

WHEATLEY PLAYING FIELD TRUST

England & Wales · Charity number 1162945

Details

Status Registered

Legal form CIO

Registered 2015-07-31

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

Contact

Address Parish Office
89A High Street
Wheatley
Oxford
OX33 1XP

Phone 07865995246

Email admin@wheatleyplayingfieldtrust.co.uk

Website www.wheatleyplayingfieldtrust.co.uk

Activities

Objects: THE PROMOTION OF COMMUNITY PARTICIPATION IN HEALTHY RECREATION AND THE ADVANCEMENT OF EDUCATION FOR THE BENEFIT OF THE INHABITANTS OF THE PARISH OF WHEATLEY AND THE NEIGHBOURING COMMUNITY BY THE PROVISION OF FACILITIES, INCLUDING A PAVILION AND CHANGING ROOMS, FOR PLAYING RUGBY, FOOTBALL, CRICKET AND TENNIS IN THE FIRST INSTANT AND TO DEVELOP FACILITIES FOR OTHER SPORTS AND PASTIMES.

Activities: PROVISION OF FACILITIES, INCLUDING A PAVILION AND CHANGING ROOMS, FOR PLAYING RUGBY, FOOTBALL, CRICKET AND TENNIS IN THE FIRST INSTANT AND TO DEVELOP FACILITIES FOR OTHER SPORTS AND PASTIMES.

Classification

- **How:** Provides Buildings/facilities/open Space, Provides Services, Acts As An Umbrella Or Resource Body
- **What:** Education/training, Amateur Sport
- **Who:** Children/young People, Elderly/old People, People With Disabilities, People Of A Particular Ethnic Or Racial Origin, Other Charities Or Voluntary Bodies, The General Public/mankind

Geography

- **Area of benefit:** LOCAL
- Oxfordshire

Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£56,236	£66,080	-	-
2024-03-31	£62,965	£66,308	-	-
2023-03-31	£53,798	£49,514	-	-
2022-03-31	£57,164	£38,842	-	-
2021-03-31	£44,733	£27,316	-	-

Trustees

Name	Role	Appointed
Anthony Michael Shepherd		2025-03-03
Dr Graham James Davies		2016-02-09
PAUL ADRIAN ERIC WILLMOTT BSC		2015-07-31
PENNY WILLMOTT		2015-07-31
Peter Douglas Ramsdale		2021-07-05
RICHARD CHARLES COSIER BA,MA,OXON		2015-07-31
Sarah Jane Collier		2025-11-19
Steve Kemp		2025-10-03

WHEATLEY PLAYING FIELD TRUST

England & Wales - Charity number 1162945

Accounts

Wheatley Playing Field Trust

Registered Charity: Number 1162945

Financial Statements for the period ended 31 March 2025

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**The Parish Office
The Merry Bells
89 High Street
Wheatley
Oxford
OX33 1XP**

WHEATLEY PLAYING FIELD TRUST

Annual Report of the trustees for the period ending 31st March 2025

The trustees present their annual report and financial statements for the period ended 31 March 2025. The financial statements have been prepared under the historical cost convention and in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) (effective 1 January 2015).

Wheatley Playing Field Trust is a Charitable Incorporated Organisation that was incorporated on 31st July 2015 with the registered charity number 1162945.

OUR AIMS

The promotion of community participation in healthy recreation and the advancement of education for the benefit of the inhabitants of the Parish of Wheatley and the neighbouring community by the provision of facilities, including a pavilion and changing rooms, for playing rugby, football, cricket, tennis and netball in the first instant and to develop facilities for other sports and pastimes.

OUR OBJECTIVES

The charity's objectives are the provision and maintenance of the pavilions and playing fields for the use of the inhabitants of the Parish of Wheatley and its neighbouring community without distinction of political, religious or other opinions, including use for sport and for other forms of recreation and leisure time occupation, with the object of improving the conditions of life for the said inhabitants.

The Wheatley Parish Council Playing Field at Holton is a well-established resource based in Oxfordshire, approximately 5 miles east of the city of Oxford. For 42 years, from 1973, the playing field was subject to a joint user agreement and was funded by both the Wheatley Parish Council and Oxfordshire County Council. Since taking over the management of the playing field on 1st September 2015, the Trust has continued throughout this year to take steps to maintain the quality of the playing surfaces whilst continuing the recovery of users from the coronavirus pandemic.

The facilities comprise two pavilions, a clubhouse, numerous football pitches to suit most age groups, rugby pitches, a first-class artificial cricket wicket and tennis courts. There are markings and facilities for two netball courts and additional provisions for athletics during the summer for the local school. One grass pitch has floodlights for training.

REVIEW OF ACTIVITIES AND ACHIEVEMENTS

Trustees make regular visits to inspect the buildings and grounds under the terms of essential maintenance. During the year regular flushing of water systems was carried out and the annual boiler and fire extinguisher servicing together with fire alarm testing maintained. Learning from last years' experience, and after a long period of inactivity over the summer, the water systems in both pavilions were drained, cleaned, disinfected and re-tested before users were allowed to use showers. Two floodlights were replaced over the training pitch.

The wettest winter and spring saw more games cancelled than ever before and for some reason a multitude of molehills encroaching onto several pitches. It took several weeks to quell the activity. The shallow mole runs are liable to sinking causing possible turned ankles.

Wheatley Youth Cricket Club was again unable to deliver the All-Stars programme in the summer for 5-8 year olds due to lack of volunteers and the cost of insurance for a small number. The only cricket played was by Wheatley Park School.

Having just entered a team into a local league, netball ceased to run at Wheatley due to other demands on volunteers.

Wheatley FC continued to expand to cover all ages from minis to U15 teams and the men's side moving to playing on Saturdays. By the end of the season, we again had eight different soccer pitches marked out and hosted some 800 young players in the tournament in May. Some of the growth was partly due to neighbouring villages losing access to their local facilities.

Wheatley Oaks FC continued to provide football to women over 30 and held another successful tournament in June 2024.

After several years of planning, weekly walking football sessions commenced thanks to a grant from our local councillor. Although played on a Friday afternoon, we are conscious that by moving to an evening a wider age group might join in.

Wheatley Rugby Club fielded one regular team due to lack of players at the start of the season. A number of regular players had become unavailable due to career changes, injury or departure to university. However, by sharing players with clubs in similar situations, a second team was able to play a couple of fixtures. Wheatley Rugby Club maintains and uses the converted cricket tea area gym, with weights and rowing and cycling machines.

All winter sports clubs train in the evenings between July and May, such that every night Monday to Thursday and sometimes Friday is fully booked. Several match funded grants enabled us to purchase and install charging points for portable floodlights to enable sessions to overlap and take place away from the heavily used training pitch.

Community tennis was made available between Easter and September.

Oxfordshire Play Association in conjunction with Wheatley Parish Council hosted a community play and activities day.

The trustees continue to maintain a website www.wheatleyplayingfieldtrust.co.uk that explains what the Trust does, invites comment and contains contact information. The website contains a calendar of bookings and local team fixtures and was updated regularly during the year.

All of the Trust documents, correspondence, meeting minutes and details of bookings are backed up onto an online account that can be accessed by any trustee so that records are safeguarded from loss on personal computers. The Trust is registered with the ICO under GDPR. The Trust has CCTV round the buildings and updates its registration with the ICO annually.

The principal users of Wheatley playing fields continue to be education, football, cricket, rugby and tennis. Club tennis has folded and club cricket now play at other facilities. This year main users were Wheatley Park School (approx 1000 students), Wheatley Rugby Club (55 members and an additional second team), Wheatley FC running teams from minis to U15 plus 1 adult men's team, Wheatley Oaks FC running women's over 30's football and 50 registered community tennis players. Eight soccer pitches, one full size, one youth size, two 9v9 size, three 7v7 size and one 5v5 size, one rugby pitch and a floodlit training pitch were maintained for all users. The pitch on the school site was marked for junior football included in these totals. Training grids were used predominantly by Wheatley Park School and mini soccer. In the summer the fields were marked for athletics and tarmac courts used for netball and then community tennis from Easter until late summer.

The user management group comprising, school, rugby and football clubs chaired by a trustee to empower the major users to agree shared use of the changing rooms and clubhouse did not meet.

Throughout the year, the Trust was able to maintain the level of maintenance to the level previously carried out and was able to do all the works felt necessary to sustain the fields at the previous standard. The training pitch was top dressed in April and all the pitches decompacted and weed sprayed. Having converted the cricket square into a first-class all-weather strip, we were able to again reconfigure football pitches to account for the larger sizes needed for older age groups. The conifers on the east and south side of the tennis courts were topped to fence level.

All of the required work to trees on Trust land was completed in school holidays. The pollarding of poplar trees on Wheatley Parish Council land eventually took place during the Easter break.

The volatility of gas and electricity prices on the open market and our contract ending in February 2025 had meant a substantial increase in running costs. We managed to renew electricity contracts again with no standing charge, from February 2025 for two years, and renewed new gas contracts for just one year.

GDPR

The trustees continue to evaluate the Trust's data use and retention policy and develop a data protection policy following the guidelines of the ICO's self-assessment toolkit. The policy is published on our website and data retention notices applied to any communication requesting personal information. The Trust evaluates its situation and renewed registration with the ICO under GDPR including an extension to cover the CCTV.

ENVIRONMENTAL INITIATIVES

The trustees recognise that, because of their structure, the existing buildings are extremely poor users of energy, with all controls manually operated. All light fittings are LED and both pavilion boilers fitted with time controls on heating and hot water. Discussion took place with Wheatley Parish Council which eventually agreed to pay £3000 towards installing a basic heating system in the lower pavilion. With lining of the inner walls, decommissioning of one large hot water tank, the Trust spent some £20,000 on energy saving improvements.

As part of water saving, all urinals were converted to waterless systems.

Two electric meters were changed to smart meters, although the field meter remains dumb for some reason not explained by our supplier

Along the north boundary Wheatley Parish Council planted more tree and hedge saplings donated by the Woodland Trust. Unfortunately, high winds saw most of the protective sleeves blown away with the saplings.

FUTURE PLANS

The Trust continues a schedule of grounds improvements to attract other sports back to Holton. The improvements will need significant funding. The Trust has made submissions to the latest Playing Pitch Strategy being prepared for SODC that has registered the poor condition of grounds and the need for improvement. It was disappointing to see the draft report did not reflect our comments and was totally inaccurate in counting our pitches.

Wheatley Parish Council sought advice and concluded it was not feasible to fund replacement buildings as agreed in the lease. However, it has commissioned drainage and building surveys to determine what repairs need to be done to keep the buildings serviceable of the near future,

The financial mitigation for loss of pitches at Oxford Brookes University was largely set out in a Section 106 document accompanying the planning appeal, but

discussions between Wheatley Parish Council and SODC regarding funding for new buildings suggest that the money offset will go elsewhere. However, Sport England and the RFU have secured a future promise of substantial 106 money from a large development within the catchment area.

FINANCES

With a lease, the Trust now reinvests the income from users in the facilities and is now able to seek outside money for improvements.

The Trust subscribes to and maintains an online accounting system. This allows all of financial records to be stored in the cloud and not on any individual's personal computer.

Income is derived from the charges levied on users of the facilities. Expenditure of this user income has been on ground maintenance, utility bills, upkeep of buildings, but not repairs that are the responsibility of Wheatley Parish Council. Public money by way of grants was invested in the facilities this year on floodlighting upgrades.

No expenditure was paid by way of salary. No trustee received any financial reimbursement for goods or services provided. Users were encouraged to clean changing rooms by way of a "cleaning" discount on pitch hire.

The surplus of income over expenditure at 31st March 2024 was used in the spring to improve maintenance on the pitches and to decompact all pitches. One set of showers in the lower pavilion was decommissioned and the space offered to Wheatley FC as storage. The roof spaces of both pavilions were cleared of old equipment, gazebos and furniture left insitu when the lease started.

The trustees successfully applied for a 100% rebate from SODC on Business Rates.

The Trust successfully applied for and received an SODC and OCC councillor grants to facilitate walking sports. Grants from the previous financial period together with the grant from SODC period fully drawn down over the summer in purchasing mobile floodlights and additional goals for the development of youth football.

Substantial compensation was awarded by financial ombudsman against Barclay's action in removing access to our funds for 14 days following their moving the Trust to new account.

DEVELOPMENT AND MAINTENANCE OF FINANCES

The agreement with Wheatley Park School that annual charges would be invoiced over three terms and pro-rata to the facilities provided in any month continued.

Wheatley Park School and Wheatley Rugby Club have both signed long term user agreements with the Trust.

At present, finances are being maintained at sufficient level to meet envisaged outgoings. The trustees are aware that any users ceasing to use the facilities need to be replaced by an equal or greater source of income.

RESERVES AND FINANCIAL HEALTH

The pandemic proved the trust had sufficient reserves to protect it from any loss of income for four months which it considers a sufficient minimum. Ideally the trust needs to maintain reserves that relate to 6 months of controlled expenditure without income. All of the income to date has been allocated for reinvestment in the facilities at Holton. The budgeted summer expenditure for 2025 will reduce reserves to target.

INVESTMENT POLICY AND PERFORMANCE

The Trust has no investment policy at this stage and has no plans for the future.

OUR ETHOS STRATEGY AND POLICIES

The Wheatley Playing Field Trust seeks to advance the wellbeing of the inhabitants of Wheatley and the surrounding area by encouraging participation of all sections of the community in sport and recreation. To achieve this, the Trust will seek every opportunity to improve the current facilities.

By consulting with the community and reporting this feedback, the Trust aims to help develop new facilities to increase participation in sport and recreation.

The Trust has continued to work closely with Wheatley Parish Council in its project to replace the current pavilions. Although the project would be funded by Wheatley Parish Council, the design and functions must be able to be maintained within the Trust's funding and objectives. However, this project has now been postponed.

ACCESS POLICY

The Wheatley Playing Field Trust works to ensure that all the inhabitants of Wheatley and the neighbouring community have access to local outdoor space for organise sport and activities. The charity strives to promote active lifestyles through the protection and promotion of the playing fields and encourages participation from all age groups, ethnicity and ability.

EDUCATION LINKS

The trustees regularly meet with the school to ensure that all the facilities are available to enable the school to fulfil its Physical Education curriculum. We have achieved a greater understanding of the school's needs and are able to respond rapidly to changes and requests.

The Trust seeks to encourage ever-closer ties between the school and other sporting bodies to promote opportunities for coaching, greater participation and other educational opportunities in sport and recreation.

PROMOTING HIGH STANDARDS

The Trust, by working closely with the school, clubs and other users, encourages and nurtures the highest standards in sport and associated management of the facilities for the overall well-being and satisfaction of all who use the playing fields.

STRUCTURE, GOVERNANCE AND MANAGEMENT

The trustees met four times face to face during the year and held several action group meetings electronically as allowed in the governing document and as permitted under Government regulations.

CHARITY TRUSTEES

A number of trustee retirements and appointments were made during the year.

Paul Adrian Eric Willmott was reappointed trustee until 31st July 2026

Richard Charles Cosier was reappointed trustee until 31st July 2027

Graham James Davies was reappointed trustee 9th February 2028

Penelope Corinne Willmott was reappointed trustee until 31st July 2027

Michelle Legg resigned as trustee in January 2025

Douglas Lamont was appointed by the other trustees until 31st July 2025

Peter Ramsdale was appointed from the Parish Council in July until 5th July 2025

Anthony Shepherd was appointed by WPC in February until 3rd March 2029

The option for Wheatley Park School to promote a trustee is ongoing. The trustees are also aware of the need to regenerate the Trust with younger members, but as will all local charities, the concept of volunteering is hard pressed by work and family demands.

ROLES AND RESPONSIBILITIES, ORGANISATIONAL MANAGEMENT

	Chairman	Records and admin	Manage maintenance of the facilities	Bookings and income	Keeping and preparing accounts	Development Strategy for the site	External funding opportunities	User Group coordination	Inspect facilities and report dilapidations
Paul Willmott	✓	✓	✓	✓	✓	✓	✓	✓	✓
Anthony Shepherd		✓				✓	✓		
Peter Ramsdale				✓		✓	✓		✓
Graham Davies			✓		✓	✓	✓		✓
Penny Willmott		✓			✓	✓			
Richard Cosier			✓	✓	✓	✓		✓	✓
Doug Lamont				✓		✓	✓		

OTHER RELATIONSHIPS

Wheatley Playing Field Trust maintains membership of Oxfordshire Playing Fields Association and the Grounds Management Association to benefit from professional advice. One trustee maintains membership of the RFU Grounds' Management Group. Our independent examiner Robert Minty will be unable to continue due to ill health

RISK MANAGEMENT

In April 2015 the trustees carried out a condition survey of existing facilities and playing fields to highlight threats to the Trust by pre-existing conditions. This condition survey was presented to Wheatley Parish Council, the landowner, to form part of the lease as landlord's defects. Legal advice was sought that WPC has liability for those buildings until new pavilions are built according to the lease. The Trustees understand that Wheatley Parish Council also received confirmation from their solicitors that the lease and liability for historic repairs was valid. The trustees work with WPC to update the risk and dilapidations.

The trustees regularly review the documents handed over with the lease. Wheatley Park School, being the largest user and also responsible for young persons, are consulted about specific risk and safeguarding policies with regard to their use of the fields.

TRUSTEE RECRUITMENT AND TRAINING

One trustee continues to hold an enhanced DBS check through rugby and cricket.

It was agreed that the pandemic highlighted the risk to the Trust operations if one trustee was severely incapacitated, so proposals for an additional trustee would be sought. The Trust had risen to 8 trustees, but the resignation of Tina Flannery and the reluctance of the school to nominate a replacement means we are back to 7 trustees.

Contact details for the trust

www.wheatleyplayingfieldtrust.co.uk

admin@wheatleyplayingfieldtrust.co.uk

PROFESSIONAL ADVISERS**Bankers**

Barclays Bank UK PLC,
Leicester
LE87 2BB

Insurance broker

Towergate
PO Box 257
Wymondham
NR18 8DR

Solicitor during the period

Geoffrey Bryant and Company
54 High Street
Eton
SL4 6BL

Independent Examiner

Karen Crawford ICAEW
Chapps Farmhouse,
Slaughterford Mill,
Slaughterford,
Chippenham,
Wiltshire,
SN14 8RJ.

This report was approved at a meeting of the Trustees on

7th October 2025



Chairman

Wheatley Playing Field Trust
Charity No. 1162945
Statement of Financial Activities for the period ended 31 March 2025

		2025		2024
	Unrestricted	Restricted	Total	Total
	£	£	£	£
Income and Endowments from				
Voluntary Income				
Other grants - SODC grant towards new goals				3,521
- SODC grant towards portable lights				2,226
- SODC grant towards walking football		1,700	1,700	
- Oxfordshire CC grant for mobile floodlights				786
- Wheatley PC contribution to heating repairs				3,000
Income from charitable activities				
Hire of facilities to Wheatley Park school	44,447		44,447	45,127
Facility hire - Rugby	1,570		1,570	1,650
Football	7,108		7,108	5,428
Other	817		817	1,227
Other income	594		594	
Total Income and Endowments	54,536	1,700	56,236	62,965
Expenditure on				
Field maintenance	38,887		38,887	27,259
Sports equipment	37	88	125	697
Repairs	5,625		5,625	13,821
Rent	10		10	10
Water	508		508	707
Insurances	6,216		6,216	5,516
Heat and light (net of user contributions)	4,247		4,247	7,916
Waste disposal	621		621	177
Water storage clean and test	2,352		2,352	2,352
Professional fees				180
Subscriptions	72		72	229
Bad Debts				-
Other	986		986	1,685
Depreciation	3,236	3,195	6,431	5,759
Total Expenditure	62,797	3,283	66,080	66,308
Net Income/(expenditure) for the year	(8,261)	(1,583)	(9,844)	(3,343)
General reserves brought forward	48,049	10,283	58,332	61,675
General reserves carried forward	39,788	8,700	48,488	58,332

Wheatley Playing Field Trust
Charity No. 1162945
Balance Sheet as at 31 March 2025

	Note	2025 £	2024 £
Fixed Assets			
Sports equipment	3	13,074	11,025
Current Assets			
Debtors		6,231	7,221
Cash in hand and at bank		31,311	43,289
		<u>37,542</u>	<u>50,510</u>
Less: creditors falling due within one year	4	<u>(2,128)</u>	<u>(3,203)</u>
Net current assets		<u>35,414</u>	<u>47,307</u>
Net Assets		<u><u>48,488</u></u>	<u><u>58,332</u></u>
 Unrestricted funds			
Unrestricted reserves		39,788	48,049
Restricted reserves		8,700	10,283
		<u><u>48,488</u></u>	<u><u>58,332</u></u>

These financial statements were approved by the Management Committee on

7th October 2025



P A E Wilmott
Chairman



R C Cosier
Treasurer

3. Tangible Fixed Assets

	Sports Equipment £	Total £
Cost		
Cost at 1 April 2024	26,062	26,062
Additions	<u>8,480</u>	<u>8,480</u>
Cost at 31 March 2025	<u><u>34,542</u></u>	<u><u>34,542</u></u>
Accumulated depreciation		
Accumulated depreciatioin to 1 April 2024	15,037	15,037
Charge for the year	<u>6,431</u>	<u>6,431</u>
Accumulated depreciation to 31 March 2025	<u><u>21,468</u></u>	<u><u>21,468</u></u>
Net book value at 31 March 2025	<u><u>13,074</u></u>	<u><u>13,074</u></u>
Net book value at 31 March 2024	<u><u>11,025</u></u>	<u><u>11,025</u></u>

Wheatley Playing Field Trust

Charity No. 1162945

Notes on the Financial Statements for the Year ended 31 March 2025

4. Creditors

	2025	2024
	£	£
Income in advance	0	1,075
Other creditors	2,128	2,128
	<u>2,128</u>	<u>3,203</u>

5. Restricted Funds

	Balance at 1/4/2024	Income	Expenditure	Balance at 31/3/2025
	£	£	£	£
South Oxfordshire District Council				
Netball lighting	-			-
New cricket pitch	1,875		(625)	1,250
Everyones active	750		(250)	500
New goals	3,521		(880)	2,641
Portable lights	2,226		(557)	1,669
Walking football	-	1,612	(403)	1,209
		88	(88)	-
Oxfordshire County Council - Floodlight extension	1,125		(281)	844
Oxfordshire County Council - mobile floodlighting	786		(199)	587
	<u>10,283</u>	<u>1,700</u>	<u>(3,283)</u>	<u>8,700</u>

6. Analysis of Assets and Liabilities as at 31 March 2025

	Unrestricted	Restricted	Total
	£	£	£
Tangible fixed assets	4,374	8,700	13,074
Current assets	37,542	-	37,542
Current liabilities	(2,128)	-	(2,128)
	<u>39,788</u>	<u>8,700</u>	<u>48,488</u>

7. Capital Commitments

As at 31 March 2025 trustees had not made any capital commitments.

As at 31 March 2024 trustees had made a commitment to purchase new goals at a cost of £1,845 and portable floodlights costing £5,088.

Independent examiner's report to the trustees of Wheatley Playing Fields Trust

I report to the trustees on my examination of the accounts of the Wheatley Playing Fields Trust for the year ended 31 March 2025, which are set out on pages 1 to 12.

Respective responsibilities of trustees and examiner

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

It is my responsibility to:

- examine the accounts under section 145 of the Charities Act;
- to follow the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act; and
- to state whether particular matters have come to my attention.

Basis of independent examiner's report

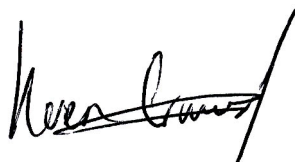
My examination was carried out in accordance with the general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or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

Independent examiner's statement

In connection with my examination, no matter has come to my attention which gives me cause to believe that in, any material respect:

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

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



Name: Karen Crawford

Relevant professional qualification or body: ICAEW

Address: Chapps Farmhouse, Slaughterford Mill, Slaughterford, Chippenham, Wiltshire, SN14 8RJ.

Date: 24.09.25

WHEATLEY PLAYING FIELD TRUST

England & Wales - Charity number 1162945

Accounts

Wheatley Playing Field Trust

Registered Charity: Number 1162945

Financial Statements for the period ended 31 March 2024

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The Wheatley Parish Council playing field at Holton is a well-established resource based in Oxfordshire, approximately 5 miles east of the city of Oxford. For 42 years, from 1973, the playing field was subject to a joint user agreement and was funded by both the Wheatley Parish Council and Oxfordshire County Council. Since taking over the management of the playing field on 1st September 2015, the Trust has continued throughout this year to take steps to maintain the quality of the playing surfaces whilst continuing the recovery of users from the coronavirus pandemic.

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Recovery from the impact on team sports by Covid still has an effect amongst community users about participating in team sports. This still affected Wheatley Rugby Club which could only raise 1 team early season so the winter sports season again started slowly.

Wheatley Youth Cricket Club was unable to deliver the All-Stars programme in the summer for 5-8 year olds due to the cost of insurance for a small group and another orienteering session took place around the fields.

The only cricket played was by Wheatley Park School.

Netball ran outside of school holidays, under floodlights in winter and entered a team into a local league.

Wheatley FC continued to expand to cover all ages from minis to U13 teams plus a Sunday men's side, such that by the end of the season we had up to eight different soccer pitches marked out and hosted some 100 teams in a tournament in May. Some of the growth was partly due to neighbouring villages losing access to their local facilities.

Wheatley Oaks FC continues to provide football to women over 30 and held another successful tournament in June 2023 with over 100 players from 8 teams taking part. A repeat event is planned for June this year.

Wheatley Rugby Club was only able to field one team due to lack of players at the start of the season. A number of regular players had become unavailable due to career changes, injury or departure to university. However, by sharing players with clubs in similar situations, a second team was able to play a several fixtures. Wheatley Rugby Club converted the old cricket tea area into a gym, following the donation of a multi gym, weights and rowing and cycling machines.

Community tennis was made available between Easter and September.

The trustees continue to maintain a website www.wheatleyplayingfieldtrust.co.uk that explains what the Trust does, invites comment and contains contact information. The website contains a calendar of bookings and local team fixtures and was updated regularly during the year.

All of the Trust documents, correspondence, meeting minutes and details of bookings are backed up onto an online account that can be accessed by any trustee so that records are safeguarded from loss on personal computers. The Trust is registered with the ICO under GDPR. The Trust has CCTV round the buildings and updated its registration with the ICO accordingly.

The principal users and activities at Holton playing fields were historically education, football, cricket, rugby and tennis. Club tennis has folded and club cricket now play at other facilities. This year the intended users were Wheatley Park School (approx 1000 students), Wheatley Rugby Club (95 members and an additional Vet's side), Wheatley FC running teams from minis to U13 plus 1 adult men's team, Wheatley Oaks FC running women's over 30's football and netball. Eight soccer pitches, one full size, one 9v9 size, three 7v7 size and three 5v5 size, one rugby pitch and a floodlit training pitch were maintained for all users. The second rugby pitch on the school site was marked for junior football included in these totals. Training grids were used predominantly by Wheatley Park School and mini soccer. In the summer the fields were marked for athletics and tarmac courts used for netball and then community tennis from Easter until late summer.

A planned community event to celebrate the King's coronation did not take place.

SODC again promised to start trial sessions for walking football but failed to deliver.

The user management group comprising, school, rugby and football clubs chaired by a trustee to empower the major users to agree shared use of the changing rooms and clubhouse did not meet.

Throughout the year, the Trust was able to maintain the level of maintenance to the level previously carried out and was able to do all the works felt necessary to sustain the fields at the previous standard. The training pitch was top dressed in April and all the pitches decompacted. However, with no foreseeable cricket being played, the cricket square was replaced by a first-class all-weather strip. This allowed

reconfiguration of football pitches, whilst providing an excellent wicket for cricket without the cost of maintaining a full square. The conifers on the north side of the tennis courts were topped to fence level.

After much debate about liability, Wheatley Parish Council completed removing the leaning 4m high chainlink fence on the north boundary and replaced it with a rather unsatisfactory temporary chestnut paling fence. Unfortunately the machinery left large tracks and damage to the hedge between the pavilions and road.

Wheatley Parish Council independently commissioned a tree survey and trustees walked the site with the tree surgeon to discuss short and longer term implications. All of the required work to trees on Trust land was completed in school holidays. However, the pollarding of poplar trees by Wheatley Parish Council land south of the rugby pitch was not done in the available seasonable window.

The high price of gas and electricity prices on the open market and our contract ending in February 2023 meant a substantial increase in running costs. We chose to renew electricity at a higher rate on a zero carbon contract, but no standing charge, from February 2023 for two years, and renewed new gas contracts for just one year.

GDPR

The trustees continue to evaluate the Trust's data use and retention policy and develop a data protection policy following the guidelines of the ICO's self-assessment toolkit. The policy is published on our website and data retention notices applied to any communication requesting personal information. The Trust evaluates its situation and renewed registration with the ICO under GDPR including an extension to cover the CCTV.

ENVIRONMENTAL INITIATIVES

The trustees recognise that, because of their structure, the existing buildings are extremely poor users of energy, with all controls manually operated. All light fittings are LED and both pavilion boilers fitted with time controls on heating and hot water. Discussion took place with Wheatley Parish Council which eventually agreed to pay £3000 towards installing a basic heating system in the lower pavilion. With lining of the inner walls, decommissioning of one large hot water tank, the Trust spent some £20,000 on energy saving improvements.

Along the north boundary Wheatley Parish Council planted more cell grown tree and hedge saplings donated by the Woodland Trust.

FUTURE PLANS

The Trust has a schedule of grounds improvements to attract other sports back to Holton. The improvements will need significant funding. The Trust has made submissions to the Wheatley Neighbourhood Plan and the latest Playing Pitch Strategy being prepared for SODC that has registered the poor condition of grounds and the need for improvement. It was disappointing to see the draft report did not reflect our comments and was totally inaccurate in counting our pitches. It now appears that any Section 106 money arising from the building of up to 500 new homes within walking distance of the Trust facilities will not be allocated locally

Wheatley Parish Council continued redevelopment plans for a replacement pavilion based on revised plans that were passed in January 2020. However, funding difficulties have resulted in a probable 3 year delay whilst professional help is sought. Under the terms of the lease, both pavilions were due to be built by February 2023 and the Trust sought legal advice to confirm future liability for maintaining the existing buildings in the short term was that of Wheatley Parish Council.

The financial mitigation for loss of pitches at Oxford Brookes University was largely set out in a Section 106 document accompanying the planning appeal, but discussions between Wheatley Parish Council and SODC regarding funding for new buildings suggest that the money offset will go elsewhere.

FINANCES

With a lease, the Trust now reinvests the income from users in the facilities and is now able to seek outside money for improvements.

The Trust subscribes to and maintains an online accounting system. This allows all of financial records to be stored in the cloud and not on any individual's personal computer.

Income is derived from the charges levied on users of the facilities. Expenditure of this user income has been on ground maintenance, utility bills, upkeep of buildings, but not repairs that are the responsibility of Wheatley Parish Council. Public money by way of grants was invested in the facilities this year on the new cricket strip and floodlighting upgrades.

No expenditure was paid by way of salary. No trustee received any financial reimbursement for goods or services provided. Users were encouraged to clean changing rooms by way of a "cleaning" discount on pitch hire.

The surplus of income over expenditure at 31st March 2023 was used in the spring to improve maintenance on the pitches and to decompact all pitches. One set of showers in the lower pavilion was decommissioned and the space offered to Wheatley FC as storage. The roof spaces of both pavilions were cleared of old equipment, gazebos and furniture left insitu when the lease started.

The trustees successfully applied for a 100% rebate from SODC on Business Rates.

The Trust successfully applied for and received SODC and OCC councillor grants towards improving the hard-court lighting to facilitate walking sports and also towards an artificial cricket wicket. You Move also contributed toward the walking sports provision. Additional grants were received towards portable floodlights and additional football goals.

Barclays Bank, after 12 months of procrastination about changing the type of account the Trust has held since 2015, suddenly closed our trading account without moving funds as promised to the new account which had been open for 4 weeks. This resulted in hours of phone calls, cancelled direct debits and put the viability of the Trust in jeopardy. Due to further bank errors it took a total of 14 days before the trustees could access funds in the new account. A substantial claim has been registered with the financial ombudsman following Barclay's insincere apology.

DEVELOPMENT AND MAINTENANCE OF FINANCES

The agreement with Wheatley Park School that annual charges would be invoiced over three terms and pro-rata to the facilities provided in any month continued.

Wheatley Park School and Wheatley Rugby Club have both signed long term user agreements with the Trust.

At present, finances are being maintained at sufficient level to meet envisaged outgoings. The government covid grants provided additional financial stability and helped towards the environmental initiatives, The trustees are aware that any users ceasing to use the facilities need to be replaced by an equal or greater source of income.

RESERVES AND FINANCIAL HEALTH

The pandemic proved the trust had sufficient reserves to protect it from any loss of income for four months which it considers a sufficient minimum. Ideally the trust needs to maintain reserves that relate to 6 months of controlled expenditure without income. All of the income to date has been allocated for reinvestment in the facilities at Holton. The budgeted summer expenditure for 2024 will reduce reserves to target.

INVESTMENT POLICY AND PERFORMANCE

The Trust has no investment policy at this stage and has no plans for the future.

OUR ETHOS STRATEGY AND POLICIES

The Wheatley Playing Field Trust seeks to advance the wellbeing of the inhabitants of Wheatley and the surrounding area by encouraging participation of all sections of the community in sport and recreation. To achieve this, the Trust will seek every opportunity to improve the current facilities.

By consulting with the community and reporting this feedback, the Trust aims to help develop new facilities to increase participation in sport and recreation.

The Trust has continued to work closely with Wheatley Parish Council in its project to replace the current pavilions. Although the project is funded by Wheatley Parish Council, the design and functions must be able to be maintained within the Trust's funding and objectives. However, it would appear that this project will be cancelled.

ACCESS POLICY

The Wheatley Playing Field Trust works to ensure that all the inhabitants of Wheatley and the neighbouring community have access to local outdoor space for organise sport and activities. The charity strives to promote active lifestyles through the protection and promotion of the playing fields and encourages participation from all age groups, ethnicity and ability.

EDUCATION LINKS

The trustees regularly meet with the school to ensure that all the facilities are available to enable the school to fulfil its Physical Education curriculum. We have achieved a greater understanding of the school's needs and are able to respond rapidly to changes and requests. We have provided an additional softball area to meet curriculum needs.

The Trust seeks to encourage ever-closer ties between the school and other sporting bodies to promote opportunities for coaching, greater participation and other educational opportunities in sport and recreation.

PROMOTING HIGH STANDARDS

The Trust, by working closely with the school, clubs and other users, encourages and nurtures the highest standards in sport and associated management of the facilities for the overall well-being and satisfaction of all who use the playing fields.

STRUCTURE, GOVERNANCE AND MANAGEMENT

The trustees met four times face to face during the year and held several action group meetings electronically as allowed in the governing document and as permitted under Government regulations.

CHARITY TRUSTEES

A number of trustee retirements and appointments were made during the year.

Paul Adrian Eric Willmott was reappointed trustee until 31st July 2026

Richard Charles Cosier was reappointed trustee until 31st July 2027

Graham James Davies remains trustee 9th February 2024

Penelope Corinne Willmott was reappointed trustee until 31st July 2027

Michelle Legg remains trustee until 3rd October 2025

Douglas Lamont was appointed by the other trustees until 31st July 2025

Peter Ramsdale was appointed from the Parish Council in July until 31st July 2025

The option for Wheatley Park School to replace Tina Flanner as a trustee is ongoing. The trustee are also aware of the need to regenerate the Trust with younger members, but as will all local charities, the concept of volunteering is hard pressed by work and family demands.

ROLES AND RESPONSIBILITIES, ORGANISATIONAL MANAGEMENT

	Chairman	Records and admin	Manage maintenance of the facilities	Bookings and income	Keeping and preparing accounts	Development Strategy for the site	External funding opportunities	User Group coordination	Inspect facilities and report dilapidations
Paul Willmott	✓	✓	✓	✓	✓	✓	✓	✓	✓
Michelle Legg		✓				✓	✓		
Peter Ramsdale				✓		✓	✓		✓
Graham Davies			✓		✓	✓	✓		✓
Penny Willmott		✓			✓	✓			
Richard Cosier			✓	✓	✓	✓		✓	✓
Doug Lamont				✓		✓	✓		

OTHER RELATIONSHIPS

Wheatley Playing Field Trust maintains membership of Oxfordshire Playing Fields Association and the Grounds Management Association to benefit from professional advice. One trustee maintains membership of the RFU Grounds' Management Group.

RISK MANAGEMENT

In April 2015 the trustees carried out a condition survey of existing facilities and playing fields to highlight threats to the Trust by pre-existing conditions. This condition survey was presented to Wheatley Parish Council, the landowner, to form part of the lease as landlord's defects. Legal advice was sought that WPC has liability for those buildings until new pavilions are built according to the lease. The Trustees understand that Wheatley Parish Council also received confirmation from their solicitors that the lease and liability for historic repairs was valid. The trustees work with WPC to update the risk and dilapidations.

The trustees regularly review the documents handed over with the lease. Wheatley Park School, being the largest user and also responsible for young persons, are consulted about specific risk and safeguarding policies with regard to their use of the fields.

TRUSTEE RECRUITMENT AND TRAINING

One trustee now has an enhanced DBS check through rugby and cricket.

It was agreed that the pandemic highlighted the risk to the Trust operations if one trustee was severely incapacitated, so proposals for an additional trustee would be sought. The Trust had risen to 8 trustees, but the resignation of Tina Flannery and the reluctance of the school to nominate a replacement means we are back to 7 trustees.

Contact details for the trust

www.wheatleyplayingfieldtrust.co.uk

admin@wheatleyplayingfieldtrust.co.uk

PROFESSIONAL ADVISERS**Bankers**

Barclays Bank UK PLC,
Leicester
LE87 2BB

Insurance broker

Towergate
PO Box 257
Wymondham
NR18 8DR

Solicitor during the period

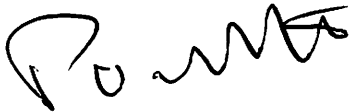
Geoffrey Bryant and Company
54 High Street
Eton
SL4 6BL

Independent Examiner

Robert Minty
24 Old London Road
Wheatley
Oxford OX33 1YW

This report was approved at a meeting of the Trustees on

16th October 2024



Chairman

Wheatley Playing Field Trust

Charity No. 1162945

Statement of Financial Activities for the period ended 31 March 2024

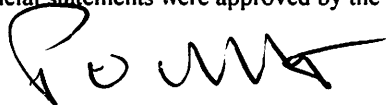
	2024		2023	
	Unrestricted	Restricted	Total	Total
	£	£	£	£
Income and Endowments from				
Voluntary Income				
Other grants - SODC grant towards new cricket pitch	-	-	-	2,500
- SODC grant towards Everyone Active	-	-	-	1,000
- SODC grant towards new goals	-	3,521	3,521	-
- SODC grant towards portable lights	-	2,226	2,226	-
- Oxfordshire CC grant for floodlight extension	-	-	-	1,500
- Oxfordshire CC grant for mobile floodlights	-	786	786	-
- Wheatley PC contribution to heating repairs	-	3,000	3,000	-
Income from charitable activities				
Hire of facilities to Wheatley Park school	45,127	-	45,127	41,288
Facility hire - Rugby	1,650	-	1,650	1,535
Football	5,428	-	5,428	5,235
Other	1,227	-	1,227	740
Total Income and Endowments	53,432	9,533	62,965	53,798
Expenditure on				
Field maintenance	27,259	-	27,259	34,990
Sports equipment	697	-	697	17
Repairs	10,821	3,000	13,821	527
Rent	10	-	10	10
Water	707	-	707	605
Insurances	5,516	-	5,516	4,951
Heat and light (net of user contributions)	7,916	-	7,916	1,353
Waste disposal	177	-	177	201
Water storage clean and test	2,352	-	2,352	3,042
Professional fees	180	-	180	-
Subscriptions	229	-	229	226
Bad Debts	-	-	-	-
Other	1,685	-	1,685	1,360
Depreciation	4,134	1,625	5,759	2,607
Total Expenditure	61,683	4,625	66,308	49,889
Net Income/(expenditure) for the year	(8,251)	4,908	(3,343)	3,909
General reserves brought forward	56,300	5,375	61,675	39,444
General reserves carried forward	48,049	10,283	58,332	43,353

Wheatley Playing Field Trust
Charity No. 1162945
Balance Sheet as at 31 March 2024

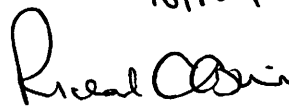
	Note	£	2023 £
Fixed Assets			
Sports equipment	3	11,025	4,171
Current Assets			
Debtors		7,221	3,379
Cash in hand and at bank		43,289	63,008
		<u>50,510</u>	<u>66,387</u>
Less: creditors falling due within one year	4	(3,203)	(8,883)
Net current assets		<u>47,307</u>	<u>57,504</u>
Net Assets		<u><u>58,332</u></u>	<u><u>61,675</u></u>
 Unrestricted funds			
Unrestricted reserves		48,049	56,300
Restricted reserves		10,283	5,375
		<u><u>58,332</u></u>	<u><u>61,675</u></u>

These financial statements were approved by the Management Committee on

16/10/2024



P A E Wilmott
Chairman



R C Cosier
Treasurer

Wheatley Playing Field Trust

Charity No. 1162945

Notes on the Financial Statements for the Year ended 31 March 2024

1. Accounting Policies

a) Basis of accounting

The financial statements have been prepared on the historical cost convention and in accordance with accounting standards, the Charities SORP and comply with the Charities (Accounts and Reports) Regulations issued under the Charities Act 2011.

b) Recognition of Income and Endowments

Incoming resources are recognised in the Statement of Financial Activities when:
the charity becomes entitled to the resources;
the trustees are virtually certain that they will receive the resources; and
the monetary value can be measured with sufficient reliability.

c) Liability Recognition

Liabilities are recognised as soon as there is a legal or constructive obligation committing the charity to make expenditure.

d) Depreciation

Depreciation is calculated to write off the cost of tangible fixed assets over their expected useful lives as follows;

Sports equipment - straight line over 4 years

2. Incorporation

Wheatley Playing Field Trust is a Charitable Incorporated Organisation and was entered on the Register of Charities by the Charity Commission on 31 July 2015.

The objects of the Trust are the promotion of community participation in healthy recreation and the advancement of education for the benefit of the inhabitants of the Parish of Wheatley and the neighbouring community by the provision of facilities, including a pavilion and changing rooms, for playing rugby, football, cricket and tennis in the first instance and to develop facilities for other sports and pastimes.

The Trust took over the facilities previously provided by the Wheatley Park Sportsfield Management Committee on behalf of Oxfordshire County Council and Wheatley Parish Council and commenced operation on 1 September 2015.

3. Tangible Fixed Assets

	Sports Equipment £	Total £
Cost		
Cost at 1 April 2023	13,449	13,449
Additions	12,613	12,613
Cost at 31 March 2024	<u>26,062</u>	<u>26,062</u>
Accumulated depreciation		
Accumulated depreciation to 1 April 2023	9,278	9,278
Charge for the year	5,759	5,759
Accumulated depreciation to 31 March 2024	<u>15,037</u>	<u>15,037</u>
Net book value at 31 March 2024	<u>11,025</u>	<u>11,025</u>
Net book value at 31 March 2023	<u>4,171</u>	<u>4,171</u>

Wheatley Playing Field Trust

Charity No. 1162945

Notes on the Financial Statements for the Year ended 31 March 2024

4. Creditors

		2023
	£	£
Income in advance	1,075	3,335
Other creditors	2,128	5,548
	<u>3,203</u>	<u>8,883</u>

5. Restricted Funds

	Balance at 1/4/2023	Income	Expenditure	Balance at 31/3/2024
	£	£	£	£
South Oxfordshire District Council				
Netball lighting	250	-	(250)	-
New cricket pitch	2,500	-	(625)	1,875
Everyones active	1,000	-	(250)	750
New goals	-	3,521	-	3,521
Portable lights	-	2,226	-	2,226
Rugby club - CCTV	125	-	(125)	-
Wheatley Parish Council - contribution to heating repairs	-	3,000	(3,000)	-
Oxfordshire County Council - Floodlight extension	1,500	-	(375)	1,125
Oxfordshire County Council - mobile floodlighting	-	786	-	786
	<u>5,375</u>	<u>9,533</u>	<u>(4,625)</u>	<u>10,283</u>

6. Analysis of Assets and Liabilities as at 31 March 2024

	Unrestricted	Restricted	Total
	£	£	£
Tangible fixed assets	7,275	3,750	11,025
Current assets	43,977	6,533	50,510
Current liabilities	(3,203)	-	(3,203)
	<u>48,049</u>	<u>10,283</u>	<u>58,332</u>

7. Capital Commitments

As at 31 March 2024 trustees had made a commitment to purchase new goals at a cost of £1,845 and portable floodlights costing £5,088.

As at 31 March 2023 trustees had made commitments amounting to £18,400.

Wheatley Playing Field Trust
Charity No. 1162945
Accounts for the period ended 31 March 2024

I report on the accounts of Wheatley Playing Field Trust for the period ended 31 March 2024 which are set out on pages 8 to 11.

Respective responsibilities of trustees and examiner

The Charity's Trustees are responsible for the preparation of the accounts in accordance with the Charities Act 2011 ("the Act").

The Charity's Trustees consider that an audit is not required for this year under section 144 of the Act and that an independent examination is needed.

It is my responsibility to:

- . Examine the accounts under section 145 of the 2011 Act
- . To follow the procedures laid down in the General Directions given by the Charity Commissioners under section 145(5) (b) of the Act, ;
and
- . To state whether particular matters have come to my attention.

Basis of independent examiners report

My examination was carried out in accordance with General Directions given by the Charity Commission.

An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosure in the accounts, and seeking explanations from the trustees concerning any such matters.

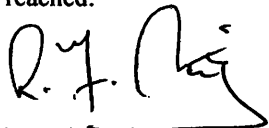
The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present "a true and fair" view and the report is limited to those matters set out in the statement below.

Independent examiner's statement

In connection with my examination, no matter has come to my attention which give me cause to believe that in any material respect:

the accounting records were not kept in accordance with section 130 of the Charities Act; or
the accounts did not accord with the accounting records; or
the accounts did not accord with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a "true and fair" view which is not a matter considered as part of an independent examination.

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



R F Minty FCA

24 Old London Road
Wheatley
Oxford
OX33 1YW
16 October 2024

WHEATLEY PLAYING FIELD TRUST

England & Wales - Charity number 1162945

Accounts

Wheatley Playing Field Trust

Registered Charity: Number 1162945

Financial Statements for the period ended 31 March 2023

Page

1-7	Trustees Report
8	Statement of Financial Activities
9	Balance Sheet
10-11	Notes to the Financial Statements
12	Independent Examiners Report

**The Parish Office
The Merry Bells
89 High Street
Wheatley
Oxford
OX33 1XP**

WHEATLEY PLAYING FIELD TRUST

Annual Report of the trustees for the period ending 31st March 2023

The trustees present their annual report and financial statements for the period ended 31 March 2023. The financial statements have been prepared under the historical cost convention and in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) (effective 1 January 2015).

Wheatley Playing Field Trust is a Charitable Incorporated Organisation that was incorporated on 31st July 2015 with the registered charity number 1162945.

OUR AIMS

The promotion of community participation in healthy recreation and the advancement of education for the benefit of the inhabitants of the Parish of Wheatley and the neighbouring community by the provision of facilities, including a pavilion and changing rooms, for playing rugby, football, cricket, tennis and netball in the first instance and to develop facilities for other sports and pastimes.

OUR OBJECTIVES

The charity's objectives are the provision and maintenance of the pavilions and playing fields for the use of the inhabitants of the Parish of Wheatley and its neighbouring community without distinction of political, religious or other opinions, including use for sport and for other forms of recreation and leisure time occupation, with the object of improving the conditions of life for the said inhabitants.

The Wheatley Parish Council playing field at Holton is a well-established resource based in Oxfordshire, approximately 5 miles east of the city of Oxford. For 42 years, from 1973, the playing field was subject to a joint user agreement and was funded by both the Wheatley Parish Council and Oxfordshire County Council. Since taking over the management of the playing field on 1st September 2015, the Trust has continued throughout this year to take steps to maintain the quality of the playing surfaces whilst continuing the recovery of users from the coronavirus pandemic.

The facilities comprise two pavilions, a clubhouse, numerous football pitches to suit most age groups, rugby pitches, a cricket square and tennis courts. There are markings and facilities for two netball courts and additional provisions for athletics during the summer for the local school. One grass pitch has floodlights for training.

REVIEW OF ACTIVITIES AND ACHIEVEMENTS

Trustees make regular visits to inspect the buildings and grounds under the terms of essential maintenance. During the year regular flushing of water systems was carried out and the annual boiler and fire extinguisher servicing together with fire alarm testing maintained. After a long period of inactivity, the water systems in one pavilion was deemed stagnant and in the other pavilion traces of legionella was found so both systems were drained, cleaned, disinfected and re-tested before users were allowed to use showers.

Although covid restrictions had been lifted by April 2022, there was hesitancy amongst community users about participating in team sports. This affected Wheatley Rugby Club more than the younger footballers, so the winter sports season started slowly.

Wheatley Youth Cricket Club was unable to deliver the All Stars programme in the summer for 5-8 year olds due to the cost of insurance for a small group and another orienteering session took place around the fields.

The only cricket played was by Wheatley Park School.

Netball ran outside of school holidays, under floodlights in winter.

Wheatley FC continued to expand to cover all ages from minis to U12 teams plus a Sunday men's side, such that by the end of the season we had seven different soccer pitches marked out and hosted over 50 teams in a tournament in May, with a further tournament arranged later this year. Some of the growth was partly due to neighbouring villages losing access to their local facilities.

Wheatley Oaks FC continues to provide football to women over 30 and held a successful tournament for June 2022 with over 100 players from 8 teams taking part. A repeat event is planned for June this year.

Wheatley Rugby Club was only able to field one team due to players at the start of the season testing positive for covid and a general hesitancy among members. However, by sharing players with clubs in similar situations, a second team was able to play a several fixtures and the Vet's side played 5 games in the new year.

Community tennis was made available between Easter and September.

The trustees continue to maintain a website www.wheatleyplayingfieldtrust.co.uk that explains what the Trust does, invites comment and contains contact information. The website contains a calendar of bookings and local team fixtures and was updated regularly during the year.

All of the Trust documents, correspondence, meeting minutes and details of bookings are backed up onto an online account that can be accessed by any trustee so that records are safeguarded from loss on personal computers. The Trust is registered with the ICO under GDPR. The Trust has recently extended CCTV round the buildings and updated its registration with the ICO accordingly.

The principal users and activities at Holton playing fields were historically education, football, cricket, rugby and tennis. Club tennis has folded and club cricket now play at other facilities. This year the intended users were Wheatley Park School (approx 1000 students), Wheatley Rugby Club (95 members and an additional Vet's side), Wheatley FC running teams from minis to U12 plus 1 adult men's team, Wheatley Oaks FC running women's over 30's football and netball. Seven soccer pitches, one full size, one 9v9 size, two 7v7 size and three 5v5 size, one rugby pitch and a floodlit training pitch were maintained for all users. The second rugby pitch on the school site was not used partly due to a security policy implemented by the school. Training grids were used predominantly by Wheatley Park School and mini soccer. In the summer the fields were marked for athletics and alternating courts used for community tennis from Easter until late summer.

A community picnic to celebrate the Queen's diamond jubilee in June was well attended despite the weather. In July a second Play Day involving many trial activities was organised with Wheatley PCC and Oxfordshire Play Association. An event to raise money for research into child cancer was hosted by Wheatley Rugby Club and at the end of August the rugby club were hosts to the local Ukrainian refugees celebrating Ukraine Day.

You Move, a local authority initiative to get more people playing sport held road shows on three days in summer but was not publicised resulting in negligible attendance. An Xplorer orienteering event was likewise cancelled.

SODC promised to start trial sessions for walking football but failed to deliver.

The user management group comprising, school, rugby and football clubs chaired by a trustee to empower the major users to agree shared use of the changing rooms and clubhouse did not meet.

Throughout the year, the Trust was able to maintain the level of maintenance to the level previously carried out and was able to do all the works felt necessary to sustain the fields at the previous standard. The training pitch was seeded and top dressed in April and all the pitches decompacted. However, with no foreseeable cricket being played, the cricket square was only maintained to a low standard. The conifers on the north side of the tennis courts were topped to fence level.

After much debate about liability, Wheatley Parish Council removed the leaning 4m high chainlink fence on the north boundary and replaced it with a rather unsatisfactory temporary chestnut paling fence.

A storm in November resulted in a large tree branch falling into a neighbour's garden. This was dealt with by ground maintenance staff as soon as possible. Wheatley Parish Council independently commissioned a tree survey and trustees walked the site with the tree surgeon to discuss short and longer term implications.

The rise of gas and electricity prices on the open market and our contract ending in February 2023 meant a substantial increase in running costs. We chose to renew electricity at a higher rate on a zero carbon contract, but no standing charge, from February 2023 for two years, and renewed new gas contracts for just one year.

GDPR

The trustees continue to evaluate the Trust's data use and retention policy and develop a data protection policy following the guidelines of the ICO's self-assessment toolkit. The policy is published on our website and data retention notices applied to any communication requesting personal information. The Trust evaluates its situation and renewed registration with the ICO under GDPR including an extension to cover the CCTV.

ENVIRONMENTAL INITIATIVES

The trustees recognise that, because of their structure, the existing buildings are extremely poor users of energy, with all controls manually operated. All light fittings are LED and both pavilion boilers fitted with time controls on heating and hot water. However, the brutally cold winter and the frailty of the buildings meant that heating had to be run continuously to prevent pipes freezing; even so on a couple of occasions pipes had to be thawed before they burst.

Along the north boundary Wheatley Parish Council planted cell grown tree and hedge saplings donated by the Woodland Trust.

FUTURE PLANS

The Trust has a schedule of grounds improvements to attract other sports back to Holton. The improvements will need significant funding. The Trust has made submissions to the Wheatley Neighbourhood Plan and the latest Playing Pitch Strategy being prepared for SODC that has registered the poor condition of grounds and the need for improvement. Although the Trustees met with SODC Leisure and the local football community development manager to develop the area's input to the Local Football Foundation Plan which would establish funding opportunities for the next 10 years, this initiative was finalised without our further involvement and seems to have removed Wheatley from any FA development. It now appears that any Section 106 money arising from the building of 500 new homes within walking distance of the Trust facilities will not be allocated locally.

Wheatley Parish Council continued redevelopment plans for a replacement pavilion based on revised plans that were passed in January 2020. However, funding difficulties have resulted in a probable 3 year delay whilst professional help is sought. Wheatley Parish Council is liable for the finances of the new building.

Under the terms of the lease, both pavilions were due to be built by February 2023 and the Trust sought legal advice to confirm future liability for maintaining the existing buildings in the short term was that of Wheatley Parish Council.

The plans to redevelop the adjoining Oxford Brooks campus for housing has reached the stage of agreeing reserved matters and an alternative scheme being proposed. It

The plans to redevelop the adjoining Oxford Brooks campus for housing has reached the stage of agreeing reserved matters and an alternative scheme being proposed. It would appear that no work will commence until 2024. The Trust is identified as provider of sporting facilities in the area. As the redevelopment of the campus involves building on existing pitches and sporting facilities, National Planning Policy Framework dictates the need to provide alternative or better facilities elsewhere. The financial mitigation was largely set out in a Section 106 document accompanying the planning appeal, but discussions between Wheatley Parish Council and SODC regarding funding for new buildings suggest that the money offset will go elsewhere.

FINANCES

With a lease, the Trust now reinvests the income from users in the facilities and is now able to seek outside money for improvements.

The Trust subscribes to and maintains an online accounting system. This allows all of financial records to be stored in the cloud and not on any individual's personal computer.

Income is derived from the charges levied on users of the facilities. Expenditure of this user income has been on ground maintenance, utility bills, upkeep of buildings, but not repairs that are the responsibility of Wheatley Parish Council. Public money by way of grants was invested in the facilities this year on improved security and floodlighting upgrades. The Trust suspended waste collections during the year.

No expenditure was paid by way of salary. No trustee received any financial reimbursement for goods or services provided. Users were encouraged to clean changing rooms by way of a "cleaning" discount on pitch hire.

The surplus of income over expenditure at 31st March 2022 was used in the spring to improve maintenance on the pitches and to reseed the training pitch. There are plans during the summer 2023 to spend a budgeted £24,000 on building repairs and field improvements.

The trustees successfully applied for a 100% rebate from SODC on Business Rates.

The Trust successfully applied for and received SODC and OCC councillor grants towards improving the hard court lighting to facilitate walking sports and also towards an artificial cricket wicket. You Move also contributed toward the walking sports provision..

DEVELOPMENT AND MAINTENANCE OF FINANCES

The agreement with Wheatley Park School that annual charges would be invoiced over three terms and pro-rata to the facilities provided in any month continued.

Wheatley Park School and Wheatley Rugby Club have both signed long term user agreements with the Trust.

At present, finances are being maintained at sufficient level to meet envisaged outgoings. The government covid grants provided additional financial stability to the end of 2022 and the trustees are aware that any users ceasing to use the facilities needs to be replaced by an equal or greater source of income.

RESERVES AND FINANCIAL HEALTH

The pandemic proved the trust had sufficient reserves to protect it from any loss of income for four months which it considers a sufficient minimum. Ideally the trust needs to maintain reserves that relate to 6 months of controlled expenditure without income. All of the income to date has been allocated for reinvestment in the facilities at Holton. The budgeted summer expenditure for 2023 will reduce reserves to target.

INVESTMENT POLICY AND PERFORMANCE

The Trust has no investment policy at this stage and has no plans for the future.

OUR ETHOS STRATEGY AND POLICIES

The Wheatley Playing Field Trust seeks to advance the wellbeing of the inhabitants of Wheatley and the surrounding area by encouraging participation of all sections of the community in sport and recreation. To achieve this, the Trust will seek every opportunity to improve the current facilities.

By consulting with the community and reporting this feedback, the Trust aims to help develop new facilities to increase participation in sport and recreation.

The Trust has continued to work closely with Wheatley Parish Council in its project to replace the current pavilions. Although the project is funded by Wheatley Parish Council, the design and functions must be able to be maintained within the Trust's funding and objectives.

ACCESS POLICY

The Wheatley Playing Field Trust works to ensure that all the inhabitants of Wheatley and the neighbouring community have access to local outdoor space for organise sport and activities. The charity strives to promote active lifestyles through the protection and promotion of the playing fields and encourages participation from all age groups, ethnicity and ability.

EDUCATION LINKS

The trustees regularly meet with the school to ensure that all the facilities are available to enable the school to fulfil its Physical Education curriculum. We have achieved a greater understanding of the school's needs and are able to respond rapidly to changes and requests. We have provided an additional softball area to meet curriculum needs.

The Trust seeks to encourage ever-closer ties between the school and other sporting bodies to promote opportunities for coaching, greater participation and other educational opportunities in sport and recreation.

PROMOTING HIGH STANDARDS

The Trust, by working closely with the school, clubs and other users, encourages and nurtures the highest standards in sport and associated management of the facilities for the overall well-being and satisfaction of all who use the playing fields.

STRUCTURE, GOVERNANCE AND MANAGEMENT

The trustees met four times face to face during the year and held several action group meetings electronically as allowed in the governing document and as permitted under Government regulations.

CHARITY TRUSTEES

A number of trustee retirements and appointments were made during the year.

Paul Adrian Eric Willmott was reappointed trustee until 31st July 2026

Richard Charles Cosier remains trustee until 31st July 2023

Graham James Davies remains trustee 9th February 2024

Penelope Corinne Willmott remains trustee until 31st July 2023

Michelle Legg remains trustee until 3rd October 2025

Tina Flannery remains trustee until 15th December 2025

Douglas Lamont retired as Parish Council appointed trustee in June 2022 but was re-appointed by the other trustees until 31st July 2025

Peter Ramsdale was appointed from the Parish Council in July until 31st July 2025

ROLES AND RESPONSIBILITIES, ORGANISATIONAL MANAGEMENT

	Chairman	Records and admin	Manage maintenance of the facilities	Bookings and income	Keeping and preparing accounts	Development Strategy for the site	External funding opportunities	User Group coordination	Inspect facilities and report dilapidations
Paul Willmott	✓	✓	✓	✓	✓	✓	✓	✓	✓
Michelle Legg		✓				✓	✓		✓
Peter Ramsdale				✓		✓	✓		✓
Graham Davies			✓		✓	✓	✓		✓
Penny Willmott		✓			✓	✓			
Tina Flannery			✓			✓		✓	✓
Richard Cosier			✓	✓	✓	✓		✓	✓
Doug Lamont				✓		✓	✓		

OTHER RELATIONSHIPS

Wheatley Playing Field Trust maintains membership of Oxfordshire Playing Fields Association and the Grounds Management Association to benefit from professional advice. One trustee maintains membership of the RFU Grounds' Management Group.

RISK MANAGEMENT

In April 2015 the trustees carried out a condition survey of existing facilities and playing fields to highlight threats to the Trust by pre-existing conditions. This condition survey was presented to Wheatley Parish Council, the landowner, to form part of the lease as landlord's defects. Legal advice was sought that WPC has liability for those buildings until new pavilions are built according to the lease. The trustees work with WPC to update the risk and dilapidations.

The trustees regularly review the documents handed over with the lease. Wheatley Park School, being the largest user and also responsible for young persons, are consulted about specific risk and safeguarding policies with regard to their use of the fields.

TRUSTEE RECRUITMENT AND TRAINING

One trustee now has an enhanced DBS check through rugby and cricket.

One trustee has a DBS check through Wheatley Park School.

It was agreed that the pandemic highlighted the risk to the Trust operations if one trustee was severely incapacitated, so proposals for an additional trustee would be sought. The Trust now has 8 trustees appointed

Contact details for the trust

www.wheatleyplayingfieldtrust.co.uk

admin@wheatleyplayingfieldtrust.co.uk

PROFESSIONAL ADVISERS**Bankers**

Barclays Bank UK PLC,
Leicester
LE87 2BB

Insurance broker

Towergate
PO Box 257
Wymondham
NR18 8DR

Solicitor during the period

Geoffrey Bryant and Company
54 High Street
Eton
SL4 6BL

Independent Examiner

Robert Minty
24 Old London Road
Wheatley
Oxford OX33 1YW

This report was approved at a meeting of the Trustees on 26th September 2023



Chairman

Wheatley Playing Field Trust

Charity No. 1162945

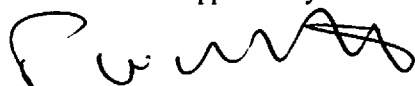
Statement of Financial Activities for the period ended 31 March 2023

	2023		2022	
	Unrestricted	Restricted	Total	Total
	£	£	£	£
Income and Endowments from				
Voluntary Income				
Covid support grants - South Oxfordshire District Council	-	-	-	8,000
Other grants - SODC grant towards new cricket pitch	-	2,500	2,500	-
- SODC grant towards Everyone Active	-	1,000	1,000	
Sport England	-	-	-	750
- Oxfordshire CC grant towards floodlight extensic	-	1,500	1,500	
Income from charitable activities				
Hire of facilities to Wheatley Park school	41,288	-	41,288	41,557
Facility hire - Rugby	1,535	-	1,535	2,160
Football	5,235	-	5,235	3,672
Other	740	-	740	1,025
Total Income and Endowments	48,798	5,000	53,798	57,164
Expenditure on				
Field maintenance	34,990	-	34,990	18,824
Sports equipment	17	-	17	34
Repairs	527	-	527	8,065
Materials	-	-	-	60
Rent	10	-	10	10
Water	605	-	605	-80
Insurances	4,951	-	4,951	4,299
Heat and light (net of user contributions)	1,353	-	1,353	1,272
Waste disposal	201	-	201	74
Water storage clean and test	3,042	-	3,042	3,168
Professional fees	-	-	-	-
Subscriptions	226	-	226	211
Bad Debts	-	-	-	-
Other	1360	-	1360	433
Depreciation	2,232	375	2,607	2,472
Total Expenditure	49,514	375	49,889	38,842
Net Income for the year	(716)	4,625	3,909	18,322
General reserves brought forward	57,016	750	57,766	39,444
General reserves carried forward	56,300	5,375	61,675	57,766

Wheatley Playing Field Trust
Charity No. 1162945
Balance Sheet as at 31 March 2023

	Note	£	2022 £
Fixed Assets			
Sports equipment	3	4,171	5,147
Current Assets			
Debtors		3,379	795.00
Cash in hand and at bank		63,008	56,688
		<u>66,387</u>	<u>57,483</u>
Less: creditors falling due within one year	4	(8,883)	(4,864)
Net current assets		<u>57,504</u>	<u>52,619</u>
Net Assets		<u><u>61,675</u></u>	<u><u>57,766</u></u>
 Unrestricted funds			
Unrestricted reserves		56,300	57,016
Restricted reserves		5,375	750
		<u><u>61,675</u></u>	<u><u>57,766</u></u>

These financial statements were approved by the Management Committee on 22/9/2023



P A E Wilmott
Chairman



R C Cosier
Treasurer

Wheatley Playing Field Trust

Charity No. 1162945

Notes on the Financial Statements for the Year ended 31 March 2023

1. Accounting Policies

a) Basis of accounting

The financial statements have been prepared on the historical cost convention and in accordance with accounting standards, the Charities SORP and comply with the Charities (Accounts and Reports) Regulations issued under the Charities Act 2011.

b) Recognition of Income and Endowments

Incoming resources are recognised in the Statement of Financial Activities when:

- the charity becomes entitled to the resources;
- the trustees are virtually certain that they will receive the resources; and
- the monetary value can be measured with sufficient reliability.

c) Liability Recognition

Liabilities are recognised as soon as there is a legal or constructive obligation committing the charity to make expenditure.

d) Depreciation

Depreciation is calculated to write off the cost of tangible fixed assets over their expected useful lives as follows;

Sports equipment - straight line over 4 years

2. Incorporation

Wheatley Playing Field Trust is a Charitable Incorporated Organisation and was entered on the Register of Charities by the Charity Commission on 31 July 2015.

The objects of the Trust are the promotion of community participation in healthy recreation and the advancement of education for the benefit of the inhabitants of the Parish of Wheatley and the neighbouring community by the provision of facilities, including a pavilion and changing rooms, for playing rugby, football, cricket and tennis in the first instance and to develop facilities for other sports and pastimes.

The Trust took over the facilities previously provided by the Wheatley Park Sportsfield Management Committee on behalf of Oxfordshire County Council and Wheatley Parish Council and commenced operation on 1 September 2015.

3. Tangible Fixed Assets

	Sports Equipment £	Total £
Cost		
Cost at 1 April 2022	11,818	11,818
Additions	1,631	1,631
Cost at 31 March 2023	<u>13,449</u>	<u>13,449</u>
Accumulated depreciation		
Accumulated depreciation to 1 April 2022	6,671	6,671
Charge for the year	2,607	2,607
Accumulated depreciation to 31 March 2023	<u>9,278</u>	<u>9,278</u>
Net book value at 31 March 2023	<u>4,171</u>	<u>4,171</u>
Net book value at 31 March 2022	<u>5,147</u>	<u>5,147</u>

Wheatley Playing Field Trust

Charity No. 1162945

Notes on the Financial Statements for the Year ended 31 March 2023

4. Creditors

		2022
	£	£
Income in advance	3,335	3,572
Other creditors	5,548	1,292
	<u>8,883</u>	<u>4,864</u>

5. Restricted Funds

	Balance at 1/4/2022	Income	Expenditure	Balance at 31/3/2023
	£	£	£	£
South Oxfordshire District Council				
Netball lighting	500	-	(250)	250
New cricket pitch	-	2,500	-	2,500
Everyones active	-	1,000	-	1,000
Rugby club - CCTV	250	-	(125)	125
Oxfordshire County Council - Floodlight extension	-	1,500	-	1,500
	<u>750</u>	<u>5,000</u>	<u>(375)</u>	<u>5,375</u>

6. Analysis of Assets and Liabilities as at 31 March 2023

	Unrestricted	Restricted	Total
	£	£	£
Tangible fixed assets	4,171	-	4,171
Current assets	61,012	5,375	66,387
Current liabilities	(8,883)	-	(8,883)
	<u>56,300</u>	<u>5,375</u>	<u>61,675</u>

7. Capital Commitments

As at 31 March 2023 trustees had made a commitment to improve the cricket pitch at a cost of about £9,400 and to improve the floodlighting at a cost of £3,000 with grants received of £2,500 and £1,500 respectively.

In addition the trustees are committed to overhauling the bottom pavilion heating at a cost of £6,000 of which £3,000 will be contributed by Wheatley Parish Council.

As at 31 March 2022 the Trust had allocated £3,900 to upgrading the training pitch floodlights and upgrading fire doors.

Wheatley Playing Field Trust

Charity No. 1162945

Accounts for the period ended 31 March 2023

I report on the accounts of Wheatley Playing Field Trust for the period ended 31 March 2023 which are set out on pages 8 to 11.

Respective responsibilities of trustees and examiner

The Charity's Trustees are responsible for the preparation of the accounts in accordance with the Charities Act 2011 ("the Act").

The Charity's Trustees consider that an audit is not required for this year under section 144 of the Act and that an independent examination is needed.

It is my responsibility to:

- . Examine the accounts under section 145 of the 2011 Act
- . To follow the procedures laid down in the General Directions given by the Charity Commissioners under section 145(5) (b) of the Act, ;
and
- . To state whether particular matters have come to my attention.

Basis of independent examiners report

My examination was carried out in accordance with General Directions given by the Charity Commission.

An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosure in the accounts, and seeking explanations from the trustees concerning any such matters.

The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present "a true and fair" view and the report is limited to those matters set out in the statement below.

Independent examiner's statement

In connection with my examination, no matter has come to my attention which give me cause to believe that in any material respect:

the accounting records were not kept in accordance with section 130 of the Charities Act; or
the accounts did not accord with the accounting records; or
the accounts did not accord with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a "true and fair" view which is not a matter considered as part of an independent examination.

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

R. F. Minty

R F MINTY
24 OLD LONDON ROAD

WHEATLEY

OXFORD

OX33 1YW

28/9/2023

WHEATLEY PLAYING FIELD TRUST

England & Wales - Charity number 1162945

Accounts

Wheatley Playing Field Trust

Registered Charity: Number 1162945

Financial Statements for the period ended 31 March 2022

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8	Statement of Financial Activities
9	Balance Sheet
10-11	Notes to the Financial Statements
12	Independent Examiners Report

**The Parish Office
The Merry Bells
89 High Street
Wheatley
Oxford
OX33 1XP**

WHEATLEY PLAYING FIELD TRUST

Annual Report of the trustees for the period ending 31st March 2022

The trustees present their annual report and financial statements for the period ended 31 March 2022. The financial statements have been prepared under the historical cost convention and in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) (effective 1 January 2015).

Wheatley Playing Field Trust is a Charitable Incorporated Organisation that was incorporated on 31st July 2015 with the registered charity number 1162945.

OUR AIMS

The promotion of community participation in healthy recreation and the advancement of education for the benefit of the inhabitants of the Parish of Wheatley and the neighbouring community by the provision of facilities, including a pavilion and changing rooms, for playing rugby, football, cricket and tennis and netball in the first instance and to develop facilities for other sports and pastimes.

OUR OBJECTIVES

The charity's objectives are the provision and maintenance of the pavilions and playing fields for the use of the inhabitants of the Parish of Wheatley and its neighbouring community without distinction of political, religious or other opinions, including use for sport and for other forms of recreation and leisure time occupation, with the object of improving the conditions of life for the said inhabitants.

The Wheatley Parish Council playing field at Holton is a well-established resource based in Oxfordshire, approximately 5 miles east of the city of Oxford. For 42 years, from 1973, the playing field was subject to a joint user agreement and was funded by both the Wheatley Parish Council and Oxfordshire County Council. Since taking over the management of the playing field on 1st September 2015, the Trust has continued throughout this year to take steps to maintain the quality of the playing surfaces under difficult times due to the coronavirus pandemic.

The facilities comprise two pavilions, a clubhouse, numerous football pitches to suit most age groups, rugby pitches, a cricket square and tennis courts. There are markings and facilities for two netball courts, one of which is now floodlit and additional provisions for athletics during the summer for the local school. One grass pitch has floodlights for training.

REVIEW OF ACTIVITIES AND ACHIEVEMENTS

Trustees make regular visits to inspect the buildings and grounds under the terms of essential maintenance. During the year regular flushing of water systems was carried out and the annual boiler and fire extinguisher servicing together with fire alarm testing maintained. After a long period of inactivity, the water systems in both pavilions were drained, cleaned, disinfected and tested before users were allowed to use showers.

Following a major leak and ceiling collapse early in the year, arrangements were made to inspect and seal any potential roof cracks on both buildings plus a substantial repair to the south west verge of the top pavilion and clubhouse.

The major impact on use of the fields was the continuance of restrictions imposed by Government as the country began to emerge from the pandemic, although the steps invoked by government prevented most activities until mid-April 2021 and restricted many group activities until after Christmas. Field users gradually returned to competitions, but numbers were reduced.

Wheatley Youth Cricket Club was formed to deliver the All Stars programme for 5-8 year olds during the summer holidays and another orienteering session took place around the fields.

Wheatley FC continued to expand to cover all ages from minis to U12 teams such that by the end of the season we had seven different soccer pitches marked out and hosted over 50 teams in a tournament in May this year,

Wheatley Oaks FC continues to provide football to women over 30 and have arranged a tournament for June 2022.

Wheatley Rugby Club celebrated its 50th anniversary in September, but was only able to field one team due to players testing positive for covid and a general hesitancy among members.

The trustees continue to maintain a website www.wheatleyplayingfieldtrust.co.uk that explains what the Trust does, invites comment and contains contact information. The website contains a calendar of bookings and local team fixtures and was updated regularly during the year with ever changing advice about covid restrictions issued by both government and national governing bodies of sport.

All of the Trust documents, correspondence, meeting minutes and details of bookings are backed up onto an online account that can be accessed by any trustee so that records are safeguarded from loss on personal computers. The Trust is registered with the ICO under GDPR. The Trust has recently extended CCTV round the buildings and updated its registration with the ICO accordingly.

The principal users and activities at Holton playing fields have historically been education, football, cricket, rugby and tennis. Owing to the deterioration of the playing surfaces over the past 10 years club tennis has folded and club cricket now play at other facilities. This year the intended users were Wheatley Park School (approx 1000 students), Wheatley Rugby Club (95 members and an additional Vet's side), Wheatley FC running teams from minis to U12 plus Wheatley Oaks FC running women's over 30's football. Seven soccer pitches, one full size, one 9v9 size, two 7v7 size and three 5v5 size, one rugby pitch and a floodlit training pitch were maintained for all users. The second rugby pitch was used by the school for segregated play areas. Training grids were used predominantly by Wheatley Park School. Netball restarted with sessions twice weekly with netball camps in the summer holidays. In the summer the fields were marked for athletics and alternating courts used for community tennis for a brief period in late summer.

The user management group comprising, school, rugby and football clubs chaired by a trustee to empower the major users to agree shared use of the changing rooms and clubhouse did not meet.

There were no organised community events during the year, but plans for a community picnic to celebrate the Queen's diamond jubilee plus a second Play Day are well advanced.

Throughout the year, the Trust was able to maintain the level of maintenance to the level previously carried out and was able to do all the works felt necessary to sustain the fields at the previous standard. However, with no foreseeable cricket being played and due to covid infections within some of the specialist maintenance contractor, the cricket square was only maintained to a low standard.

A storm in November resulted in a large tree branch falling into a neighbour's garden. This was dealt with by ground maintenance staff as soon as possible.

Having been fortunate to change energy supplier in February 2020 to tariffs with no standing charges, the Trust benefitted in that during the lockdowns and periods of inactivity, and hence little heating or lighting, our energy bills were substantially lower than if we had been on a standard rate. However, the rise of gas and electricity prices on the open market and our contract ending in February 2023 will mean a substantial increase in running costs. We have chosen to renew electricity at a higher rate, but no standing charge, from February 2023 for two years, but will not decide on a new gas contract until later in the period.

GDPR

The trustees continue to evaluate the Trust's data use and retention policy and develop a data protection policy following the guidelines of the ICO's self-assessment toolkit. The policy is published on our website and data retention notices applied to any communication requesting personal information. The Trust evaluates its situation and renewed registration with the ICO under GDPR including an extension to cover the CCTV.

Environmental initiatives

The trustees recognise that, because of their structure, the existing buildings are extremely poor users of energy, with all controls manually operated. With the changing of the light fittings to LED and the upper pavilion boiler fitted with time controls on heating and hot water, we have seen a 50% drop in electricity use in a normal year. However, this year again saw a reduced use of the buildings and the use of electricity was for essential equipment and lighting. Gas boilers were run to prevent frost and maintain building integrity, but with a reduced use of changing rooms or showers, the main heating load was reduced drastically.

FUTURE PLANS

The Trust has a schedule of grounds improvements to attract other sports back to Holton. The improvements will need significant funding. The Trust has made submissions to the Wheatley Neighbourhood Plan and the Playing Pitch Strategy prepared by SODC that has registered the poor condition of grounds and the need for improvement. Although the Trustees met with SODC Leisure and the local football community development manager in February 2020 to develop the area's input to the Local Football Foundation Plan which would establish funding opportunities for the next 10 years, this initiative was finalised without our further involvement and seems to have removed Wheatley from any FA development.

Wheatley Parish Council continued redevelopment plans for a replacement pavilion based on revised plans that were passed in January 2020. The Trust worked with Sports Clubhouses and Wheatley Parish Council to develop the design to obtain a cost plan. Trustees also arranged meetings with the RFU to discuss potential funding for the new building. However, Wheatley parish Council is liable for the finances of the new building.

The plans to redevelop the adjoining Oxford Brooks campus for housing owing to the University relocating elsewhere in Oxford were eventually passed on appeal. The Trust is identified as provider of sporting facilities in the area. As the redevelopment of the campus involves building on existing pitches and sporting facilities, National Planning Policy Framework dictates the need to provide alternative or better facilities elsewhere. Discussion with GVA, SODC Leisure and Planning and Sport England concluded that Holton playing fields could accommodate an all-weather football/rugby 3G floodlit pitch and would accept reconstruction of the existing tennis courts with floodlights to club standard. These conditions were largely set out in a Section 106 document accompanying the appeal. The pandemic meant no further progress on these matters because none of this can come to fruition until the redevelopment takes place.

FINANCES

With a lease, the Trust now reinvests the income from users in the facilities and is now able to seek outside money for improvements.

The Trust subscribes to and maintains an online accounting system. This allows all of financial records to be stored in the cloud and not on any individual's personal computer.

Income is derived from the charges levied on users of the facilities. Expenditure of this user income has been on ground maintenance, utility bills, upkeep of buildings, but not repairs that are the responsibility of Wheatley Parish Council. Public money by way of grants was invested in the facilities this year on improved security and floodlighting upgrades. The Trust suspended waste collections during the year.

No expenditure was paid by way of salary. No trustee received any financial reimbursement for goods or services provided. Users were encouraged to clean changing rooms by way of a "cleaning" discount on pitch hire.

The surplus of income over expenditure at 31st March 2022 was used in the spring to improve maintenance on the pitches and to reseed the training pitch.

The trustees successfully applied for a 100% rebate from SODC on Business Rates. This allowed the Trust to apply for a government hospitality grant under the Covid-19 emergency regulations. After a long debate with a skeleton SODC staff the grant was received in May 2020 and the Trust benefited thereafter from other government restrictions grants. These grants largely helped offset the total loss of user income between December and March.

Development and maintenance of finances

The agreement with Wheatley Park School that annual charges would be invoiced over three terms and pro-rata to the facilities provided in any month continued.

The Trust has replaced its water supplier with a more ethical and cheaper company.

At present, finances are being maintained at sufficient level to meet envisaged outgoings. The government grants provided additional financial stability to the end of 2021 as the trustees are aware that any users ceasing to use the facilities needs to be replaced by an equal or greater source of income.

Reserves and financial health

The pandemic proved the trust had sufficient reserves to protect it from any loss of income for four months which it considers a sufficient minimum. Ideally the trust needs to maintain reserves that relate to 6 months of controlled expenditure without income. All of the income to date has been allocated for reinvestment in the facilities at Holton.

Investment policy and performance

The Trust has no investment policy at this stage and has no plans for the future.

OUR ETHOS, STRATEGY AND POLICIES

The Wheatley Playing Field Trust seeks to advance the wellbeing of the inhabitants of Wheatley and the surrounding area by encouraging participation of all sections of the community in sport and recreation. To achieve this, the Trust will seek every opportunity to improve the current facilities.

By consulting with the community and reporting this feedback, the Trust aims to help develop new facilities to increase participation in sport and recreation.

The Trust has continued to work closely with Wheatley Parish Council in its project to replace the current pavilions. Although the project is funded by Wheatley Parish funding and objectives.

ACCESS POLICY

The Wheatley Playing Field Trust works to ensure that all the inhabitants of Wheatley and the neighbouring community have access to local outdoor space for organise sport and activities. The charity strives to promote active lifestyles through the protection and promotion of the playing fields and encourages participation from all age groups, ethnicity and ability.

Education links

The trustees regularly meet with the school to ensure that all the facilities are available to enable the school to fulfil its Physical Education curriculum. We have achieved a greater understanding of the school's needs and are able to respond rapidly to changes and requests. We have provided an additional softball area to meet curriculum needs.

The Trust seeks to encourage ever-closer ties between the school and other sporting bodies to promote opportunities for coaching, greater participation and other educational opportunities in sport and recreation.

PROMOTING HIGH STANDARDS

The Trust, by working closely with the school, clubs and other users, encourages and nurtures the highest standards in sport and associated management of the facilities for the overall well-being and satisfaction of all who use the playing fields.

STRUCTURE, GOVERNANCE AND MANAGEMENT

The trustees met four times via zoom and face to face during the year, as allowed in the governing document and as permitted under Government regulations.

Charity trustees:

A number of trustee retirements and appointments were made during the year.

Paul Adrian Eric Willmott remains trustee until 31st July 2022

Richard Charles Cosier remains trustee until 31st July 2023

Graham James Davies remains trustee 9th February 2024

Penelope Corinne Willmott remains trustee until 31st July 2023

Michelle Legg remains trustee until 3rd October 2025

Kevin Heritage retired at Christmas 2021

Tina Flannery was appointed in December 2021 until 15th December 2025

Douglas Lamont retired as Parish Council appointed trustee in June 2022 but was re-appointed by the other trustees until 31st July 2025

Peter Ramsdale was appointed from the Parish Council in July until 31st July 2025

Roles and responsibilities, organisational management

	Chairman	Records and admin	Manage maintenance of the facilities	Bookings and income	Keeping and preparing accounts	Development Strategy for the site	External funding opportunities	User Group coordination	Inspect facilities and report dilapidations
Paul Willmott	✓	✓	✓	✓	✓	✓	✓	✓	✓
Michelle Legg		✓				✓	✓		
Peter Ramsdale				✓		✓	✓		✓
Graham Davies			✓		✓	✓	✓		✓
Penny Willmott		✓			✓	✓			
Tina Flannery			✓			✓		✓	✓
Richard Cosier			✓	✓	✓	✓		✓	✓
Doug Lamont				✓		✓	✓		

Other relationships

Wheatley Playing Field Trust maintains membership of Oxfordshire Playing Fields Association and the Grounds Management Association to benefit from professional advice. One trustee maintains membership of the RFU Grounds' Management Group.

Risk management

In April 2015 the trustees carried out a condition survey of existing facilities and playing fields to highlight threats to the Trust by pre-existing conditions. This condition survey was presented to Wheatley Parish Council, the landowner, to form part of the lease as landlord's defects.

The trustees regularly review the documents handed over with the lease. This year, strong winds resulted in the north boundary fence start to lean, provoking complaints from neighbours. Wheatley Parish Council having agreed liability for all existing defects are dealing with the repair.

Wheatley Park School, being the largest user and also responsible for young persons, are consulted about specific risk and safeguarding policies with regard to their use of the fields.

Trustee recruitment and training

One trustee now has an enhanced DBS check through rugby and cricket.

One trustee has a DBS check through Wheatley Park School.

It was agreed that the pandemic highlighted the risk to the Trust operations if one trustee was severely incapacitated, so proposals for an additional trustee would be sought. Doug Lamont was appointed to continue as independent and eighth trustee when his nomination by Wheatley Parish Council expired.

Contact details for the trust

www.wheatleyplayingfieldtrust.co.uk

admin@wheatleyplayingfieldtrust.co.uk

PROFESSIONAL ADVISERS**Bankers**

Barclays Bank,
105 London Road
Headington,
Oxford OX3 9AH

Insurance broker

Towergate
PO Box 257
Wymondham
NR18 8DR

Solicitor during the period

Geoffrey Bryant and Company
54 High Street
Eton
SL4 6BL

Independent Examiner

Robert Minty
24 Old London Road
Wheatley
Oxford OX33 1YW

This report was approved at a meeting of the Trustees on 12th October 2022



Chairman

Wheatley Playing Field Trust
Charity No. 1162945
Statement of Financial Activities for the period ended 31 March 2022

	2022		2021
	Unrestricted	Restricted	Total
	£	£	£
Income and Endowments from			
Voluntary Income			
Covid support grants - South Oxfordshire District Council	8,000	-	8,000
Other grants - SODC security grant	-	-	-
Sport England	-	750	750
Income from charitable activities			
Hire of facilities to Wheatley Park school	41,557	-	41,557
Facility hire - Rugby	2,160	-	2,160
Football	3,672	-	3,672
Other	1,025	-	1,025
Contribution to costs by Rugby club	-	-	-
Total Income and Endowments	56,414	750	57,164
Expenditure on			
Field maintenance	18,824	-	18,824
Sports equipment	34	-	34
Repairs	7,315	750	8,065
Materials	60	-	60
Rent	10	-	10
Water	(80)	-	(80)
Insurances	4,299	-	4,299
Heat and light (net of user contributions)	1,272	-	1,272
Waste disposal	74	-	74
Water storage clean and test	3,168	-	3,168
Professional fees	-	-	-
Subscriptions	211	-	211
Bad Debts	-	-	-
Other	433	-	433
Depreciation	2,097	375	2,472
Total Expenditure	37,717	1,125	38,842
Net Income for the year	18,697	(375)	18,322
General reserves brought forward	38,319	1,125	39,444
General reserves carried forward	57,016	750	57,766

Wheatley Playing Field Trust
 Charity No. 1162945
Balance Sheet as at 31 March 2022

	Note	£	2021 £
Fixed Assets			
Sports equipment	3	5,147	4,619
Current Assets			
Debtors		795	-
Cash in hand and at bank		56,688	40,334
		<u>57,483</u>	<u>40,334</u>
Less: creditors falling due within one year	4	(4,864)	(5,509)
Net current assets		<u>52,619</u>	<u>34,825</u>
Net Assets		<u><u>57,766</u></u>	<u><u>39,444</u></u>
 Unrestricted funds			
Unrestricted reserves		57,016	38,319
 Restricted reserves		750	1,125
		<u><u>57,766</u></u>	<u><u>39,444</u></u>

These financial statements were approved by the Management Committee on

12/10/2022


 P A E Wilmott
 Chairman


 R C Cosier
 Treasurer

Wheatley Playing Field Trust

Charity No. 1162945

Notes on the Financial Statements for the Year ended 31 March 2022

1. Accounting Policies

a) Basis of accounting

The financial statements have been prepared on the historical cost convention and in accordance with accounting standards, the Charities SORP and comply with the Charities (Accounts and Reports) Regulations issued under the Charities Act 2011.

b) Recognition of Income and Endowments

Incoming resources are recognised in the Statement of Financial Activities when:

- the charity becomes entitled to the resources;
- the trustees are virtually certain that they will receive the resources; and
- the monetary value can be measured with sufficient reliability.

c) Liability Recognition

Liabilities are recognised as soon as there is a legal or constructive obligation committing the charity to make expenditure.

d) Depreciation

Depreciation is calculated to write off the cost of tangible fixed assets over their expected useful lives as follows;

Sports equipment - straight line over 4 years

2. Incorporation

Wheatley Playing Field Trust is a Charitable Incorporated Organisation and was entered on the Register of Charities by the Charity Commission on 31 July 2015.

The objects of the Trust are the promotion of community participation in healthy recreation and the advancement of education for the benefit of the inhabitants of the Parish of Wheatley and the neighbouring community by the provision of facilities, including a pavilion and changing rooms, for playing rugby, football, cricket and tennis in the first instance and to develop facilities for other sports and pastimes.

The Trust took over the facilities previously provided by the Wheatley Park Sportsfield Management Committee on behalf of Oxfordshire County Council and Wheatley Parish Council and commenced operation on 1 September 2015.

3. Tangible Fixed Assets

	Sports Equipment £	Total £
Cost		
Cost at 1 April 2021	8,818	8,818
Additions	3,000	3,000
Cost at 31 March 2022	<u>11,818</u>	<u>11,818</u>
Accumulated depreciation		
Accumulated depreciation to 1 April 2021	4,199	4,199
Charge for the year	2,472	2,472
Accumulated depreciation to 31 March 2022	<u>6,671</u>	<u>6,671</u>
Net book value at 31 March 2022	<u>5,147</u>	<u>5,147</u>
Net book value at 31 March 2021	<u>4,619</u>	<u>4,619</u>

Wheatley Playing Field Trust

Charity No. 1162945

Notes on the Financial Statements for the Year ended 31 March 2022

4. Creditors

		2021
	£	£
Income in advance	3,572	-
Other creditors	1,292	5,509
	<u>4,864</u>	<u>5,509</u>

5. Restricted Funds

	Balance at 1/4/2021	Income	Expenditure	Balance at 31/3/2022
	£	£	£	£
South Oxfordshire District Council				
Netball lighting	750	-	(250)	500
Rugby club - CCTV	375	-	(125)	250
Sport England	-	750	(750)	-
	<u>1,125</u>	<u>750</u>	<u>(1,125)</u>	<u>750</u>

6. Analysis of Assets and Liabilities as at 31 March 2022

	Unrestricted	Restricted	Total
	£	£	£
Tangible fixed assets	4,397	750	5,147
Current assets	57,483	-	57,483
Current liabilities	(4,864)	-	(4,864)
	<u>57,016</u>	<u>750</u>	<u>57,766</u>

7. Capital Commitments

As at 31 March 2022 trustees had made a commitment to carry out reseeded of the training pitch and improved ground maintenance eg decompaction to the whole field. They are also committed to re-align the rugby pitch and provide new posts. All at an estimated cost of £12,000. (2021: £3900 upgrading the training pitch floodlights and upgrading fire doors)

Wheatley Playing Field Trust
Charity No. 1162945
Accounts for the period ended 31 March 2022

I report on the accounts of Wheatley Playing Field Trust for the period ended 31 March 2022 which are set out on pages 8 to 11.

Respective responsibilities of trustees and examiner

The Charity's Trustees are responsible for the preparation of the accounts in accordance with the Charities Act 2011 ("the Act").

The Charity's Trustees consider that an audit is not required for this year under section 144 of the Act and that an independent examination is needed.

It is my responsibility to:

- . Examine the accounts under section 145 of the 2011 Act
- . To follow the procedures laid down in the General Directions given by the Charity Commissioners under section 145(5) (b) of the Act ;
and
- . To state whether particular matters have come to my attention.

Basis of independent examiners report

My examination was carried out in accordance with General Directions given by the Charity Commission.

An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosure in the accounts, and seeking explanations from the trustees concerning any such matters.

The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present "a true and fair" view and the report is limited to those matters set out in the statement below.

Independent examiner's statement

In connection with my examination, no matter has come to my attention which give me cause to believe that in any material respect:

the accounting records were not kept in accordance with section 130 of the Charities Act; or
the accounts did not accord with the accounting records; or
the accounts did not accord with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a "true and fair" view which is not a matter considered as part of an independent examination.

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

R. F. Minty FCA .

R F MINTY
24 OLD LONDON ROAD

12

WHEATLEY

OXFORD

OX33 1YW

17 October 2022.

WHEATLEY PLAYING FIELD TRUST

England & Wales - Charity number 1162945

Accounts

Wheatley Playing Field Trust

Registered Charity: Number 1162945

Financial Statements for the period ended 31 March 2021

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1-7	Trustees Report
8	Statement of Financial Activities
9	Balance Sheet
10-11	Notes to the Financial Statements
12	Independent Examiners Report

**The Parish Office
The Merry Bells
89 High Street
Wheatley
Oxford
OX33 1XP**

WHEATLEY PLAYING FIELD TRUST

Annual Report of the trustees for the period ending 31st March 2021

The trustees present their annual report and financial statements for the period ended 31 March 2021. The financial statements have been prepared under the historical cost convention and in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) (effective 1 January 2015).

Wheatley Playing Field Trust is a Charitable Incorporated Organisation that was incorporated on 31st July 2015 with the registered charity number 1162945.

OUR AIMS

The promotion of community participation in healthy recreation and the advancement of education for the benefit of the inhabitants of the Parish of Wheatley and the neighbouring community by the provision of facilities, including a pavilion and changing rooms, for playing rugby, football, cricket and tennis and netball in the first instant and to develop facilities for other sports and pastimes.

OUR OBJECTIVES

The charity's objectives are the provision and maintenance of the pavilions and playing fields for the use of the inhabitants of the Parish of Wheatley and its neighbouring community without distinction of political, religious or other opinions, including use for sport and for other forms of recreation and leisure time occupation, with the object of improving the conditions of life for the said inhabitants.

The Wheatley Parish Council playing field at Holton is a well-established resource based in Oxfordshire, approximately 5 miles east of the city of Oxford. For 42 years, from 1973, the playing field was subject to a joint user agreement and was funded by both the Wheatley Parish Council and Oxfordshire County Council. Since taking over the management of the playing field on 1st September 2015, the Trust has continued throughout this year to take steps to maintain the quality of the playing surfaces under difficult times due to the coronavirus pandemic.

The facilities comprise two pavilions, a clubhouse, numerous football pitches to suit most age groups, rugby pitches, a cricket square and tennis courts. There are markings and facilities for two netball courts and additional provisions for athletics during the summer for the local school.

REVIEW OF ACTIVITIES AND ACHIEVEMENTS

The major impact on use of the fields was the lockdown imposed by government in March 2020 because of the emergence of Coronavirus in the wider community. Within a week the country went from heightened bio-security to full lockdown. The trustees had been fortunate to use that week to get boilers and fire extinguishers serviced slightly ahead of their annual date and to mothball and to secure the buildings as much as possible. Trustees made regular visits to inspect the buildings and grounds under the terms of essential maintenance. During the year regular flushing of water systems was carried out and the annual boiler and fire extinguisher servicing together with fire alarm testing maintained.

Severe restrictions on sporting activities continued throughout the whole year. At times the school was closed other than for children of key workers, and even when selected years were allowed back in class, outdoor activities were highly regulated

within class "bubbles". This part time use continued until the end of 2020, and enhanced restrictions meant no effective use of the facilities until the end of March.

All football and rugby activity were effectively suspended from the beginning of March until late July when limited training activities in groups of 6 resumed. Whilst a few junior football matches were resumed in September, no rugby matches were permitted, and no changing facilities used.

We were fortunate to host Rugby Tots during July and August, again adhering to socially distanced participation.

By mid December the country was back in lockdown of various proportions and all school and club activities ceased until mid-April 2021.

The trustees continue to maintain a website www.wheatleyplayingfieldtrust.co.uk that explains what the Trust does, invites comment and contains contact information. The website contains a calendar of bookings and local team fixtures and was updated regularly during the year with ever changing advice about covid restrictions issued by both government and national governing bodies of sport.

All of the Trust documents, correspondence, meeting minutes and details of bookings are backed up onto an online account that can be accessed by any trustee so that records are safeguarded from loss on personal computers. The Trust is registered with the ICO under GDPR. The Trust has recently extended CCTV round the buildings and updated its registration with the ICO accordingly.

The principal users and activities at Holton playing fields have historically been education, football, cricket, rugby and tennis. Owing to the deterioration of the playing surfaces over the past 10 years club tennis has folded and club cricket now play at other facilities. However, during March 2021, plans were well under way to firmly re-establish children's and adults netball and to create Wheatley Youth Cricket Club to deliver All Stars cricket for 5-8 year olds. Wheatley FC would expand to cover all ages from minis to U12 teams and Wheatley Oaks FC continue to provide football to women over 30.

This year the intended users were Wheatley Park School (approx 1000 students), Wheatley Rugby Club (95 members and an additional Vet's side), Wheatley FC running teams from minis to U11 plus Wheatley Oaks FC running women's over 30's football. Five soccer pitches, one full size, one 9v9 size and three 5v5 pitch, one rugby pitch and a floodlit training pitch were maintained for all users. The second rugby pitch was used by the school for segregated play areas. Training grids were used predominantly by Wheatley Park School. Netball, however, did not run at all during the year. In the summer the fields were marked for athletics and alternating courts used for community tennis for a brief period in late summer.

The user management group comprising, school, rugby and football clubs chaired by a trustee to empower the major users to agree shared use of the changing rooms and clubhouse did not meet.

After many years of discussion, the Trust was able to agree a primary user agreement with Wheatley Rugby Club. Legal advice was obtained to the effect that no sub-letting was easily feasible due to the multiple shared use of the facilities, but the agreement was in effect equal to a contract that gave the rugby club long term first option on booking the use of rugby pitches and clubhouse together with managing the social area for other users. The RFU ratified this agreement and legal advice as being robust enough to secure major funding from the Rugby Football Foundation for future projects and the agreement was signed in June 2020.

There were no organised community events during the year.

Unfortunately travellers broke onto the field in mid-August and some 8 caravans set up camp around the rugby pitch. Wheatley Parish Council responded immediately with bailiffs evicting the intruders at some expense within 48 hours, but not before the field container had been broken into and the contents destroyed by faeces.

However, community clubs responded by cleaning the debris left behind, and the Trust obtained a grant from SODC to help install concrete and steel bollards around the car park and as a second deterrent behind gates that were adapted to conceal padlock fixings.

Throughout the year, including lockdown periods, the Trust was able to maintain the level of maintenance to the level previously carried out and was able to do all the works felt necessary to sustain the fields at the previous standard. However, with no foreseeable cricket being played and due to covid infections within some of the specialist maintenance contractor, the cricket square was only maintained to a low standard.

The grant from SODC towards floodlighting a netball court to allow use on winter evening was eventually spent in the summer to complete the work started before the pandemic.

The Trust was fortunate to change energy supplier in February 2020 to tariffs with no standing charges. This meant that during the lockdowns and periods of inactivity, and hence little heating or lighting, our energy bills were substantially lower than if we had been on a standard rate.

GDPR

The trustees continue to evaluate the Trust's data use and retention policy and develop a data protection policy following the guidelines of the ICO's self-assessment toolkit. The policy is published on our website and data retention notices applied to any communication requesting personal information. The Trust evaluates its situation and renewed registration with the ICO under GDPR including an extension to cover the CCTV.

Environmental initiatives

The trustees recognise that, because of their structure, the existing buildings are extremely poor users of energy, with all controls manually operated. With the changing of the light fittings to LED and the upper pavilion boiler fitted with time controls on heating and hot water, we have seen a 50% drop in electricity use in a normal year. However, this year saw very little use of the buildings and the only use of electricity was for essential equipment and some lighting in the darker months. Gas boilers were run to prevent frost and maintain building integrity, but with little use of changing rooms or showers, the main heating load was reduced drastically.

FUTURE PLANS

The Trust has a schedule of grounds improvements to attract other sports back to Holton. The improvements will need significant funding. The Trust has made submissions to the Wheatley Neighbourhood Plan and the Playing Pitch Strategy prepared by SODC that has registered the poor condition of grounds and the need for improvement. Although the Trustees met with SODC Leisure and the local football community development manager in February 2020 to develop the area's input to the Local Football Foundation Plan which would establish funding opportunities for the next 10 years, this initiative was never finalised because covid lockdown saw a number of community support staff put on furlough throughout the year.

Wheatley Parish Council continued redevelopment plans for a replacement pavilion based on revised plans that were submitted by Wheatley Parish Council and eventually passed in January 2020. This resulted in a number of contractors and designers being invited to tender against a highly detailed schedule of requirements to develop the plans as far as obtaining a realist cost plan. Interviews were held by Zoom and eventually Sports Clubhouses were recommended to Wheatley Parish Council as the most suitable company to take the redevelopment to the next stage.

The need was again highlighted by a roof leak that eventually saw a partial ceiling collapse in the social area. Due to covid restrictions the full repairs were delayed for several months into the New Year.

The plans to redevelop the adjoining Oxford Brooks campus for housing owing to the University relocating elsewhere in Oxford were eventually passed on appeal. The Trust is identified as provider of sporting facilities in the area. As the redevelopment of the campus involves building on existing pitches and sporting facilities, National Planning Policy Framework dictates the need to provide alternative or better facilities elsewhere. Discussion with GVA, SODC Leisure and Planning and Sport England concluded that Holton playing fields could accommodate an all-weather football/rugby 3G floodlit pitch and would accept reconstruction of the existing tennis courts with floodlights to club standard. These conditions were largely set out in a Section 106 document accompanying the appeal. The pandemic meant no further progress on these matters because none of this can come to fruition until the redevelopment takes place.

FINANCES

With a lease, the Trust now reinvests the income from users in the facilities and is now able to seek outside money for improvements.

The Trust subscribes to and maintains an online accounting system. This allows all of financial records to be stored in the cloud and not on any individual's personal computer.

Income is derived from the charges levied on users of the facilities. Expenditure of this user income has been on ground maintenance, utility bills, upkeep of buildings, but not repairs that are the responsibility of Wheatley Parish Council. Public money by way of grants was invested in the facilities this year on improved security and floodlighting upgrades. The Trust suspended waste collections during the year.

No expenditure was paid by way of salary. No trustee received any financial reimbursement for goods or services provided. Users were encouraged to clean changing rooms by way of a "cleaning" discount on pitch hire.

The surplus of income over expenditure at 31st March 2020 was used in the spring to improve maintenance on the pitches.

The trustees successfully applied for a 100% rebate from SODC on Business Rates. This allowed the Trust to apply for a government hospitality grant under the Covid-19 emergency regulations. After a long debate with a skeleton SODC staff the grant was received in May 2020 and the Trust benefited thereafter from other government restrictions grants. These grants largely helped offset the total loss of user income between December and March.

Development and maintenance of finances

The agreement with Wheatley Park School that annual charges would be invoiced over three terms and pro-rata to the facilities provided in any month continued. The restrictions and little school activity meant the school agreed to a reduced contribution in 2020 for the summer term that helped cover basis grass cutting costs and allowed recreation for the school if needed. However, the first 3 months of 2021 saw no use or financial contributions.

The Trust has replaced its water supplier with a more ethical and cheaper company.

At present, finances are being maintained at sufficient level to meet envisaged outgoings. The government grant has provided additional financial stability to the end of 2021 as the trustees are aware that any users ceasing to use the facilities needs to be replaced by an equal or greater source of income.

Reserves and financial health

The pandemic proved the trust had sufficient reserves to protect it from any loss of income for four months which it considers a sufficient minimum. Ideally the trust needs to maintain reserves that relate to 6 months of controlled expenditure without income. All of the income to date has been allocated for reinvestment in the facilities at Holton.

Investment policy and performance

The Trust has no investment policy at this stage and has no plans for the future.

OUR ETHOS, STRATEGY AND POLICIES

The Wheatley Playing Field Trust seeks to advance the wellbeing of the inhabitants of Wheatley and the surrounding area by encouraging participation of all sections of the community in sport and recreation. To achieve this, the Trust will seek every opportunity to improve the current facilities.

By consulting with the community and reporting this feedback, the Trust aims to help develop new facilities to increase participation in sport and recreation.

The Trust has continued to work closely with Wheatley Parish Council in its project to replace the current pavilions. Although the project is funded by Wheatley Parish Council, the design and functions must be able to be maintained within the Trust's funding and objectives.

ACCESS POLICY

The Wheatley Playing Field Trust works to ensure that all the inhabitants of Wheatley and the neighbouring community have access to local outdoor space for organise sport and activities. The charity strives to promote active lifestyles through the protection and promotion of the playing fields and encourages participation from all age groups, ethnicity and ability.

Education links

The trustees regularly meet with the school to ensure that all the facilities are available to enable the school to fulfil its Physical Education curriculum. We have achieved a greater understanding of the school's needs and are able to respond rapidly to changes and requests. We have provided an additional softball area to meet curriculum needs.

The Trust seeks to encourage ever-closer ties between the school and other sporting bodies to promote opportunities for coaching, greater participation and other educational opportunities in sport and recreation.

PROMOTING HIGH STANDARDS

The Trust, by working closely with the school, clubs and other users, encourages and nurtures the highest standards in sport and associated management of the facilities for the overall well-being and satisfaction of all who use the playing fields.

STRUCTURE, GOVERNANCE AND MANAGEMENT

The trustees met four times via zoom during the year, as allowed in the governing document. Face to face meeting was not permitted under Government regulations.

Charity trustees:

7 trustees remained in office during the year.

Douglas Lamont (until 31st July 2021)

Paul Adrian Eric Willmott (until 31st July 2022)

Richard Charles Cosier (until 31st July 2023)

Graham James Davies (reappointed in February until 9th February 2024)

Penelope Corinne Willmott (until 31st July 2023)

Kevin Heritage (reappointed in February until 8th February 2025)

Michelle Legg (until 3rd October 2021)

Roles and responsibilities, organisational management

	Chairman	Records and admin	Manage maintenance of the facilities	Bookings and income	Keeping and preparing accounts	Development Strategy for the site	External funding opportunities	User Group coordination	Inspect facilities and report dilapidations
Paul Willmott	✓	✓	✓	✓	✓	✓	✓	✓	✓
Michelle Legg		✓				✓	✓		
Doug Lamont				✓		✓	✓		
Graham Davies			✓		✓	✓	✓		✓
Penny Willmott		✓			✓	✓			
Kevin Heritage			✓			✓		✓	✓
Richard Cosier			✓	✓	✓	✓		✓	✓

Other relationships

Wheatley Playing Field Trust maintains membership of Oxfordshire Playing Fields Association and the Grounds Management Association to benefit from professional advice. One trustee maintains membership of the RFU Grounds' Management Group. A benefit of Lockdown was the number of online training courses from all organisations made free to members.

Risk management

In April 2015 the trustees carried out a condition survey of existing facilities and playing fields to highlight threats to the Trust by pre-existing conditions. This condition survey was presented to Wheatley Parish Council, the landowner, to form part of the lease as landlord's defects.

The trustees regularly review the documents handed over with the lease and has arranged further water system cleaning and testing on a regular basis. Wheatley Park School, being the largest user and also responsible for young persons, are consulted about specific risk and safeguarding policies with regard to their use of the fields.

There has been a great deal of ongoing discussion with Wheatley Parish Council about dealing with these issues that present potential risk. However, Wheatley Parish Council has agreed that all existing defects will remain the liability of the Council and on advice from the Trust, has started a programme of remedial works.

Trustee recruitment and training

One trustee now has an enhanced DBS check.

One trustee has a DBS check through Wheatley Park School.

One trustee has a DBS check through work as a teacher.

It was agreed that the pandemic highlighted the risk to the Trust operations if one trustee was severely incapacitated, so proposals for an additional trustee would be sought.

Contact details for the trust

www.wheatleyplayingfieldtrust.co.uk

admin@wheatleyplayingfieldtrust.co.uk

PROFESSIONAL ADVISERS

Bankers

Barclays Bank,
105 London Road
Headington,
Oxford OX3 9AH

Insurance broker

Towergate
PO Box 257
Wymondham
NR18 8DR

Solicitor during the period

Geoffrey Bryant and Company
54 High Street
Eton
SL4 6BL

Independent Examiner

Robert Minty
24 Old London Road
Wheatley
Oxford OX33 1YW

This report was approved at a meeting of the Trustees on

17th November 2021

At 10.30 am



Chairman

Wheatley Playing Field Trust

Charity No. 1162945

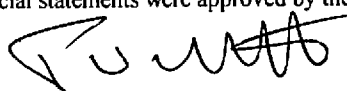
Statement of Financial Activities for the period ended 31 March 2021

	2021		2020	
	Unrestricted £	Restricted £	Total £	Unrestricted £
Income and Endowments from				
Voluntary Income				
Covid support grants - South Oxfordshire District Council	19,907	-	19,907	-
Other grants - SODC security grant	-	1,500	1,500	-
SODC TOE grant	-	-	-	1,000
Income from charitable activities				
Hire of facilities to Wheatley Park school	23,256	-	23,256	33,000
Facility hire - Rugby	800	-	800	2,005
Football	770	-	770	842
Other	-	-	-	1205
Contribution to costs by Rugby club	-	3,600	3,600	-
Total Income and Endowments	44,733	5,100	49,833	37,052
Expenditure on				
Field maintenance	16,801	4,600	21,401	18,719
Sports equipment	459	-	459	-
Repairs	1,773	-	1,773	4,049
Materials	-	-	-	25
Rent	10	-	10	10
Water	907	-	907	1,295
Insurances	4,008	-	4,008	3,875
Heat and light (net of user contributions)	826	-	826	2,487
Waste disposal	(120)	-	(120)	341
Professional fees	180	-	180	-
Subscriptions	202	-	202	202
Bad Debts	-	-	-	50
Other	440	-	440	550
Depreciation	1,830	375	2,205	756
Total Expenditure	27,316	4,975	32,291	32,359
Net Income for the year	17,417	125	17,542	5,693
General reserves brought forward	20,902	1,000	21,902	16,209
General reserves carried forward	38,319	1,125	39,444	21,902

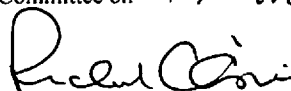
Wheatley Playing Field Trust
Charity No. 1162945
Balance Sheet as at 31 March 2021

	Note	£	2020 £
Fixed Assets			
Sports equipment	3	4,619	2,829
Current Assets			
Debtors		-	-
Cash in hand and at bank		40,334	26,607
		<u>40,334</u>	<u>26,607</u>
Less: creditors falling due within one year	4	(5,509)	(7,534)
		<u>34,825</u>	<u>19,073</u>
Net current assets			
		<u>39,444</u>	<u>21,902</u>
Net Assets			
		<u>39,444</u>	<u>21,902</u>
Unrestricted funds			
Unrestricted reserves		38,319	20,902
Restricted reserves		1,125	1,000
		<u>39,444</u>	<u>21,902</u>

These financial statements were approved by the Management Committee on 17th November 2021 at 10.30am



P A E Wilmott
Chairman



R C Cosier
Treasurer

Wheatley Playing Field Trust

Charity No. 1162945

Notes on the Financial Statements for the Year ended 31 March 2021

1. Accounting Policies

a) Basis of accounting

The financial statements have been prepared on the historical cost convention and in accordance with accounting standards, the Charities SORP and comply with the Charities (Accounts and Reports) Regulations issued under the Charities Act 2011.

b) Recognition of Income and Endowments

Incoming resources are recognised in the Statement of Financial Activities when:

- the charity becomes entitled to the resources;
- the trustees are virtually certain that they will receive the resources; and
- the monetary value can be measured with sufficient reliability.

c) Liability Recognition

Liabilities are recognised as soon as there is a legal or constructive obligation committing the charity to make expenditure.

d) Depreciation

Depreciation is calculated to write off the cost of tangible fixed assets over their expected useful lives as follows;

Sports equipment - straight line over 4 years

2. Incorporation

Wheatley Playing Field Trust is a Charitable Incorporated Organisation and was entered on the Register of Charities by the Charity Commission on 31 July 2015.

The objects of the Trust are the promotion of community participation in healthy recreation and the advancement of education for the benefit of the inhabitants of the Parish of Wheatley and the neighbouring community by the provision of facilities, including a pavilion and changing rooms, for playing rugby, football, cricket and tennis in the first instance and to develop facilities for other sports and pastimes.

The Trust took over the facilities previously provided by the Wheatley Park Sportsfield Management Committee on behalf of Oxfordshire County Council and Wheatley Parish Council and commenced operation on 1 September 2015.

3. Tangible Fixed Assets

	Sports Equipment £	Total £
Cost		
Cost at 1 April 2020	4,823	4,823
Additions	3,995	3,995
Cost at 31 March 2021	<u>8,818</u>	<u>8,818</u>
Accumulated depreciation		
Accumulated depreciation to 1 April 2020	1,994	1,994
Charge for the year	2,205	2,205
Accumulated depreciation to 31 March 2021	<u>4,199</u>	<u>4,199</u>
Net book value at 31 March 2021	<u>4,619</u>	<u>4,619</u>
Net book value at 31 March 2020	<u>2,829</u>	<u>2,829</u>

Wheatley Playing Field Trust

Charity No. 1162945

Notes on the Financial Statements for the Year ended 31 March 2021

4. Creditors

		2020
	£	£
Income in advance	-	3,512
Other creditors	5,509	4,022
	<u>5,509</u>	<u>7,534</u>

5. Restricted Funds

	Balance at 1/4/2020	Income	Expenditure	Balance at 31/3/2021
	£	£	£	£
South Oxfordshire District Council				
Netball lighting	1,000	-	250	750
Security	-	1,500	1,500	-
Rugby club - CCTV	-	500	125	375
- Security	-	1,600	1,600	-
- Ceiling repairs	-	1,500	1,500	-
	<u>1,000</u>	<u>5,100</u>	<u>4,975</u>	<u>1,125</u>

6. Analysis of Assets and Liabilities as at 31 March 2021

	Unrestricted	Restricted	Total
	£	£	£
Tangible fixed assets	3,494	1,125	4,619
Current assets	40,334	-	40,334
Current liabilities	(5,509)	-	(5,509)
	<u>38,319</u>	<u>1,125</u>	<u>39,444</u>

7. Capital Commitments

As at 31 March 2021 the Trust had allocated £3900 to upgrading the training pitch floodlights and upgrading fire doors (2020: £1700 for completing the netball lighting).

Wheatley Playing Field Trust
Charity No. 1162945
Accounts for the period ended 31 March 2021

I report on the accounts of Wheatley Playing Field Trust for the period ended 31 March 2021 which are set out on pages 8 to 11.

Respective responsibilities of trustees and examiner

The Charity's Trustees are responsible for the preparation of the accounts in accordance with the Charities Act 2011 ("the Act").

The Charity's Trustees consider that an audit is not required for this year under section 144 of the Act and that an independent examination is needed.

It is my responsibility to:

- . Examine the accounts under section 145 of the 2011 Act
- . To follow the procedures laid down in the General Directions given by the Charity Commissioners under section 145(5) (b) of the Act, ;
and
- . To state whether particular matters have come to my attention.

Basis of independent examiners report

My examination was carried out in accordance with General Directions given by the Charity Commission.

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

Independent examiner's statement

In connection with my examination, no matter has come to my attention which give me cause to believe that in any material respect:

the accounting records were not kept in accordance with section 130 of the Charities Act; or
the accounts did not accord with the accounting records; or
the accounts did not accord with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a "true and fair" view which is not a matter considered as part of an independent examination.

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

R.F. Minty

R.F. MINTY FCA

24 OLD LONDON ROAD

WHEATLEY

OXFORD

OX33 4W

20/11/2021.