

THE CHIPSTEAD VILLAGE PRESERVATION SOCIETY

England & Wales · Charity number 1189409

Details

Status Registered

Legal form CIO

Registered 2020-05-08

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

Contact

Address 21 Hollymead Road
Chipstead
Coulston
CR5 3LQ

Phone 01737552531

Email cvps@chipsteadvillage.org

Website <http://www.chipsteadvillage.org>

Activities

Objects: THE OBJECTS OF THE CIO ARE: FOR THE PUBLIC BENEFIT IN THE AREA COMPRISING THE VILLAGE OF CHIPSTEAD IN THE COUNTY OF SURREY AND ITS VICINITY, WHICH AREA SHALL HEREINAFTER BE REFERRED TO AS "THE AREA OF BENEFIT":1) THE CONSERVATION OF THE NATURAL ENVIRONMENT AND PRESERVATION OF BUILDINGS OF HERITAGE OR ARCHITECTURAL MERIT, INCLUDING WHERE APPROPRIATE THROUGH THE PURCHASE OF LAND OR BUILDINGS; 2) TO ADVANCE SUCH PURPOSES AS ARE CHARITABLE IN LAW FOR THE BENEFIT OF THE RESIDENTS OF THE AREA OF BENEFIT, INCLUDING BY THE MAKING OF GRANTS OR LOANS TO CHARITIES AND VOLUNTARY ORGANISATIONS. FOR THE PURPOSES OF THIS CLAUSE: • CHARITIES ARE ORGANISATIONS, WHICH ARE ESTABLISHED FOR EXCLUSIVELY CHARITABLE PURPOSES IN ACCORDANCE WITH THE LAW OF ENGLAND AND WALES. • VOLUNTARY ORGANISATIONS ARE INDEPENDENT ORGANISATIONS, WHICH ARE ESTABLISHED FOR PURPOSES THAT ADD VALUE TO THE COMMUNITY AS A WHOLE, OR A SIGNIFICANT SECTION OF THE COMMUNITY, AND WHICH ARE NOT PERMITTED BY THEIR CONSTITUTION TO MAKE A PROFIT FOR PRIVATE DISTRIBUTION. VOLUNTARY ORGANISATIONS DO NOT INCLUDE LOCAL GOVERNMENT OR OTHER STATUTORY AUTHORITIES.

Activities: Preservation of land in Chipstead, Surrey

Classification

- **How:** Makes Grants To Organisations, Provides Buildings/facilities/open Space
- **What:** Environment/conservation/heritage, Recreation
- **Who:** The General Public/mankind

Geography

- **Area of benefit:** LOCAL
- Surrey

Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£93,720	£7,987	-	-
2024-03-31	£24,566	£21,008	-	-
2023-03-31	£20,747	£13,478	-	-
2022-03-31	£16,651	£14,593	-	-
2021-03-31	£10,704	£6,415	-	-

Trustees

Name	Role	Appointed
John Michael Stephenson	Chair	2020-05-07
Amanda Jane Andrews		2024-07-23
Annette Berenice James		2020-05-07
CHRISTOPHER FRANK HAYMAN		2020-05-07
DAVID EDWARD HIGHAM		2020-05-07
Ian Edward Baker		2020-05-07
Ian Tombleson		2024-07-23
Iris Spooner		2020-05-07
Martin Peter Wilkie		2025-07-29
Matthew Phillip Eaton		2023-07-25
ROSEMARY JUNE SELFE		2020-05-07
Suzanne Jane Pattison		2023-07-25

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Trustees' Report

Status

The Chipstead Village Preservation Society CIO was registered by the Charity Commission on 7 May 2020. The CIO has the same Trustees as the 'old' CVPS, which remains a registered charity. The CIO's constitution is very similar to the 'old' CVPS but the opportunity was taken to update it where appropriate. The new constitution can be found on the village website.

On 4 September 2020 the assets and business of the 'old' CVPS were transferred to the CIO. The 'old' CVPS bank accounts remain operational, other than this the CVPS's properties and financial assets have been re-registered in the name of the CIO.

This Report and the attached financial statements combine the activities of the 'old' CVPS with those of the CIO. The Trustees believe that this is the most appropriate form of presentation and that members of the CVPS will find this the best way of understanding the activities and finances of the Society.

Objectives and activities

The principal purpose of the Chipstead Village Preservation Society remains the preservation of land and the protection of the character and amenities of the village of Chipstead for the benefit of residents and the public. In undertaking our responsibilities, the Trustees have regard to the Charity Commission's guidance on public benefit.

The Society currently owns approximately 55 acres of land. This has been acquired over a number of years to protect the environment and to give access to recreational areas for residents and visitors to walk and enjoy the countryside. Thanks to a very generous donation, during the year the Society was able to purchase Church Shaw. Otherwise, as has been the

CHIPSTEAD VILLAGE PRESERVATION SOCIETY CIO
Annual Report for the year ended 31 March 2025

case in recent years, our main focus over the past twelve months has been the maintenance of our existing land holdings.

The Trustees would like to remind members of the Society that it owns the freehold of Longshaw in Hazelwood Lane. The flats were sold on very long leases and the lessees are obliged to notify the Society if they propose selling their interest. The Society maintains a list of members who are interested in purchasing a flat should one become available. Please advise the Honorary Secretary at iris.spooner@btinternet.com if there is such an interest.

Achievements and performance

Maintenance of the CVPS's land holdings has remained a priority during the year under review. The main activities during the year were:

- Purchase of Church Shaw
- Significant contribution to the refurbishment of the Scout Hut
- Removal of vulnerable trees
- Continuing the maintenance and upkeep of Elmore Pond and those at Vincent's Green, Church Green and by The Grove
- Continuing the clearance of brambles and laurel in The Grove
- Supporting the CVPS History Society

Since May 2020 the CVPS and St. Margaret's Church have been involved with the collection of food and other essentials for the Chipstead Village Food Bank, these donations go to the local Loveworks Charity who distribute in the CR5 postcode.

Structure, governance and management

CVPS CIO is a Registered Charity (Charity Commission registration number: 1189409). At the EGM on the 24 February 2020 members received and approved an updated Constitution which was based on a model document recommended by the Charity Commission. The CIO was registered by the Charity Commission on 9 May 2020.

The Society is managed and administered by a committee comprising the Officers and other Trustees. The number of Trustees (including Officers) shall be no fewer than 5 and no more than 15. The Trustees shall have no less than 3 meetings in any one year in addition to an Annual General Meeting. The Society has in place a Risk Management Plan which identifies the risks likely to be faced by the Society and the actions required to mitigate those risks. This is a "live" document and is

CHIPSTEAD VILLAGE PRESERVATION SOCIETY CIO Annual Report for the year ended 31 March 2025

periodically reviewed by the Trustees. The finances of the Society are overseen by a Finance sub-committee.

The 'old' CVPS remains a Registered Charity (Charity Commission registration number: 275408). It was established in 1977 and is governed by a constitution, the most recent version of which was approved by members on 8th November 2010

Method used to appoint new trustees: CVPS Trustees and Officers are appointed by the members of the Society at the Annual General Meeting, generally for a three-year term upon the expiry of which, if eligible, they may seek re-election for further three-year term. Officers and other Trustees shall be proposed prior to an AGM by notice in writing signed by a member. In the event that a vacancy arises during the year in the number of Trustees, the Trustees may appoint any person who is willing to act on a temporary basis. A Trustee so appointed shall resign at the next AGM but may then be proposed for election as a Trustee.

Trustees

The Trustees of the Chipstead Village Preservation Society CIO are John Stephenson (Chairman), Ian Baker (Treasurer), Mat Eaton, Chris Hayman, David Higham, Annette James, Simon Kolesar, Suzanne Pattison, Rosemary Selfe, Iris Spooner (Secretary), Ian Tombleson.

The same individuals also served throughout the year as Trustees of the 'old' CVPS.

Annette James, Rosemary Selfe and Iris Spooner are standing for re-election to both charities.

Registered Address

The Honorary Secretary, 21 Hollymead Road, Chipstead, Surrey CR5 3LQ

Financial review

As shown by the financial statements the CVPS made a net profit during the year due. The Investment Policy continues to provide a wider spread of risk through a reduction in exposure to FTSE.

Despite the small increase in members during the year only about 20% of the estimated 1,000 residences in the village are members. The Trustees would very much like to increase both the number of members and consequently the amount of subscriptions raised. Subscriptions are now paid through CAF Donate with a recommended £25 minimum donation, which has improved not only the cash flow but also the timing of the collection of gift aid. We would also like to encourage residents to make bequests to the Society in their wills.

Reserves policy

The Society's aim is that its expenditure on maintaining its land and woodland holdings should be funded by its subscription and investment income. The Society's long-term policy is to build up its reserves to

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provide a sustainable stream of investment income. In exceptional circumstances the reserves may be used to fund abnormal expenditure but the Trustees anticipate that new fund raising would be required to pay for significant future projects.

Signed 6th July 2025

J Stephenson
Chairman

I Baker
Treasurer

Independent Examiner's Report to the Trustees of the Chipstead Village Preservation Society CIO

I report to the Trustees on my examination of the accounts of the Chipstead Village Preservation Society CIO for the year ended 31 March 2025. As Trustees you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

As explained in the Trustees Report and Note 1 of the Financial Statements on 4 September 2020 the assets and business of The Chipstead Village Preservation Society (the 'old' CVPS) were transferred to The Chipstead Village Preservation Society CIO (the CIO). These financial statements combine the activities of the 'old' CVPS and those of the CIO.

Independent examiner's statement

I have completed my examination having regard to the guidance on independent examinations issued by the Charity Commission. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. Accounting records were not kept in respect of the Society as required by section 130 of the Act; or
2. The accounts do not accord with those records; or
3. The accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008.

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

**CHIPSTEAD VILLAGE PRESERVATION SOCIETY CIO
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Signed 7th July 2025

Mina George

Honorary Independent Examiner

Statement of Financial Activities

	2025	2024	Note
	£	£	
Income from:			
Subscriptions	82,253	7,139	
Other trading activities	1,200	1,200	3
Investments	9,687	8,445	7
Other	580	7,782	
Total income	93,720	24,566	
Expenditure on:			
Charitable activities	(6,237)	(18,839)	4
Governance costs	(1,750)	(2,169)	5
Total expenditure	(7,987)	(21,008)	
Excess (deficit) of income over expenditure	85,733	3,558	
Net gains on investments	921	18,037	
Net income	86,654	21,595	
Reconciliation of funds			
Net income	86,654	21,595	
Total unrestricted funds brought forward	409,340	387,745	
Total unrestricted funds carried forward	495,994	409,340	

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Balance sheet

	2025	2025	2024	2024	Note
	£	£	£	£	
Fixed assets					
Tangible assets		230,651		168,435	6
Investments		293,530		292,609	7
Total fixed assets		524,181		461,044	
Current assets					
Debtors	17,812		1,673		
Bank balances	38,462		40,863		8
Current liabilities					
Creditors and accruals falling due within one year	(1,440)		(11,223)		
Net current assets		54,830		31,313	
Total assets less current liabilities		579,011		492,357	
The funds of the charity					
Restricted funds		83,017		83,017	9
Unrestricted funds		495,994		409,340	
Total charity funds		579,011		492,357	

Signed 7th July 2025

J Stephenson
Chairman

I Baker
Treasurer

Notes to the accounts

1. Status. As explained in the Trustees Report on 4 September 2020, the assets and business of The Chipstead Village Preservation Society (the 'old' CVPS) were transferred to The Chipstead Village Preservation Society CIO (the CIO). These financial statements combine the activities of the 'old' CVPS and those of the CIO. The Trustees believe that its members will find this the best way of understanding the activities and finances of the Society.

2.Accounting Policies. The financial statements have been prepared in accordance with FRS102 and the Charities SORP as it relates to a small charity. The main accounting policies are as follows.

- Subscription income is accounted for when it is received. Related Gift Aid is accrued and claimed on a periodic basis.
- Tangible assets, that comprise land and buildings owned by the Society, are stated at historical cost, or in two instances at an initial valuation. In view of the long-term nature of its holdings of land and buildings, the Trustees do not believe there would be benefit in periodically obtaining market values of its holdings but believe that any recoverable amount would exceed the historical costs. No depreciation is provided.
- Investments are valued at market value. Investment income is accounted for when received.

3.Other trading activities

	2024/25	2023/24
	£	£
Rent on Neale's Field	1,200	1,200

4.Charitable activities

Maintenance of land holdings	4,037	13,207
Tree surgery	2,200	5,632
	6,237	18,839

5.Governance costs

Insurance	956	1,491
Website costs	455	454
Other	339	224
	1,750	2,169

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6. Tangible assets

At cost:

	31.03.25	31.03.24
Neale's Field	26,100	26,100
Church Field	17,067	17,067
The Grove	22,992	22,992
Field adjacent to Cricket Club	60,389	60,389
Cricket Club Footpath	9,471	9,471
Embers Shaw (Colin's Field)	22,166	22,166
Church Shaw		
	62,216	0

At valuation:

Longshaw Freehold (leased until 2167)	250	250
Embers Shaw (Woodland)	10,000	10,000
	230,651	168,435

7. Investments

BMO Tracker Fund	123,998	116,877	Dividends	9,687	8,445
COIF Charities Investment Fund	135,861	142,501			
Schroder Strategic Credit Fund	33,681	33,231			
	293,530	292,609		9,687	8,445

During the year the Investment Policy was maintained to provide a wider spread of risk through the reduction in exposure to FTSE.

8. Bank balances

	31.03.25	
	31.03.25	31.03.24
Lloyds Bank - General	169	211
Lloyds Bank - Subscriptions	8,819	7,103
COIF	105	95
Hargreaves Lansdown	563	563
CAF Bank - General	25,588	18,403
CAF Bank - Subscriptions	3,218	14,488
	38,462	40,863

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9.Restricted funds.

When funds were raised for the following acquisitions, it was made clear that they would not be used for other purposes:

	31.03.25	
31.03.24		
Embers Shaw (Colin's Field)	20,089	20,089
Field adjacent to Cricket Club	62,928	62,928
	83,017	83,017

In 2010 donors of £55,450 of the money raised in relation the field adjacent to the Cricket Club waived the initial restriction placed on the use of the funds.

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Trustees' Report

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This Report and the attached financial statements combine the activities of the 'old' CVPS with those of the CIO. The Trustees believe that this is the most appropriate form of presentation and that members of the CVPS will find this the best way of understanding the activities and finances of the Society.

Objectives and activities

The principal purpose of the Chipstead Village Preservation Society remains the preservation of land and the protection of the character and amenities of the village of Chipstead for the benefit of residents and the public. In undertaking our responsibilities, the Trustees have regard to the Charity Commission's guidance on public benefit.

The Society currently owns approximately 50 acres of land. This has been acquired over a number of years to protect the environment and to give access to recreational areas for residents and visitors to walk and enjoy the countryside. As has been the case in recent years, our main focus over the past twelve months has been the maintenance of our land holdings.

The Trustees would like to remind members of the Society that it owns the freehold of Longshaw in Hazelwood Lane. The flats were sold on very long leases and the lessees are

CHIPSTEAD VILLAGE PRESERVATION SOCIETY CIO Annual Report for the year ended 31 March 2024

obliged to notify the Society if they propose selling their interest. The Society maintains a list of members who are interested in purchasing a flat should one become available. Please advise the Honorary Secretary at iris.spooner@btinternet.com if there is such an interest.

Achievements and performance

Maintenance of the CVPS's land holdings has remained a priority during the year under review. The main activities during the year were:

- Continuing the clearance of brambles and laurel in The Grove
- Replacing the Ash trees removed from Ash dieback in The Grove
- Grass cutting in Embers Shaw (aka Colin's Field)
- Clearing Elmore Pond and those at Vincent's Green, Church Green and by The Grove
- Maintenance and replacement of the Village signposts and benches

Since May 2020 the CVPS and St. Margaret's Church have been involved with the collection of food and other essentials for the Chipstead Village Food Bank, these donations go to the local Loveworks Charity who distribute in the CR5 postcode.

Structure, governance and management

CVPS CIO is a Registered Charity (Charity Commission registration number: 1189409). At the EGM on the 24 February 2020 members received and approved an updated Constitution which was based on a model document recommended by the Charity Commission. The CIO was registered by the Charity Commission on 9 May 2020.

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CHIPSTEAD VILLAGE PRESERVATION SOCIETY CIO

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Trustees

The Trustees of the Chipstead Village Preservation Society CIO are John Stephenson (Chairman), Ian Baker (Treasurer), Mat Eaton, Chris Hayman, David Higham, Annette James, Simon Kolesar, Suzanne Pattison, Rosemary Selfe, Iris Spooner (Secretary).

The same individuals also served throughout the year as Trustees of the 'old' CVPS.

Chris Hayman and David Higham are standing for re-election to both charities.

Registered Address

The Honorary Secretary, 21 Hollymead Road, Chipstead, Surrey CR5 3LQ

Financial review

As shown by the financial statements the CVPS made a net profit during the year due. The Investment Policy continues to provide a wider spread of risk through a reduction in exposure to FTSE.

Despite the small increase in members during the year only about 20% of the estimated 1,000 residences in the village are members. The Trustees would very much like to increase both the number of members and consequently the amount of subscriptions raised. Subscription's are now paid through CAF Donate with a recommended £25 minimum donation, which has improved not only the cash flow but also the timing of the collection of gift aid. We would also like to encourage residents to make bequests to the Society in their wills.

Reserves policy

The Society's aim is that its expenditure on maintaining its land and woodland holdings should be funded by its subscription and investment income. The Society's long-term policy is to build up its reserves to provide a sustainable stream of investment income. In exceptional circumstances the reserves may be used to fund abnormal expenditure but the Trustees anticipate that new fund raising would be required to pay for significant future projects.

Signed 6th July 2024

J Stephenson

Chairman

I Baker

Treasurer

CHIPSTEAD VILLAGE PRESERVATION SOCIETY CIO

Annual Report for the year ended 31 March 2024

Independent Examiner's Report to the Trustees of the Chipstead Village Preservation Society CIO

I report to the Trustees on my examination of the accounts of the Chipstead Village Preservation Society CIO for the year ended 31 March 2024. As Trustees you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

As explained in the Trustees Report and Note 1 of the Financial Statements on 4 September 2020 the assets and business of The Chipstead Village Preservation Society (the 'old' CVPS) were transferred to The Chipstead Village Preservation Society CIO (the CIO). These financial statements combine the activities of the 'old' CVPS and those of the CIO.

Independent examiner's statement

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2. The accounts do not accord with those records; or
3. The accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008.

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

Signed 6th July 2024

David Thomas Adderson FCA

Honorary Independent Examiner

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Statement of Financial Activities

	2024	2023	Note
	£	£	
Income from:			
Subscriptions	7,139	7,137	
Other trading activities	1,200	1,200	3
Investments	8,445	7,734	7
Other	7,782	4,676	
Total income	24,566	20,747	
Expenditure on:			
Charitable activities	(18,839)	(10,804)	4
Governance costs	(2,169)	(2,674)	5
Total expenditure	(21,008)	(13,478)	
Excess (deficit) of income over expenditure	3,558	7,269	
Net gains/ (losses) on investments	18,037	(8,678)	
Net income/ (loss)	21,595	(1,409)	
Reconciliation of funds			
Net income / (loss)	21,595	(1,409)	
Total unrestricted funds brought forward	387,745	389,154	
Total unrestricted funds carried forward	409,340	387,745	

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Annual Report for the year ended 31 March 2024

Balance sheet

	2024	2024	2023	2023	Note
	£	£	£	£	
Fixed assets					
Tangible assets		168,435		168,435	6
Investments		292,609		274,572	7
Total fixed assets		461,044		443,007	
Current assets					
Debtors	1,673		3,587		
Bank balances	40,863		29,202		8
Current liabilities					
Creditors and accruals falling due within one year	(11,223)		(5,034)		
Net current assets		31,313		27,755	
Total assets less current liabilities		492,357		470,762	
The funds of the charity					
Restricted funds		83,017		83,017	9
Unrestricted funds		409,340		387,745	
Total charity funds		492,357		470,762	

Signed 6th July 2024

J Stephenson

Chairman

I Baker

Treasurer

CHIPSTEAD VILLAGE PRESERVATION SOCIETY CIO

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Notes to the accounts

1. Status. As explained in the Trustees Report on 4 September 2020, the assets and business of The Chipstead Village Preservation Society (the 'old' CVPS) were transferred to The Chipstead Village Preservation Society CIO (the CIO). These financial statements combine the activities of the 'old' CVPS and those of the CIO. The Trustees believe that its members will find this the best way of understanding the activities and finances of the Society.

2.Accounting Policies. The financial statements have been prepared in accordance with FRS102 and the Charities SORP as it relates to a small charity. The main accounting policies are as follows.

- Subscription income is accounted for when it is received. Related Gift Aid is accrued and claimed on a periodic basis.
- Tangible assets, that comprise land and buildings owned by the Society, are stated at historical cost, or in two instances at an initial valuation. In view of the long-term nature of its holdings of land and buildings, the Trustees do not believe there would be benefit in periodically obtaining market values of its holdings but believe that any recoverable amount would exceed the historical costs. No depreciation is provided.
- Investments are valued at market value. Investment income is accounted for when received.

3.Other trading activities

	2023/24	2022/23
	£	£
Rent on Neale's Field	<u>1,200</u>	<u>1,200</u>

4.Charitable activities

Maintenance of land holdings	13,207	11,448
Tree surgery	5,632	(644)
	<u>18,839</u>	<u>10,804</u>

5.Governance costs

Insurance	1,491	1,460
Website costs	454	454
Other	224	760
	<u>2,169</u>	<u>2,674</u>

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6. Tangible assets

At cost:	31.03.24	31.03.23
Neale's Field	26,100	26,100
Church Field	17,067	17,067
The Grove	22,992	22,992
Field adjacent to Cricket Club	60,389	60,389
Cricket Club Footpath	9,471	9,471
Embers Shaw (Colin's Field)	22,166	22,166
At valuation:		
Longshaw Freehold (leased until 2167)	250	250
Embers Shaw (Woodland)	10,000	10,000
	168,435	168,435

7. Investments

BMO Tracker Fund	116,877	112,062	Dividends	8,445	7,729
COIF Charities Investment Fund	142,501	130,672			
Schroder Strategic Credit Fund	33,231	31,838			
			Interest	0	5
	292,609	274,572		8,445	7,734

During the year the Investment Policy was maintained to provide a wider spread of risk through the reduction in exposure to FTSE.

8. Bank balances

	31.03.24	31.03.23
Lloyds Bank - General	211	6,249
Lloyds Bank - Subscriptions	7,103	5,102
COIF	95	95
Hargreaves Lansdown	563	563
CAF Bank – General	18,403	7,684
CAF Bank - Subscriptions	14,488	9,509
	40,863	29,202

CHIPSTEAD VILLAGE PRESERVATION SOCIETY CIO
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9.Restricted funds.

When funds were raised for the following acquisitions, it was made clear that they would not be used for other purposes:

	31.03.24	31.03.23
Embers Shaw (Colin's Field)	20,089	20,089
Field adjacent to Cricket Club	62,928	62,928
	<hr/> 83,017	<hr/> 83,017

In 2010 donors of £55,450 of the money raised in relation the field adjacent to the Cricket Club waived the initial restriction placed on the use of the funds.

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England & Wales - Charity number 1189409

Accounts

CHIPSTEAD VILLAGE PRESERVATION SOCIETY CIO

Annual Report for the year ended 31 March 2023

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Trustees' Report

Status

The Chipstead Village Preservation Society CIO was registered by the Charity Commission on 7 May 2020. The CIO has the same Trustees as the 'old' CVPS, which remains a registered charity. The CIO's constitution is very similar to the 'old' CVPS but the opportunity was taken to update it where appropriate. The new constitution can be found on the village website.

On 4 September 2020 the assets and business of the 'old' CVPS were transferred to the CIO. The 'old' CVPS bank accounts remain operational, other than this the CVPS's properties and financial assets had been re-registered in the name of the CIO.

This Report and the attached financial statements combine the activities of the 'old' CVPS with those of the CIO. The Trustees believe that this is the most appropriate form of presentation and that members of the CVPS will find this the best way of understanding the activities and finances of the Society.

Objectives and activities

The principal purpose of the Chipstead Village Preservation Society remains the preservation of land and the protection of the character and amenities of the village of Chipstead for the benefit of residents and the public. In undertaking our responsibilities, the Trustees have regard to the Charity Commission's guidance on public benefit.

The Society currently owns approximately 50 acres of land. This has been acquired over a number of years to protect the environment and to give access to recreational areas for residents and visitors to walk and enjoy the countryside. As has been the case in recent years, our main focus over the past twelve months has been the maintenance of our land holdings.

The Trustees would like to remind members of the Society that it owns the freehold of Longshaw in Hazelwood Lane. The flats were sold on very long leases and the lessees are

CHIPSTEAD VILLAGE PRESERVATION SOCIETY CIO Annual Report for the year ended 31 March 2023

obliged to notify the Society if they propose selling their interest. The Society maintains a list of members who are interested in purchasing a flat should one become available. Please advise the Honorary Secretary at iris.spooner@btinternet.com if there is such an interest.

Achievements and performance

Maintenance of the CVPS's land holdings has remained a priority during the year under review. The main activities during the year were:

- Continuing the clearance of brambles and laurel in The Grove
- Removal of Ash trees suffering from Ash dieback in The Grove
- Grass cutting in Embers Shaw (aka Colin's Field)
- Clearing Elmore Pond and those at Vincent's Green, Church Green and by The Grove
- Maintenance and replacement of the Village signposts and boards

Since May 2020 the CVPS and St. Margaret's Church have been involved with the collection of food and other essentials for the Chipstead Village Food Bank, these donations go to the local Loveworks Charity who distribute in the CR5 postcode.

Structure, governance and management

CVPS CIO is a Registered Charity (Charity Commission registration number: 1189409). At the EGM on the 24 February 2020 members received and approved an updated Constitution which was based on a model document recommended by the Charity Commission. The CIO was registered by the Charity Commission on 9 May 2020.

The Society is managed and administered by a committee comprising the Officers and other Trustees. The number of Trustees (including Officers) shall be no fewer than 5 and no more than 15. The Trustees shall have no less than 3 meetings in any one year in addition to an Annual General Meeting. The Society has in place a Risk Management Plan which identifies the risks likely to be faced by the Society and the actions required to mitigate those risks. This is a "live" document and is periodically reviewed by the Trustees. The finances of the Society are overseen by a Finance sub-committee.

The 'old' CVPS remains a Registered Charity (Charity Commission registration number: 275408). It was established in 1977 and is governed by a constitution, the most recent version of which was approved by members on 8th November 2010

Method used to appoint new trustees: CVPS Trustees and Officers are appointed by the members of the Society at the Annual General Meeting, generally for a three-year term upon the expiry of which, if eligible, they may seek re-election for further three-year term. Officers and other Trustees shall be proposed prior to an AGM by notice in writing signed by a member. In the event that a vacancy arises during the year in the number of Trustees, the Trustees may appoint any person who is willing to act on a temporary basis. A Trustee so appointed shall resign at the next AGM but may then be proposed for election as a Trustee.

CHIPSTEAD VILLAGE PRESERVATION SOCIETY CIO Annual Report for the year ended 31 March 2023

Trustees

The Trustees of the Chipstead Village Preservation Society CIO are John Stephenson (Chairman), Ian Baker (Treasurer), Chris Hayman, David Higham, Annette James, Simon Kolesar, Rosemary Selfe, Iris Spooner (Secretary).

The same individuals also served throughout the year as Trustees of the 'old' CVPS.

John Stephenson and Ian Baker are standing for re-election to both charities.

Suzanne Pattison and Mat Eaton are standing for election as a Trustee of the CIO.

Registered Address

The Honorary Secretary, 21 Hollymead Road, Chipstead, Surrey CR5 3LQ

Financial review

As shown by the financial statements the CVPS made a net loss during the year due to the decline in the value of our investments. The Investment Policy continues to provide a wider spread of risk through a reduction in exposure to FTSE.

Despite the small increase in members during the year only about 20% of the estimated 1,000 residences in the village are members. The Trustees would very much like to increase both the number of members and consequently the amount of subscriptions raised. Subscription's are now paid through CAF Donate with a recommended £25 minimum donation, which has improved not only the cash flow but also the timing of the collection of gift aid. We would also like to encourage residents to make bequests to the Society in their wills.

Reserves policy

The Society's aim is that its expenditure on maintaining its land and woodland holdings should be funded by its subscription and investment income. The Society's long-term policy is to build up its reserves to provide a sustainable stream of investment income. In exceptional circumstances the reserves may be used to fund abnormal expenditure but the Trustees anticipate that new fund raising would be required to pay for significant future projects.

Signed 13th June 2023

J Stephenson

Chairman

I Baker

Treasurer

Independent Examiner's Report to the Trustees of the Chipstead Village Preservation Society CIO

CHIPSTEAD VILLAGE PRESERVATION SOCIETY CIO Annual Report for the year ended 31 March 2023

I report to the Trustees on my examination of the accounts of the Chipstead Village Preservation Society CIO for the year ended 31 March 2023. As Trustees you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

As explained in the Trustees Report and Note 1 of the Financial Statements on 4 September 2020 the assets and business of The Chipstead Village Preservation Society (the 'old' CVPS) were transferred to The Chipstead Village Preservation Society CIO (the CIO). These financial statements combine the activities of the 'old' CVPS and those of the CIO.

Independent examiner's statement

I have completed my examination having regard to the guidance on independent examinations issued by the Charity Commission. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. Accounting records were not kept in respect of the Society as required by section 130 of the Act; or
2. The accounts do not accord with those records; or
3. The accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008.

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

Signed 13th June 2023

Suzanne Pattison ACA

Honorary Independent Examiner

CHIPSTEAD VILLAGE PRESERVATION SOCIETY CIO
Annual Report for the year ended 31 March 2023

Statement of Financial Activities

	2023	2022	Note
	£	£	
Income from:			
Subscriptions	7,137	7,361	
Other trading activities	1,200	1,200	3
Investments	7,734	6,095	7
Other	4,676	1,995	
Total income	20,747	16,651	
Expenditure on:			
Charitable activities	(10,804)	(11,210)	4
Governance costs	(2,674)	(3,383)	5
Total expenditure	(13,478)	(14,593)	
Excess (deficit) of income over expenditure	7,269	2,058	
Net gains/ (losses) on investments	(8,678)	19,960	
Net income/ (loss)	(1,409)	22,018	
Reconciliation of funds			
Net income / (loss)	(1,409)	22,018	
Total unrestricted funds brought forward	389,154	367,136	
Total unrestricted funds carried forward	387,745	389,154	

CHIPSTEAD VILLAGE PRESERVATION SOCIETY CIO
Annual Report for the year ended 31 March 2023

Balance sheet

	2023	2023	2022	2022	Note
	£	£	£	£	
Fixed assets					
Tangible assets		168,435		168,435	6
Investments		274,572		283,251	7
Total fixed assets		443,007		451,686	
Current assets					
Debtors	3,587		1,673		
Bank balances	29,202		28,038		8
Current liabilities					
Creditors and accruals falling due within one year	(5,034)		(9,226)		
Net current assets		27,755		20,485	
Total assets less current liabilities		470,762		472,171	
The funds of the charity					
Restricted funds		83,017		83,017	9
Unrestricted funds		387,745		389,154	
Total charity funds		470,762		472,171	

Signed 13th June 2023

J Stephenson

Chairman

I Baker

Treasurer

CHIPSTEAD VILLAGE PRESERVATION SOCIETY CIO

Annual Report for the year ended 31 March 2023

Notes to the accounts

1. Status. As explained in the Trustees Report on 4 September 2020, the assets and business of The Chipstead Village Preservation Society (the 'old' CVPS) were transferred to The Chipstead Village Preservation Society CIO (the CIO). These financial statements combine the activities of the 'old' CVPS and those of the CIO. The Trustees believe that its members will find this the best way of understanding the activities and finances of the Society.

2.Accounting Policies. The financial statements have been prepared in accordance with FRS102 and the Charities SORP as it relates to a small charity. The main accounting policies are as follows.

- Subscription income is accounted for when it is received. Related Gift Aid is accrued and claimed on a periodic basis.
- Tangible assets, that comprise land and buildings owned by the Society, are stated at historical cost, or in two instances at an initial valuation. In view of the long-term nature of its holdings of land and buildings, the Trustees do not believe there would be benefit in periodically obtaining market values of its holdings but believe that any recoverable amount would exceed the historical costs. No depreciation is provided.
- Investments are valued at market value. Investment income is accounted for when received.

3.Other trading activities

	2022/23	2021/22
	£	£
Rent on Neale's Field	<u>1,200</u>	<u>1,200</u>

4.Charitable activities

Maintenance of land holdings	11,448	5,030
Tree surgery	(644)	6,180
	<u>10,804</u>	<u>11,210</u>

5.Governance costs

Insurance	1,460	1,596
Website costs	454	602
Other	760	1,185
	<u>2,674</u>	<u>3,383</u>

CHIPSTEAD VILLAGE PRESERVATION SOCIETY CIO
Annual Report for the year ended 31 March 2023

6. Tangible assets

At cost:	31.03.23	31.03.22
Neale's Field	26,100	26,100
Church Field	17,067	17,067
The Grove	22,992	22,992
Field adjacent to Cricket Club	60,389	60,389
Cricket Club Footpath	9,471	9,471
Embers Shaw (Colin's Field)	22,166	22,166
At valuation:		
Longshaw Freehold (leased until 2167)	250	250
Embers Shaw (Woodland)	10,000	10,000
	168,435	168,435

7. Investments

BMO Tracker Fund	112,062	113,261	Dividends	7,729	6,021
COIF Charities Investment Fund	130,672	135,596			
Schroder Strategic Credit Fund	31,838	34,394			
			Interest	5	74
	274,572	283,251		7,734	6,095

During the year the Investment Policy was maintained to provide a wider spread of risk through the reduction in exposure to FTSE.

8. Bank balances

	31.03.23	31.03.22
Lloyds Bank - General	6,249	5,567
Lloyds Bank - Subscriptions	5,102	3,031
COIF	95	90
Hargreaves Lansdown	563	650
CAF Bank – General	7,684	14,075
CAF Bank - Subscriptions	9,509	4,624
	29,202	28,037

CHIPSTEAD VILLAGE PRESERVATION SOCIETY CIO
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9.Restricted funds.

When funds were raised for the following acquisitions, it was made clear that they would not be used for other purposes:

	31.03.23	31.03.22
Embers Shaw (Colin's Field)	20,089	20,089
Field adjacent to Cricket Club	62,928	62,928
	<hr/> 83,017	<hr/> 83,017

In 2010 donors of £55,450 of the money raised in relation the field adjacent to the Cricket Club waived the initial restriction placed on the use of the funds.

THE CHIPSTEAD VILLAGE PRESERVATION SOCIETY

England & Wales - Charity number 1189409

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Trustees' Report

Status

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On 4 September 2020 the assets and business of the 'old' CVPS were transferred to the CIO. The 'old' CVPS bank accounts remain operational, other than this the CVPS's properties and financial assets had been re-registered in the name of the CIO.

This Report and the attached financial statements combine the activities of the 'old' CVPS with those of the CIO. The Trustees believe that this is the most appropriate form of presentation and that members of the CVPS will find this the best way of understanding the activities and finances of the Society.

Objectives and activities

The principal purpose of the Chipstead Village Preservation Society remains the preservation of land and the protection of the character and amenities of the village of Chipstead for the benefit of residents and the public. In undertaking our responsibilities, the Trustees have regard to the Charity Commission's guidance on public benefit.

The Society currently owns approximately 50 acres of land. This has been acquired over a number of years to protect the environment and to give access to recreational areas for residents and visitors to walk and enjoy the countryside. As has been the case in recent years, our main focus over the past twelve months has been the maintenance of our land holdings.

The Trustees would like to remind members of the Society that it owns the freehold of Longshaw in Hazelwood Lane. The flats were sold on very long leases and the lessees are

CHIPSTEAD VILLAGE PRESERVATION SOCIETY CIO

Annual Report for the year ended 31 March 2022

obliged to notify the Society if they propose selling their interest. The Society maintains a list of members who are interested in purchasing a flat should one become available. Please advise the Honorary Secretary at iris.spooner@btinternet.com if there is such an interest.

Achievements and performance

Maintenance of the CVPS's land holdings has remained a priority during the year under review. The main activities during the year were:

- Continuing the clearance of brambles and laurel in The Grove
- Grass cutting in Embers Shaw (aka Colin's Field)
- Clearing Elmore Pond and those at Vincent's Green, Church Green and by The Grove
- Maintenance and replacement of the Village signboards
- Refurbishing the telephone box on Vincent's Green which was acquired by the CVPS in 2020

Since May 2020 the CVPS and St. Margaret's Church have been involved with the collection of food and other essentials for the Chipstead Village Food Bank, these donations go to the local Loveworks Charity who distribute in the CR5 postcode.

Structure, governance and management

CVPS CIO is a Registered Charity (Charity Commission registration number: 1189409). At the EGM on the 24 February 2020 members received and approved an updated Constitution which was based on a model document recommended by the Charity Commission. The CIO was registered by the Charity Commission on 9 May 2020.

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Method used to appoint new trustees: CVPS Trustees and Officers are appointed by the members of the Society at the Annual General Meeting, generally for a three-year term upon the expiry of which, if eligible, they may seek re-election for further three-year term. Officers and other Trustees shall be proposed prior to an AGM by notice in writing signed by a member. In the event that a vacancy arises during the year in the number of Trustees, the Trustees may appoint any person who is willing to act on a temporary basis. A Trustee so appointed shall resign at the next AGM but may then be proposed for election as a Trustee.

CHIPSTEAD VILLAGE PRESERVATION SOCIETY CIO

Annual Report for the year ended 31 March 2022

Trustees

The Trustees of the Chipstead Village Preservation Society CIO are John Stephenson (Chairman), Ian Baker (Treasurer), Stella Bury, Mark Fineman, Chris Hayman, David Higham, Annette James, Simon Kolesar, Rosemary Selfe, Iris Spooner (Secretary).

The same individuals also served throughout the year as Trustees of the 'old' CVPS.

Mark Fineman, Annette James, Simon Kolesar, Rosemary Selfe, Iris Spooner are standing for re-election to both charities.

Registered Address

The Honorary Secretary, 21 Hollymead Road, Chipstead, Surrey CR5 3LQ

Financial review

As shown by the financial statements the CVPS made a surplus during the year, the value of our investments rose again and the divided yield returned to their pre-pandemic levels. The Investment Policy was reviewed and amended during the year to provide a wider spread of risk through a reduction in exposure to FTSE.

Despite the small increase in members during the year only about 20% of the estimated 1,000 residences in the village are members. The Trustees would very much like to increase both the number of members and consequently the amount of subscriptions raised. Subscription's are now paid through CAF Donate with a recommended £25 minimum donation, which has improved not only the cash flow but also the timing of the collection of gift aid. We would also like to encourage residents to make bequests to the Society in their wills.

Reserves policy

The Society's aim is that its expenditure on maintaining its land and woodland holdings should be funded by its subscription and investment income. The Society's long-term policy is to build up its reserves to provide a sustainable stream of investment income. In exceptional circumstances the reserves may be used to fund abnormal expenditure but the Trustees anticipate that new fund raising would be required to pay for significant future projects.

Signed 14th June 2022

J Stephenson

Chairman

I Baker

Treasurer

Independent Examiner's Report to the Trustees of the Chipstead Village Preservation Society CIO

CHIPSTEAD VILLAGE PRESERVATION SOCIETY CIO Annual Report for the year ended 31 March 2022

I report to the Trustees on my examination of the accounts of the Chipstead Village Preservation Society CIO for the year ended 31 March 2022. As Trustees you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

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Independent examiner's statement

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1. Accounting records were not kept in respect of the Society as required by section 130 of the Act;
or
2. The accounts do not accord with those records; or
3. The accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008.

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

Signed 14th June 2022

Suzanne Pattison ACA

Honorary Independent Examiner

CHIPSTEAD VILLAGE PRESERVATION SOCIETY CIO
Annual Report for the year ended 31 March 2022

Statement of Financial Activities

	2022	2021	Note
	£	£	
Income from:			
Subscriptions	7,361	5,533	
Other trading activities	1,200	1,200	3
Investments	6,095	3,228	7
Other	1,995	743	
Total income	16,651	10,704	
Expenditure on:			
Charitable activities	(11,210)	(4,317)	4
Governance costs	(3,383)	(2,098)	5
Total expenditure	(14,593)	(6,415)	
Excess (deficit) of income over expenditure	2,058	4,289	
Net gains/ (losses) on investments	19,960	40,230	
Net income/ (loss)	22,018	44,519	
Reconciliation of funds			
Net income / (loss)	22,018	44,519	
Total unrestricted funds brought forward	367,136	322,617	
Total unrestricted funds carried forward	389,154	367,136	

CHIPSTEAD VILLAGE PRESERVATION SOCIETY CIO
Annual Report for the year ended 31 March 2022

Balance sheet

	2022	2022	2021	2021	Note
	£	£	£	£	
Fixed assets					
Tangible assets		168,435		168,435	6
Investments		283,251		224,306	7
Total fixed assets		451,686		392,741	
Current assets					
Debtors	1,673		1,673		
Bank balances	28,038		57,520		8
Current liabilities					
Creditors and accruals falling due within one year	(9,226)		(1,781)		
Net current assets		20,485		57,412	
Total assets less current liabilities		472,171		450,153	
The funds of the charity					
Restricted funds		83,017		83,017	8
Unrestricted funds		389,154		367,136	
Total charity funds		472,171		450,153	

Signed 14th June 2022

J Stephenson

Chairman

I Baker

Treasurer

CHIPSTEAD VILLAGE PRESERVATION SOCIETY CIO

Annual Report for the year ended 31 March 2022

Notes to the accounts

1. Status. As explained in the Trustees Report on 4 September 2020, the assets and business of The Chipstead Village Preservation Society (the 'old' CVPS) were transferred to The Chipstead Village Preservation Society CIO (the CIO). These financial statements combine the activities of the 'old' CVPS and those of the CIO. The Trustees believe that its members will find this the best way of understanding the activities and finances of the Society.

2.Accounting Policies. The financial statements have been prepared in accordance with FRS102 and the Charities SORP as it relates to a small charity. The main accounting policies are as follows.

- Subscription income is accounted for when it is received. Related Gift Aid is accrued and claimed on a periodic basis.
- Tangible assets, that comprise land and buildings owned by the Society, are stated at historical cost, or in two instances at an initial valuation. In view of the long-term nature of its holdings of land and buildings, the Trustees do not believe there would be benefit in periodically obtaining market values of its holdings but believe that any recoverable amount would exceed the historical costs. No depreciation is provided.
- Investments are valued at market value. Investment income is accounted for when received.

3.Other trading activities

	2021/22	2020/21
	£	£
Rent on Neale's Field	<u>1,200</u>	<u>1,200</u>

4.Charitable activities

Maintenance of land holdings	5,030	3,157
Tree surgery	6,180	1,160
	<u>11,210</u>	<u>4,317</u>

5.Governance costs

Insurance	1,596	1,336
Registering as a CIO	0	(121)
Website costs	602	607
Other	1,185	276
	<u>3,383</u>	<u>2,098</u>

CHIPSTEAD VILLAGE PRESERVATION SOCIETY CIO

Annual Report for the year ended 31 March 2022

6. Tangible assets

At cost:	31.03.22	31.03.21
Neale's Field	26,100	26,100
Church Field	17,067	17,067
The Grove	22,992	22,992
Field adjacent to Cricket Club	60,389	60,389
Cricket Club Footpath	9,471	9,471
Embers Shaw (Colin's Field)	22,166	22,166
At valuation:		
Longshaw Freehold (leased until 2167)	250	250
Embers Shaw (Woodland)	10,000	10,000
	168,435	168,435

7. Investments

BMO Tracker Fund	113,261	199,554	Dividends	6,021	2,778
COIF Charities Investment Fund	135,596	0			
Schroder Strategic Credit Fund	34,394	0			
Fixed interest	0	24,752	Interest	74	249
			Interest on bank deposits	0	201
	283,251	224,306		6,095	3,228

During the year the Investment Policy was reviewed and amended to provide a wider spread of risk through the reduction in exposure to FTSE.

8. Bank balances

	31.03.22	31.03.21
Lloyds Bank - General	5,567	2,416
Lloyds Bank - Subscriptions	3,031	11,064
COIF	90	16,090
Hargreaves Lansdown	650	13,636
Charity Bank	0	12,314
CAF Bank – General	14,075	1,000
CAF Bank - Subscriptions	4,624	1,000
	28,037	57,520

CHIPSTEAD VILLAGE PRESERVATION SOCIETY CIO

Annual Report for the year ended 31 March 2022

9.Restricted funds.

When funds were raised for the following acquisitions, it was made clear that they would not be used for other purposes:

	31.03.22	31.03.21
Embers Shaw (Colin's Field)	20,089	20,089
Field adjacent to Cricket Club	62,928	62,928
	<hr/> 83,017	<hr/> 83,017

In 2010 donors of £55,450 of the money raised in relation the field adjacent to the Cricket Club waived the initial restriction placed on the use of the funds.

THE CHIPSTEAD VILLAGE PRESERVATION SOCIETY

England & Wales - Charity number 1189409

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Trustees' Report

Status

The Society held an Extraordinary General Meeting on 24 February 2020 at which members attending unanimously agreed that a Charitable Incorporated Organisation (CIO) should be established to replace the 'old' CVPS for which the Trustees bear unlimited liability.

The Chipstead Village Preservation Society CIO was registered by the Charity Commission on 7 May 2020. The CIO has the same Trustees as the 'old' CVPS, which remains a registered charity. The CIO's constitution is very similar to the 'old' CVPS but the opportunity was taken to modernise it where appropriate. The new constitution can be found on the village website.

On 4 September 2020 the assets and business of the 'old' CVPS were transferred to the CIO. The subsequent process of re-registering the assets in the name of the CIO has been made difficult because of restrictions imposed by some financial institutions as a result of Covid-19. By 31 March 2021 the CVPS's properties and most, but not all, of the financial assets had been re-registered in the name of the CIO.

This Report and the attached financial statements combine the activities of the 'old' CVPS prior to 4 September 2020 with those of the CIO subsequent to that date. The Trustees believe that this is the most appropriate form of presentation and that members of the CVPS will find this the best way of understanding the activities and finances of the Society.

Objectives and activities

The principal purpose of the Chipstead Village Preservation Society remains the preservation of land and the protection of the character and amenities of the village of Chipstead for the benefit of residents and the public. In undertaking our responsibilities, the Trustees have regard to the Charity Commission's guidance on public benefit.

CHIPSTEAD VILLAGE PRESERVATION SOCIETY CIO Annual Report for the year ended 31 March 2021

The Society currently owns approximately 50 acres of land. This has been acquired over a number of years to protect the environment and to give access to recreational areas for residents and visitors to walk and enjoy the countryside. As has been the case in recent years, our main focus over the past twelve months has been the maintenance of our land holdings.

The Trustees would like to remind members of the Society that it owns the freehold of Longshaw in Hazelwood Lane. The flats were sold on very long leases and the lessees are obliged to notify the Society if they propose selling their interest. The Society maintains a list of members who are interested in purchasing a flat should one become available. Please advise the Honorary Secretary at iris.spooner@btinternet.com if there is such an interest.

Achievements and performance

Maintenance of the CVPS's land holdings has remained a priority. The main activities during the year were:

- The clearance and reseeded of Court Meadow
- Continuing the clearance of brambles and laurel in The Grove
- Grass cutting in Embers Shaw (aka Colin's Field)
- Clearing Elmore Pond and those at Vincent's Green, Church Green and by The Grove
- Maintenance of the Village signboards including repairs to those at the junction of Castle Road/High Road and Hogscross Lane/White Hill.

In 2020 the CVPS acquired the telephone box on Vincent's Green for a nominal sum to help protect the character of the village.

In March 2020, the CVPS supported the establishment of the Chipstead Village Covid-19 Support Group and made a major contribution to it. At the outset of the crisis 75 volunteers were recruited to provide shopping assistance and an additional group volunteered to call people living alone. In the event Chipstead remained fairly self-sufficient during the first lockdown and relatively few requests were made to these volunteers for assistance. From May 2020 the CVPS has also organised the collection of food and other essentials for a local food bank (initially one organised by Reigate and Banstead Borough Council and, from September, the Epsom and Ewell Food Bank).

Structure, governance and management

CHIPSTEAD VILLAGE PRESERVATION SOCIETY CIO Annual Report for the year ended 31 March 2021

CVPS CIO is a Registered Charity (Charity Commission registration number: 1189409). At the EGM on the 24 February 2020 members received and approved an updated Constitution which was based on a model document recommended by the Charity Commission. The CIO was registered by the Charity Commission on 9 May 2020.

The Society is managed and administered by a committee comprising the Officers and other Trustees. The number of Trustees (including Officers) shall be no fewer than 5 and no more than 15. The Trustees shall have no less than 3 meetings in any one year in addition to an Annual General Meeting. The Society has in place a Risk Management Plan which identifies the risks likely to be faced by the Society and the actions required to mitigate those risks. This is a “live” document and is periodically reviewed by the Trustees. The finances of the Society are overseen by a Finance sub-committee.

The ‘old’ CVPS remains a Registered Charity (Charity Commission registration number: 275408). It was established in 1977 and is governed by a constitution, the most recent version of which was approved by members on 8th November 2010

Method used to appoint new trustees: CVPS Trustees and Officers are appointed by the members of the Society at the Annual General Meeting, generally for three-year terms upon the expiry of which, if eligible, they may seek re-election for further three-year terms. Officers and other Trustees shall be proposed prior to an AGM by notice in writing signed by a member. In the event that a vacancy arises during the year in the number of Trustees, the Trustees may appoint any person who is willing to act on a temporary basis. A Trustee so appointed shall resign at the next AGM but may then be proposed for election as a Trustee.

Trustees

The initial Trustees of the Chipstead Village Preservation Society CIO were Ian Baker, Stella Bury, Mark Fineman, Jon Grant (Treasurer), Chris Hayman, David Higham, Annette James, Simon Kolesar (Chairman to 12 October 2020), Rosemary Selfe, Iris Spooner (Secretary) , John Stephenson (Chairman from 12 October 2020).

The same individuals also served throughout the year as Trustees of the ‘old’ CVPS.

On 12 October 2020 Simon Kolesar resigned as Chairman of both charities because of the volume of his other commitments and the Trustees elected John Stephenson to replace him as Chairman of both charities. With effect from 1 April 2021 Ian Baker became Treasurer of both charities.

Stella Bury, Chris Hayman, David Higham are standing for re-election to both charities. Jon Grant is not standing for re-election and will cease to be a Trustee of both charities with effect from 20 July 2021.

Registered Address

The Honorary Secretary, 21 Hollymead Road, Chipstead, Surrey CR5 3LQ

CHIPSTEAD VILLAGE PRESERVATION SOCIETY CIO
Annual Report for the year ended 31 March 2021

Financial review

As shown by the financial statements the CVPS made a surplus during the year and the value of our investments rose significantly regaining most of the dramatic losses of the previous year. Covid-19 has however resulted in the dividends on our FTSE Tracker Fund falling in 2020/21 and it is unclear if, and when, dividend yields will return to their pre-pandemic levels.

The reduction in dividend income means we need to increase subscription income. Despite the small increase in members during the year only about 20% of the estimated 1,000 residences in the village are members. The Trustees would very much like to increase both the number of members and the amount that some pay. We would also like to encourage residents to make bequests to the Society in their wills.

Reserves policy

The Society's aim is that its expenditure on maintaining its land and woodland holdings should be funded by its subscription and investment income. The Society's long-term policy is to build up its reserves to provide a sustainable stream of investment income. In exceptional circumstances the reserves may be used to fund abnormal expenditure but the Trustees anticipate that new fund raising would be required to pay for significant future projects.

Signed

Chairman

J Stephenson

Treasurer (to 31 March 2021)

JEC Grant

15 June 2021

Independent Examiner's Report to the Trustees of the Chipstead Village Preservation Society CIO

I report to the Trustees on my examination of the accounts of the Chipstead Village Preservation Society CIO for the year ended 31 March 2021. As Trustees you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

As explained in the Trustees Report and Note 1 of the Financial Statements on 4 September 2020 the assets and business of The Chipstead Village Preservation Society (the 'old' CVPS) were transferred to The Chipstead Village Preservation Society CIO (the CIO). These financial statements combine the activities of the 'old' CVPS prior to 4 September 2020 and those of the CIO subsequent to that date.

Independent examiner's statement

I have completed my examination having regard to the guidance on independent examinations issued by the Charity Commission. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. Accounting records were not kept in respect of the Society as required by section 130 of the Act; or
2. The accounts do not accord with those records; or
3. The accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008.

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

Signed:

Name: Susanne Pattison ACA

Address: Walpole Avenue, Chipstead

Date: 15 June 2021

CHIPSTEAD VILLAGE PRESERVATION SOCIETY CIO
Annual Report for the year ended 31 March 2021

Statement of Financial Activities

	2021	2020	Note
	£	£	
Income from:			
Subscriptions	5,533	5,551	
Other trading activities	1,200	1,200	3
Investments	3,228	9,001	7
Other	743	384	
Total income	10,704	16,136	
Expenditure on:			
Charitable activities	(4,317)	(9,290)	4
Governance costs	(2,098)	(5,243)	5
Total expenditure	(6,415)	(14,533)	
Excess (deficit) of income over expenditure	4,289	1,603	
Net gains/ (losses) on investments	40,230	(46,284)	
Net income/ (loss)	44,519	(44,681)	
Reconciliation of funds			
Net income / (loss)	44,519	(44,681)	
Total unrestricted funds brought forward	322,617	367,298	
Total unrestricted funds carried forward	367,136	322,617	

CHIPSTEAD VILLAGE PRESERVATION SOCIETY CIO
Annual Report for the year ended 31 March 2021

Balance sheet

	2021	2021	2020	2020	Note
	£	£	£	£	
Fixed assets					
Tangible assets		168,435		168,435	6
Investments		224,306		190,956	7
Total fixed assets		392,741		359,391	
Current assets					
Debtors	1,673		1,673		
Bank balances	57,520		49,378		8
Current liabilities					
Creditors and accruals falling due within one year	(1,781)		(4,808)		
Net current assets		57,412		46,243	
Total assets less current liabilities		450,153		405,634	
The funds of the charity					
Restricted funds		83,017		83,017	8
Unrestricted funds		367,136		322,617	
Total charity funds		450,153		405,634	

Signed

Chairman

J

Stephenson

Treasurer (to 31 March 2021)

CHIPSTEAD VILLAGE PRESERVATION SOCIETY CIO
Annual Report for the year ended 31 March 2021

JEC

Grant

15 June 2021

Notes to the accounts

1. Status. As explained in the Trustees Report on 4 September 2020 the assets and business of The Chipstead Village Preservation Society (the 'old' CVPS) were transferred to The Chipstead Village Preservation Society CIO (the CIO). These financial statements combine the activities of the 'old' CVPS prior to 4 September 2020 and those of the CIO subsequent to that date. The Trustees believe that its members will find this the best way of understanding the activities and finances of the Society.

2.Accounting Policies. The financial statements have been prepared in accordance with FRS102 and the Charities SORP as it relates to a small charity. The main accounting policies are as follows.

- Subscription income is accounted for when it is received. Related Gift Aid is accrued and claimed on a periodic basis.
- Tangible assets, that comprise land and buildings owned by the Society, are stated at historical cost, or in two instances at an initial valuation. In view of the long-term nature of its holdings of land and buildings, the Trustees do not believe there would be benefit in periodically obtaining market values of its holdings but believe that any recoverable amount would exceed the historical costs. No depreciation is provided.
- Investments are valued at market value. Investment income is accounted for when received.

3.Other trading activities

	2020	2019/
	/21	20
	£	£
Rent on Neale's Field	1,200	1,200

4.Charitable activities

Maintenance of land holdings	3,157	6,590
Tree surgery	1,160	2,700

CHIPSTEAD VILLAGE PRESERVATION SOCIETY CIO
Annual Report for the year ended 31 March 2021

4,317	9,290
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5. Governance costs

Insurance	1,336	990
Registering as a CIO	(121)	4,500
Website costs	607	243
Other	276	(490)
	2,098	5,243

6. Tangible assets

At cost:

Neale's Field	26,100	26,100
Church Field	17,067	17,067
The Grove	22,992	22,992
Field adjacent to Cricket Club	60,389	60,389
Cricket Club Footpath	9,471	9,471
Embers Shaw (Colin's Field)	22,166	22,166

At valuation:

Longshaw Freehold (leased until 2167)	250	250
Embers Shaw (Woodland)	10,000	10,000

168,435	168,435
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7. Investments

Equities (BMO Tracker Fund)	199,554	159,860	Dividends	2,778	7,994
Fixed interest	24,752	31,096	Interest	249	777
			Interest on bank deposits	201	230
	224,306	190,956		3,228	9,001

In 2020/21 dividend income from the BMO Tracker Fund was reduced, in part because companies reduced dividends as a result of the Covid-19 pandemic. This general reduction was exacerbated for investors in BMO funds as BMO converted its Tracker Funds to lower cost share classes in September 2020. Dividends received by the fund between June 2020 and September 2020 were not distributed to investors but were applied to the overall holding in the fund.

CHIPSTEAD VILLAGE PRESERVATION SOCIETY CIO
Annual Report for the year ended 31 March 2021

During the year Treasury Bonds to the value of £6880 matured (2019/20 £5,950). Given the current financial uncertainty, the cash had not been reinvested at the year end.

8. Bank balances

Lloyds Bank - General	2,416	1,854
Lloyds Bank - Subscriptions	11,064	12,565
COIF	16,090	16,047
Hargreaves Lansdown	13,636	6756
Charity Bank	12,314	12,156
CAF Bank	2,000	-
	57,520	49,378

9.Restricted funds.

When funds were raised for the following acquisitions, it was made clear that they would not be used for other purposes:

Embers Shaw (Colin's Field)	20,089	20,089
Field adjacent to Cricket Club	62,928	62,928
	83,017	83,017

In 2010 donors of £55,450 of the money raised in relation the field adjacent to the Cricket Club waived the initial restriction placed on the use of the funds.