



CHARITY COMMISSION
FOR ENGLAND AND WALES

Trustees' Annual Report for the period from 1 April 2024 to 31 March 2025

Charity name: Chaldon Community Trust (CCT)

Charity registration number: 1195168

A. Objectives and Activities

<i>Summary of the purposes of the charity as set out in its governing document</i>	<p>The objects of CCT are to establish and run a village hall and to promote for the benefit of the inhabitants of the Parish of Chaldon ("area of benefit") without distinction of sex, sexual orientation, age, disability, nationality, race or political, religious or other opinions the provision of facilities for recreation or other leisure time occupation of individuals who have need of such facilities by reason of their youth, age, infirmity or disablement, financial hardship or social and economic circumstances or for the public at large in the interests of social welfare and with the object of improving the conditions of life of the said inhabitants.</p>
<i>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.</i>	<p>CCT carries out two main activities:</p> <ul style="list-style-type: none">(i) the maintenance and running of Chaldon Village Hall for the benefit of the people of Chaldon and the surrounding area(ii) the running of an annual Village Fete for the benefit of the Village and representative organisations <p>In addition, each year we organise a 'Father Christmas' tour of the Village with Caterham Rotary to raise funds for local organisations.</p>
<i>Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit</i>	<p>We can confirm that the CCT Trustees have due regard to all Charity Commission guidance.</p>
<i>Policy on grant making</i>	<p>The Village Hall does not make grants. The Village Fete makes grants to local organisations that help organise the Fete and has a clear policy for this.</p>

Contribution made by volunteers	Both the Hall and Fete rely totally on volunteers – CCT has no staff. Their contribution is immense and neither organisation could function without their contributions.
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B. Achievements and Performance

<p><i>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.</i></p>	<p>The year from 1 April 2024 was the third full year of the charity's activities. The Village Hall was nearly fully booked, and we had a very successful Village Fete.</p> <p>The number of local groups using the Hall is at record levels, with the Pre-school the main user. We also provide a much-loved venue for children's parties, with one or two parties most weekends.</p> <p>The Hall is run by volunteers, and in particular we are lucky to have a local couple who organised all the bookings and hirings.</p> <p>If there is any maintenance work at the hall we always try and use local businesses to carry out the work.</p> <p>The Hall is now widely known in the local area outside of the Village, providing a very valuable resource for society locally. We now have to often turn people away as the Hall is booked for when they want to use it.</p> <p>The Village Fete is now settled in the Village's National Trust field known as Six Brothers Field. We attract increasing crowds of people each year, and this year raised the most money ever for local organisations. We also provide a valuable showcase for local groups and small businesses who can rent stalls (free in the case of local organisations) to show attendees what they do and sell crafts.</p> <p>The Fete is organised by volunteers from these local organisations and residents. It is a wonderful event for bringing the Village together and celebrating all that is great about Chaldon; as well as providing much needed funds for local groups. We are very grateful to everyone who gets involved in organising it.</p>
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C. Financial Review

<i>Review of the charity's financial position at the end of the period</i>	<p>End of year accounts have been prepared and examined. They show that during the year CCT income was £52,494 and expenditure was £52,157 – a surplus for the year of £337.</p> <p>The Village Fete aims to break even each year, with all income being either spent on organising the Fete (keeping this as low as possible) or given in donations to local organisations. This year we donated £7,500.</p>
<i>Statement explaining the policy for holding reserves stating why they are held</i>	<p>We have a Reserves Policy which is updated each year.</p> <p>Reserves are held for the following purposes:</p> <ul style="list-style-type: none"> • Maintenance of the Hall. We know each year that there will be unplanned maintenance, as the building is now 100 years old; as well as planned maintenance • Planned improvements to the Hall. During the year we installed heat pumps in the back of the Hall, so that we had a lower carbon footprint and hopefully cheaper energy bills. We hope to carry out further installations eventually but this will require major investments in insulating the building. • A 'wash-out' of the Fete. Each year we invest in the Fete before it occurs in the knowledge that on the day it could rain and cause us to cancel the Fete at very short notice. So we need to keep reserves to allow us to deal with this.
<i>Amount of reserves held</i>	The bank account held £43,519 at the end of the year.
<i>Reasons for holding zero reserves</i>	Not applicable
<i>Details of fund materially in deficit</i>	No funds are in deficit
<i>Explanation of any uncertainties about the charity continuing as a going concern</i>	There are no uncertainties about the charity continuing as a going concern

<i>The charity's principal sources of funds (including any fundraising)</i>	CCT's funds come from four sources: <ul style="list-style-type: none"> • Income from letting the Village Hall • Income from stalls and attendees at the Village Fete • Grants from organisations such as Chaldon Village Council and Surrey County Council that are provided for specific purposes • Interest from deposit account
<i>A description of the principal risks facing the charity</i>	The principal risks for the charity are those of a catastrophic nature, such as; <ul style="list-style-type: none"> • Flood or fire at the Hall • Complete heating failure at the Hall • Another pandemic forcing the Hall to close for a period • A Fete wash-out

D. Structure, Governance and Management

<i>Description of charity's trust</i>	N/A
<i>Type of governing document</i>	Constitution
<i>How is the charity constituted?</i>	CIO
<i>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</i>	Election at the AGM

E. Reference and Administrative details

<i>Charity name</i>	Chaldon Community Trust
<i>Registered charity number</i>	1195168

<i>Charity's principal address</i>	Chaldon Village Hall, 95 Rook Lane, Chaldon CR3 5BN
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F. Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted	Name of appointing body
1	Graham Baker	Chair	Whole year	None
2	Liz Bonsall		Whole year	None
3	Roger Davies	Treasurer	Whole year	None
4	Steve Grant		Whole year	None
5	Amy Ireson		Whole year	None
6	Annabel Lubikowski		Whole year	None
7	Martin Lubikowski		Whole year	None
8	Rob Richards		Whole year	None

G. Declarations

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

Signed on behalf of the charity's trustees

Signature(s)	G Baker	R Davies
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Full name(s)	Graham Edward Baker	Roger Davies
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Position	Chair	Treasurer
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Date	April 2025
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Chaldon Community Trust

Accounts Year End 2025

Chaldon Village Hall

Income	2024	2025	Budget 2025
Badminton	1,205	902	1,200
Boot Stomp	1,485	1,848	1,500
Lettings	5,865	6,187	6,000
Preschool	17,793	17,793	17,800
Zumba	1,403	1,374	1,400
Brownies etc	2,586	1,488	2,600
Events	958		1,000
Lottery	247	144	250
Total	31,540	29,737	31,750
Expenditure			
Admin	78	224	100
Gas	1,737	2,502	2,600
Electricity	2,323	3,750	2,500
Events	800		800
Water	595	532	600
Council Tax	72	75	75
Waste	855	1,198	860
Licences	298	330	300
Insurance	911	944	950
Sundries	263	60	300
Maintenance	11,469	14,067	11,500
Total	19,401	23,682	20,585
Revenue Balance	12,139	6,054	11,165
Interest	326	1,005	1,000
Balance	12,465	7,059	12,165
Capital			
Capital	4,475	14,562	8,100
Grants		8,106	8,000
Net	-4,475	-6,456	100
	Opening	Close	Change
CCT Bank	22,965	22,297	-668
Savings	20,289	21,294	1,005
Total	43,253	43,591	337
Capital			Expenditure
01/08/2024	Heating		4,893
09/09/2024	Painting		4,133
04/12/2024	Complete Drain Care		1,980
14/01/2025	Fire doors		2,980
05/02/2025	Carpet		440
05/03/2025	Tables		136
			14,562

Income

Income was lower than expected mainly because of the Brownies and Rainbows returning to the school and not having the planned event. However, general lettings were slightly better than expected and Boot Stomp increased because of extending to 2 sessions per week.

Interest was as expected at £1005.

Expenditure

The 4 Year fixed term agreement for Gas and Electricity ended in December 2024. There was a 40% increase for the last 4 months of the financial year. The increase in gas charges were exactly as budgeted. It was expected that the increase in electricity charges would be offset by the heat pump fitted to the kitchen and back stage, however this was not the case and the consumption increased, resulting in an overspend £1,250. We are reviewing the overall electricity demand to understand reasons for this increased consumption.

Maintenance increased because of a price increase by the A Team and general maintenance work.

Capital

Capital expenditure was £14,562 offset by a grant of £8,106 for heating See list.

Overall

With the balance on revenue at £7059 instead of £12,165 and the net capital expenditure of £6456 the final funds of the Trust remained virtually the same at £43,591.

Roger Davies

Treasurer

April 2025

Chaldon Community Trust

Fete 2024

Fete			
Income	2022	2023	2024
Stall Fees c/f		275.00	345.00
Stall Fees	420.00	310.00	350.00
Adverts	980.00	870.00	900.00
Donations	660.50	1,205.38	1,011.99
Stall Takings	7,392.96	6,446.69	7,135.07
Raffle	1,066.50	1,650.20	1,789.10
Events	181.00		391.34
Total	10,700.96	10,757.27	11,922.50
Expenditure			
Admin	351	288.24	218.10
Facilities	1,673	852.96	495.21
Fees		1,175.00	1,335.00
Stalls	1,114	1,175.05	1,637.19
Raffle	251	357.00	93.00
Programmes	620	657.00	644.00
Total	4,008	4,505.25	4,422.50
Balance	6,693	6,252.02	7,500.00
Distribution	6,693	6,252.02	7,500.00
Balance			
Capital			
Capital	2,843	3,634.00	1,990.16
Grant	2,053	2,823.00	1,804.00
Net	-789	-811.00	-186.16
Income	2023	2024	2025
Stall fees	275.00	345.00	265.00

Income

There were increases in almost all sections, resulting in an overall income of £11,922

Expenditure

Lower than last year at £4,422 resulting in a record distribution to local organisations of £7,500.

Capital

Expenditure of £1,900 was £1,100 for tents and the balance for equipment for Internet connection etc. This was almost matched by Grants of £1,804

Roger Davies

April 2025

Independent examiner's report to the Trustees of the Chaldon Community Trust

I report to the trustees on my examination of the accounts of the Chaldon Community Trust for the year ended 31 March 2025.

Responsibilities and basis of report

Trustees of the Charity 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 all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

I confirm that I am independent from the Chaldon Community Trust and have the experience required to carry out a competent examination of the accounts as is required by the 145(1)(a) of the Charities Act 2011.

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 Charity as required by section 130 of the Act; or
2. the accounts do not accord with those records.

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: Helen Broughton

Relevant professional qualification or membership of professional bodies (if any):

Principles of Internal Auditing Local Councils

Address: 65 Court Road, Caterham, Surrey CR35RH

Date: 22nd April 2025