



**CHARITY COMMISSION**  
FOR ENGLAND AND WALES

## Trustees' Annual Report for the period

**From 27<sup>th</sup> August 2024    Period start date    To 26<sup>th</sup> August 2025**  
**Period end date**

**Charity name: THE CHELLASTON COMMUNITY ASSOCIATION**

**Charity registration number: 1173163**

## Objectives and Activities

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	<p>To promote the benefits of the inhabitants of Chellaston and the neighbourhood without distinction of sex or of political, religious, or other opinions by associating of the local authorities, voluntary organisations, and inhabitants 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.</p> <p>To maintain and manage the Community centre and to co-operate with the local authority in the maintenance and management of the centre for the activities promoted by the Association and its' constituent bodies in furtherance of the above purposes.</p> <p>The Association shall be non-party in politics and non-sectarian in religion.</p> <p>The Association shall have the power to affiliate to the National Federation of Community Associations and other organisations with similar charitable objects and purposes.</p>
Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.	Para 1.17 and 1.19	<p>The centre operates seven days a week being available from 8am to 10pm. The facilities include a main hall; the new West suite expansion which opened for business in November 2024; one small meeting room, a cloakroom, toilets, kitchen as well as a large outdoors grassed area and communal car park.</p> <p>Activities include a pre-school nursery, various fitness, dance, and martial arts classes, an over 60's indoor games club, a Brownies, and Rainbows group, one AA group and three Child health clinics, one for Derby City and two for South Derbyshire. In</p>

		<p>addition, children's parties take place most weekends.</p> <p>The pre-school nursery can now operate five days a week (08:00 to 15:15) as some previous users of the main hall have voluntarily moved to the West suite to accommodate these enhanced hours.</p> <p>The centre is a low-cost hire venue, and all users benefit from this.</p>
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	Para 1.18	<p>We now offer two good sized hire rooms which provide the village and surrounding area with much improved facilities and this also includes the use of two gardens for hirers to take advantage of.</p> <p>We write a monthly newsletter which is printed in a local monthly magazine informing residents of our progress and plans.</p>

### Additional information (optional)

You may choose to include further statements where relevant about:

	SORP reference	
Policy on grant making	Para 1.38	
Policy on social investment including program related investment	Para 1.38	
Contribution made by volunteers	Para 1.38	<p>A small number of friends and family of the Trustees help at the "Spirit of Chellaston" event where we open the centre and provide food and drinks and toilet facilities for the event held on a neighbouring park. Similarly, we host a carol singing event in December.</p>
Other		

### Achievements and Performance

	SORP reference	
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Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.	Para 1.20	<p>Our new expansion project, named the West suite has been completed and has come in within our construction budget. This has allowed the pre-school nursery to now operate over 36 hours per week in the main hall.</p> <p>The West suite is proving very popular and is virtually full now most evenings. And a south Derbyshire based child clinic use it extensively for two days a week.</p> <p>Improvements have been made recently with the addition of some "sound boards" in the West suite to help with the acoustics.</p>
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#### **Additional information (optional)**

You may choose to include further statements where relevant about:

Achievements against objectives set	Para 1.41	
Performance of fundraising activities against objectives set	Para 1.41	
Investment performance against objectives	Para 1.41	
Other		

## Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	This was another solid and consistent year of business for the Chellaston Community Association. The centre bookings for both the Main Hall and new West suite are virtually full of regular hirers and weekend party bookings. Our bank balance is very healthy, and we are currently considering new projects like: Solar panels and improvements to our main entrance lobby area.
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	Reserves are held at £20k, roughly in line with Charity Commission guidelines. We are now upping this to £30k because of our new West suite building.
Amount of reserves held	Para 1.22	£20k
Reasons for holding zero reserves	Para 1.22	N/A
Details of fund materially in deficit	Para 1.24	N/A
Explanation of any uncertainties about the charity continuing as a going concern	Para 1.23	N/A

### Additional information (optional)

You may choose to include further statements where relevant about:

The charity's principal sources of funds (including any fundraising)	Para 1.47	Monies received from both regular hirers and weekend children's party hire.
Investment policy and objectives including any social investment policy adopted	Para 1.46	
A description of the principal risks facing the charity	Para 1.46	
Other		

## Structure, Governance and Management

Description of charity's trusts:		
Type of governing document (trust deed, royal charter)	Para 1.25	Constitution
How is the charity constituted? (e.g unincorporated association, CIO)	Para 1.25	CIO
Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees	Para 1.25	Election of residents of Chellaston village at AGM

### Additional information (optional)

You may choose to include further statements where relevant about:

Policies and procedures adopted for the induction and training of trustees	Para 1.51	<p>All Trustees have:</p> <ol style="list-style-type: none"> <li>1) A Health and Safety induction</li> <li>2) Fire safety training</li> <li>3) Meet and Greet inductions for weekend party hire and new regular hire inductions</li> </ol> <p>Trustees also carry out annual Fire safety audits with all our current regular hirers.</p>
The charity's organisational structure and any wider network with which the charity works	Para 1.51	
Relationship with any related parties	Para 1.51	<p>We have a good working relationship with the Chellaston Residents Association, with whom we share a Chellaston Community Garden, this also includes regular maintenance.</p> <p>Similarly, the Spirit of Chellaston group who hold an annual fete on a neighbouring park.</p>
Other		

## Reference and Administrative details

Charity name	The Chellaston Community Association
Other name the charity uses	
Registered charity number	1173163
Charity's principal address	<p>The Chellaston Community Association</p> <p>Barley Croft</p> <p>Chellaston</p> <p>DERBY</p> <p>DE73 6TU</p>

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**Names of the charity trustees who manage the charity**

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Dave Cartwright	Chairman		
2	Hugh Craig	Secretary		
3	Paul Hicklin	Treasurer		
4	Anne Haywood	President		
5	Joyce Chadwick	Bookings Secretary		
6	Ian Colder			
7	Ray Watts			
8	Andy Hill		To 13 <sup>th</sup> May 2025 only	
9	Russ Armstrong			
10	Roy Witheford			
11	James Dunncliffe		To 9 <sup>th</sup> Nov. 2024 only	
12	Colin Drury			
13	Charity Sithole		To 17 <sup>th</sup> Oct. 2024 only	
14				
15				
16				
17				
18				
19				
20				

**Corporate trustees – names of the directors at the date the report was approved**

Director name		
N/A		

**Name of trustees holding title to property belonging to the charity**

Trustee name	Dates acted if not for whole year	
N/A		

## Funds held as custodian trustees on behalf of others

Description of the assets held in this capacity	N/A
Name and objects of the charity on whose behalf the assets are held and how this falls within the custodian charity's objects	N/A
Details of arrangements for safe custody and segregation of such assets from the charity's own assets	N/A

### Additional information (optional)

#### Names and addresses of advisers (Optional information)

Type of adviser	Name	Address

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

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## Exemptions from disclosure

Reason for non-disclosure of key personnel details

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## Other optional information

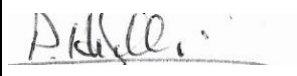
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## Declarations

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

Signed on behalf of the charity's trustees

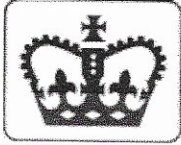
Signature(s)		
Full name(s)	Paul Hicklin	
Position (eg Secretary, Chair, etc)	Treasurer	
Date	12/12/2025	

**CHELLASTON COMMUNITY ASSOCIATION**  
**INCOME EXPENDITURE ACCOUNT**  
**YEAR ENDING 2025 as at 26th August '25**

2024	INCOME	2025
18695.75	Preschool nursery hire	22566.50
16104.45	Centre hire (Regular hirers)	29983.75
6358.85	Centre hire (One offs and childrens parties)	5156.50
1206.21	Spirit of Chellaston event	1152.75
10.00	Key deposit	40.00
8994.62	HSBC Bank interest	1582.44
51369.88	<b>TOTAL INCOME</b>	<b>60481.94</b>
	<b>EXPENDITURE</b>	
248.34	PRS/PPL Music Licence	242.58
502.26	BHIB Insurance	542.11
7559.94	Wages and Cleaning company costs	11712.64
115.20	Payroll Fees	115.20
2279.85	Electricity (EDF Business)	4272.02
1084.30	Gas (Total Energies)	1087.43
1242.09	Water (Everflow)	1964.82
521.12	NCC Trade Waste collection	709.65
360.64	General Upkeep and Cleaning materials	854.68
5522.72	Planned and Reactive Maintenance	6961.46
1170.19	Expenses/Postage	1561.05
121.68	Booking sec. mobile phone (O2 Mobile)	131.80
301.43	Spirit of Chellaston event	391.52
158.49	Business Rates	401.20
3579.80	West End expansion (LMR Extension) Design and Planning and Legal fees	
460.80	Virgin Broadband	460.80
80.63	HSBC Bank charges	79.41
2890.18	West End expansion Management and Contingencies	2700.00
327404.35	West End Expansion (LMR Extension) Building Cost	113301.76
2586.06	West End Expansion Furnishings	4696.39
	PAYE	198.40
358190.07	<b>TOTAL EXPENDITURE</b>	<b>152384.92</b>
-306820.19	Excess of Income over Expenditure	-91902.98
501751.25	Balance b/f from August 2023	
	Balance b/f from August 2024	194931.06
194931.06	<b>TOTAL</b>	<b>103028.08</b>
791.60	HSBC Current Account	2306.18
194139.46	HSBC Savings Account	100721.90
194931.06		<b>103028.08</b>
-15850.00	Provision for West end expansion- Design, Planning and Legal fees (Restricted funds)	0.00
-27150.00	Provision of West end expansion Management and Contingencies fees (Restricted funds)	-600.00
-101795.71	Provision for West end expansion building cost (Restricted funds)	-34100.00
-7913.94	Provision for furnishings for West end expansion (Restricted funds)	-3550.53
-10800.00	Provision for improvements to public areas and storage facilities (Restricted funds)	-35000.00
-2751.77	Provision for external public toilet (Restricted funds)	-2751.77
-1650.00	Lowering our Carbon emissions (Restricted funds)	-1650.00
-20000.00	Centre Financial Reserves (as Charity Commission guidelines) (Restricted funds)	-20000.00
7019.64	<b>Total Balance Remaining</b>	<b>5375.78</b>
-7000.00	Planned and Reactive Maintenance Fund	-5350.00
19.64	<b>Total Balance Remaining for General Upkeep and Refinements</b>	<b>25.78</b>

Audited by: *Brian Hill*  
*A.C.C.A., M.H.C.I.M.A., A.C.A.T.*

Date: *28.10.2025*



# CHARITY COMMISSION FOR ENGLAND AND WALES

## Independent examiner's report on the accounts

### Section A

### Independent Examiner's Report

Report to the trustees/  
members of

THE CHELLASTON COMMUNITY ASSOCIATION

On accounts for the year  
ended

26<sup>th</sup> AUGUST 2025

Charity no  
(if any)

1173163

Set out on pages

(remember to include the page numbers of additional sheets)

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 26/08/2025.

Responsibilities and  
basis of report

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

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

Independent  
examiner's statement

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

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

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

\* Please delete the words in the brackets if they do not apply.

Signed:

Date:

28.10.2025.

Name:

BRIAN HILL

Relevant professional  
qualification(s) or body  
(if any):

A.C.C.A., A.H.C.I.M.A., A.C.A.T.

Address:

4, Broomfield Road

SWADWICK.

DERBYSHIRE. DE5 5 1RP.

Only complete if the examiner needs to highlight matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

Give here brief details of any items that the examiner wishes to disclose.

NONE.

*[Signature]*

Accountant.