

**Chipping Campden Town Trust**  
**Report of the Trustees for Year Ending 31 March 2025**

**Introduction**

The Trustees are pleased to present their report together with the Financial Statement for year ending 31 March 2025.

**Constitution**

Chipping Campden Town Trust is constituted by a Deed sealed on 2 July 1996 and is a registered Charity in England and Wales, number 203889.

**Trustees Responsibilities in Relation to the Financial Statements**

The Charities Act requires the Trustees to prepare financial statements that give a true and fair view of the state of affairs of the charity at the end of the financial year and of its surplus or deficit for the financial year. In doing so the trustees are required to: -

- 1 select suitable accounting policies and to apply them consistently.
- 2 make judgements and estimates that are reasonable and prudent, and
- 3 Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

The Trustees are responsible for maintaining proper accounting records which disclose with reasonable accuracy at any time the financial position to the charity and enable them to ensure that the financial statements comply with the Charities Act 2011. The trustees are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

**Aims and objectives of Charity**

The objects of the Charity are to maintain, insure, keep repaired, and adapt the Town Hall and other property for the purpose for the benefit of the town.

**Public Benefit**

The Trustees confirm that they have complied with the requirement in the Charities Act 2011 to have due regard to the Charity Commission's general guidance on public benefit in exercising their powers and duties. They have referred to this guidance when reviewing the charity's objects and aims and in planning its future activities and are satisfied that the Charity's activities comply with this guidance and are of public benefit. The Trust maintains the Town Hall and other property for use by members of the public.



## **Future Plans**

The Trust appointed Arnold Bartosch Ltd to project manage the schedule of works for the future maintenance and care of the Town Hall.

Arnold Bartosch Ltd have drawn up a detailed priority works list. Amongst other items these include repair works to the boiler room roof, the flat WC roof, the clock tower roof, restoration of two first floor windows overlooking the High Street, replacement of the badly corroded metal decorative finial on the north elevation, rainwater hopper and gutter repairs.

Listed Building Consent was sought for the repair of two first floor timber casement windows on the front / southern elevation of the town hall. Consent was granted 10 January 2025. Requests to quote have been issued to appropriately qualified conservation window and building specialists to carry out the necessary works.

A choice of options / schemes has been provided by a structural engineer for the repairs to the boiler room roof. The conservation officer has commented, and Arnold Bartosch are in the process of assessing the options / schemes available and will advise accordingly. As works are to include the temporary removal of the upper entrance steps and pavement above the boiler room Arnold Bartosch are now looking at improving the streetscape, both aesthetically and in practical terms, between the town hall porch and WWII memorial wall as part of the works. Once an appropriate option. / scheme has been identified Listed Building Consent will be sought.

The repair of the flat WC roof is proving more complicated than first thought following comment from the conservation officer. Victorian Architectural elements have been identified within the lower section of the structure and therefore Arnold Bartosch are to revisit and draw up a more sympathetic scheme for that area. In the meantime, a temporary fix of the flat roof has successfully eradicated the leak.

The Town Trust in the first instance are concentrating on the structural elements of the building but also plan to start a parallel programme of refreshing the décor, including repairs to historic repairs and the upgrading of fixtures and fittings in the Town Hall.

A first estimate of the full cost of all maintenance is in excess of £200,000 and the Trustees are reviewing how that will be financed over the coming months and years. The Trust earns revenue from two sources - Town Hall lettings and the car park and has accumulated savings in a specialised charity savings account over the years. The total is insufficient to cover the full costs.



## Chipping Campden Town Trust

### **Financial Review**

The operating income generated by the Charity during the year was a respectable £59,482, a combination of Town Hall letting, car park takings and miscellaneous income.

At 31 March 2025, the Trust had a balance of unrestricted funds of £222,466 including investments of £130,118.

### **Trustees**

The Town Council is the Sole Trustee of the Town Trust. Therefore, on appointment to the Town Council that Councillor automatically becomes a Managing Trustee of the Town Trust.

### **Organisation**

A board of Managing Trustees, of up to eleven members, meet three times a year and at other times that may be necessary to administer the charity. A Secretary is appointed to manage the day-to-day operation of the charity.

### **Risk Management**

The Managing Trustees have a duty to identify and renew the risks to which the charity is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error.

### **Investments Power**

The Managing Trustees regularly review the Charities investments. Under the deed of Trust, the charity has the power to make any investments which the Managing Trustees see of a benefit to the trust.

### **Reserves Policy**

The Managing Trustees policy is to review the reserve levels of the Charity on an annual basis. This review will encompass the nature of the income and expenditure streams, the need to match income with commitments and the nature of the Charity's reserves. The Managing Trustees also take into consideration the future plans of the Charity, the uncertainty over some elements of future streams and other key risks identified during the risk review process.



### **Chipping Campden Town Trust**

Town Hall bookings continue to be healthy with the Upper Town Hall maintaining its popularity as a venue for weekend craft fairs, markets, and art exhibitions / sales.

During the week it continues to be used in the evening by local groups such as the Bridge Club, the Chipping Campden History Society, the Campden Society, Chipping Campden Art Society, the monthly Rural Cinema and for Chipping Campden Town Council meetings.

The annual Scuttlebrook Wake and Dovers Games made use of the Market Square car park and Town Hall for their weekend events providing a much needed central venue for the organisers, volunteers and bands for these historical town events.

Campden Home Nursing (CHN) provided refreshments from the Lower Town Hall over the Campden Open Gardens weekend, held annually, and raising funds for the good work provided by CHN in the local area.

The Lower Town Hall continues to be used by community groups – the weekly Country Market and the monthly Campden Market – and is still seeing regular bookings from a couple of small businesses - one selling Teak garden furniture and the other Persian rugs. With priority always given to local community organisations.

Family birthday celebrations ranging from as young as six years old to sixty years old have seen the whole building utilised for the occasion, bringing life and fun to the Town Hall.

A Chipping Campden Youth Club has been set up, December 2024. The club operates during term time on a Monday evening in the lower town hall with a Junior session running from 6.00pm until 7.30pm and a Senior session running from 7.30pm until 9.00pm. Providing a much-needed youth provision for the town and immediate local area.



## Chipping Campden Town Trust

### **Reserves**

The reserves will not meet the full repair costs identified by the condition survey and the Trust will be seeking to identify and raise additional revenue by other means and possibly various heritage grants.

### **Independent Examination**

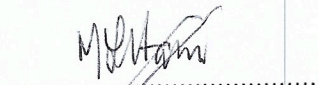
The Trustees consider that an audit is not required for this year (under section 144(2) of the Charities Act 2011) and that an independent examination is required.

A resolution will also be proposed at the Annual General Meeting that the Independent Examiner be appointed to the charity for the ensuing year.

By Order of the Trustees:



Victoria Bates  
Chairman



Michael Haines

9.12.2025



CHIPPING CAMPDEN TOWN TRUST

STATEMENT OF FINANCIAL ACTIVITIES

FOR YEAR ENDED 31 MARCH 2025

	General Fund 2025 £	Designated Fund 2025 £	Restricted Fund 2025 £	Total 2025 £	Total 2024 £
<b>INCOMING RESOURCES</b>					
Charitable trading activities					
Town Hall lettings	18,660	-	-	18,660	15,631
Car Park Income	40,039	-	-	40,039	41,229
Investment income	711	-	-	711	790
Sundry income	72	-	-	72	430
<b>TOTAL INCOMING RESOURCES</b>	<b>59,482</b>	<b>-</b>	<b>-</b>	<b>59,482</b>	<b>58,081</b>
<b>EXPENDITURE</b>					
<b>Direct charitable expenditure</b>					
Repairs decorations and renewals	5,736	-	-	5,736	13,417
Cleaning and materials	4,929	-	-	4,929	5,249
Caretaking costs	80	-	-	80	-
Car park costs	6,437	-	-	6,437	6,435
<b>Management and administration of the charity</b>					
Salaries and NIC contributions	587	-	-	587	6,963
Water, heating and lighting	4,396	-	-	4,396	3,592
Administration by Council	-	-	-	-	2,624
Rates	2,031	-	-	2,031	1,961
Insurance	1,040	-	-	1,040	1,040
Accountancy & Independent examiners fee	3,343	-	-	3,343	4,820
Postage, Printing and Stationery	80	-	-	80	47
Software	403	-	-	403	384
Sundry Costs	382	-	-	382	4,172
Bad debts	218	-	-	218	-
Professional fees	10,159	-	-	10,159	10,843
Equipment depreciation	439	-	-	439	439
<b>NET EXPENDITURE</b>	<b>40,261</b>	<b>-</b>	<b>-</b>	<b>40,261</b>	<b>61,987</b>
<b>NET INCOMING RESOURCES (EXPENDITURE)</b>	<b>19,221</b>	<b>-</b>	<b>-</b>	<b>19,221</b>	<b>(3,906)</b>
<b>INVESTMENT REVALUATION</b>	<b>(1,301)</b>	<b>-</b>	<b>-</b>	<b>(1,301)</b>	<b>13,657</b>
	<b>17,920</b>	<b>-</b>	<b>-</b>	<b>17,920</b>	<b>9,750</b>
<b>Transfers between funds</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>BALANCE OF FUNDS AT 1 APRIL 2024</b>	<b>204,546</b>	<b>10,000</b>	<b>549,072</b>	<b>763,618</b>	<b>753,868</b>
<b>BALANCE OF FUNDS AT 31 MARCH 2025</b>	<b>222,466</b>	<b>10,000</b>	<b>549,072</b>	<b>781,538</b>	<b>763,618</b>



CHIPPING CAMPDEN TOWN TRUST

STATEMENT OF FINANCIAL POSITION

AS AT 31st MARCH 2025

	Note	2025 £	2024 £
<b>FIXED ASSETS</b>			
Tangible assets	2	549,933	550,372
Investments	3	<u>130,118</u>	<u>131,419</u>
		<u>680,051</u>	<u>681,791</u>
<b>NET CURRENT ASSETS</b>			
Debtors and Prepayments	4	43,934	45,843
Cash at Bank	5	<u>70,897</u>	<u>51,354</u>
		114,831	97,197
<b>CURRENT LIABILITIES payable within one year</b>			
Creditors and Accruals	6	<u>13,344</u>	<u>15,371</u>
<b>NET CURRENT ASSETS</b>		101,487	81,827
<b>NET ASSETS</b>		<u>781,538</u>	<u>763,618</u>
<b>REPRESENTED BY:</b>	7		
General Fund		222,466	204,546
Designated Fund		10,000	10,000
Restricted Fund		<u>549,072</u>	<u>549,072</u>
		<u>781,538</u>	<u>763,618</u>

The Financial Statements were approved by the Trustees on 17.7.2025

  
Victoria Bates

  
Michael Haines



# CHIPPING CAMPDEN TOWN TRUST

## NOTES TO ACCOUNTS

AS AT 31st MARCH 2025

### 2 FIXED ASSETS

For Use by the Charity

	Freehold Property	Civic Regalia	Furniture & Equipment	Town Hall Refurb	2025 Total
	£	£	£		£
Gross Book Value					
at 1st April 2024	450,000	99,070	33,946	118,711	701,727
Additions	-	-	-	-	-
Revaluation	-	-	-	-	-
at 31st March 2025	450,000	99,070	33,946	118,711	701,727
Depreciation					
at 1st April 2024	-	-	32,645	118,710	151,355
Charge for the year	-	-	439	-	439
at 31st March 2025	-	-	33,084	118,710	151,794
Net Book Value 2024	450,000	99,070	1,301	1	550,372
Net Book Value 2025	450,000	99,070	862	1	549,933

	Units	2025 £	2024 £
3 Investments			
COIF Charity Fund Account No. 349820001R (valued at 31st March)	101.51	25,576	26,095
COIF Charity Fund Account No. 349820001A (valued at 31st March)	1378.66	13,358	12,622
COIF Charity Fund Account No. 126001001R (valued at 31st March)	171.19	43,133	44,007
COIF Charity Fund Account No. 12601001AB (valued at 31st March)	8306.21	43,051	43,695
National Savings Income Bond NO: 889770398 (November 1988)		2,000	2,000
National Savings Income Bond NO: 903100306 (March 1990)		3,000	3,000
		<u>130,118</u>	<u>131,419</u>

The COIF Investments are accumulation units and shown at the market value at the Balance Sheet date. Increases and decreases in value are taken to the SOFA.



CHIPPING CAMPDEN TOWN TRUST

NOTES TO ACCOUNTS CONTINUED

AS AT 31st MARCH 2025

	2025 Total £	2024 Total £
<b>4 Debtors and Prepayments</b>		
Hirers Fees	1,517	1,569
Parking Fees	40,039	41,229
Other debtors	9	839
Prepayments	2,369	2,207
	<u>43,934</u>	<u>45,843</u>
<b>5 Cash at Bank</b>		
Lloyds bank accounts	70,897	51,354
	<u>70,897</u>	<u>51,354</u>
<b>6 Creditors and Accruals</b>		
Overdrafts	-	851
Trade Creditors	3,229	3,317
Carpark costs	6,437	6,435
PAYE & Net Wages	-	808
Accruals	3,678	3,960
	<u>13,344</u>	<u>15,371</u>

7 Analysis of net assets between fund	General Fund	Designated Fund	Restricted Fund	Total Funds
Tangible Assets	861	-	549,072	549,933
Investments	130,118	-	-	130,118
Cash in Bank	60,897	10,000	-	70,897
Other Net Current Assets/(Liabilities)	30,591	-	-	30,591
	<u>222,466</u>	<u>10,000</u>	<u>549,072</u>	<u>781,538</u>

8 Statement of Cashflows	General Fund	Designated Fund	Restricted Fund	Total
Balances at 1 April 2024	204,546	10,000	549,072	763,618
Operating income	58,771	-	-	58,771
Investment income	711	-	-	711
Total	<u>264,028</u>	<u>10,000</u>	<u>549,072</u>	<u>823,100</u>
Resources Expended	40,261	-	-	40,261
	<u>223,767</u>	<u>10,000</u>	<u>549,072</u>	<u>782,840</u>
Transfers for Asset purchases	-	-	-	-
Transfer between funds	-	-	-	-
Investment revaluation	(1,301)	-	-	(1,301)
	<u>222,466</u>	<u>10,000</u>	<u>549,072</u>	<u>781,538</u>
Balances at 31 March 2025				

Under the charitable order dated 2 July 1996, the Trustees are to maintain an Extraordinary Repair Fund. Funds of £10,000 are kept in a designated fund for this purpose.

## Chipping Campden Town Trust

### Notes to the accounts 31<sup>st</sup> March 2025

#### 1 ACCOUNTING POLICIES

##### **Accounting convention**

The Charity constitutes a public benefit entity defined by FRS 102. The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) issued on October 2019, the Charities Act 2011 and UK Generally Accepted Practice as it applies from 1 January 2019. The accounts for the year ended 31 March 2017 were the first accounts of the charity prepared in accordance with FRS 102, the financial reporting standard applicable in the UK and Republic of Ireland. The date of transition to FRS 102 was 1<sup>st</sup> April 2015. The reported financial position and financial performance for the previous period are not affected by the transition to FRS 102.

##### **Funds Structure**

Unrestricted funds comprise the General Fund which the Trustees are free to use for any purpose in furtherance of the Charity's objectives, and a Designated Fund for property repairs that maybe required in the future. The Restricted Fund comprises the freehold property, Civic Regalia, furniture and equipment.

##### **Depreciation**

Depreciation is charged on furniture and equipment which is written off on a straight-line basis of 20% per year.

##### **Fixed Assets Investments**

Investments are stated at market value as at the balance sheet date. The statement of financial activities includes the net gains and losses arising on revaluation and disposals throughout the year.

##### **Unrealised gains and losses**

All gains and losses are taken to the statement of financial activities as they arise. Unrealised gains and losses are calculated as the difference between market value at the year end and opening market value (or purchase date if later).

##### **Incoming Resources**

All incoming resources are recognised once the charity has entitlement to them, it is certain that they will be received, and their monetary value can be measured with reasonable reliability.



## Chipping Campden Town Trust

### Resources Expended

Liabilities are recognised as resources expended as soon as there is a legal or constructive obligation committing the charity to the expenditure. All expenditure is accounted for on an accruals basis and has been classified under the appropriate headings.

## 2. ANALYSIS OF EXPENDITURE

	2025	2024
	£	£
The following have been charged in the statement of Financial Activities:		
Examiner's remuneration (accountancy and examination fee)	<u>3,343</u>	<u>4,820</u>
Staff Wages	<u>587</u>	<u>6,963</u>

There was one employee during the year, and no one was paid in excess of £60,000.

The Trustees receive no remuneration

Trustee's expenses refunded during the year:

Richard Orr	nil	2024 – £32.30
Victoria Bates	£636.76	2024 – £414.13
Chipping Campden Town Council (insurance)	£1,040	2024 - £1,040
Chipping Campden Town Council (admin)	nil	2024 - £2,624

## Independent Examiners Report to the Chipping Campden Town Trust

I report on the accounts of the Trust for year ending 31 March 2025, which are set out on the pages 9 to 14

### **Respective Responsibilities of Trustees and Examiner**

The charity's trustees are responsible for the preparation the accounts. The charity's trustees consider that an audit is not required for this year (under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

It is my responsibility to: -

- 1 Examine the accounts under section 145 of the 2011 Act;
- 2 To follow the procedures laid down in the General Directions given by the Charity Commission (under section 145 (5) (b): and
- 3 To state whether particular matters have come to my attention.

### **Basis of Independent Examiner's Report**

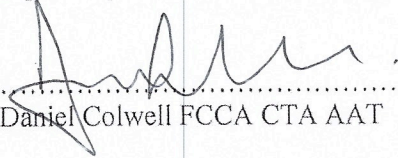
My examination was carried out in accordance with the General Directions given by the Charity Commissioners. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual item or disclosures in the accounts and seeking explanation from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently no opinion is given as to whether the accounts present a "true and fair view" and the report is limited to those matters set out in the statement below.

### **Independent Examiner's Statement**

In connection with my examination, no matter has come to my attention:

- 1 which gives me reasonable cause to believe that in any material respect the requirements to ensure that proper accounting records are kept in accordance with section 130 of the 2011 Act: and accounts are prepared which accord with the accounting records and comply with accounting requirements of the 2011 Act or
- 2 to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

It should be noted that I have been unable to verify the balance of NS&I income bonds purchased in 1988 and 1990 respectively, although the interest paid on these deposits is within expected parameters for the cash investment held.

  
.....  
Daniel Colwell FCCA CTA AAT

22.12.2025  
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The Old Bull Pens  
Sezincote  
Moreton in Marsh  
Gloucestershire GL56 9AW