

GILDEN SUTTON COMMUNITY ASSOCIATION CIO

England & Wales · Charity number 1201751

Details

Status Registered

Legal form CIO

Registered 2023-01-27

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

Contact

Address Village Hall
Summerfield Road
Guilden Sutton
Chester
CH3 7SW

Phone 07915297464

Email gsvhtreasurer@gmail.com

Website www.guildensutton.org.uk

Activities

Objects: (1) TO PROMOTE FOR THE BENEFIT OF THE RESIDENTS OF THE PARISH OF GILDEN SUTTON AND PIPERS ASH AND THE NEIGHBOURHOOD (?THE AREA OF BENEFIT?), WITHOUT DISTINCTION OF SEX, SEXUAL ORIENTATION, RACE OR OF POLITICAL, RELIGIOUS OR OTHER OPINIONS BY ASSOCIATING TOGETHER THE SAID RESIDENTS AND THE LOCAL AUTHORITIES, VOLUNTARY AND OTHER ORGANISATIONS IN A COMMON EFFORT TO ADVANCE EDUCATION AND TO PROVIDE FACILITIES IN THE INTERESTS OF SOCIAL WELFARE FOR RECREATION AND LEISURE TIME OCCUPATION WITH THE OBJECTIVE OF IMPROVING THE CONDITIONS OF LIFE AND WELLBEING OF THE RESIDENTS; AND(2) TO ESTABLISH OR SECURE THE ESTABLISHMENT OF A VILLAGE HALL AND TO MAINTAIN OR MANAGE OR CO-OPERATE WITH ANY STATUTORY AUTHORITY IN THE MAINTENANCE AND MANAGEMENT OF SUCH A CENTRE FOR ACTIVITIES PROMOTED BY THE CHARITY IN FURTHERANCE OF THE ABOVE OBJECTS.

Activities: Management of the Village Hall in Guilden Sutton.

Classification

- **How:** Provides Buildings/facilities/open Space
- **What:** Education/training, Amateur Sport, Recreation
- **Who:** Children/young People, The General Public/mankind

Geography

- Cheshire West & Chester

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£57,924	£144,632	-	-
2023-12-31	£18,054	£32,316	-	-

Trustees

Name	Role	Appointed
Philip David Lathaen	Chair	2025-06-01
Alice jean tahourdin de Prudnik Hay		2023-06-07
Brian Michael Lewin		2025-06-01
DEREK HUGHES		2023-06-07
Michelle Lloyd-Kerfoot		2025-06-01
Rachael Whelan		2024-05-08
Samantha Louise Wareham		2025-06-01
Sarah Connolly		2023-06-07
Victoria Black		2025-06-01

GILDEN SUTTON COMMUNITY ASSOCIATION CIO

England & Wales - Charity number 1201751

Accounts

Guiden Sutton Community Association CIO

Registered Charity Number 1201751

Annual Report 2025

Well, I've now come to the end of my role as Community Association Trustee. I've always seen the Community Association as one building block in a wide network of Guiden Sutton communities all trying to do things better. But three years ago, the Community Association had only a handful of Trustees and was struggling to recruit. With this in mind, we set out to change the Community Association's legal structure to a Charitable Incorporated Organisation (CIO) to protect Trustees from financial liability and thereby help recruit more trustees. We did this with members' approval at the 2022 AGM.

In our second year we overhauled and updated the policies and procedures that underpin activities in the Village Hall, replaced the Village Hall doors and spent time on making the Village Hall feel loved and cared for and started to plan and finance major maintenance and refurbishment projects.

So, in the last twelve months I believe we have acted on our convictions in a consistent and tangible manner. We have been busy improving the Village Hall by fixing the roof, modernising the toilets, installing a solar energy system and many other minor works to repair and improve the Village Hall. The two major projects are way outside the normal territory of a volunteer run Village Hall and frankly, it sometimes felt it. In retrospect, the energy and time invested has, I believe, resulted in something we can be justifiably proud of.

Is much of this known about by many residents? I don't think so, nor do I think this is crucial; perhaps surprisingly given my appetite for participation. I think we can sometimes get carried away worrying about everyone being consulted or on board with every idea and decision. The direction towards greater engagement and involvement is at the core of the CIO's achievements and I'm sure this will steadily grow.

So, after three years, it is tempting to think that the job is done but the Community Association is more than just bricks and mortar. At its heart are its members, user groups and volunteers who bring people together through events like the Open Day, Art Exhibition, the Fete, the Village Quiz, Christmas Lights and the recent Murder Mystery Evening.

The Community Association now has sound finances, a well-maintained Village Hall and an up-to-date constitution with new policies and procedures. We can now focus looking after those many groups who hire the Village Hall and on future community activities and events. At this point, I'd like to thank Stephanie Pinder for her role as Booking Secretary a role that has become more detailed and demanding.

The new Constitution limits the number of years that trustees can serve to ensure that new people with fresh thinking and different skills can become trustees. I and Matthew Peacock (Secretary) and three other trustees are retiring from the Executive this evening. We wish to make way for and encourage a younger generation of trustees, with the ideas to further develop the range of social and community events held in the Village. I'm delighted to say four members are seeking approval to become Trustees this evening with a possible further two intending to join the Executive in

September. I appreciate that volunteering to be a Trustee requires maintaining a tricky balance between family, work and the other pressures of everyday life. So, on behalf not just the membership, but all the Village, thank you for coming forward and volunteering to be a Trustee.

Finally, a few more thank-yous. I know it is dangerous to name them, as some may feel missed out but I'm grateful to everyone from within the Community Association and outside who has taken the time to advise and support me over the last four years.

First, I'd like to thank the Fete and the Christmas Lights Committees. These are key events in the Community Associations calendar and are brilliantly executed. They require tremendous organisation and planning and on behalf of Community Association, we are so grateful for your commitment year after year in delivering such magnificent events.

I'd like to extend my thanks and appreciation to the members of the Executive for their forbearance and support especially during the last 12 months. Any group enterprise requires trust, co-operation, and a great deal of effort to maintain focus and direction.

It would not have been possible to deliver the two frenetic construction and refurbishment projects and the Community Village Hall Events without the backing and support of the Trustees and other key supporters.

I'd also like to mention Brian Lewin who, whilst not a Trustee, has been a tremendous support particularly in the compiling and editing the Community Association magazine, The Marigold. I've appreciated his gentle steer and ability to find the right words to relay the Community Association message.

We were also enormously lucky to have Sarah Jessop whose creativity, communication and process skills in meetings were so helpful in opening up new possibilities and new ideas.

Now, it would be remiss of me not to pay special tribute to Evelyn Batterham and Peter Evans who have given more than a decade of service to the Community Association.

During her tenure, Evelyn managed our day-to-day accounts, collecting income from Hall hirers and making sure contractors and utility bills were paid. All this was done at a time when the Community Association had only two active trustees. She also kept the Village Hall supplied with essential toiletries, paper towels, and cleaning materials etc. and I will always be grateful for her support and skilful prompting at the Village Hall Users committee.

Over a similar period, Peter Evans was always available to make sure the essential Village Hall maintenance tasks are carried out and, frankly, has effectively kept the Village Hall doors open. We have been so lucky to have had someone with Peter's skills, expertise and commitment. He is such a modest man who has also helped me and others, to think through questions relating to the new roof, solar panels and batteries and so many other issues.

At this point I'd like to make presentations to Evelyn and Peter to show our appreciation for the many years of support given by them to the Community Association.

Now, what can I say about our retiring secretary, Matthew Peacock. Matthew was the man who joined with me four years ago in seeking to change the Community Association constitution. He is big man with a big voice who can be challenging. But he has an insatiable appetite for process, procedure, research and detail. At times, it's been a bumpy ride, but

Matthew is man of great resilience and above all, integrity. He has worked tirelessly for the Community Association making my job so much easier for which I am truly thankful.

I am, of course, enormously grateful for the support from my partner, Vivian who brings organisation and drive to everything she touches. Look at the new toilets, one of her projects, the Village Hall entrance doors, the Wall Hanging in the foyer, the heaters in the Hall, the blinds in the Community Room and so much more. She has brought structure and drive to projects and events like the Village Quiz, the Art Exhibition and, more recently, the Murder Mystery evening last month. We simply wouldn't have achieved so much if she hadn't been around to prod me (and others) and to provide drive and energy when I was flagging. She knows just how much I love her

Finally, a huge thankyou to the Trustees who are remaining from those of us that are retiring. We thank you for your support in all collectively we have achieved. I know I will genuinely miss the creativity, of such a "can do" team. We wish you well and remain available for selection from the subs bench to support future events.

I learnt many years ago that if you want to have success, surround yourself with people that are miles better than you, and that way there's a chance you'll look brilliant yourself. Any regrets? I have none. They are a waste of time which, at my age, is becoming more and more valuable.

Thank you for listening

Robin Norrie – Chair

Trustees: Matthew Peacock, Sarah Connolly, Peter Evans, Vivian Downing, Sarah Jessop, Rachael Whelan, Alice Hay, Derek Hughes.

Guilden Sutton Community Association CIO: Registered Charity number 1201751

For the year ended 31 December 2024

INDEPENDENT EXAMINER'S REPORT ON THE ACCOUNTS

Report to the Trustees of Guilden Sutton Community Association CIO (1201751) on accounts for the year ended 31st December 2024 set out on pages 1-3.

Responsibilities and basis of report

I report to the trustees on my examination of the accounts of the above charity for the year ended 31st December 2024. 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

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination which gives me cause to believe that in, any material respect:

1. accounting records were not kept in respect of the Trust 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:

A Winstanley
.....

A Winstanley

Date:

25/10/25
.....

GULDEN SUTTON COMMUNITY ASSOCIATION CIO
Registered Charity number 1201751
INCOME & EXPENDITURE ACCOUNT
FOR THE YEAR TO 31 DECEMBER 2024

	Year to 31/12/2024	7 months to 31/12/2023
Note	£	£
Income from lettings, equipment rental	29,913	14,303
Less expenditure	<u>(144,632)</u>	<u>(32,316)</u>
	<u>(114,719)</u>	<u>(18,013)</u>
Donations, Grants, other income		
UKSPF Grant (for roof replacement)	10,000	-
Greenspace	150	-
Bowls Club	150	-
For Christmas Tree event	500	1,953
From Players (actual amount received)	-	-
From BIH Support Group (actual amount received)	-	-
	<u>10,800</u>	<u>1,953</u>
Other income		
West Cheshire AC - Guilden Sutton 10k	100	-
Christmas Tree event	576	740
Happening at the Hall	190	-
Art Exhibition (inclusive of fees paid over to artists)	2,813	-
Quiz night	910	522
Village fete income (grants and event income)	<u>11,570</u>	<u>-</u>
	<u>16,159</u>	<u>1,262</u>
Bank interest received	<u>1,052</u>	<u>536</u>
Net income	<u>(86,708)</u>	<u>(14,262)</u>
Less depreciation	<u>-</u>	<u>-</u>
SURPLUS/(DEFICIT)	<u>(86,708)</u>	<u>(14,262)</u>

Note 1: Expenditure

Cleaner and window cleaning	6,153	2,874
Cleaning materials	719	240
Gas	1,372	496
Electric	1,284	634
Water	322	149
Waste disposal	2,313	1,308
Maintenance	6,427	2,406
Property improvement expenditure	4 106,978	19,495
Licenses & Memberships	677	50
Insurance	2,060	2,117
Printing inc Marigold	393	494
Broadband	928	-
Event costs - Happening at the Hall (open day)	674	-
Event costs - Art Exhibition	1,925	-
Event costs - Village fete	10,255	-
Event costs - Quiz Night	476	-
Event costs - Christmas Tree event	1,185	1,817
Sundries	<u>493</u>	<u>236</u>
	<u>144,632</u>	<u>32,316</u>

GULDEN SUTTON COMMUNITY ASSOCIATION CIO
Registered Charity number 1201751
BALANCE SHEET AT 31 DECEMBER 2024

	Note	At 31/12/2024		At 31/12/2023	
		£	£	£	£
Fixed Assets					
	3				
Cost		133,777		133,777	
Less grant received		(4,000)		(4,000)	
Depreciation		(121,222)		(121,222)	
Net Book Value			<u>8,555</u>		<u>8,555</u>
Current Assets					
Bank & Cash					
Natwest Current		1,723		10,757	
Natwest Savings		10,027		38,322	
Santander Current		8,245		7,760	
Santander Savings		21,481		70,881	
Fete Account		7,779		7,175	
Cash		15		74	
			<u>49,270</u>		<u>134,969</u>
Debtors		2,900		3,377	
			<u>2,900</u>		<u>3,377</u>
Current Liabilities					
Creditors		-		72	
Provision for fete activities		7,779		7,175	
			<u>7,779</u>		<u>7,247</u>
Net assets			<u>52,946</u>		<u>139,654</u>
Reserves					
Brought Forward			139,654		-
Cash transferred from Association to CIO			-		46,350
Association reserves introduced to CIO			-		107,566
Surplus/(Deficit) for period			(86,708)		(14,262)
			<u>52,946</u>		<u>139,654</u>

GULDEN SUTTON COMMUNITY ASSOCIATION CIO
Registered Charity number 1201751
NOTES TO THE ACCOUNTS

Note 2: Charity merger

At 1 June 2023 Guilden Sutton Community Association CIO (Registered Charity number 1201751) took on the activities of Guilden Sutton Community Association (Registered Charity number 510231) . All assets were transferred to the CIO as at 1st June 2023. The previous period of account was 7 months, and so is not directly comparable with the current accounting period of 12 months.

Note 3: Fixed Assets

	At 31/12/2024		At 31/12/2023
LAND		8,555	8,555
<u>BUILDINGS</u>			
COST	104,281		104,281
DEPRECIATION	<u>(104,281)</u>	-	<u>(104,281)</u>
<u>CAR PARK & PATH</u>			
COST	3,835		3,835
DEPRECIATION	<u>(3,835)</u>	-	<u>(3,835)</u>
<u>FENCE & BLINDS</u>			
COST	7,240		7,240
DEPRECIATION	<u>(7,240)</u>	-	<u>(7,240)</u>
<u>HEATING SYSTEM</u>			
COST	9,866		9,866
LESS GRANTS RECEIVED	<u>(4,000)</u>		<u>(4,000)</u>
NET COST	5,866		5,866
DEPRECIATION	<u>(5,866)</u>	-	<u>(5,866)</u>
	<u><u>8,555</u></u>		<u><u>8,555</u></u>

Note 4: Property improvement and other significant expenditure

Toilet block refurbishment	36,653
New roof and solar panels	68,325
Contribution to the storage shed via the Parish Council	<u>2,000</u>
	<u><u>106,978</u></u>

Guilden Sutton Community Association CIO: Registered Charity number 1201751

For the year ended 31 December 2024

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Signed:

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Date:

25/10/25

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GILDEN SUTTON COMMUNITY ASSOCIATION CIO

England & Wales - Charity number 1201751

Accounts

Guilden Sutton Community Association

Registered Charity Number 120175

Chair Report - Village Hall AGM 2024

In my experience, a Chairman's Report, well-meaning though it might be, is usually the most grindingly boring of all the obligatory constitutional fixtures with its self-satisfied repetitious speeches, hard chairs, and defiantly polite applause.

Well.....you've been warned!

As a new Executive Committee, we spent some time in agreeing where we are now, what we want to achieve in the next three years, what our focus should be and how we might work together. We are all absolutely clear that we want to be a "can do" organisation. Thanks to Sarah Jessop who continues to facilitate our thinking.

Every community has a wealth of different experiences within it. It's a myriad of voluntary organisations, statutory services, local groups and people who deliver. We've spent some time identifying these people, trying to help see the connections, building on strength and taking a holistic view. In theory, that should make all our efforts more effective.

One of the things that really underpins how we work together is a sense of common purpose. We've shared leadership and responsibility and we've taken time to communicate and involve each other. From the start, we put some things in place aimed at ensuring some decisions would be long lasting. Most obvious of these is the new CIO Constitution which was approved in 2023. We expect to complete the process by merging the new charity with the old charity in the next month or so.

We all know that sometimes, there's a tendency to over think a problem, to delay a decision, to put things off and to over consult without any end product. Replacing the Village Hall roof is a good example. For some years, trustees have deliberated over replacing a leaking roof. We now have buckets under the eaves trying to catch rainwater, not always successfully. In the last 12 months, we've twice repaired the Community Room ceiling because of water damage. At this point, I'd like to thank Peter Evans and Brian Lewin who have both spent much time scrabbling around on their knees in the eaves trying to identify sources of leaks, and emptying buckets! This summer, the roof will be replaced, and solar panels added. We are grateful to Cheshire Community Action for facilitating a grant towards the cost of the solar panels and adding insulation. Matthew Peacock has led this major project, and we're very grateful for his leadership and expertise. ¶

Unsurprisingly, in our first year, we have focused on other key major Village Hall maintenance issues. New heaters have been installed in the Hall and water heaters in the kitchen and Marigold Room.

You may have noticed a raft of other minor improvements including the more organised appearance of the foyer with the renovated Wall Hanging and refurbished Bowls Box. Thanks to Vivian Downing, Brian Lewin and other people Matthew Peacock, the Hall is now looking much more cared for and loved.

We've also made improvements to the car park and land surrounding the Village Hall Including:

- A new 5 mph car park and children warning signage,
- New grounds maintenance contract to make sure the carpark is weed free.
- New Grit Box for Hall Users

- New Salt/Sand storage cabinet, jointly with the Parish Council, for community use.

Community events such as The Village quiz have returned, and The Happening at the Hall show-cased hall user activities.

Look out for the Art Exhibition and Pop-up café in the Village Hall to be held on 15th and 16th June. Primary school children will also exhibit their own work.

We have had continuing demand for hiring of the Village Hall for life events like birthdays, family celebrations. This has been in parallel with our portfolio of regular Hall Users. We welcomed the formation of two new community groups this year, The Village Choir and Ukelele group thanks to Sarah Jessop.

We thank all our hirers for their continued support. I'd like to thank our Booking secretary Stephanie Pinder whose efforts ensure the hall is a successful community asset.

The Marigold Magazine, our website and Facebook pages, are edited and maintained by Brian Lewin. He keeps our growing membership informed about forthcoming events as well as contact details of the various user groups and much more. We'd also like to extend a special thanks to Evelyn Batterham who has maintained our day to day Village Hall accounts over so many years.

The Community Association supports the Village Fete and Christmas lights events, both of which were hugely successful in their own right. On behalf of the Community Association, I would like to place on record our thanks and appreciation to the committees and other volunteers that give up so much of their time to help make these showpiece events such a success.

I'd like to thank all the Executive Committee members for their great efforts this year. A special thanks to Sarah Connolly who has carried out a marvellous job as treasurer in producing our

accounts and helping with the financial transition from the old charity to the CIO. Also a huge thankyou to Peter Evans who is the beating heart of the Village Hall. He does so much unseen work attending to heating, lighting and maintenance issues.

So, 2023/24 was a year of major change for the Community Association. As Chair, I've made mistakes and, as Derek knows, feedback/complaints go with the job. At times I've blundered about like a bull on sawdust with the picadors galloping around me sticking in their horrid barbs. It's a steep learning curve.

It's worth saying that the CIO frees up the Community Association to be more ambitious and look beyond the Village Hall in responding to community needs. Issues such as wellbeing and environmental sustainability are on our agenda.

Finally, we want to listen and involve people in what we do and how we do it. We'd like more and more volunteers to help and support the Community Association with their enthusiasm and expertise at our various events and activities. If you feel you can or want to help, then please contact any trustee. You don't have to be a Trustee.

I remember my father saying to me: In twenty years' time you'll be more disappointed by the things you didn't do than the things you did do. Maybe you are thinking, What if we can't? I say to you, What if we don't?

Thank you for listening.

Robin Norrie

GILDEN SUTTON COMMUNITY ASSOCIATION CIO

Registered Charity number 1201751

BALANCE SHEET AT 31 DECEMBER 2023

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Natwest Savings		38,322	
Santander Current		7,760	
Santander Savings		70,881	
Fete Account		7,175	
Cash		74	
			<u><u>134,969</u></u>
Debtors		3,377	
			<u><u>3,377</u></u>
Current Liabilities			
Creditors		72	
Provision for fete activities		7,175	
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Net assets			<u><u>139,654</u></u>
Reserves			
Brought Forward at 01/01/2023			
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Surplus/(Deficit) for period			(14,262)
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