



Chesham & District Community Association
Charitable Incorporated Organisation No. 1168816

Annual Report
for the year ended 31st March 2025

White Hill Centre
White Hill
Chesham
Buckinghamshire
HP5 1AG

Names of the Charity Trustees and Management Committee:

- | | | |
|---|-------------------|-----------------------------------|
| • | Alison Shepherd | Chair of the Trustees |
| • | Nigel Brand | Chair of the Management Committee |
| • | John Hatton | Trustee and Treasurer |
| • | Keith Farlie | Trustee and Licensee |
| • | Patricia Cherrill | Trustee |
| • | John Graham | Management Committee Member |
| • | Andrew King | Management Committee Member |
| • | Yvonne Plester | Management Committee Member |

Structure, Governance, and Management of the Association

The charity is a Charitable Incorporated Organisation registered with the Charity Commission and has a constitution approved by the Charity Commission.

The Association is governed by a Board of Trustees and a Management Committee.

The Persons forming the Management Committee may be representatives of individual groups or ordinary members.

The Trustees have, so far, not considered it necessary to hold separate meetings with all matters covered by the regular Management Committee meetings.

Trustees are elected to the Board of Trustees at the annual general meeting each year from the Membership. At every annual general meeting one-third of the Trustees shall retire from office but are eligible for reappointment.

Summary of the Charity Objects set out in the Governing Document:

To benefit the residents of Chesham by associating together to advance education and provide facilities for recreation and leisure time activities. To establish, maintain and manage a community centre.

Summary of the main activities in relation to these objectives:

The Association owns the Freehold of the White Hill Centre (the Centre) which it manages as a major resource for the community and the members. Activities are arranged for members; in addition, the Centre accommodates a variety of Groups which provide cultural and recreational facilities for the community. Parts of the building are let on short leases to other organisations.

Due to the size and age of the Centre a major part of the work of the Association is directed towards maintaining and improving the facilities available within the building. Our objective is to provide space in which the members and the wider community will find attractive and will wish to use as much as possible. Our focus, particularly in recent years, is to offer activities to reduce loneliness and isolation, particularly in older local residents.

Summary of the main achievements and challenges facing the Charity during this year:

Our main achievement this year concerning the building was to improve the Lounge area to make it a more flexible space for visitors. Although the old bar was enjoyed by some groups in the evening, it was not used during the day and the Committee felt the space could be better used. The Lounge is now in regular use by many different groups and it has attracted new visitors to the Centre. There is still a bar facility for groups to use.

We received three grants this year.

- Douglas McMinn Trust - £35,000 to replace the flat roof and ceiling above the downstairs kitchen. This was a huge job as there was asbestos present and we took the opportunity to insulate the ceiling to reduce our energy usage.
- Roland Callingham Fund (Beckenscot) - £500. This was used to enhance the new Lounge space.
- Chesham Town Council - £500. This was also used to enhance the new Lounge space.

We have completed a vast amount of maintenance and improvements over the last 5 years, so this year we focussed on small improvements and maintenance projects. Although not so noticeable, they are vital to the upkeep of the building. This includes work on the main roof and the boilers.

Financial Review

The Trustees have reviewed the level of reserves considered appropriate. A driver in this has been the need to identify the level of funds that can be made available for the on-going upgrade of the Centre. A decision was taken that the General Reserve should be approximate to three months of normal expenditure. This level of reserves is set to cover the immediate and complete closure of the Centre. Further reserves may be required for specific purposes.

The Trustees continue to agree that the appropriate minimum figure for reserves is £25,000 of net current assets.

Further details are provided in the Treasurer's report.

Treasurer's Overall Summary

Formal audited accounts are not required for the Association due to the comparative size of our finances. However, as in previous years we have enlisted the assistance of SRL Accounting Services Ltd of Chesham to assist in preparing these accounts.

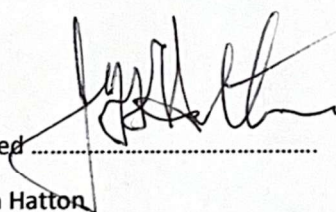
The completed accounts have been inspected by our 'overseer' – Stephen L'Estrange – whose formal statement appears at the end of the accounts.

During the previous (2023/24) year we received a grant of £185,000 from the Douglas McMinn Charitable Trust to upgrade the Centre facilities, including advancing essential maintenance which normally would have been spread over some years. Most of this work has now been completed, including replacing the downstairs kitchen roof which had asbestos tiles. The replacement is much better insulated, improving the working environment there. The cost of this work is included in the total of repairs

Overall expenditure for the year exceeded income by £48,601, before depreciation. The largest part of this relates to the kitchen roof (£41,478). Without this expense the deficit would have been £7,123, relating to other substantial refurbishment costs funded by the bequest.

I am pleased to say our financial position is now strong. This is in no small part due to the generous grant received. This year we anticipate much lower maintenance costs, and I expect total expenditure for the year will be covered by income

Since the 2024/25 year end we have received a further grant of £10,000 from the Duncan McMinn Charitable Trust. This is to cover the cost of creating a new Centre Office, allowing us to let the existing office to a local charity. This will further strengthen our financial position.

Signed 

John Hatton
Honorary Treasurer
Chesham & District Community Association
White Hill Centre

Report of Independent Examiner

Having had access to the bookkeeping records and bank statements of the Association I have inspected the accounts submitted for the year ended 31st March 2025 and consider these to be a fair representation of the financial position for the year.

Sign 

Stephen L'Estrange
Independent Examiner

Income & Expenditure Account
Chesham & District Community Association
For the year ended 31 March 2025

Account	2025	2024
Turnover		
Activities Income		
Badminton	1,473.00	1,966.60
Bowls (Pioneer)	356.00	616.20
Bowls (Friday)	773.00	630.00
Table Tennis	6,214.05	5,078.50
Total Activities Income	8,816.05	8,291.30
Room Hire & Rents		
Rents	25,691.71	24,659.40
Room Hire	92,073.39	74,508.39
Total Room Hire & Rents	117,765.10	99,167.79
Membership, Donations, Fund Raising		
Membership Fees	1,318.19	1,454.00
Donations Received	0.00	508.40
Tax recovered - Membership & Donations	328.05	320.65
Donations - Car Park Appeal	0.00	623.86
Fundraising Activities	708.00	621.00
Total Membership, Donations, Fund Raising	2,354.24	3,527.91
Membership, Donations, Fund Raising	128,935.39	110,987.00
Other Income Sources		
Grants, etc	900.00	10,800.00
Bank Interest Received	3,825.56	4,006.92
Legacies & Bequests	0.00	185,000.00
Total Other Income Sources	4,725.56	199,806.92
Total Turnover	133,660.95	310,793.92
Gross Income	133,660.95	310,793.92
Administrative Costs		
Salaries & Accountancy Costs		
Salary	£56,167.80	£53,703.00
Employer Pension Contributions	£601.68	£571.32
Office Wages - Self Employed Staff	£4,272.50	£968.00
Accounting System	£525.60	£489.60
Accountants Fees	£912.00	£900.00
Total Salaries & Accountancy Costs	£62,479.58	£56,631.92
Utilities Costs		
Electricity	£6,841.87	£11,914.72
Gas	£11,407.29	£12,896.43
Insurance	£9,358.91	£9,249.41
Security System Maintenance	£1,505.54	£1,364.46
Telephone Costs	£3,090.54	£2,824.45
Water Supply	£2,350.61	£1,796.90
Waste Water (Sewerage)	£1,723.42	£1,246.23
Waste (Bins)	£4,143.23	£3,558.79
Total Utilities Costs	£40,421.41	£44,851.39
Repairs & Maintenance		
Repairs, Renewals and Maintenance	£74,580.73	£74,043.80
Cleaning Materials	£2,603.45	£3,470.02
Total Repairs & Maintenance	£77,184.18	£77,519.82
General Expenditure		
General Office Costs	£917.27	£572.62
Photocopier Rental		£432.00
Photocopying Income		-£25.91
Print Supplies		£406.09
PRS/PPL & MPL Licences	£1,325.98	£1,232.53
PRS/PPL Recoveries	-£1,132.00	-£1,134.00
Premises/Personal Licences	£193.98	£98.53
Website/computers/IT	£200.00	£200.00
Website/computers/IT	£449.80	£1,162.20
Total General Expenditure	£1,761.05	£2,545.60
Finance Costs		
Heart of Bucks Loan fees		£1,000.00
Bank Fees	£106.77	£110.09
Streamline Card Machine Charges	£5.42	£720.78
SumUp Card Machine Charges	£166.16	
Total Finance Costs	£278.35	£1,830.87
Depreciation & Amortisation of Assets		
Depreciation	£1,765.57	£1,094.60
Car Park Resurfacing Amortisation	£1,042.00	£1,952.40
Total Depreciation & Amortisation of Assets	£3,707.57	£3,047.00
Total Administrative Costs	£185,832.14	£186,426.60
Operating Surplus (Deficit)	-£52,171.19	£124,367.32
Bar Income & Expenditure		
Bar Sales	£6,458.68	£6,914.56
Bar Purchases	-£4,854.44	-£5,652.81
Total Bar Income & Expenditure	£1,604.24	£1,261.75
Surplus (Deficit) of Income Over Expenditure	-£50,566.95	£125,629.07
Surplus of Income over Expenditure	-£50,566.95	£125,629.07

Balance Sheet

Chesham & District Community Association

As at 31 March 2025

Account	31 Mar 2025	31 Mar 2024
Fixed Assets		
Tangible Assets		
Buildings	£21,223.52	£21,223.52
Furniture, Fittings, & Equipment	£25,272.68	£25,272.68
Depreciation F&F	-£23,754.46	-£21,988.89
	£1,518.22	£3,283.79
Car Park Resurfacing	£48,560.40	£48,560.40
Car Park Resurfacing Amortisation Fund	-£3,894.40	-£1,952.40
	£44,666.00	£46,608.00
Total Tangible Assets	£67,407.74	£71,115.31
Total Fixed Assets	£67,407.74	£71,115.31
Current Assets		
Cash at bank and in hand		
Barclays Bank Current Account	£458.36	£764.51
Streamline Card Machine Payments Due		£156.78
SumUp Machine Payments Due	£20.00	
Barclays Business Premium account	£5,000.00	
CCLA/COIF - CO3042335 - General Reserve	£56,315.43	£106,640.00
Bar Float	£50.00	£50.00
Total Cash at bank and in hand	£61,843.79	£107,611.29
Invoices receivable	£2,273.00	£4,227.07
Bar Stock	£210.19	£147.81
Total Current Assets	£64,326.98	£111,986.17
Creditors: amounts falling due within one year		
Invoices payable	£1,153.59	£1,655.69
Rent Deposits	£2,480.00	£2,480.00
Chesham Art Society - Club Funds	£138.00	
Chesham Folk Club - Club Funds	£1,371.72	£1,807.43
Total Creditors: amounts falling due within one year	£5,143.31	£5,943.12
Net Current Assets (Liabilities)	£59,183.67	£106,043.05
Total Assets less Current Liabilities	£126,591.41	£177,158.36
Net Assets	£126,591.41	£177,158.36
Funds		
General Fund	£177,158.36	£51,529.29
Current Year Earnings	-£50,566.95	£125,629.07
Total Funds	£126,591.41	£177,158.36