

CRANLEIGH HERITAGE TRUST

England & Wales · Charity number 1198513

Details

Status Registered

Legal form CIO

Registered 2022-04-05

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

Contact

Address Oakwood Cranleigh Ltd
UNIT 3 Tilehouse Farm Offices
East Shalford Lane
Guildford
Surrey
GU4 8AE

Phone 01483276100

Email office@oaktax.com

Website www.oaktax.com

Activities

Objects: THE CONSERVATION AND PRESERVATION FOR THE PUBLIC BENEFIT OF THE GRADE II LISTED HERITAGE COTTAGE HOSPITAL IN CRANLEIGH SURREY AND THE EDUCATION OF THE PUBLIC IN THE HERITAGE OF CRANLEIGH, ESPECIALLY WITH RESPECT TO THIS FIRST COTTAGE HOSPITAL AND ITS ROLE IN INITIATING THE COTTAGE HOSPITAL MOVEMENT IN ENGLAND.

Activities: Cranleigh Heritage Trust is working towards the restoration of the 15th C cottage that formed Cranleigh Cottage Hospital . Grant funding is being sought to bring the cottage back into community use with health-related activities as the focus.

Classification

- **How:** Provides Buildings/facilities/open Space, Provides Services
- **What:** General Charitable Purposes, Arts/culture/heritage/science
- **Who:** The General Public/mankind

Geography

- Surrey

Finances

Period end	Income	Expenditure	Assets	Employees
2025-04-30	£78,024	£60,253	-	-
2024-04-30	£42,629	£32,927	-	-
2023-04-30	£23,729	£19,019	-	-

Trustees

Name	Role	Appointed
Trevor John Dale	Chair	2021-12-13
Christopher David Bulley		2021-12-13
Howard Barratt		2021-12-13
Jane Audrey Briggs		2021-12-13
Nigel West		2021-12-13
Richard Charles French		2025-11-05
Susan Margaret Dale		2021-12-13

CRANLEIGH HERITAGE TRUST

England & Wales - Charity number 1198513

Accounts



CRANLEIGH HERITAGE TRUST REGISTERED CHARITY NUMBER 1198513

Trustees Report for year end 30 April 2025

Cranleigh Heritage Trust CIO exists for the conservation and preservation for the public benefit of the Grade II listed Heritage Cottage Hospital in Cranleigh Surrey and the education of the public in the heritage of Cranleigh, especially with respect to this first cottage hospital and its role in initiating the cottage hospital movement in England.

The Trust was registered on 5 April 2022 with number 1198513.

We can report that no serious incidents occurred in the full year of activity.

In the accounting period to 30 April 2025 total income was £78,023.69 made up of donations of £48,237.50, interest income of £436.19 and National Heritage Lottery Fund grant of £29,350.00.

In December 2024 the Trust was advised that they had been successful in gaining a NLHF grant of £786,345. Permission to start was anticipated in the next financial year. Until this milestone is achieved only preparatory work could be accomplished.

In the year to 30 April 2025, several donations were received which helped the Trust reach the level of matched funding required as per the National Lottery Heritage Fund. These came from private individuals and a local business.

Negotiations with the landlord, National Health Service Property Services were unfortunately somewhat protracted and resulted in a delay to signing of the lease and additional legal expenses. The lease was ultimately signed on 28 April 2025. The current schedule sees the Cottage Hospital opening for health and well-being uses by the public in Summer 2026.

The receiving of funds and grants has meant that the vast proportion of funds have been spent in accordance with the requirements of the grant making bodies and that is why there is little reserve held in funds for the charity other than immediate ongoing known expenses. Whatever donations received, not required for immediate expense, have been maintained in an interest-bearing account to make the most of those funds.



CRANLEIGH HERITAGE TRUST REGISTERED CHARITY NUMBER 1198513

The Trust has six trustees all in post for the entire year to 30 April 2025: Trevor Dale (Chair), Susan Dale, Jane Briggs (Treasurer), Nigel West, Christopher Bulley and Howard Barrett. and additional volunteers who have worked tirelessly throughout the period. Bob Callard has been indispensable with his work utilising his architectural skills and knowledge, all pro bono.

The Trust is grateful to Chris Finill for acting as ongoing independent examiner of our accounts. Also to all the trustees for their enduring efforts to maintain and grow the project.

Declaration

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

Signed on behalf of the Charity's trustees

Trevor Dale

Dated 17 July 2025jane

Chairman of Trustees, Cranleigh Heritage Trust CIO, registered charity 1198513
Maraquita, 42 Horsham Road, Cranleigh, Surrey, GU6 8DU

Cranleigh Heritage Trust CIO
UNIT 3 Tilehouse Farm Offices, East Shalford Lane, GUILDFORD, Surrey
GU4 8AE



**CRANLEIGH HERITAGE TRUST
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 APRIL 2025**

Cranleigh Heritage Trust Contents

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**Cranleigh Heritage Trust
Company Information
For The Year Ended 30 April 2025**

Director	Mr Trevor Dale
Company Number	CE029131
Registered Office	Unit 3, The Dairy East Shalford Lane Shalford Surrey GU4 8AE
Accountants	Oakwood Cranleigh Limited The Dairy Tilehouse Farm Offices East Shalford Lane, Shalford Surrey GU4 8AE

**Cranleigh Heritage Trust
Accountant's Report
For The Year Ended 30 April 2025**

In accordance with the engagement letter dated 1 June 2023, and in order to assist you to fulfil your duties under the Companies Act 2006, we have compiled the financial statements of the company from the accounting records and information and explanations you have given to us.

This report is made to the trustees in accordance with the terms of our engagement. Our work has been undertaken to prepare for approval by the trustees the financial statements that we have been engaged to compile, to report to the trustees that we have done so, and to state those matters that we have agreed to state to them in this report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Company and the Company's trustees for our work or for this report.

You have acknowledged on the balance sheet as at 30 April 2025 for the period ended 30 April 2025 your duty to ensure that the company has kept proper accounting records and to prepare financial statements that give a true and fair view under the Companies Act 2006. You consider that the company is exempt from the statutory requirement for an audit for the year.

We have not been instructed to carry out an audit of the financial statements. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the financial statements.

23/10/2025

Oakwood Cranleigh Limited
The Dairy
Tilehouse Farm Offices
East Shalford Lane, Shalford
Surrey
GU4 8AE

**Cranleigh Heritage Trust
Profit and Loss Account
For The Year Ended 30 April 2025**

	2025	2024
	£	£
TURNOVER		
Other income	77,588	42,467
Other charges	436	163
	(60,253)	(32,928)
	<hr/>	<hr/>
NET PROFIT	<u>17,771</u>	<u>9,702</u>

**Cranleigh Heritage Trust
Balance Sheet
As At 30 April 2025**

	2025	2024
	£	£
Current assets	43,154	28,844
Creditors: Amounts Falling Due Within One Year	1	-
NET CURRENT ASSETS	43,155	28,844
TOTAL ASSETS LESS CURRENT LIABILITIES	43,155	28,844
Accruals and deferred income	(10,972)	(14,432)
NET ASSETS	32,183	14,412
CAPITAL AND RESERVES	32,183	14,412

Notes

1. General Information

Cranleigh Heritage Trust is a private company, limited by shares, incorporated in England & Wales, registered number CE029131. The registered office is Unit 3, The Dairy, East Shalford Lane, Shalford, Surrey, GU4 8AE.

2. Average Number of Employees

Average number of employees, including directors, during the year was: NIL (2024: NIL)

For the year ending 30 April 2025 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

The member has not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006.

The director acknowledges his responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

These accounts have been prepared in accordance with the micro-entity provisions.

On behalf of the board

Mr Trevor Dale

Director
23/10/2025

**Cranleigh Heritage Trust
Trading Profit and Loss Account
For The Year Ended 30 April 2025**

	2025		2024	
	£	£	£	£
TURNOVER				
Sales	48,238		3,117	
Grants and subsidies received	29,350		39,350	
		77,588		42,467
OTHER INCOME				
Interest receivable and similar income		436		163
		78,024		42,630
OTHER CHARGES				
<i>Premises expenses:</i>				
Rent	162		-	
Repairs and maintenance	1,685		-	
	1,847		-	
<i>General administration costs:</i>				
Computer software, consumables and maintenance	9,478		5,000	
Insurance	1,247		610	
Postage	4		-	
Advertising and marketing costs	1,866		638	
Accountancy fees	1,500		-	
Legal fees	15,938		6,035	
Consultancy fees	28,311		20,591	
Sundry expenses	-		1	
	58,344		32,875	
<i>Interest payable and similar charges:</i>				
Bank charges	62		53	
		(60,253)		(32,928)
NET PROFIT				
		17,771		9,702



Section A

Independent Examiner's Report

Report to the trustees

Charity Name: CRANLEIGH HERITAGE TRUST

On accounts for the year ended

30th APRIL 2025

Charity no (if any)

1198513

Set out on pages

1 and 2

(remember to include the page numbers of additional sheets)

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 30 04 2025

Responsibilities and basis of report

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

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

Independent examiner's statement

~~[The charity's gross income exceeded £250,000 and I am qualified to undertake the examination by being a qualified member of [insert name of applicable listed body]]. Delete [] if not applicable.~~

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

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

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.

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

Signed:

Christopher Tom Finill

Date:

16/10/2025

Name:

CHRISTOPHER TOM FINILL

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

CHARTERED ACCOUNTANT I.C.A.E.W

Address:

5 CAMERON CLOSE

CRANLEIGH

SURREY GU6 8EB

Section B

Disclosure

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

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

1 para 2

CHARTERED ACCOUNTANT

Signed: [Signature]

Name: CHARLOTTE TOM FERRIS

CRANLEIGH HERITAGE TRUST

England & Wales - Charity number 1198513

Accounts



CRANLEIGH HERITAGE TRUST REGISTERED CHARITY NUMBER 1198513

Trustees Report for year end 30 April 2024

Cranleigh Heritage Trust CIO exists for the conservation and preservation for the public benefit of the Grade II listed Heritage Cottage Hospital in Cranleigh Surrey and the education of the public in the heritage of Cranleigh, especially with respect to this first cottage hospital and its role in initiating the cottage hospital movement in England.

The Trust was registered on 5 April 2022 with number 1198513.

We can report that no serious incidents occurred in its first full year of activity.

In the accounting period to 30 April 2024 total income was £41,629.13 made of a grant of £28,350 from the National Lottery Heritage Fund (NLHF), to fund the 'Development Phase' of the application, £10,000 from Surrey County Council, other grants and income from market stall sales of cards and calendars totalling £3,116.51 and interest from the bank of £162.62. The Surrey County Council grant enabled a comprehensive website and software package to be developed as well as covering legal fees towards the ongoing negotiations with NHS Property Services concerning the lease for the Cottage Hospital building.

The NLHF grant was awarded so that risks and uncertainties in the project were appropriately mitigated prior to submission of the application for the main body of the grant, which we anticipate to make in early August 2024. In practice this meant hiring professional consultants to manage the project and ensure that we conformed with Heritage Fund guidelines, kept to a realistic timeframe and worked up a viable heritage interpretation delivery that would address the educational and historical aspects of the project. This involved hiring an experienced professional consultant who is developing and testing display items and liaising with local schools to match their curriculum needs. This has garnered immense support from several local schools as local history is a significant part of the National Curriculum and the close proximity of the Cottage to those schools makes visiting by and liaison with the students simple and easy.

This has resulted in the Trust entering the 2024-25 financial year in good shape to proceed with the detailed application for a full National Lottery Heritage Fund grant in August 2024. We will be informed in early December 2024 as to the result of this application. If successful with this application, the current schedule



CRANLEIGH HERITAGE TRUST REGISTERED CHARITY NUMBER 1198513

sees the Cottage Hospital opening for health and well-being uses by the public in Spring 2026.

The receiving of funds and grants has meant that the vast proportion of funds have been spent in accordance with the requirements of the grant making bodies and that is why there is little reserve held in funds for the charity other than immediate ongoing known expenses. Whatever donations received, not required for immediate expense, have been maintained in an interest-bearing account to make the most of those funds.

The Trust has six trustees all in post for the entire year to 30 April 2024-(Trevor Dale (Chair), Susan Dale, Jane Briggs (Treasurer), Nigel West, Christopher Bulley and Howard Barrett.) and additional volunteers who have worked tirelessly throughout the period. Bob Callard has been indispensable with his work utilising his architectural skills and knowledge, all pro bono.

The Trust is grateful to Chris Finill for acting as ongoing independent examiner of our accounts and Joanna James for her dedicated work on the business plan and regular magazine articles in the local free press.

Also to all the trustees for their enduring efforts to maintain and grow the project.

Declaration

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

Signed on behalf of the Charity's trustees

Trevor Dale

Dated 12 November 2024

Chairman of Trustees, Cranleigh Heritage Trust CIO, registered charity 1198513
Maraquita, 42 Horsham Road, Cranleigh, Surrey, GU6 8DU

Cranleigh Heritage Trust CIO
UNIT 3 Tilehouse Farm Offices, East Shalford Lane, GUILDFORD, Surrey
GU4 8AE

Profit and Loss

Cranleigh Heritage Trust For the year ended 30 April 2024

	2024	2023
Turnover		
Heritage Donations	3,116.51	-
Interest Income	162.62	-
National Heritage Lottery Fund Grant	29,350.00	-
Surrey County Council Grant	10,000.00	-
Total Turnover	42,629.13	-
Gross Profit	42,629.13	-
Administrative Costs		
Advertising & Marketing	638.00	-
Bank Fees	52.80	-
Consulting	20,591.46	-
Insurance	610.00	-
IT Software and Consumables	5,000.00	-
Legal Expenses	6,035.00	-
Total Administrative Costs	32,927.26	-
Operating Profit	9,701.87	-
Profit on Ordinary Activities Before Taxation	9,701.87	-
Profit after Taxation	9,701.87	-



Section A

Independent Examiner's Report

Report to the trustees

Charity Name CRANLEIGH HERITAGE TRUST

On accounts for the year ended

30th APRIL 2024 Charity no (if any) 1198513

Set out on pages

1 and 2 (remember to include the page numbers of additional sheets)

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 30 04 2024

Responsibilities and basis of report

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

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

Independent examiner's statement

[The charity's gross income exceeded £250,000 and I am qualified to undertake the examination by being a qualified member of [insert name of applicable listed body]]. Delete [] if not applicable.

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

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
the accounts did not accord with the accounting records; or
the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

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.

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

Signed: [Signature] Date: 25/11/2024

Name: CHRISTOPHER TOM FINILL

Relevant professional qualification(s) or body

CHARTERED ACCOUNTANT

(if any):

--

Address:

5 CAMERON CLOSE
CRANLEIGH
SURREY GU6 8EB

Section B

Disclosure

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

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

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CRANLEIGH HERITAGE TRUST

England & Wales - Charity number 1198513

Accounts



CRANLEIGH HERITAGE TRUST REGISTERED CHARITY NUMBER 1198513

Trustees Report for year-end 30 April 2023

Cranleigh Heritage Trust CIO exists for the conservation and preservation for the public benefit of the Grade II listed Heritage Cottage Hospital in Cranleigh Surrey and the education of the public in the heritage of Cranleigh, especially with respect to this first cottage hospital and its role in initiating the cottage hospital movement in England.

The Trust was registered on 5 April 2022 with number 1198513.

We can report that no serious incidents occurred in the first full year.

In the accounting period to 30 April 2023 total income was £23,729.00 made up of a grant of £18,019 from the Architectural Heritage Fund and other grants from local councils and Cranleigh Chamber of Commerce totalling £2,500, as well as donations of £2,380 and sales of merchandise such as cards and calendars of £820.

Expenditure, commensurate with the grant income totalled £19,019.50 of which the majority went on building surveys and professional building assessment to determine the feasibility of taking on a lease and conserving the cottage. The results were positive, and this was supported by an initial assessment from the National Lottery Heritage Fund. As the year concluded the Trust was focused on the preparation of the materials required for the first round formal application to the NLHF, which were to be submitted by late May 2023. Whether we are successful in this initial bid will be known in early September 2023.

The website for Cranleigh Heritage Trust, cranleighheritagetrust.org is under development and the first phase will be launched in June 2023. The website will offer visitors the option of signing up to an email newsletter and will have links through to our social media accounts.

The Trust has six trustees and additional volunteers who have worked tirelessly throughout the period. Bob Callard has been indispensable with his work utilising his architectural skills and knowledge.

The Trust is grateful to Chris Finill for his work with setting up the initial accounts and Joanna James for her dedicated work on the Business Plan and regular magazine articles in the local free press. Also to all the trustees for their immense efforts to maintain and grow the project.

Trevor Dale

Chairman of Trustees, Cranleigh Heritage Trust CIO, registered charity 1198513
Maraquita, 42 Horsham Road,
Cranleigh, Surrey, GU6 8DU



Section A

Independent Examiner's Report

**Report to the trustees/
members of**

Charity Name
CRANLEIGH HERITAGE TRUST

**On accounts for the year
ended**

30 APRIL 2023

Charity no (if any)

1198513

Set out on pages

1-2

(remember to include the page numbers of additional sheets)

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

**Responsibilities and
basis of report**

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

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

**Independent
examiner's statement**

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

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

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

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

Signed:

Date:

03/01/2024

Name:

Jane Briggs

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

FCPA

Address:

The Dairy, Tilehouse Farm Offices, East Shalford Lane, Shalford, Guildford
Surrey GU4 8AE

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

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

None to disclose