

**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	Month	Year		Day	Month	Year
	01	01	2024		31	12	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
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)

<p>You <b>may choose</b> to include additional information, where relevant, about:</p> <ul style="list-style-type: none"><li>• policies and procedures adopted for the induction and training of trustees;</li><li>• the charity’s organisational structure and any wider network with which the charity works;</li><li>• relationship with any related parties;</li><li>• trustees’ consideration of major risks and the system and procedures to manage them.</li></ul>	<p><b>Reserves</b> The identification and allocation of funds reserved for specific purposes was continued in the accounts and regularly reviewed. The <b>Reserves Policy</b> continues to be followed including the Charity Commission recommended contingency reserve.</p> <p><b>Bank Account</b> 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><b>Airborne virus:</b> Government and health authority guidance on precautionary measures continued to be followed.</p> <p><b>Statutory Policies</b> 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 <b>Druitt Gardens</b> (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 <b>trustee meetings</b> were held in 2024, maintaining an emphasis on collective decision-making and responsibility.</p> <p><b>Improvements to the Building</b> 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.

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)

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 provid the venue at

'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 FOther optional information

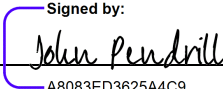
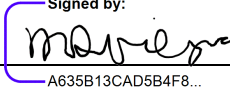
Our aims for the coming year are:


- 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 GDeclaration

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

Signed on behalf of the charity’s trustees

Signature(s)	<div>Signed by:  A8083ED3625A4C9</div>	<div>Signed by:  A635B13CAD5B4F8...</div>
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	
<b>Receipts and payments accounts</b>			
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	Restricted funds	Endowment funds	Total funds	Last year
	to the nearest £	to the nearest £	to the nearest £	to the nearest £	to the nearest £
<b>A1 Receipts</b>					
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	-
<b>Sub total (Gross income for AR)</b>	<b>29,463</b>	<b>-</b>	<b>-</b>	<b>29,463</b>	<b>32,525</b>
<b>A2 Asset and investment sales, (see table).</b>					
	-	-	-	-	
	-	-	-	-	-
<b>Sub total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total receipts</b>	<b>29,463</b>	<b>-</b>	<b>-</b>	<b>29,463</b>	<b>32,525</b>

**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
<b>Sub total</b>	<b>12,018</b>	<b>-</b>	<b>-</b>	<b>12,018</b>	<b>53,497</b>

**A4 Asset and investment purchases,  
(see table)**

Flags & Signs	373	-	-	373	
	-	-	-	-	
<b>Sub total</b>	<b>373</b>	<b>-</b>	<b>-</b>	<b>373</b>	<b>-</b>

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

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	-		-
	<b>Total cash funds</b>	<b>30,721</b>	<b>20,803</b>	<b>-</b>
	(agree balances with receipts and payments account(s))	Agreement Error	OK	OK

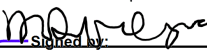
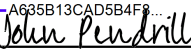
		Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B2 Other monetary assets	Details			
			-	-
			-	-
		-	-	-
		-	-	-
		-	-	-

		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	Details			
	Electricity	Current		
	Key deposits	Restricted	430	

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

Signature	Print Name	Date of approval
<div>Signed by:  A635B13CAD5B4F9...</div>	Martin Vieyra	27/10/2025
<div>Signed by:  A8083ED3625A4C9...</div>	John Pendrill	27/10/2025