

GRESSINGHAM VILLAGE TRUST

England & Wales · Charity number 1181569

Details

Status Registered

Legal form CIO

Registered 2019-01-15

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

Contact

Address Gressingham Hall
Gressingham
Lancaster
LA2 8LP

Phone 015242 21280

Email jfpax@msn.com

Activities

Objects: THE OBJECT OF THE CIO IS THE PROVISION AND MAINTENANCE OF A BUILDING OR BUILDINGS FOR THE USE OF THE INHABITANTS OF THE AREA OF BENEFIT, WITHOUT DISTINCTION OF POLITICAL, RELIGIOUS OR OTHER OPINIONS, INCLUDING USE FOR MEETINGS, LECTURES, CLASSES, RELIGIOUS INSTRUCTION, PUBLIC WORSHIP, AND OTHER FORMS OF RECREATION AND LEISURE-TIME OCCUPATION WITH THE OBJECT OF IMPROVING THE CONDITIONS OF LIFE FOR THE INHABITANTS. THE AREA OF BENEFIT IS THE AREA ENCLOSED BY THE SOLID LINE ON THE MAP BELOW.

Activities: Own and manage Gressingham Old School Room.

Classification

- **How:** Provides Buildings/facilities/open Space
- **What:** Recreation
- **Who:** Children/young People, Elderly/old People, People With Disabilities, Other Charities Or Voluntary Bodies, The General Public/mankind

Geography

- Lancashire

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£11,173	£2,861	-	-
2023-12-31	£5,885	£3,720	-	-
2022-12-31	£5,471	£3,361	-	-
2021-12-31	£5,255	£3,198	-	-
2020-12-31	£5,146	£2,985	-	-

Trustees

Name	Role	Appointed
Jane Frances Paxman		2019-04-29
John Duncan Hamlett		2019-01-15
Louise Jane Stevens		2019-01-15
Martin Andrew Brooks		2019-01-15
Rev Lucie Ann Lunn		2023-05-24
Rosemary Rosie Jane Smith		2019-01-15

GRESSINGHAM VILLAGE TRUST

England & Wales - Charity number 1181569

Accounts

Gressingham Village Trust

a Charitable Incorporated Organisation, Registered with the Charity Commission as charity number 1181569.

Trustee's Annual Report 2024

Gressingham Village Trust (GVT) was incorporated and registered with the Charity Commission as a Charitable Incorporated Organisation (CIO) on 15 January 2019, with registered charity number 1181569.

Overview 2024

During 2024 GVT continued to manage and maintain Gressingham's Old School Room (OSR), including the grounds and the first floor flat.

At the Annual Parish Meeting on 29th May John Hamlett was re-elected as a trustee to a term of office to run to 2028.

GVT Trustees met twice (May and November) during the year. Use of the OSR has not fully recovered to pre-pandemic levels but Grafters, a weekly craft group, is the most regular user of the room.

The OSR building is in need of significant repairs and maintenance for it to continue as a fit-for-purpose community centre. Grant funding, together with the OSR's own resources, will be required for this. The first priority is to renew the roof. Quotes were obtained, a preferred contractor selected and a £4,000 grant to go towards the cost was awarded by Halton River Trust. The work was expected to be carried out in late 2025.

Constitution and 'committees' (subcommittees) (to be noted in each annual report)

The constitution is very practical and sets out in detail how the organisation is to operate. It should be referred to for questions on practical matters such as what constitutes a quorum (clause 15(3)) and the election and appointment of trustees (clause 10).

- At the end of 2024 The Gress (formerly known as The Gressingham Fellowship) which organizes social, educational and recreational activities in the village, became a 'committee' of GVT under clause 14 of the constitution.
- Independent examination of accounts is required when income exceeds £25,000 per year.

The following policies are in place (to be noted in each annual report)

- Emergencies can be handled in good faith between meetings (adopted 29 April 2019; the example was slates having blown off the roof and a repair having been quickly organised).
- Any three trustees acting together can attend to repairs, renewals and replacements between meetings up to £500 (adopted 11 July 2019).
- The following policies have been submitted to the Charity Commission, which requires policies in each of these areas to be in place:
 - Investment Policy. Funds beyond those in the current account are currently held in a bank deposit account.
 - Risk Management Policy. A Risk Assessment has been carried out for the building and activities within it. The risk of loss of money by fraud or theft by a trustee is managed by requiring two signatories on cheques and other instructions to the bank.
 - Conflicting Interests Policy. This is set out in the GVT constitution.
 - Complaints Policy. Should a complaint be made it will be addressed by all Trustees by meeting, or by online communication, within one week of the complaint being made.
 - Volunteer Management Policy. Volunteers and volunteering will be overseen directly by the trustees.
 - Safeguarding Policy. Best practice will be followed in relation to safeguarding practices for young people and vulnerable adults. Advice is available via the church-appointed trustees from the Diocese of Blackburn safeguarding team.

- Staff Payments policy. Payments to staff will be made by bankers order only.

Property ownership (to be noted in each annual report)

- GVT has Possessory Title at the Land Registry on “School House, Gressingham, Lancaster LA2 8LP”, title number LAN220739, Registered Proprietor Gressingham Village Trust, since May 2019. Absolute Title can be claimed after twelve years, that is, in May 2031 (see minutes of 11 July 2019).
- GVT additionally holds title to the septic tank site across the road from the OSR. Registration of this with The Land Registry, title number LAN247174, was completed in May 2023.

Key observations in relation to current tenancies (to be noted in each annual report)

- From the current tenancy agreement for the upstairs flat: “The Landlord may increase the rent on 1 January each year, by a maximum of the percentage change in the Consumer Prices Index in the year to the preceding June, as published in the middle of the preceding July. To do so, the Landlord must serve a rent review notice on the Tenant during September or October each year specifying: (a) the percentage by which the rent will increase on the forthcoming 1 January; and (b) the new rent payable from the forthcoming 1 January.”

List of attachments

- Accounts 2024

Jane Paxman (Chair of Trustees) 11 September 2025.

Gressingham Village Trust Accounts 2024

Year end: 31st December 2024

Income				Expenditure		
	General (£)	The Gress Cttee (£)			General (£)	The Gress Cttee (£)
Flat rent	5,508.00			Water	0.00	
LCC election room hire	260.00			Electricity	1,224.21	
Donation (The Gress)	18.00			Electricity refund	-154.83	
Donation (Halton Lune Trust)	4,000.00			Insurance	1,283.15	
Donation (Parish Council)	400.00			Cleaner	120.00	
Savings interest	987.43			Fire inspection	54.00	
				Bat survey	108.00	
				Roof repair	120.00	
				Window locks	106.19	

TOTALS			
	General £	The Gress Cttee £	TOTAL £
Income	11,173.43	0.00	11,173.43
Expenditure	2,860.72	0.00	2,860.72
Income over expenditure	8,312.71	0.00	8,312.71
Brought forward from 2023	53,180.60	0.00	53,180.60
Carried forward	61,493.31	8,425.32	69,918.63
as:-			
- current account	10,671.49		
- savings account	50,875.82		
- The Gress account		8,425.32	
TOTAL	61,493.31	8,425.32	69,918.63

Notes:

- Water Plus is failing to bill GVT and despite GVT's attempts, they refuse to recognize GVT's account. GVT makes a £100pa provision (plus June's CPI) for when bills resume.
- £124.50 of Pearson Trust Working Group (a now dissolved committee) funds have been absorbed into general funds.
- Current account balance includes £400 (deposited January 2025) from Gressingham Parish Council for use of the room in 2024.
- GVT has absorbed the previously separate organization, The Gressingham Fellowship, which runs social, cultural and educational activities in the village. Now known as 'The Gress' it will operate as a GVT committee with its own bank accounts.

GRESSINGHAM VILLAGE TRUST

England & Wales - Charity number 1181569

Accounts

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Overview 2023

During 2023, GVT continued to manage and maintain Gressingham's Old School Room (OSR), including the grounds and the first floor flat.

At the Annual Parish Meeting on 24th May Jane Paxman was re-elected to a term of office to run to 2027, Revd Lucie Lunn has assumed the role as an ex officio Trustee and Mary McClements stood down as an ex officio Trustee.

GVT Trustees met once during the year. The contractor engaged for external painting of windows and doors did not start work as expected in 2023. Use of the OSR continued to recover post-Covid with, for instance, the creation of a weekly craft group.

In February 2023 the Pearson Trust Working Group (PTWG), a Gressingham Village Trust committee, submitted a bid to the National Lottery Heritage Fund for a substantial grant to both turn the parish church into a multi-purpose community centre (and place of worship) and to support its operating and maintenance costs from income generated by converting the OSR into two rental flats. The application was unsuccessful and, as it was clear the level of funding required would not be available from other sources, work on the project ceased and the PTWG was disbanded. In the absence of the PTWG project the OSR needs significant repairs and maintenance to continue its role as a community centre. Grant funding, together with the OSR's own resources, will be required for this.

Constitution and 'committees' (subcommittees) (to be noted in each annual report)

The constitution is very practical and sets out in detail how the organisation is to operate. It should be referred to for questions on practical matters such as what constitutes a quorum (clause 15(3)) and the election and appointment of trustees (clause 10).

- The Pearson Trust Working Group was a 'committee' of GVT under the terms of clause 14 of the constitution; its delegated powers were set out in the minutes of 23 January 2019 and 27 February 2019.
- Independent examination of accounts is required when income exceeds £25,000 per year.

The following policies are in place (to be noted in each annual report)

- Emergencies can be handled in good faith between meetings (adopted 29 April 2019; the example was slates having blown off the roof and a repair having been quickly organised).
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Property ownership (to be noted in each annual report)

- GVT has Possessory Title at the Land Registry on "School House, Gressingham, Lancaster LA2 8LP", title number LAN220739, Registered Proprietor Gressingham Village Trust, since May 2019. Absolute Title can be claimed after twelve years, that is, in May 2031 (see minutes of 11 July 2019).
- GVT additionally holds title to the septic tank site across the road from the OSR. Registration of this with The Land Registry, title number LAN247174, was completed in May 2023.

Key observations in relation to current tenancies (to be noted in each annual report)

- From the current tenancy agreement for the upstairs flat: “The Landlord may increase the rent on 1 January each year, by a maximum of the percentage change in the Consumer Prices Index in the year to the preceding June, as published in the middle of the preceding July. To do so, the Landlord must serve a rent review notice on the Tenant during September or October each year specifying: (a) the percentage by which the rent will increase on the forthcoming 1 January; and (b) the new rent payable from the forthcoming 1 January.”

List of attachments

- Accounts 2023
- See also ‘Note on the status of trustees in the event of the delay or cancellation of the Annual Parish Meeting’, attached to the 2019 Annual Report.

Jane Paxman (Chair of Trustees) 27 October 2024.

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England & Wales - Charity number 1181569

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Gressingham Village Trust

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Overview 2022

During 2022, GVT continued to manage and maintain Gressingham's Old School Room (OSR), including the grounds and the upstairs flat.

At the Annual Parish Meeting on 18th May John Hamlett was re-elected to a term of office to run to 2024, Rosie Smith was re-elected to serve until 2025 and Martin Brooks was re-elected to serve until 2026.

In November the solicitors, Oglethorpe, Sturton and Gillibrand, completed the process of registering legal title at The Land Registry for the OSR septic tank site on land adjacent to Juniper Cottage. The solicitors had made errors in the registration and agreed to correct these at no additional cost to GVT and payment for their work would still only be made when the registration had been confirmed by GVT as having been completed correctly.

GVT Trustees met once during the year. Quotations were received for external painting of windows, doors and railings and a change of electricity provider was agreed. Use of the OSR has not returned to pre-Covid pandemic levels but it was agreed use of the OSR room for village events, organized by people in the parish, should be free of charge; £30 would be charged for use by individuals/organisations from outside the parish and £15 for parishioners for events aimed at an audience outside the parish.

No progress was made in 2022 by the Pearson Trust Working Group on the project to turn the parish church into a multi-purpose community centre (and place of worship) and to support its operating and maintenance costs from income generated by converting the OSR into two rental flats.

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- Independent examination of accounts is required when income exceeds £25,000 per year.

The following policies are in place (to be noted in each annual report)

- The individual occupying the upstairs flat at the OSR as tenant in February 2019 should be given the opportunity to move to the new downstairs apartment, should that individual still be occupying the upstairs apartment if and when the conversion of the downstairs into an apartment goes ahead (adopted 27 February 2019)
- Emergencies can be handled in good faith between meetings (adopted 29 April 2019; the example was slates having blown off the roof and a repair having been quickly organised)
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- The following policies have been submitted to the Charity Commission, which requires policies in each of these areas to be in place:
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Jane Paxman (Chair of Trustees) 27 June 2023.

GRESSINGHAM VILLAGE TRUST

England & Wales - Charity number 1181569

Accounts

Gressingham Village Trust

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Trustee's Annual Report 2021

Gressingham Village Trust (GVT) was incorporated and registered with the Charity Commission as a Charitable Incorporated Organisation (CIO) on 15 January 2019, with registered charity number 1181569.

Overview 2021

During 2021, GVT continued to manage and maintain Gressingham Old School Room (GOSR), including the grounds and the upstairs flat.

Revd Michael Hampson stepped down as GVT Chairman and Trustee on 12th October 2021 and was replaced as Chair by Jane Paxman.

GVT continued the process of registering legal title to the GOSR Septic Tank site at The Land Registry. This continues to be handled on behalf of GVT by Lara McIntosh of Oglethorpe Sturton & Gillibrand (OSG). In August 2022, GVT provided additional evidential documents requested by The Land Registry. OSG has agreed it will only request payment for their work when confirmation of completion of the registration with The Land Registry has been received.

There was no Annual Parish Meeting in 2021, only one GVT Trustees' meeting, and many other normal operations were disrupted, due to the continuing global Covid-19 pandemic.

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- GVT additionally holds deeds for the septic tank site across the road from GOSR. In October 2022, they are with the Land Registry accompanying GVT's application for registration of the plot. When they are not with the Land Registry, they are kept in the church safe.

Key observations in relation to current tenancies (to be noted in each annual report)

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Jane Paxman (Chair of Trustees) 28 October 2022.

GRESSINGHAM VILLAGE TRUST

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Trustee's Annual Report 2020

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Overview 2020

During 2020, GVT continued to manage and maintain Gressingham Old School Room (GOSR), including the grounds and the upstairs flat.

GVT also began the process of registering legal title to the GOSR Septic Tank site at the Land Registry. This is being handled on behalf of GVT by Lara McIntosh of Oglethorpe Sturton & Gillibrand. In September 2021, GVT has received an invoice for the work, but does not appear to have copies of the final material submitted to the Land Registry, or any response from the Land Registry, and the deeds to the site are with the Land Registry.

There was no Annual Parish Meeting in 2020, nor any trustees' meeting, and many other normal operations were disrupted, due to the global Covid-19 pandemic.

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- See also 'Note on the status of trustees in the event of the delay or cancellation of the 2020 Annual Parish Meeting', attached to the 2019 Annual Report.

Michael Hampson (chair of trustees) 17 September 2021

Gressingham Village Trust Accounts 2020

Year end; 31st December

	General £	PTWG £	Total £		General £	PTWG £	Total £
Income				Expenditure			
Flat rental	4,536.00			Water (Water Plus)	66.20		
LCC polling station rental	0.00			Electric (SWALEC)	896.20		
events rental	0.00			Insurance (Reid Hamilton)	1,472.70		
Savings interest	210.71			Fire check (Castle Fire)	55.14		
Gressingham Parish Council (2019 village use of room)	400.00			Electricians (GA Willan)	274.90		
				Cleaner (11 months @£20)	220.00		
				Printing (Promotional Gods)		66.00	
Total							
Income	5,146.71	0.00	5,146.71	Expenditure	2,985.14	66.00	3,051.14
Income over Expenditure	2,161.57	-66.00	2,095.57				
Brought Forward	44,561.40	190.50	44,751.90				
Carried Forward	46,722.97	124.50	46,847.47				
as :-							
Current Account (NatWest)			17,369.79				
Current Account (Yorkshire) NOW CLOSED			0.00				
Savings Account (NS&I)			29,477.68				
			46,847.47				

Notes GPC paid £400pa for villager's 2020 use of OSR. This wasn't banked by year end and will be included in next year's accounts
Bill Taylor donated £20 for visitor's use of OSR. This wasn't banked by year end and will be included in next year's accounts