

**Charity Registration Number 1172784**

**LEVERSTOCK GREEN VILLAGE ASSOCIATION CIO**

**ANNUAL REPORT AND ACCOUNTS**

**FOR THE YEAR ENDED  
31 AUGUST 2025**

**TRUSTEES' REPORT  
FOR THE YEAR ENDED 31 AUGUST 2025**

The Trustees present the annual report and financial statements of the charity for the year ended 31 August 2025. The financial statements comply with current statutory requirements and the requirements of the Charity's governing document.

**OBJECTIVES AND ACTIVITIES**

***Objects***

The charity's objects, as detailed in the constitution, are:

To promote the benefit and protect the interests of the inhabitants of Leverstock Green and the neighbourhood without distinction of sex, sexual orientation, race or of political, religious or other opinions, by associating together the said inhabitants and the local authorities, voluntary and other organisations in a common effort to advance education and to provide facilities in the interests of social welfare for recreation and leisure time occupation with the object of improving the conditions of life for the said inhabitants.

Establish or secure the establishment of a community centre, The Village Hall, and to maintain and manage the same (whether alone or in co-operation with any local authority or other person or body) in furtherance of these objects.

***Activities***

In order to achieve these objectives, during the year the charity has:

Kept a watching brief on all planning and environment issues which affect residents and lobbied the appropriate authorities where necessary.

Ensured that the Village Hall is well maintained and appropriate for all hall users and drawn up plans to initiate refurbishment projects to keep the facilities to a standard expected by the local residents and users. In this connection the charity has liaised with the Leverstock Green Parish Trust for funding.

Raised funds by a variety of means to cover any shortfall between the hall-hire income and expenses; to pay for the refurbishment works

Maintained sub-committees and working parties as are necessary to address the aims and objectives of the Constitution. These currently comprise, Finance; Environment; and Fete/Fund raising (working party) all of which report back to the Main Committee.

Placed any surplus funds not needed for immediate running of the Village Hall, or other projects, on deposit to earn interest.

***Public benefit***

The Trustees have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing the charity's aims and objectives and in the planning and operations of all its current and future activities. In particular, the Trustees have given due regard to public benefit to ensure that all the activities have open access and are affordable.

**TRUSTEES' REPORT (CONTINUED)  
FOR THE YEAR ENDED 31 AUGUST 2025**

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**ACHIEVEMENTS AND PERFORMANCE**

Hall hire bookings have remained fairly constant and provide varied activities for members of the community and for those from further afield. These have been supplemented with occasional bookings: children's birthday parties, family events etc, which have proved popular.

***Environmental & Planning Issues***

The Environmental & Planning Sub-Committee (ESC) is made up of members of the main committee and other local residents. Its function is to examine planning applications and proposals with the aim of protecting and preserving the local environment, amenities and Green Belt from encroachment or inappropriate development. The ESC also examines relevant National, Regional, County and Local Plans to establish the possible impact on the environment and amenities of Leverstock Green and the wider LGVA Area of Benefit.

The East Hemel Development, which is part of the Hemel Garden Community (HGC) project, includes the proposed construction of 2,400 house and supporting infrastructure on Crown Estate land between Leverstock Green and the M1. The Crown Estate has held three stages of community engagement including workshops and exhibitions. The ESC has been actively involved in the workshops and has participated in the exhibitions.

The HGC project is included in both the new St Albans City and District and Dacorum draft Local Plans which have both reached the Public Examination stage. The ESC has attended hearings and has been closely monitoring the progress of both Local Plans.

***Events provided in accordance with our aims:***

*Winter Fayre, Christmas Lights and Village Fete*

The Winter Fayre and Christmas Lights Switch-on, held in Nov-24, has proved very popular, particularly the Christmas Grotto. It is intended that we should build on this for 2025.

The Summer Fete had many new and different stalls. Particular emphasis was placed on family entertainment and there were more children's rides this year. The Best Dressed Stall Rosette was won by SSAFA (Soldiers, Sailors and Air Families Association), who assist families of ex-service people.

The Dog Show, usually part of the Fete but delayed due to the extremely hot weather, was held on 6<sup>th</sup> September.

***Additional Activities***

The Village Voice, our revamped newsletter, has been well received by members of the community. The cost of printing is covered by the income from the advertising.

**TRUSTEES' REPORT (CONTINUED)  
FOR THE YEAR ENDED 31 AUGUST 2025**

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**FINANCIAL REVIEW**

**Reserves**

It is the policy of the charity that unrestricted funds, which have not been designated for a specific use, should be maintained at a level equivalent of £60,000 or twelve months' hall expenditure whichever is the greater. The Trustees consider that reserves at this level will ensure that in the event of a significant drop in funding, they will be able to continue the charity's current activities while consideration is given to ways in which additional funds may be raised. This level of reserves has been maintained throughout the year.

At 31 August 2025 the charity held free reserves of £115,120 (2024: £118,015). This equates to 19 months of running costs. The committee is aware of the excess reserves. Any investments will be made with caution due to the situation created by the rising costs of running expenses, in particular Utilities.

**STRUCTURE, GOVERNANCE AND MANAGEMENT**

The Leverstock Green Village Association CIO is governed by its constitution dated 27 April 2018.

15 individual trustees are elected at the Association's Annual General Meeting. Trustees representing local bodies are nominated by each individual body under its prevailing rules or constitution. At its first meeting after the Annual General Meeting the Management Committee elects from among its members the Officers of the charity to serve for the forthcoming year. Two members are appointed by our landlords, Dacorum Borough Council.

A Welcome Pack is in place to give to each new Trustee on joining the Main Management Committee. It is reviewed and updated each time it is needed so that the very latest information is included. In addition to the Constitution, latest accounts, minutes of last 2 months' meetings, the various Policies, a map of our Area of Benefit and information from the Charity Commission concerning Trustees, information such as contact details of staff and Trustees, a Who's-Who of those actively involved in the association, a history of the charity and the Village Hall, also of the Parish Trust and their Charity Scheme and any other material considered relevant, is given. All new Trustees are personally welcomed by the Chairman and encouraged to ask any questions and join any sub-committee in which they may have a particular interest and are assigned an experienced trustee to assist in familiarising themselves with the charity's activities.

Powers to invest the charity's funds for the benefit of the charity and its members are set out in the Constitution and are vested in the Management Committee.

The charity has no direct connection with any other charity or organisation, but the Leverstock Green Parish Trust provides the charity with donations towards the maintenance of the hall in accordance with its own Scheme of Arrangement.

With the exception of the paid staff, all Trustees are volunteers and all the work of the charity is undertaken by volunteers (not necessarily Trustees) without whom the charity would not be able to function.

The trustees have assessed the major risks to which the charity is exposed, and are satisfied that systems are in place to mitigate exposure to the major risks.

## LEVERSTOCK VILLAGE ASSOCIATION CIO

### TRUSTEES' REPORT (CONTINUED) FOR THE YEAR ENDED 31<sup>ST</sup> AUGUST 2025

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#### REFERENCE AND ADMINISTRATIVE DETAILS

Leverstock Green Village Association CIO is an incorporated charity registered with the Charity Commission (number 1172784).

The principal operating address of the charity is:

Village Hall  
Leverstock Green  
Herts  
HP3 8QG

The Trustees who served in the year and up to the date of this report were:

#### ***Elected Members***

I Parish	Chairman
C B Gage	Vice-Chairman (also Holy Trinity Church Representative)
D Tang	Treasurer
B Makins	Secretary (also Leverstock Green Cricket Club Representative)
H Bassadone	Resigned (did not stand for re-election at the AGM)
S Brind	
C Hill	
S Read	Appointed 13 <sup>th</sup> January 2025
N Taylor	
J Walker	
A Weightman	

#### ***Representative Members***

Leverstock Green Football Club	W Dawes
Leverstock Green Bridge Club	A Woof
1 <sup>st</sup> Leverstock Green Scouts	M Griffiths

#### ***Nominated Members***

Dacorum Borough Council	Councillor C McArevey
Dacorum Borough Council	Councillor J Gale

**TRUSTEES' REPORT (CONTINUED)  
FOR THE YEAR ENDED 31<sup>ST</sup> AUGUST 2025**

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**STATEMENT OF TRUSTEES' RESPONSIBILITIES**

The Trustees are responsible for preparing the accounts in accordance with applicable law and United Kingdom Generally Accepted Accounting Practice.

Law applicable to charities in England and Wales requires the trustees to prepare accounts for each financial year which give a true and fair view of the charity's financial activities during the year and of its financial position at the end of the year.

In preparing accounts giving a true and fair view, the Trustees should follow best practice and:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards and statements of recommended practice have been followed, subject to any departures disclosed and explained in the accounts; and
- prepare the accounts on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The Trustees are responsible for keeping accounting records that disclose with reasonable accuracy the financial position of the Charity and which enable them to ascertain the financial position of the charity and which enable them to ensure that the accounts comply with the Charities Act 2011 and the provisions of the trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

By order of the Trustees

I Parish – Chairman

10 November 2025

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF  
THE LEVERSTOCK GREEN VILLAGE ASSOCIATION CIO**

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I report to the trustees on the accounts of Leverstock Green Village Association Trust CIO (charity no: 1172784) for the year ended 31st August 2025 which are set out on pages 7 to 15.

**Respective responsibilities of trustee and examiner**

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

It is my responsibility to:

- examine the accounts under section 145 of the Charities Act,
- to follow the procedures laid down in the general Directions given by the Charity Commission (under section 145(5)(b) of the Charities Act, and
- to state whether particular matters have come to my attention.

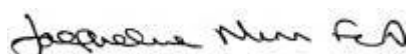
**Basis of independent examiner's report**

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

**Independent examiner's statement**

In connection with my examination, no matter has come to my attention to indicate that:

- accounting records have not been kept in accordance with section 145 of the Charities Act;
- the accounts do not accord with such records
- where accounts are prepared on an accruals basis, whether they fail to comply with relevant accounting requirements of the Charities Act or are not consistent with the Charities SORP (FRS102)
- any such matter which the examiner believes should be drawn to the attention of the reader to gain a proper understanding of the accounts.



271 St Albans Road  
Hemel Hempstead  
Hertfordshire  
HP2 4RP

Dated: 22 October 2025

**LEVERSTOCK GREEN VILLAGE ASSOCIATION CIO**  
**STATEMENT OF FINANCIAL ACTIVITIES**  
**FOR THE YEAR ENDED 31 AUGUST 2025**

	Note	Restricted 2025 £	Unrestricted 2025 £	Total 2025 £	Restricted 2024 £	Unrestricted 2024 £	Total 2024 £
<b>Income from:</b>							
Donations & Grants		18,936	567	19,503	5,186	163	5,349
Charitable activities & events	2	671	13,056	13,727	1,179	14,342	15,521
Other trading activities			57,560	57,560		61,246	61,246
Investment income			4,313	4,313		3,609	3,609
<b>Total income</b>		<b>19,607</b>	<b>75,496</b>	<b>95,103</b>	<b>6,365</b>	<b>79,360</b>	<b>85,725</b>
<b>Expenditure on:</b>							
Charitable & Fund-raising costs	2	(671)	(8,152)	(8,823)	(1,179)	(8,431)	(9,610)
Staff costs	3		(44,658)	(44,658)		(42,346)	(42,346)
Light, heat & water	4	(2,585)	(11,413)	(13,998)	(2,689)	(17,327)	(20,016)
Insurances & Licences			(2,138)	(2,138)		(2,161)	(2,161)
Repairs & maintenance		(15,766)	(634)	(16,400)	(1,773)	(9)	(1,782)
Telephone, postage and stationery			(1,207)	(1,207)		(1,316)	(1,316)
Hall & Office equipment		(585)	(3,207)	(3,792)	(724)	(747)	(1,471)
Depreciation		(100)	(8,179)	(8,279)	(100)	(8,179)	(8,279)
Independent Examiner's Fee			(390)	(390)		(390)	(390)
Professional Fees			(2,626)	(2,626)		(80)	(80)
Sundry			(4,067)	(4,067)		(3,781)	(3,781)
<b>Total expenditure</b>		<b>(19,707)</b>	<b>(86,670)</b>	<b>(106,377)</b>	<b>(6,465)</b>	<b>(84,767)</b>	<b>(91,232)</b>
<b>Net income/(expenditure)</b>		<b>(100)</b>	<b>(11,174)</b>	<b>(11,274)</b>	<b>(100)</b>	<b>(5,408)</b>	<b>(5,508)</b>
Transfer between funds		-	-	-	-	-	-
<b>Net income/(expenditure) after transfers</b>		<b>(100)</b>	<b>(11,174)</b>	<b>(11,274)</b>	<b>(100)</b>	<b>(5,408)</b>	<b>(5,508)</b>
<b>Reconciliation of funds</b>							
Fund balances at beginning of year		436	179,179	179,615	536	184,587	185,123
<b>Fund balances at end of year</b>		<b>336</b>	<b>168,005</b>	<b>168,341</b>	<b>436</b>	<b>179,179</b>	<b>179,615</b>

The notes on pages 10 to 15 form part of these accounts.



**LEVERSTOCK GREEN VILLAGE ASSOCIATION CIO****BALANCE SHEET  
FOR THE YEAR ENDED 31 AUGUST 2025**

	Notes	£	2025 £	£	2024 £
<b>Fixed Assets</b>					
Tangible assets	6		52,885		61,164
<b>Current Assets</b>					
Debtors	7	4,883		4,831	
Cash at bank and in hand		114,407		116,323	
<b>Total Current Assets</b>		<b>119,290</b>		<b>121,154</b>	
<b>Creditors: Amounts Falling Due Within One Year</b>	8	(3,834)		(2,703)	
<b>Net Current Assets</b>		<b>115,456</b>		<b>118,451</b>	
<b>Total Assets less Current Liabilities</b>			<b>168,341</b>		<b>179,615</b>
<b>Represented by:</b>					
<b>Restricted Funds</b>			336		436
<b>Unrestricted Funds</b>					
Designated funds			52,885		61,164
General funds			115,120		118,015
	9		<b>168,341</b>		<b>179,615</b>

Approved by the Trustees on 10th Nov 2025

I Parish – Chairman  
Trustee

D Tang – Treasurer  
Trustee

The notes on pages 10 to 15 form part of these accounts.

**1. Accounting policies**

**Basis of preparation**

The accounts (financial statements) have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant note(s) to these accounts. The financial statements have been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) effective 1 January 2015 and the Charities Act 2011.

The charity constitutes a public benefit entity as defined by FRS 102.

The Trustee considers that there are no material uncertainties about the charity's ability to continue as a going concern.

**Income recognition**

Income is recognised once the charity has entitlement to the income, it is probable that the income will be received, and the amount of income receivable can be measured reliably.

Donations, legacies and other forms of voluntary income are recognised as incoming resources when receivable, except insofar as they are incapable of financial measurement. All other forms of income are recognised on a receivable basis. Income relating exclusively to future accounting periods is deferred.

**Expenditure recognition**

Expenditure is recognised when a liability is incurred.

**Tangible fixed assets and depreciation**

Tangible fixed assets are stated at cost less depreciation. Depreciation is provided at rates calculated to write off the cost less estimated residual value of each asset over its expected useful life, as follows:

Hall Improvements	25 years straight line (lease term)
Fixtures, fittings & equipment	10 years straight line
Computer equipment	3 years straight line

Capitalisation limit of £250.

**Funds structure**

Restricted funds represent grants, donations and legacies received which are allocated by the donor for specific purposes.

Unrestricted income funds are those funds that are available to the trustees to apply to the general charitable purposes as laid out in the Trust Deed.

Designated funds are unrestricted funds which have been put aside out of unrestricted funds at the discretion of the Trustees.

**LEVERSTOCK GREEN VILLAGE ASSOCIATION CIO**

**NOTES TO THE ACCOUNTS (CONTINUED)  
FOR THE YEAR ENDED 31 AUGUST 2025**

**2. Charitable activities and events & fundraising costs**

	<b>Income</b>	<b>Expenditure</b>	<b>Net Total</b>
<i><b>Year to 31 August 2025</b></i>			
	<b>£</b>	<b>£</b>	<b>£</b>
Winter Fayre	1,587	(107)	1,480
Christmas Lights	671	(1,886)	(1,215)
Magic Show	-	-	-
Quiz Night	1,087	(184)	903
Fete	2,881	(592)	2,289
500 Club	2,622	(1,465)	1,157
Newsletter	4,740	(4,144)	596
Other	139	(444)	(305)
<b>Totals</b>	<b>13,727</b>	<b>(8,823)</b>	<b>4,904</b>
<i><b>Year to 31 August 2024</b></i>			
	<b>£</b>	<b>£</b>	<b>£</b>
Winter Fayre	1,119	(145)	974
Christmas Lights	1,179	(2,409)	(1,230)
Magic Show	582	(450)	132
Quiz Night	1,201	(145)	1,056
Fete	3,657	(412)	3,245
500 Club	2,830	(1,560)	1,270
Newsletter	4,831	(3,977)	854
Other	122	(512)	(390)
<b>Totals</b>	<b>15,521</b>	<b>(9,610)</b>	<b>5,911</b>

**NOTES TO THE ACCOUNTS (CONTINUED)**  
**FOR THE YEAR ENDED 31 AUGUST 2025**

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**3. Staff costs**

	<b>2025</b>	<b>2024</b>
	<b>£</b>	<b>£</b>
Wages and salaries	43,702	41,450
Social security costs	0	0
Pension costs	956	896
	<b>44,658</b>	<b>42,346</b>

**Staff numbers**

The average monthly number of employees (head count based on number of staff employed) during the year was:

5 5

Staff work part-time and the average number of employees (full time equivalent based on hours worked) during the year was:

2 2

The charity operates a defined contribution pension scheme. The assets of the scheme are held separately from those of the company in an independently administered fund

**4. Light, heat & water**

	<b>2025</b>	<b>2024</b>
	<b>£</b>	<b>£</b>
Electricity	5,061	8,406
Gas	6,046	8,727
Water	2,891	2,883
	<b>13,998</b>	<b>20,016</b>

**5. Trustees' remuneration and expenses**

No trustee received any remuneration or expenses in the year.

The premium for the Village Hall insurance policy was a total of £1,217 (2024: £1,163) and includes Trustee indemnity insurance. This is provided by the Charity in order to indemnify the trustees or other officers against the consequences of any neglect or default on their part.

**NOTES TO THE ACCOUNTS (CONTINUED)**  
**FOR THE YEAR ENDED 31 AUGUST 2025**

**6. Tangible fixed assets**

	<b>Hall improvement</b>	<b>Fixtures, fittings &amp; equipment</b>	<b>Total</b>
	<b>£</b>	<b>£</b>	<b>£</b>
<b>Cost</b>			
At 1 September 2024	166,324	63,167	229,492
Additions	-	-	-
<b>At 31 August 2025</b>	<b>166,324</b>	<b>63,167</b>	<b>229,492</b>
<b>Depreciation</b>			
At 1 September 2024	113,100	55,227	168,327
Charged in year	6,653	1,626	8,279
<b>At 31 August 2025</b>	<b>119,753</b>	<b>56,853</b>	<b>176,606</b>
<b>Net book value</b>			
<b>At 31 August 2024</b>	<b>53,224</b>	<b>7,940</b>	<b>61,164</b>
<b>At 31 August 2025</b>	<b>46,571</b>	<b>6,314</b>	<b>52,885</b>

**7. Debtors**

	<b>2025</b>	<b>2024</b>
	<b>£</b>	<b>£</b>
Other debtors	684	313
Prepayments	1,889	1,730
Accrued income	2,310	2,788
	<b>4,883</b>	<b>4,831</b>

**8. Creditors: amounts falling due within one year**

	<b>2025</b>	<b>2024</b>
	<b>£</b>	<b>£</b>
Other creditors	1,350	1,340
Accruals and deferred income	2,484	1,363
	<b>3,834</b>	<b>2,703</b>

**NOTES TO THE ACCOUNTS (CONTINUED)**  
**FOR THE YEAR ENDED 31 AUGUST 2025**

**9a. Funds of the charity – Current Year**

	At 31 Aug 2024 £	Incoming resources £	Resources expended £	Transfers £	At 31 Aug 2025 £
<b>RESTRICTED FUNDS</b>					
500 Club	36	-	-		<b>36</b>
Christmas Lights Fund	-	671	(671)		<b>0</b>
Photocopier	-	585	(585)		<b>0</b>
Maintenance	-	15,766	(15,766)		<b>0</b>
Heat, Light & Water	-	1,554	(1,554)		<b>0</b>
Door Entry System	400	-	(100)		<b>300</b>
<b>Total restricted</b>	<b>436</b>	<b>18,576</b>	<b>(18,676)</b>	-	<b>336</b>
<b>UNRESTRICTED FUNDS</b>					
<b>Designated</b>					
Fixed Asset Fund	61,164	-	(8,279)	-	52,885
General	118,015	76,527	(79,422)	-	115,120
<b>Total unrestricted</b>	<b>179,179</b>	<b>76,527</b>	<b>(87,701)</b>	-	<b>168,005</b>
<b>TOTAL FUNDS</b>	<b>179,615</b>	<b>95,103</b>	<b>(106,377)</b>	-	<b>168,341</b>

**NOTES TO THE ACCOUNTS (CONTINUED)**  
**FOR THE YEAR ENDED 31 AUGUST 2025**

**9b. Funds of the charity – Prior Year**

	At 31 Aug 2023 £	Incoming resources £	Resources expended £	Transfers £	At 31 Aug 2024 £
<b>RESTRICTED FUNDS</b>					
Newsletter fund	-	-	-		-
500 Club	36	-	-		<b>36</b>
Christmas Lights Fund	-	1,179	(1,179)		-
Photocopier	-	727	(724)		-
Maintenance	-	1,773	(1,773)		-
Heat, Light, Water	-	2,689	(2,689)		-
Door Entry System	500	-	(100)		<b>400</b>
<b>Total restricted</b>	<b>536</b>	<b>6,365</b>	<b>(6,465)</b>		<b>436</b>
<b>UNRESTRICTED FUNDS</b>					
<b>Designated</b>					
Fixed Asset Fund	68,873	570	(8,279)		61,164
General	115,714	78,790	(76,488)		118,015
<b>Total unrestricted</b>	<b>184,587</b>	<b>79,360</b>	<b>(84,767)</b>		<b>179,179</b>
<b>TOTAL FUNDS</b>	<b>185,123</b>	<b>85,725</b>	<b>(91,232)</b>		<b>179,615</b>

**10a. Analysis of net assets by fund – current year**

	Unrestricted funds £	Designated funds £	Restricted funds £	Total funds £
Tangible fixed assets	-	52,885	-	52,885
Current assets	118,954	-	336	119,290
Creditors: amounts falling due within 12m	(3,834)	-	-	(3,834)
	<b>115,120</b>	<b>52,885</b>	<b>336</b>	<b>168,341</b>

**10b. Analysis of net assets by fund – prior year**

	Unrestricted funds £	Designated funds £	Restricted funds £	Total funds £
Tangible fixed assets	-	61,164	-	61,164
Current assets	120,718	-	436	121,154
Creditors: amounts falling due within 12m	(2,703)	-	-	(2,703)
	<b>118,015</b>	<b>61,164</b>	<b>436</b>	<b>179,615</b>

**NOTES TO THE ACCOUNTS (CONTINUED)**  
**FOR THE YEAR ENDED 31 AUGUST 2025**

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**11. Financial Commitments**

At the year end the Charity had commitments of £0 (2024: £0)

**12. Related Party Transactions**

There were no related party transactions during the year.