of all the trustees

Signature	Print Name	Date of approval
	Christopher Roy Guest	22/3/2021