

Charity registration number: 267646

# Pinder Recreational Trust

Annual Report and Financial Statements  
for the Year Ended 31 March 2025

UHY Ross Brooke  
Chartered Accountants  
31a Charnham Street  
Hungerford  
Berkshire  
Newbury  
Berkshire  
RG17 0EJ

## **Pinder Recreational Trust**

### **Contents**

Trustees' Report	1 to 4
Statement of Trustees' Responsibilities	5
Independent Examiner's Report	6
Statement of Financial Activities	7
Balance Sheet	8
Notes to the Financial Statements	9 to 15

## **Pinder Recreational Trust**

### **Trustees' Report**

The trustees present the annual report together with the financial statements of the Charity for the year ended 31 March 2025.

#### **Trustee**

The charity's sole trustee is Burghclere Parish Council who are empowered to appoint sub-committees as it thinks fit for the administration of the charity.

#### **Objectives and activities**

##### ***Objects and aims***

- 1) The provision and maintenance of the village hall, for the use of the inhabitants of Burghclere and Newtown without distinction of political, religious or other opinions, including use for meetings, lectures and classes and for other forms of recreational and leisure time occupation, with the object of improving the conditions of life.
- 2) To provide (or assist in providing) for the habitants of the Parish of Burghclere facilities for recreation, or other leisure time occupation in the interests of social welfare and with the object of improving their conditions of life.
- 3) The benefit of the inhabitants of the Parish of Burghclere by such charitable purposes as the trustee thinks fit.

##### ***Objectives, strategies and activities***

The charity derived its income from hall lettings, rent for the use of the recreation ground, rent for the allotments, income from investments and rent from the cottage and government grants.  
www.portalhall.com is being used frequently for recording a calendar of events and for bookings.

##### ***Public benefit***

The uses of the facilities in the trustee's opinion meet the objects of the charity and satisfy the requirement for the charity to have a public benefit.

The trustees confirm that they have complied with the requirements of section 4 of the Charities Act 2011 to have due regard to the public benefit guidance published by the Charity Commission for England and Wales.

## **Pinder Recreational Trust**

### **Trustees' Report**

#### **Financial review**

Hall bookings continue to thrive, with regular hirers such as the Pre-School, WI, and Horticultural Society providing a stable income stream. One-off bookings for a diverse range of events, including private parties, fundraising functions, and weddings. This has further contributed to revenue. We are pleased to report that the hall generated an income of £21,661, reflecting an increase of approximately £3,473 compared to the previous year. This growth is primarily due to the hall once again being hired as a filming location for "Downton Abbey".

Net rental income from the Portal Cottage totalled £11,748 from the letting agent after management fees and repairs totalling £5,678. There was a short void in June 2024 before new tenants moved in. The Trust invested £9,567 this financial year in redecorating the cottage and part-payment for replacing its windows, with completion scheduled for early in the next financial year.

The Trust continues to benefit from a grant from the Parish Council to cover the cost of grass cutting. The Portal Hall window replacement project was successfully completed in August, funded by a £26,784 grant secured last year from the UK Government's UK Shared Prosperity Fund. The final stage payment of £20,088 has now been received.

Investments remain a significant contributor to the Trust's income, generating £5,200 this year, an increase from £4,867 in the previous year. In addition, the Trust has opened two new savings accounts with Lloyds and the Charity Bank, further strengthening its financial position.

Routine hall maintenance costs have reduced by approximately £1,500 this year, as efforts have been focused on completing larger-scale projects. Looking ahead, the Trust aims to undertake substantial work on the roof and guttering in the 2025/26 financial year.

Utility costs have decreased by approximately £1,900, thanks to prudent fuel purchasing decisions and improved energy efficiency following the installation of new windows.

Sandra Whiting was appointed Chair in February 2025, following the resignation of Andrew Crowley. Richard Carrow stepped down as Vice-Chair in May 2024. The Trust wishes to express its gratitude to them both for their dedication and contributions.

The Trust reports a surplus of £4,593 which is a significant decrease from the previous year's surplus of £20,138. This reduction reflects the ongoing commitment to essential repairs and maintenance to safeguard the buildings' future. Despite this, the Trust remains financially stable and well-positioned for the year ahead.

#### **Structure, governance and management**

##### ***Nature of governing document***

The charity is controlled by its governing document, a deed of trust, and constitutes an unincorporated charity. The management committee manage the charity on behalf of the sole trustee and deal with all day to day matters.

## **Pinder Recreational Trust**

### **Trustees' Report**

#### **Revaluation of trust property**

The Portal Memorial Hall and cottage were revalued some time ago to £950,000 following a further review of reinstatement value. Although the reinstatement value has now increased above £950,000, the Trustee does not consider that the accounts value should be increased as the open market value would not exceed £950,000. The Trustee continues to be satisfied that £950,000 is an approximation to market value and does not feel an external open market valuation was justified and as a result no depreciation of the asset is required. These assets are held in Trust by the Parish Council of the Parish of Burghclere on behalf of the Pinder Recreational Trust.

The charity also owns the Burghclere Recreation Ground which was gifted to the charity and has no cost and has not been valued.

In addition the charity also manages a village car park, a children's playground, a millennium garden, allotments, and a memorial garden on behalf of the Burghclere Parish Council as trustee.

#### **Risk management**

The trustees have a duty to identify and review the risks to which the charity is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error. The management committee regularly review risks on behalf of the trustee and are satisfied that appropriate controls exist. In particular there is an on-going programme of maintenance.

#### **Other**

The trustee also gives its' grateful thanks to all the management committee and helpers for their continuing support.

## **Pinder Recreational Trust**

### **Trustees' Report**

#### **Reference and Administrative Details**

<b>Trustees</b>	Burghclere Parish Council
<b>Senior Management Team</b>	Mrs S Whiting (Appointed 3 February 2025), Chair Mr A Patrick-Smith, Vice Chair Mr G Morton Mrs A Harvey Mr I Collins Mr J Parkes Mrs Claire Barnard (Appointed 2 September 2024) Mr A Crowley (Resigned 3 February 2025) Mr R Carrow (Resigned 13 May 2024) Mrs J Letsome, Clerk
<b>Principal Office</b>	Portal Hall Church Lane Burghclere Newbury Berkshire RG20 9HX
<b>Charity Registration Number</b>	267646
<b>Independent Examiner</b>	UHY Ross Brooke Chartered Accountants 31a Charnham Street Hungerford Berkshire Newbury Berkshire RG17 0EJ

The annual report was approved by the trustees of the Charity on ..... and signed on its behalf by:

.....  
Mrs S Whiting

## **Pinder Recreational Trust**

### **Statement of Trustees' Responsibilities**

The trustees are responsible for preparing the Trustees' Annual Report and the financial statements in accordance with the United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) and applicable law and regulations.

The law applicable to charities requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that period. In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- 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 keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the applicable Charities (Accounts and Reports) Regulations, and the provisions of the constitution. 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.

Approved by the trustees of the Charity on ..... and signed on its behalf by:

.....  
Mrs S Whiting

## **Pinder Recreational Trust**

### **Independent Examiner's Report to the trustees of Pinder Recreational Trust**

I report on the accounts of the charity for the year ended 31 March 2025 which are set out on pages 7 to 15 .

#### **Respective responsibilities of trustees and examiner**

The Charity's trustees are responsible for the preparation of 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:

- examine the accounts under section 145 of the 2011 Act;
- to follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and
- 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 Commission. 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 items or disclosures in the accounts, and seeking explanations 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 a reasonable cause to believe that in any material respect the requirements:

- to keep accounting records in accordance with section 130 of the Charities Act 2011; and
- to prepare accounts which accord with the accounting records, comply with the accounting requirements of the 2011 Act

have not been met; or

(2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.



Kerry Hawkins FCCA, UHY Ross Brooke  
Chartered Accountants

31a Charnham Street  
Hungerford  
Berkshire  
Newbury  
Berkshire  
RG17 0EJ

Date: 12.9.2025



## Pinder Recreational Trust

### Statement of Financial Activities for the Year Ended 31 March 2025

	Note	Unrestricted funds £	Restricted funds £	Total 2025 £
<b>Income and Endowments from:</b>				
Donations and legacies	2	720	20,088	20,808
Investment income	3	6,959	-	6,959
Other income	4	40,566	-	40,566
Total Income		48,245	20,088	68,333
<b>Expenditure on:</b>				
Other expenditure	5	(36,843)	(26,784)	(63,627)
Gains/losses on investment assets		(113)	-	(113)
Net movement in funds		11,289	(6,696)	4,593
<b>Reconciliation of funds</b>				
Total funds brought forward		1,167,622	6,696	1,174,318
Total funds carried forward	12	1,178,911	-	1,178,911
	Note	Unrestricted funds £	Restricted funds £	Total 2024 £
<b>Income and Endowments from:</b>				
Donations and legacies	2	970	6,696	7,666
Investment income	3	5,014	-	5,014
Other income	4	33,808	-	33,808
Total Income		39,792	6,696	46,488
<b>Expenditure on:</b>				
Other expenditure	5	(32,089)	-	(32,089)
Gains/losses on investment assets		5,739	-	5,739
Net movement in funds		13,442	6,696	20,138
<b>Reconciliation of funds</b>				
Total funds brought forward		1,154,180	-	1,154,180
Total funds carried forward	12	1,167,622	6,696	1,174,318

All of the Charity's activities derive from continuing operations during the above two periods.

The funds breakdown for 2024 is shown in note 12.

**Pinder Recreational Trust**  
**(Registration number: 267646)**  
**Balance Sheet as at 31 March 2025**

	Note	2025 £	2024 £
<b>Fixed assets</b>			
Investments	8	1,081,703	1,081,816
<b>Current assets</b>			
Debtors	9	4,692	1,915
Cash at bank and in hand		<u>93,766</u>	<u>91,757</u>
		98,458	93,672
<b>Creditors: Amounts falling due within one year</b>	10	<u>(1,250)</u>	<u>(1,170)</u>
<b>Net current assets</b>		<u>97,208</u>	<u>92,502</u>
<b>Net assets</b>		<u>1,178,911</u>	<u>1,174,318</u>
<b>Funds of the Charity:</b>			
<b>Restricted income funds</b>		-	6,696
<b>Unrestricted income funds</b>			
Unrestricted income funds		<u>1,178,911</u>	<u>1,167,622</u>
<b>Total funds</b>	12	<u>1,178,911</u>	<u>1,174,318</u>

The financial statements on pages 7 to 15 were approved by the trustees, and authorised for issue on ..... and signed on their behalf by:

.....  
Mrs S Whiting

## **Pinder Recreational Trust**

### **Notes to the Financial Statements for the Year Ended 31 March 2025**

#### **1 Accounting policies**

##### **Statement of compliance**

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) (effective 1 January 2015) - (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Charities Act 2011.

##### **Basis of preparation**

Pinder Recreational Trust meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy notes.

##### **Going concern**

The trustees consider that there are no material uncertainties about the Charity's ability to continue as a going concern.

##### **Income and endowments**

Voluntary income including donations, gifts, legacies and grants that provide core funding or are of a general nature is recognised when the Charity has entitlement to the income, it is probable that the income will be received and the amount can be measured with sufficient reliability.

##### ***Grants receivable***

Grants are recognised when the charity has an entitlement to the funds and any conditions linked to the grants have been met. Where performance conditions are attached to the grant and are yet to be met, the income is recognised as a liability and included on the balance sheet as deferred income to be released.

##### ***Investment income***

Dividends are recognised once the dividend has been declared and notification has been received of the dividend due.

##### **Expenditure**

All expenditure is recognised once there is a legal or constructive obligation to that expenditure, it is probable settlement is required and the amount can be measured reliably. All costs are allocated to the applicable expenditure heading that aggregate similar costs to that category.

##### **Government grants**

Government grants are recognised based on the accrual model and are measured at the fair value of the asset received or receivable. Grants are classified as relating either to revenue or to assets. Grants relating to revenue are recognised in income over the period in which the related costs are recognised. Grants relating to assets are recognised over the expected useful life of the asset. Where part of a grant relating to an asset is deferred, it is recognised as deferred income.

## **Pinder Recreational Trust**

### **Notes to the Financial Statements for the Year Ended 31 March 2025**

#### **Investment properties**

The trustee considers that investment property is carried at fair value, derived from a review of reinstatement value. An external open market valuation is not justified due to the cost involved. Changes in fair value are recognised in the SOFA.

#### **Fixed asset investments**

Fixed asset investments, other than programme related investments, are included at market value at the balance sheet date. Realised gains and losses on investments are calculated as the difference between sales proceeds and their market value at the start of the year, or their subsequent cost, and are charged or credited to the Statement of Financial Activities in the period of disposal.

Unrealised gains and losses represent the movement in market values during the year and are credited or charged to the Statement of Financial Activities based on the market value at the year end.

#### **Fund structure**

Unrestricted income funds are general funds that are available for use at the trustee's discretion in furtherance of the objectives of the Charity.

Designated funds are unrestricted funds set aside at the discretion of the trustee for specific purposes. The split of each fund is noted in note 11.

Restricted income funds are those donated for use in a particular area or for specific purposes, the use of which is restricted to that area or purpose.

## Pinder Recreational Trust

### Notes to the Financial Statements for the Year Ended 31 March 2025

#### 2 Income from donations and legacies

	Unrestricted funds			
	General £	Restricted funds £	Total 2025 £	Total 2024 £
Grants, including capital grants; Government grants	720	20,088	20,808	7,666
	<u>720</u>	<u>20,088</u>	<u>20,808</u>	<u>7,666</u>

#### 3 Investment income

	Unrestricted funds			
	General £	Total 2025 £	Total 2024 £	
Interest receivable and similar income; Interest receivable on bank deposits	1,759	1,759	147	
Other income from fixed asset investments	5,200	5,200	4,867	
	<u>6,959</u>	<u>6,959</u>	<u>5,014</u>	

#### 4 Other income

	Unrestricted funds			
	General £	Total 2025 £	Total 2024 £	
Rental income	40,566	40,566	33,808	

## Pinder Recreational Trust

### Notes to the Financial Statements for the Year Ended 31 March 2025

#### 5 Other expenditure

	Unrestricted funds			
	General	Restricted	Total	Total
	£	funds	2025	2024
		£	£	£
Wages and salaries	2,403	-	2,403	1,113
Oil	1,596	-	1,596	3,503
Light, heat and power	1,504	-	1,504	1,637
Insurance	1,915	-	1,915	1,818
Repairs and maintenance	24,310	-	24,310	20,433
Windows	-	26,784	26,784	-
Sundry expenses	1,440	-	1,440	213
Telephone	432	-	432	432
Independent examiner's fee	1,310	-	1,310	1,219
Legal and professional fees	1,933	-	1,933	1,721
	<u>36,843</u>	<u>26,784</u>	<u>63,627</u>	<u>32,089</u>

## Pinder Recreational Trust

### Notes to the Financial Statements for the Year Ended 31 March 2025

#### 6 Government grants

Grants of £720 were received from the Parish Council to help towards the cost of grass cutting (2024 - £970) and a grant from Basingstoke and Deane Borough Council of £20,088 towards the cost of replacement windows (2024 - £6,696)

The amount of grants recognised in the financial statements was £20,808 (2024 - £7,666).

#### 7 Trustees remuneration and expenses

No trustees, nor any persons connected with them, have received any remuneration from the charity during the year.

No trustees have received any reimbursed expenses from the charity during the year.

#### 8 Fixed asset investments

	2025 £	2024 £
Investment properties	950,000	950,000
Other investments	131,703	131,816
	<u>1,081,703</u>	<u>1,081,816</u>

##### Investment properties

	Investment properties £
<b>Cost or Valuation</b>	
At 1 April 2024	<u>950,000</u>
<b>Provision</b>	
At 31 March 2025	<u>-</u>
<b>Net book value</b>	
At 31 March 2025	<u>950,000</u>
At 31 March 2024	<u>950,000</u>

There has been no valuation of investment property by an independent valuer.

## Pinder Recreational Trust

### Notes to the Financial Statements for the Year Ended 31 March 2025

#### Other investments

	Listed investments £	Total £
<b>Cost or Valuation</b>		
At 1 April 2024	131,816	131,816
Revaluation	(113)	(113)
At 31 March 2025	<u>131,703</u>	<u>131,703</u>
<b>Net book value</b>		
At 31 March 2025	<u>131,703</u>	<u>131,703</u>
At 31 March 2024	<u>131,816</u>	<u>131,816</u>

#### 9 Debtors

	2025 £	2024 £
Trade debtors	995	-
Prepayments	2,366	1,915
Accrued income	<u>1,331</u>	<u>-</u>
	<u>4,692</u>	<u>1,915</u>

#### 10 Creditors: amounts falling due within one year

	2025 £	2024 £
Accruals	<u>1,250</u>	<u>1,170</u>

#### 11 Commitments

##### Capital commitments

##### Windows

The total amount contracted for but not provided in the financial statements was £Nil (2024 - £29,608).



## Pinder Recreational Trust

### Notes to the Financial Statements for the Year Ended 31 March 2025

#### 12 Funds

	Balance at 1 April 2024 £	Incoming resources £	Resources expended £	Balance at 31 March 2025 £
<b>Unrestricted funds</b>				
<i>Unrestricted general funds</i>				
General Fund	82,102	48,245	(36,843)	93,504
Capital Fund	135,520	-	(113)	135,407
Revaluation Fund	950,000	-	-	950,000
	1,167,622	48,245	(36,956)	1,178,911
<b>Restricted funds</b>				
General Fund	6,696	20,088	(26,784)	-
<b>Total funds</b>	1,174,318	68,333	(63,740)	1,178,911
	Balance at 1 April 2023 £	Incoming resources £	Resources expended £	Balance at 31 March 2024 £
<b>Unrestricted funds</b>				
<i>Unrestricted general funds</i>				
General Fund	74,399	39,792	(32,089)	82,102
Capital Fund	129,781	-	5,739	135,520
Revaluation Fund	950,000	-	-	950,000
	1,154,180	39,792	(26,350)	1,167,622
<b>Restricted funds</b>				
General Fund	-	6,696	-	6,696
<b>Total funds</b>	1,154,180	46,488	(26,350)	1,174,318

#### 13 Analysis of net assets between funds

	Unrestricted funds £	Total funds £
Fixed asset investments	1,081,703	1,081,703
Current assets	98,458	98,458
Current liabilities	(1,250)	(1,250)
<b>Total net assets</b>	1,178,911	1,178,911

# Virtual Cabinet Portal Digital Signatures

## Digital Signature Verification

You can verify that this is a genuine Virtual Cabinet Document Portal signed document by uploading it to the following secure web page:

<https://www.virtualcabinetportal.com/VerifySignedDocument>

## Signature Dates and Times

All dates and times shown in the signatures below are expressed in Coordinated Universal Time (UTC), which is generally equivalent to GMT. You can find out more about UTC at the following web page:

<http://www.virtualcabinetportal.com/WhatIsUTC>

## Signature 1

Signed by Sandra Whiting using authentication code eix2N3I1QIN1T2J8 at IP address 92.21.81.74, on 2025/08/21 20:40:11 Z.

Sandra Whiting's e-mail address is: [s.whiting@burghclereparish.gov.uk](mailto:s.whiting@burghclereparish.gov.uk).