

# CHIPPING SODBURY TOWN TRUST

England & Wales · Charity number 274443

## Details

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**Status** Registered

**Legal form** Other

**Registered** 1977-11-16

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

## Contact

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**Address** 59 Hatters Lane  
Chipping Sodbury  
Bristol  
BS37 6AA

**Phone** 07780660344

**Email** [catrina\\_hares@hotmail.com](mailto:catrina_hares@hotmail.com)

**Website** [www.chippingsodburytowntrust.org.uk](http://www.chippingsodburytowntrust.org.uk)

## Activities

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**Objects:** THE TRUSTEES SHALL APPLY THE INCOME FOR THE UPKEEP OF THE PROPERTY OF THE CHARITY AND SUBJECT THERETO FOR SUCH CHARITABLE PURPOSES FOR THE GENERAL BENEFIT OF THE INHABITANTS OF SODBURY AS THE TRUSTEES THINK FIT.

**Activities:** Provision of sports facilities (youth and adult participants) in Chipping Sodbury - golf, tennis, cricket, football, rugby. Also childrens play area and Millennium Garden for use of residents and visitors to the area.

## Classification

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- **How:** Makes Grants To Organisations, Provides Buildings/facilities/open Space
- **What:** Amateur Sport, Environment/conservation/heritage, Recreation
- **Who:** Other Defined Groups

## Geography

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- **Area of benefit:** CIVIL PARISH OF SODBURY
- South Gloucestershire

## Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£83,060	£132,514	-	-
2023-12-31	£178,084	£153,761	-	-
2022-12-31	£106,639	£121,829	-	-
2021-12-31	£151,656	£131,025	-	-
2020-12-31	£71,453	£67,238	-	-

## Trustees

Name	Role	Appointed
Jane Lund	Chair	2014-07-03
JULIA MAY BERNAU		2021-01-12
Josh Cox		2022-05-01
Kevin Pitman		2023-09-07
MARTIN BYWATER		
MR PADDY SMITH		
Marian Gilpin		2020-09-10
Michael Woodward		2019-07-04
PHILIP RUMNEY		2015-11-12
ROGER PENFOLD		
Richard Wilson		2012-11-01
Robert Banister		2024-09-01
Scott Gibson		2018-07-05

**CHIPPING SODBURY TOWN TRUST**

England & Wales - Charity number 274443

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# Accounts

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**CHARITY COMMISSION  
FOR ENGLAND AND WALES**

## Trustees' Annual Report for the period

From **1 January 2024**  
To **31 December 2024**

Period start date  
Period end date

Charity name: **Chipping Sodbury Town Trust**

Charity registration number: **274443**

### Objectives and Activities

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	The playing fields and sports grounds shall be appropriated and used for the benefit of the inhabitants either free of charge or upon payment of such charge that the trustees think fit.
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.	Para 1.17 and 1.19	The main activities undertaken to further the charity's purpose were to provide and maintain sports pitches at nominal rents and subsidised maintenance costs. To provide and maintain walking/running paths for use by walkers, runners, cyclists.
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	Para 1.18	Trustees have had regard to the guidance issued by the Charity Commission on public benefit.

### Additional information (optional)

You may choose to include further statements where relevant about:

	SORP reference	
Policy on grant making	Para 1.38	The charity does not provide grants on a routine basis but ad-hoc grants can be provided at the discretion of the trustees.
Policy on social investment including program related investment	Para 1.38	The Charity does not use social investment.
Contribution made by volunteers	Para 1.38	The charity does not have or use volunteers

Other		
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### Achievements and Performance

	SORP reference	
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.	Para 1.20	<p><b>Achievements of the charity –</b></p> <p>Providing excellent, well maintained facilities for numerous sports clubs and individuals enjoying the grounds.</p> <p>The Groundsman, Matt Whittle works well with the clubs and continues to maintain the pitches and surrounding areas to a high standard.</p> <p>Progressing the decision to sell small parcel of land for building to fund 3 replacement sports clubhouses and centre for use by wider community.</p>

### Additional information (optional)

You may choose to include further statements where relevant about:

Achievements against objectives set	Para 1.41	
Performance of fundraising activities against objectives set	Para 1.41	
Investment performance against objectives	Para 1.41	
Other		

### Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	The charity aims to and maintains a fairly consistent financial position from year to year. The charity reported an income of
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		£83,060, with expenditure of £132,514, resulting in a deficit of £49,454.
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	Reserves are held mainly for emergency use. There have been no recent withdrawals.
Amount of reserves held	Para 1.22	£28,536
Reasons for holding zero reserves	Para 1.22	n/a
Details of fund materially in deficit	Para 1.24	n/a
Explanation of any uncertainties about the charity continuing as a going concern	Para 1.23	n/a

**Additional information (optional)**

You may choose to include further statements where relevant about:

The charity's principal sources of funds (including any fundraising)	Para 1.47	<p>Rent from Golf Club, two cottages, sports clubs are the main sources of income for day to day running of the charity.</p> <p>Grants applied for on ad hoc basis for specific projects when required.</p> <p>Justgiving page to raise funds for path repair and maintenance.</p> <p>Income also received from Rural Payments Agency, this is decreasing as schemes change.</p> <p>No pension liability.</p> <p>Investments are held in Charity specific funds.</p>
Investment policy and objectives including any social investment policy adopted	Para 1.46	<p>No significant events have affected the financial performance and financial position of the charity.</p> <p>No social investment policy is adopted. The charity has long term invested in two Black Rock funds specifically for charities – BLK Charities UK Equity Fund A Acc and BLK Charities UK Bond Fund A Acc</p>
A description of the principal risks facing the charity	Para 1.46	<p>Principal risks would be a situation of persistent non payment of rents, reserves held to cover this.</p>
Other		<p>A financial factor that is likely to affect the financial performance/position going forward is possible sale of small area of land for building with funds being</p>

		reinvested into new club houses and wellbeing centre for the wider community.
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## Structure, Governance and Management

Description of charity's trusts:		
Type of governing document (trust deed, royal charter)	Para 1.26	Trust Deed
How is the charity constituted? (e.g unincorporated association, CIO)	Para 1.26	Unincorporated charitable organisation
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	Para 1.25	<p>Representative Trustees  6 – appointed by Sodbury Town Council  2 – appointed by Royal Agricultural University (formerly Cirencester Royal Agricultural College)</p> <p>Co-optative Trustees  5 – appointed by the Town Trust (vacancy advertised within the town or by personal recommendation, interviewed by panel of trustees following completion of application form)</p>

### Additional information (optional)

You may choose to include further statements where relevant about:

Policies and procedures adopted for the induction and training of trustees	Para 1.51	Trustees are directed to the Guidance Booklets covering many subjects on the Charity Commission website
The charity's organisational structure and any wider network with which the charity works	Para 1.51	<p>Organisational Structure -  Chairman  Vice-Chairman  Sub-committees – Finance, Grounds &amp; Maintenance, Land &amp; Sports Hall Development</p> <p>Decisions – where relevant, subjects discussed by sub committees and recommendations referred to main Town Trust meeting for approval. Other matters brought to Town Trust meetings by Clerk and Trustees</p> <p>Staff making decisions – Clerk responsible for day to day admin, referring to Chairman or sub committee Chairman where relevant.</p> <p>Pay &amp; remuneration – Clerk's salary reviewed annually by Finance sub committee and recommendation made to meeting of all Trustees.</p>

Relationship with any related parties	Para 1.51	Kevin Pitman (trustee) – payment of £358 for replacing of a gate. Marian Gilpin (trustee) – payment of £30.90 for travel expenses. Roger Penfold (trustee) – payment of £158.96 for cost of replacement defibrillator pad pak.
Other		

### Reference and Administrative details

Charity name	Chipping Sodbury Town Trust
Other name the charity uses	n/a
Registered charity number	274443
Charity's principal address	Mrs E Smith Clerk to the Trustees Chipping Sodbury Town Trust 73 Meadow View Frampton Cotterell Bristol BS36 2NF

**Names of the charity trustees who manage the charity**

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Roger Penfold	Chairman	Resigned as TT Chairman at Jan 24 meeting	Co-optative by Town Trust
2	Jane Lund	Vice-chairman and Chair of Grounds & Property sub committee	TT Chairman from Jan 24	Representative – STC (Sodbury Town Council)
3	Roy Smith			Co-optative by Town Trust
4	Phil Rumney			Representative - STC
5	Martin Bywater			Co-optative by Town Trust
6	Richard Wilson			Representative – RAU (Royal Agricultural University)
7	Scott Gibson			Representative - STC
8	Julia Bernau		Vice Chairman from Jan 24	Co-optative by Town Trust
9	Marian Gilpin	Chairman of Land & Sports Hall Development sub committee		Representative - STC
10	Robert Banister	Chairman of Finance sub committee	Sept 24	Representative - RAU
11	Kevin Pitman			Representative - STC
12	Mike Woodward			Representative - STC
13	Josh Cox	IT		Co-optative by Town Trust
14	Mike Allen		November – December 2022 Resigned 11.7.24	Representative - RAU
15				
16				
17				
18				
19				
20				

**Corporate trustees – names of the directors at the date the report was approved**

Director name		

**Name of trustees holding title to property belonging to the charity**

Trustee name	Dates acted if not for whole year	
Jane Lund		

David Shipp		Former Trustee & Chairman

**Funds held as custodian trustees on behalf of others**

Description of the assets held in this capacity	n/a
Name and objects of the charity on whose behalf the assets are held and how this falls within the custodian charity's objects	n/a
Details of arrangements for safe custody and segregation of such assets from the charity's own assets	n/a

**Additional information (optional)**

**Names and addresses of advisers (Optional information)**

Type of adviser	Name	Address

**Name of chief executive or names of senior staff members (Optional information)**

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**Exemptions from disclosure**

Reason for non-disclosure of key personnel details

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**Other optional information**

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## Declarations

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

Signed on behalf of the charity's trustees

Signature(s)	<i>EJ. Lund.</i>	
Full name(s)	Elizabeth Jane Lund	
Position (eg Secretary, Chair, etc)	Chairman	
Date	31.7.25	

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**CHIPPING SODBURY TOWN TRUST**

**Independent examiner's report to the trustees of Chipping Sodbury Town Trust**

I report to the charity trustees on my examination of the accounts of Chipping Sodbury Town Trust (the Trust) for the year ended 31 December 2024.

**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').

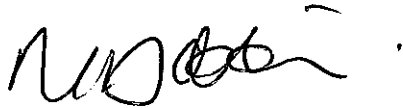
I report in respect of my examination of the Trust's accounts carried out under Section 145 of the Act and in carrying out my examination I have followed all applicable Directions given by the Charity Commission under Section 145(5)(b) of the Act.

**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 giving 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; or
3. the accounts do 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.



Matthew Dobbins FCA

Dunkley's  
Statutory Auditor  
Chartered Accountants  
Woodlands Grange  
Woodlands Lane  
Bradley Stoke  
Bristol  
United Kingdom  
BS32 4JY

Date: 08/08/2025



CHARITY COMMISSION  
FOR ENGLAND AND WALES

Chipping Sodbury Town Trust

274443

## Receipts and payments accounts

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For the period from	01/01/2024	To	31/12/2024
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### Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
<b>A1 Receipts</b>					
Rent - Haywards and ridings	20,886	-	-	20,886	21,050
RPA & Grants	12,738	-	-	12,738	23,652
Rent - Golf Club	42,578	-	-	42,578	45,927
Rent - Other	6,028	-	-	6,028	6,676
Wayleaves	25	-	-	25	21
Sale of stints	780	-	-	780	750
Interest	-	-	-	-	4
Donations	25	-	-	25	10
Sale of land	-	-	-	-	80,000
	-	-	-	-	-
<b>Sub total (Gross income for AR)</b>	<b>83,060</b>	<b>-</b>	<b>-</b>	<b>83,060</b>	<b>178,090</b>
<b>A2 Asset and investment sales, (see table).</b>					
	-	-	-	-	-
<b>Sub total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total receipts</b>	<b>83,060</b>	<b>-</b>	<b>-</b>	<b>83,060</b>	<b>178,090</b>
<b>A3 Payments</b>					
Administration	6,988	-	-	6,988	4,800
Insurance	5,150	-	-	5,150	4,577
CCTV	438	-	-	438	295
Grants	-	-	-	-	1,000
Legal & professional fees	34,895	-	-	34,895	56,951
Room hire	1,636	-	-	1,636	683
Subscriptions	307	-	-	307	271
Repairs and maintenance	77,558	-	-	77,558	67,498
Purchase of stints	4,340	-	-	4,340	4,340
Sundry expenses	1,201	-	-	1,201	885
	-	-	-	-	-
<b>Sub total</b>	<b>132,514</b>	<b>-</b>	<b>-</b>	<b>132,514</b>	<b>141,290</b>
<b>A4 Asset and investment purchases, (see table)</b>					
Capital expenditure	-	-	-	-	12,471
<b>Sub total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>12,471</b>
<b>Total payments</b>	<b>132,514</b>	<b>-</b>	<b>-</b>	<b>132,514</b>	<b>163,761</b>
<b>Net of receipts/(payments)</b>	<b>49,454</b>	<b>-</b>	<b>-</b>	<b>49,454</b>	<b>24,329</b>
A5 Transfers between funds	-	-	-	-	-
A6 Cash funds last year end	77,990	-	-	77,990	53,661
<b>Cash funds this year end</b>	<b>28,536</b>	<b>-</b>	<b>-</b>	<b>28,536</b>	<b>77,990</b>

**Section B Statement of assets and liabilities at the end of the period**

	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
<b>B1 Cash funds</b>			
The co-operative bank	28,430	-	-
Nat West Millennium Account	106	-	-
	-	-	-
<b>Total cash funds</b>	<b>28,536</b>	<b>-</b>	<b>-</b>

(agree balances with receipts and payments account(s))

Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
<b>B2 Other monetary assets</b>	-	-	-
	-	-	-
	-	-	-
	-	-	-
	-	-	-
	-	-	-

Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
<b>B3 Investment assets</b>			
Large silver mace and replica inscribed "William Higgs, Bailiff 1705"	Unrestricted	-	60,000
Small silver mace bearing on the shield of the arms of Beauchamp	Unrestricted	-	30,000
Replica (1874) of the borough seal dated 1860	Unrestricted	-	900
BLK Charities UK Equity Fund A Acc	Unrestricted	-	28,742
BLK Charities UK Bond Fund A Acc	Unrestricted	-	6,883

Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
<b>B4 Assets retained for the charity's own use</b>			
Land & property at the Ridings, Chipping Sodbury	Unrestricted	-	2,600,000
Tractor	Unrestricted	28,690	-
Chipping Sodbury War Memorial	Unrestricted	200,000	-
The Town Chest	Unrestricted	-	-
The Town Fire Engine and Wagon	Unrestricted	-	-
Chipping Sodbury Town Clock	Unrestricted	-	-
		-	-

Details	Fund to which liability relates	Amount due (optional)	When due (optional)
<b>B5 Liabilities</b>			
		-	
		-	
		-	
		-	

Signed by one or two trustees on behalf of all the trustees

Signature	Print Name	Date of approval
<i>E.J. Lund</i>	E. J. LUND	31.9.25

**CHIPPING SODBURY TOWN TRUST**

England & Wales - Charity number 274443

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# Accounts

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**REGISTERED CHARITY NUMBER: 274443**

**CHIPPING SODBURY TOWN TRUST**

**INCOME AND EXPENDITURE ACCOUNT**

**FOR THE YEAR ENDED**

**31 DECEMBER 2023**

**CHIPPING SODBURY TOWN TRUST**  
**CONTENTS OF THE RECEIPTS AND PAYMENTS ACCOUNTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2023**

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**CHIPPING SODBURY TOWN TRUST**  
**REPORT OF THE TRUSTEES**  
**FOR THE YEAR ENDED 31 DECEMBER 2023**

**Trustees' Annual Report for the period**

**From 1 January 2023**  
**To 31 December 2023**

**Period start date**  
**Period end date**

**Charity name: Chipping Sodbury Town Trust**

**Charity registration number: 274443**

**Objectives and Activities**

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	The playing fields and sports grounds shall be appropriated and used for the benefit of the inhabitants either free of charge or upon payment of such charge that the trustees think fit.
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.	Para 1.17 and 1.19	The main activities undertaken to further the charity's purpose were to provide and maintain sports pitches at nominal rents and subsidised maintenance costs. To provide and maintain walking/running paths for use by walkers, runners, cyclists.
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	Para 1.18	Trustees have had regard to the guidance issued by the Charity Commission on public benefit. The main activities undertaken to further the charity's purpose were to provide and maintain sports pitches at nominal rents and subsidised maintenance costs. To provide and maintain walking/running paths for use by walkers, runners, cyclists.

**Additional information (optional)**

You may choose to include further statements where relevant about:

	SORP reference	
Policy on grant making	Para 1.38	The charity does not provide grants on a routine basis but ad-hoc grants can be provided at the discretion of the trustees
	Para 1.38	The Charity does not use social investment.

Policy on social investment including program related investment		
Contribution made by volunteers	Para 1.38	The charity does not have or use volunteers
Other		

## Achievements and Performance

	SORP reference	
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.	Para 1.20	<p>Achievements of the charity –</p> <p>Providing excellent, well maintained facilities for numerous sports clubs and individuals enjoying the grounds.</p> <p>The new Groundsman, Matt Whittle is working well with the clubs and maintaining the pitches and surrounding areas to a high standard.</p> <p>Progressing the decision to sell small parcel of land for building to fund 3 replacement sports clubhouses and centre for use by wider community.</p>

### Additional information (optional)

You may choose to include further statements where relevant about:

Achievements against objectives set	Para 1.41	
Performance of fundraising activities against objectives set	Para 1.41	
Investment performance against objectives	Para 1.41	

Other		

## Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	The charity aims to and maintains a fairly consistent financial position from year to year
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	Reserves are held mainly for emergency use. There have been no recent withdrawals.
Amount of reserves held	Para 1.22	£77,990
Reasons for holding zero reserves	Para 1.22	n/a
Details of fund materially in deficit	Para 1.24	n/a
Explanation of any uncertainties about the charity continuing as a going concern	Para 1.23	n/a

## Additional information (optional)

You may choose to include further statements where relevant about:

The charity's principal sources of funds (including any fundraising)	Para 1.47	<p>Rent from Golf Club, two cottages, sports clubs are the main sources of income for day to day running of the charity.</p> <p>Grants applied for on ad hoc basis for specific projects when required.</p> <p>Just giving page to raise funds for path repair and maintenance.</p> <p>Income also received from Rural Payments Agency, this is decreasing as schemes change.</p> <p>No pension liability.</p> <p>Investments are held in Charity specific funds.</p>
Investment policy and objectives including any social investment policy adopted	Para 1.46	<p>No significant events have affected the financial performance and financial position of the charity.</p> <p>No social investment policy</p>
A description of the principal risks facing the charity	Para 1.46	Principal risks would be a situation of persistent non payment of rents, reserves held to cover this.

Other		A financial factor that is likely to affect the financial performance/position going forward is possible sale of small area of land for building with funds being reinvested into new club houses and wellbeing centre for the wider community.

## Structure, Governance and Management

Description of charity's trusts:		
Type of governing document	Para 1.25	Trust deed
How is the charity constituted?	Para 1.25	Unincorporated charitable organisation
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	Para 1.25	<p>Representative Trustees 6 – appointed by Sodbury Town Council 2 – appointed by Royal Agricultural University (formerly Cirencester Royal Agricultural College)</p> <p>Co-optative Trustees 5 – appointed by the Town Trust (vacancy advertised within the town or by personal recommendation, interviewed by panel of trustees following completion of application form)</p>

### Additional information (optional)

You may choose to include further statements where relevant about:

Policies and procedures adopted for the induction and training of trustees	Para 1.51	Trustees are directed to the Guidance Booklets covering many subjects on the Charity Commission website
The charity's organisational structure and any wider network with which the charity works	Para 1.51	<p>Organisational Structure - Chairman Vice-Chairman Sub-committees – Finance, Grounds &amp; Maintenance, Land &amp; Sports Hall Development</p> <p>Decisions – where relevant, subjects discussed by sub committees and recommendations referred to main Town Trust meeting for approval. Other matters brought to Town Trust meetings by Clerk and Trustees</p> <p style="text-align: right;">Cont ...</p>

		<p>Staff making decisions – Clerk responsible for day to day admin, referring to Chairman or sub committee Chairman where relevant.</p> <p>Pay &amp; remuneration – Clerk's salary reviewed annually by Finance sub committee and recommendation made to meeting of all Trustees.</p>
Relationship with any related parties	Para 1.51	n/a
Other		

### Reference and Administrative details

Charity name	Chipping Sodbury Town Trust
Other name the charity uses	n/a
Registered charity number	274443
Charity's principal address	<p>Mrs C Hares  Clerk to the Trustees  Chipping Sodbury Town Trust  Sunnyside Cottage  59 Hatters Lane  Chipping Sodbury  Bristol  BS37 6AA</p>

**Names of the charity trustees who manage the charity**

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Roger Penfold	Chairman and Chair of Finance sub committee	Resigned as TT Chairman at Jan 24 meeting	Co-optative by Town Trust
2	Jane Lund	Vice-chairman and Chair of Grounds & Property sub committee	TT Chairman from Jan 24	Representative – STC (Sodbury Town Council)
3	Roy Smith			Co-optative by Town Trust
4	Phil Rumney			Representative - STC
5	Martin Bywater			Co-optative by Town Trust
6	Richard Wilson			Representative – RAU (Royal Agricultural University)
7	Scott Gibson			Representative - STC
8	Julia Bernau		Vice Chairman from Jan 24	Co-optative by Town Trust
9	Marian Gilpin	Chairman of Land & Sports Hall Development sub committee		Representative - STC
10	Chris Hays		Ceased Mar 23	Representative - STC
11	Kevin Pitman		Sept 23	Representative - STC
12	Mike Woodward			Representative - STC
13	Josh Cox	IT	May – December 2022	Co-optative by Town Trust
14	Mike Allen		November – December 2022 Resigned 11.7.24	Representative - RAU
15	Robert Banister		Sept 24	Representative - RAU
16				
17				
18				
19				
20				

**Corporate trustees – names of the directors at the date the report was approved**

Director name		

Name of trustees holding title to property belonging to the charity

Trustee name	Dates acted if not for whole year	
Jane Lund		
David Shipp		Former Trustee & Chairman

**Funds held as custodian trustees on behalf of others**

Description of the assets held in this capacity	n/a
Name and objects of the charity on whose behalf the assets are held and how this falls within the custodian charity's objects	n/a
Details of arrangements for safe custody and segregation of such assets from the charity's own assets	n/a

**Additional information (optional)**

**Names and addresses of advisers (Optional information)**

Type of Name  
adviser

Address


**Name of chief executive or names of senior staff members (Optional information)**

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## Exemptions from disclosure

Reason for non-disclosure of key personnel details

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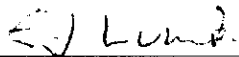
## Other optional information

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## Declarations

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

Signed on behalf of the charity's trustees

<b>Signature(s)</b>		
<b>Full name(s)</b>	Jane Elizabeth Lund	
<b>Position (eg Secretary, Chair, etc)</b>	Chairman	
<b>Date</b>	26/01/2024.	

## **CHIPPING SODBURY TOWN TRUST**

**Registered Charity No 274443**

### **Annual Report for the year ended 31 December 2023**

#### **Basis of preparation**

The basis of preparation is receipts and payments.

#### **STATEMENT OF ASSETS**

Cash balances are shown on the Income and Expenditure account (Page 12).

#### **Land and Property at the Ridings, Chipping Sodbury**

Land known as the Stub Riding and Mead Ridings agricultural cultural /amenity property and also two properties known as Ridings Cottage and Haywards cottage, which is freehold has been valued at £2,500,000 by an independent Valuer David James on the 5 October 2023

Land on the Mead Riding leased to Chipping Sodbury Golf Club at a rent of £45,927 for the year (2022: £35,941).

Land used as playing field and sports grounds by local clubs and organisations paying Licence fees totalling £6,676. for the year (2022: £10,531).

Land with Hayward's Cottage and Riding's Cottage thereon let under an Assured Short-hold Tenancy Agreements rental totalling £21,050 (2022: £19,517).

During the year the charity purchased a CCTV equipment for £4,970 and a Tripple Mower for £6,000.

Large silver mace and replica of inscribed "William Higgs, Bailiff 1705" valued for insurance purposes at £60,000 in July 2000.

Small silver mace bearing on the shield of the arms of Beauchamp, valued for insurance purposes at £30,000 in July 2000.

Replica (1874) of the borough seal dated 1680, valued for insurance purposes at £300.

Chest known as The Town Chest.

The Town Fire Engine and Wagon.

Chipping Sodbury Town clock.

Chipping Sodbury War Memorial – rebuild value of £200,000 in January 2008.

Tractor purchased in 2022 for £28,690.

Units of BLK Charities UK Bond Fund, the bid value of which as at 31 December 2023 was £6,451 (31 December 2022 - £6,517).

Units of BLK Charities Equity Fund, the bid value of which as at 31 December 2023 was £25,329 (31 December 2022 - £24,742).

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF CHIPPING SODBURY TOWN TRUST**

**Independent examiner's report to the trustees of Chipping Sodbury Town Trust**

I report to the charity trustees on my examination of the accounts of Chipping Sodbury Town Trust for the year ended 31 December 2023.

**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 Act and in carrying out my examination I have followed all 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 giving 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; or
3. the accounts do 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.

Matthew Dobbins FCA  
Dunkley's  
Woodlands Grange  
Woodlands Lane  
Bradley Stoke  
Bristol  
BS32 4JY  
Date: .....

**CHIPPING SODBURY TOWN TRUST**  
**INCOME AND EXPENDITURE ACCOUNT**  
**FOR THE YEAR ENDED 31 DECEMBER 2023**

<u>Income</u>	<u>Restricted</u>	<u>Unrestricted</u>	<u>Total Income</u>	<u>Last year</u>
	£	£	£	£
Rent-Haywards & Riding	-	21,050	21,050	19,517
RPA & Grants	-	23,652	23,652	37,924
Rent – Golf Club	-	45,927	45,927	35,941
Rent – Other	-	6676	6676	10,531
Wayleaves	-	21	21	21
Sale of Stints	-	750	750	780
CSRFC	-	-	-	850
Machinery Hire	-	-	-	-
Bank Switch Incentive	-	-	-	-
Mill Garden Plaque	-	-	-	35
CS Tennis Club	-	-	-	468
Phil Russell	-	-	-	48
Interest	-	-	4	2
CCTV contribution	-	-	-	-
Path donations	10	-	10	520
Sale of Land	-	80,000	80,000	-
<b>Total income</b>	<b>10</b>	<b>178,075</b>	<b>178,084</b>	<b>106,639</b>

**CHIPPING SODBURY TOWN TRUST**  
**INCOME AND EXPENDITURE ACCOUNT**  
**FOR THE YEAR ENDED 31 DECEMBER 2023**

<u>Expenditure</u>	<u>Restricted</u>	<u>Unrestricted</u>	<u>Total Expenditure</u>	<u>Last year</u>
	£	£	£	£
Administration	-	4,800	4,800	4,800
Insurance	-	4,577	4,577	4,464
CCTV	-	285	285	-
Grants	-	1,000	1,000	3,500
Legal & Professional fees	-	56,951	56,951	3,217
Room Hire	-	683	683	754
Subscriptions & Sundries	-	271	271	376
Maintenance of Prop & Equip	10	67,498	67,498	69,555
Purchase of Stints	-	4,340	4,340	4,340
Other Expenses	-	885	885	1,677
Path expenditure	-	-	-	-
<b>Total</b>	<b>10</b>	<b>141,281</b>	<b>141,290</b>	<b>92,683</b>
Capital Expenditure	-	12,470	12,471	30,954
<b>Total Expenditure and Capital Expenditure</b>	<b>10</b>	<b>153,750</b>	<b>153,761</b>	<b>131,024</b>
<b>Net of Receipts &amp; Payments</b>	<b>-</b>	<b>24,324</b>	<b>24,324</b>	<b>(15,189)</b>
Transfer between funds	-	-	-	-
<b>Cash funds at year end</b>	<b>-</b>	<b>77,990</b>	<b>77,990</b>	<b>53,666</b>

**CHIPPING SODBURY TOWN TRUST**  
**INCOME AND EXPENDITURE ACCOUNT**  
**FOR THE YEAR ENDED 31 DECEMBER 202**

<u>Opening Bank Balance</u>	<u>Restricted</u>	<u>Unrestricted</u>	<u>Total brought forward</u>	<u>Last year</u>
Nat West Current Account	-	53,560	53,560	52,837
Nat West Current Reserve	-	-	-	15,912
Nat West Millennium Account	-	106	106	106
	-	<b>53,666</b>	<b>53,666</b>	<b>68,855</b>

<u>Closing Bank Balance</u>	<u>Restricted</u>	<u>Unrestricted</u>	<u>Total Cash</u>	<u>Last year</u>
Nat West Current Account	-	77,884	77,884	53,560
Nat West Current Reserve	-	-	-	-
Nat West Millennium Account	-	106	106	106
	-	<b>77,990</b>	<b>77,990</b>	<b>53,666</b>

The financial statements were approved by the Board of Trustees on 26/10/2024 and were signed on its behalf by:

E.J. Lund  
 Trustee

26/10/2024  
 Date

**REGISTERED CHARITY NUMBER: 274443**

**CHIPPING SODBURY TOWN TRUST**

**INCOME AND EXPENDITURE ACCOUNT**

**FOR THE YEAR ENDED**

**31 DECEMBER 2023**

**CHIPPING SODBURY TOWN TRUST**  
**CONTENTS OF THE RECEIPTS AND PAYMENTS ACCOUNTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2023**

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Statement of Assets	10
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**CHIPPING SODBURY TOWN TRUST**  
**REPORT OF THE TRUSTEES**  
**FOR THE YEAR ENDED 31 DECEMBER 2023**

**Trustees' Annual Report for the period**

**From 1 January 2023**  
**To 31 December 2023**

**Period start date**  
**Period end date**

**Charity name: Chipping Sodbury Town Trust**

**Charity registration number: 274443**

**Objectives and Activities**

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	The playing fields and sports grounds shall be appropriated and used for the benefit of the inhabitants either free of charge or upon payment of such charge that the trustees think fit.
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.	Para 1.17 and 1.19	The main activities undertaken to further the charity's purpose were to provide and maintain sports pitches at nominal rents and subsidised maintenance costs. To provide and maintain walking/running paths for use by walkers, runners, cyclists.
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	Para 1.18	Trustees have had regard to the guidance issued by the Charity Commission on public benefit. The main activities undertaken to further the charity's purpose were to provide and maintain sports pitches at nominal rents and subsidised maintenance costs. To provide and maintain walking/running paths for use by walkers, runners, cyclists.

**Additional information (optional)**

You may choose to include further statements where relevant about:

	SORP reference	
Policy on grant making	Para 1.38	The charity does not provide grants on a routine basis but ad-hoc grants can be provided at the discretion of the trustees
	Para 1.38	The Charity does not use social investment.

Policy on social investment including program related investment		
Contribution made by volunteers	Para 1.38	The charity does not have or use volunteers
Other		

## Achievements and Performance

	SORP reference	
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.	Para 1.20	<p>Achievements of the charity –</p> <p>Providing excellent, well maintained facilities for numerous sports clubs and individuals enjoying the grounds.</p> <p>The new Groundsman, Matt Whittle is working well with the clubs and maintaining the pitches and surrounding areas to a high standard.</p> <p>Progressing the decision to sell small parcel of land for building to fund 3 replacement sports clubhouses and centre for use by wider community.</p>

### Additional information (optional)

You may choose to include further statements where relevant about:

Achievements against objectives set	Para 1.41	
Performance of fundraising activities against objectives set	Para 1.41	
Investment performance against objectives	Para 1.41	

Other		

## Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	The charity aims to and maintains a fairly consistent financial position from year to year
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	Reserves are held mainly for emergency use. There have been no recent withdrawals.
Amount of reserves held	Para 1.22	£77,990
Reasons for holding zero reserves	Para 1.22	n/a
Details of fund materially in deficit	Para 1.24	n/a
Explanation of any uncertainties about the charity continuing as a going concern	Para 1.23	n/a

## Additional information (optional)

You may choose to include further statements where relevant about:

The charity's principal sources of funds (including any fundraising)	Para 1.47	<p>Rent from Golf Club, two cottages, sports clubs are the main sources of income for day to day running of the charity.</p> <p>Grants applied for on ad hoc basis for specific projects when required.</p> <p>Just giving page to raise funds for path repair and maintenance.</p> <p>Income also received from Rural Payments Agency, this is decreasing as schemes change.</p> <p>No pension liability.</p> <p>Investments are held in Charity specific funds.</p>
Investment policy and objectives including any social investment policy adopted	Para 1.46	<p>No significant events have affected the financial performance and financial position of the charity.</p> <p>No social investment policy</p>
A description of the principal risks facing the charity	Para 1.46	Principal risks would be a situation of persistent non payment of rents, reserves held to cover this.

Other		A financial factor that is likely to affect the financial performance/position going forward is possible sale of small area of land for building with funds being reinvested into new club houses and wellbeing centre for the wider community.

## Structure, Governance and Management

Description of charity's trusts:		
Type of governing document	Para 1.25	Trust deed
How is the charity constituted?	Para 1.25	Unincorporated charitable organisation
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	Para 1.25	<p>Representative Trustees  6 – appointed by Sodbury Town Council  2 – appointed by Royal Agricultural University (formerly Cirencester Royal Agricultural College)</p> <p>Co-optative Trustees  5 – appointed by the Town Trust (vacancy advertised within the town or by personal recommendation, interviewed by panel of trustees following completion of application form)</p>

### Additional information (optional)

You may choose to include further statements where relevant about:

Policies and procedures adopted for the induction and training of trustees	Para 1.51	Trustees are directed to the Guidance Booklets covering many subjects on the Charity Commission website
The charity's organisational structure and any wider network with which the charity works	Para 1.51	<p>Organisational Structure -  Chairman  Vice-Chairman  Sub-committees – Finance, Grounds &amp; Maintenance, Land &amp; Sports Hall Development</p> <p>Decisions – where relevant, subjects discussed by sub committees and recommendations referred to main Town Trust meeting for approval. Other matters brought to Town Trust meetings by Clerk and Trustees</p> <p style="text-align: right;">Cont ...</p>

		<p>Staff making decisions – Clerk responsible for day to day admin, referring to Chairman or sub committee Chairman where relevant.</p> <p>Pay &amp; remuneration – Clerk's salary reviewed annually by Finance sub committee and recommendation made to meeting of all Trustees.</p>
Relationship with any related parties	Para 1.51	n/a
Other		

### Reference and Administrative details

Charity name	Chipping Sodbury Town Trust
Other name the charity uses	n/a
Registered charity number	274443
Charity's principal address	<p>Mrs C Hares  Clerk to the Trustees  Chipping Sodbury Town Trust  Sunnyside Cottage  59 Hatters Lane  Chipping Sodbury  Bristol  BS37 6AA</p>

**Names of the charity trustees who manage the charity**

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Roger Penfold	Chairman and Chair of Finance sub committee	Resigned as TT Chairman at Jan 24 meeting	Co-optative by Town Trust
2	Jane Lund	Vice-chairman and Chair of Grounds & Property sub committee	TT Chairman from Jan 24	Representative – STC (Sodbury Town Council)
3	Roy Smith			Co-optative by Town Trust
4	Phil Rumney			Representative - STC
5	Martin Bywater			Co-optative by Town Trust
6	Richard Wilson			Representative – RAU (Royal Agricultural University)
7	Scott Gibson			Representative - STC
8	Julia Bernau		Vice Chairman from Jan 24	Co-optative by Town Trust
9	Marian Gilpin	Chairman of Land & Sports Hall Development sub committee		Representative - STC
10	Chris Hays		Ceased Mar 23	Representative - STC
11	Kevin Pitman		Sept 23	Representative - STC
12	Mike Woodward			Representative - STC
13	Josh Cox	IT	May – December 2022	Co-optative by Town Trust
14	Mike Allen		November – December 2022 Resigned 11.7.24	Representative - RAU
15	Robert Banister		Sept 24	Representative - RAU
16				
17				
18				
19				
20				

**Corporate trustees – names of the directors at the date the report was approved**

Director name		

Name of trustees holding title to property belonging to the charity

Trustee name	Dates acted if not for whole year	
Jane Lund		
David Shipp		Former Trustee & Chairman

**Funds held as custodian trustees on behalf of others**

Description of the assets held in this capacity	n/a
Name and objects of the charity on whose behalf the assets are held and how this falls within the custodian charity's objects	n/a
Details of arrangements for safe custody and segregation of such assets from the charity's own assets	n/a

**Additional information (optional)**

**Names and addresses of advisers (Optional information)**

Type of Name adviser	Address
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**Name of chief executive or names of senior staff members (Optional information)**

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## Exemptions from disclosure

Reason for non-disclosure of key personnel details

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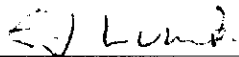
## Other optional information

--

## Declarations

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

Signed on behalf of the charity's trustees

<b>Signature(s)</b>		
<b>Full name(s)</b>	Jane Elizabeth Lund	
<b>Position (eg Secretary, Chair, etc)</b>	Chairman	
<b>Date</b>	26/01/2024.	

## **CHIPPING SODBURY TOWN TRUST**

**Registered Charity No 274443**

### **Annual Report for the year ended 31 December 2023**

#### **Basis of preparation**

The basis of preparation is receipts and payments.

#### **STATEMENT OF ASSETS**

Cash balances are shown on the Income and Expenditure account (Page 12).

#### **Land and Property at the Ridings, Chipping Sodbury**

Land known as the Stub Riding and Mead Ridings agricultural cultural /amenity property and also two properties known as Ridings Cottage and Haywards cottage, which is freehold has been valued at £2,500,000 by an independent Valuer David James on the 5 October 2023

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Small silver mace bearing on the shield of the arms of Beauchamp, valued for insurance purposes at £30,000 in July 2000.

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Chipping Sodbury Town clock.

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**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF CHIPPING SODBURY TOWN TRUST**

**Independent examiner's report to the trustees of Chipping Sodbury Town Trust**

I report to the charity trustees on my examination of the accounts of Chipping Sodbury Town Trust for the year ended 31 December 2023.

**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 Act and in carrying out my examination I have followed all 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 giving 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; or
3. the accounts do 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.

Matthew Dobbins FCA  
Dunkley's  
Woodlands Grange  
Woodlands Lane  
Bradley Stoke  
Bristol  
BS32 4JY  
Date: .....

**CHIPPING SODBURY TOWN TRUST**  
**INCOME AND EXPENDITURE ACCOUNT**  
**FOR THE YEAR ENDED 31 DECEMBER 2023**

<u>Income</u>	<u>Restricted</u>	<u>Unrestricted</u>	<u>Total Income</u>	<u>Last year</u>
	£	£	£	£
Rent-Haywards & Riding	-	21,050	21,050	19,517
RPA & Grants	-	23,652	23,652	37,924
Rent – Golf Club	-	45,927	45,927	35,941
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Wayleaves	-	21	21	21
Sale of Stints	-	750	750	780
CSRFC	-	-	-	850
Machinery Hire	-	-	-	-
Bank Switch Incentive	-	-	-	-
Mill Garden Plaque	-	-	-	35
CS Tennis Club	-	-	-	468
Phil Russell	-	-	-	48
Interest	-	-	4	2
CCTV contribution	-	-	-	-
Path donations	10	-	10	520
Sale of Land	-	80,000	80,000	-
<b>Total income</b>	<b>10</b>	<b>178,075</b>	<b>178,084</b>	<b>106,639</b>

**CHIPPING SODBURY TOWN TRUST**  
**INCOME AND EXPENDITURE ACCOUNT**  
**FOR THE YEAR ENDED 31 DECEMBER 2023**

<u>Expenditure</u>	<u>Restricted</u>	<u>Unrestricted</u>	<u>Total Expenditure</u>	<u>Last year</u>
	£	£	£	£
Administration	-	4,800	4,800	4,800
Insurance	-	4,577	4,577	4,464
CCTV	-	285	285	-
Grants	-	1,000	1,000	3,500
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Path expenditure	-	-	-	-
<b>Total</b>	<b>10</b>	<b>141,281</b>	<b>141,290</b>	<b>92,683</b>
Capital Expenditure	-	12,470	12,471	30,954
<b>Total Expenditure and Capital Expenditure</b>	<b>10</b>	<b>153,750</b>	<b>153,761</b>	<b>131,024</b>
<b>Net of Receipts &amp; Payments</b>	<b>-</b>	<b>24,324</b>	<b>24,324</b>	<b>(15,189)</b>
Transfer between funds	-	-	-	-
<b>Cash funds at year end</b>	<b>-</b>	<b>77,990</b>	<b>77,990</b>	<b>53,666</b>

**CHIPPING SODBURY TOWN TRUST**  
**INCOME AND EXPENDITURE ACCOUNT**  
**FOR THE YEAR ENDED 31 DECEMBER 202**

<b>Opening Bank Balance</b>	<b>Restricted</b>	<b>Unrestricted</b>	<b>Total brought forward</b>	<b>Last year</b>
Nat West Current Account	-	53,560	53,560	52,837
Nat West Current Reserve	-	-	-	15,912
Nat West Millennium Account	-	106	106	106
	-	<b>53,666</b>	<b>53,666</b>	<b>68,855</b>

<b>Closing Bank Balance</b>	<b>Restricted</b>	<b>Unrestricted</b>	<b>Total Cash</b>	<b>Last year</b>
Nat West Current Account	-	77,884	77,884	53,560
Nat West Current Reserve	-	-	-	-
Nat West Millennium Account	-	106	106	106
	-	<b>77,990</b>	<b>77,990</b>	<b>53,666</b>

The financial statements were approved by the Board of Trustees on 26/10/2024 and were signed on its behalf by:

E.J. Lund  
 Trustee

26/10/2024  
 Date

## CHIPPING SODBURY TOWN TRUST

### Independent examiner's report to the trustees of Chipping Sodbury Town trust

I report to the charity trustees on my examination of the accounts of Chipping Sodbury Town trust (the Trust) for the year ended 31 December 2023.

### 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 Act and in carrying out my examination I have followed all 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 giving 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
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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.



Matthew Dobbins FCA

Dunkley's  
Statutory Auditor  
Chartered Accountants  
Woodlands Grange  
Woodlands Lane  
Bradley Stoke  
Bristol  
United Kingdom  
BS32 4JY

Date: 28/10/2024

**CHIPPING SODBURY TOWN TRUST**

England & Wales - Charity number 274443

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# Accounts

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**REGISTERED CHARITY NUMBER: 274443**

**CHIPPING SODBURY TOWN TRUST**

**INCOME AND EXPENDITURE ACCOUNT**

**FOR THE YEAR ENDED**

**31 DECEMBER 2022**

**CHIPPING SODBURY TOWN TRUST**  
**CONTENTS OF THE RECEIPTS AND PAYMENTS ACCOUNTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2022**

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Income and Expenditure account	12



Policy on social investment including program related investment		a social organisation to help it achieve its purpose and increase its impact on society.
Contribution made by volunteers	Para 1.38	The charity does not have or use volunteers
Other		

## Achievements and Performance

	SORP reference	
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.	Para 1.20	<p>Achievements of the charity –</p> <p>Providing excellent, well-maintained facilities for numerous sports clubs and individuals enjoying the grounds.</p> <p>Appointment of new Groundsman, Matt Whittle following retirement of Clive Richards.</p> <p>Progressing the decision to sell small parcel of land for building to fund 3 replacement sports clubhouses and centre for use by wider community.</p> <p>Grant (£35k) obtained from Entrust to fund walking path restoration and repair.</p> <p>Queens Platinum Jubilee – beacon event (organised by retiring trustee David Shipp) held on The Ridings, attended by many members of the public.</p> <p>COVID – carpark had been used as a testing centre (1400 tests). Plaque presented to Trust by South Glos Council.</p>

### Additional information (optional)

You may choose to include further statements where relevant about:

Achievements against objectives set	Para 1.41	
Performance of fundraising activities against objectives set	Para 1.41	

Investment performance against objectives	Para 1.41	
Other		

## Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	Total income for the year was £106,639 (2021: £151,654). Total expenditure was £121,828 (2021: £131,024), which includes capital costs expenditure of £29,145 (2021: £30,954)
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	Reserves are held mainly for emergency use. There have been no recent withdrawals. The reserve figure stated below has been considered and meets the policy.
Amount of reserves held	Para 1.22	Total reserves held in the year is £84,925 (2021: £101,533)
Reasons for holding zero reserves	Para 1.22	n/a
Details of fund materially in deficit	Para 1.24	n/a
Explanation of any uncertainties about the charity continuing as a going concern	Para 1.23	n/a

## Additional information (optional)

You may choose to include further statements where relevant about:

The charity's principal sources of funds (including any fundraising)	Para 1.47	<p>Rent from Golf Club, two cottages, sports clubs are the main sources of income for day to day running of the charity.</p> <p>Grants applied for on ad hoc basis for specific projects when required.</p> <p>JustGiving page to raise funds for path repair and maintenance.</p> <p>Income also received from Rural Payments Agency; this is decreasing as schemes change.</p> <p>No pension liability.</p> <p>Investments are held in Charity specific funds.</p>
	Para 1.46	

Investment policy and objectives including any social investment policy adopted		
A description of the principal risks facing the charity	Para 1.46	Principal risks would be a situation of persistent non-payment of rents, reserves held to cover this.
Other		A financial factor that is likely to affect the financial performance/position going forward is possible sale of small area of land for building with funds being reinvested into new club houses and wellbeing centre for the wider community.

### Structure, Governance and Management

Description of charity's trusts:		
Type of governing document	Para 1.25	Trust Deed
How is the charity constituted?	Para 1.25	Unincorporated charitable organisation
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	Para 1.25	<p>Representative Trustees 6 – appointed by Sodbury Town Council 2 – appointed by Royal Agricultural University (formerly Cirencester Royal Agricultural College)</p> <p>Co-optative Trustees 5 – appointed by the Town Trust (vacancy advertised within the town or by personal recommendation, interviewed by panel of trustees following completion of application form)</p> <p>There is a limit of 6 trustees who are also serving Town Councillors. Balance of Sodbury Town Council Representative Trustees to be made up with non-councillor representatives</p>

#### Additional information (optional)

You may choose to include further statements where relevant about:

Policies and procedures adopted for the induction and training of trustees	Para 1.51	<p>8 Representative Trustees 5 Co-optative Trustees</p> <p>Representative – May be but need not be a member of the appointing body.</p>
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		Co-optative – person residing or carrying on business in or near the area of the Ancient parish of Chipping Sodbury
The charity's organisational structure and any wider network with which the charity works	Para 1.51	<p>Organisational Structure - Chairman Vice-Chairman Sub-committees – Finance, Grounds &amp; Maintenance, Land &amp; Sports Hall Development</p> <p>Decisions – where relevant, subjects discussed by sub committees and recommendations referred to main Town Trust meeting for approval. Other matters brought to Town Trust meetings by Clerk and Trustees</p> <p>Staff making decisions – Clerk responsible for day-to-day admin, referring to Chairman or subcommittee Chairman where relevant.</p> <p>Pay &amp; remuneration – Clerk's salary reviewed annually by Finance subcommittee and recommendation made to meeting of all Trustees.</p>
Relationship with any related parties	Para 1.51	n/a
Other		n/a

### Reference and Administrative details

Charity name	Chipping Sodbury Town Trust
Other name the charity uses	n/a
Registered charity number	274443
Charity's principal address	<p>Mrs C Hares Clerk to the Trustees Chipping Sodbury Town Trust Sunnyside Cottage 59 Hatters Lane Chipping Sodbury Bristol BS37 6AA</p>

**Names of the charity trustees who manage the charity**

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Roger Penfold			Co-optative by Town Trust
2	Jane Lund	Chairman		Representative – STC (Sodbury Town Council)
3	Roy Smith (Paddy)			Co-optative by Town Trust
4	Phil Rumney			Representative - STC
5	Martin Bywater			Co-optative by Town Trust
6	Richard Wilson			Representative – RAU (Royal Agricultural University)
7	Scott Gibson			Representative - STC
8	Julia Bernau			Co-optative by Town Trust
9	Marian Gilpin	Chairman of Land & Sports Hall Development sub committee		Representative - STC
10	Chris Hays		Term ended 03/23	Representative - STC
11	David Shipp		January – July 2022	Representative - RAU
12	Mike Woodward			Representative - STC
13	Josh Cox	IT	May – December 2022	Co-optative by Town Trust
14	Mike Allen		November – December 2022	Representative - RAU

**Corporate trustees – names of the directors at the date the report was approved.**

Director name		

**Name of trustees holding title to property belonging to the charity**

Trustee name	Dates acted if not for whole year	
Jane Lund		
David Shipp		Former Trustee & Chairman

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**Funds held as custodian trustees on behalf of others**

Description of the assets held in this capacity	n/a
Name and objects of the charity on whose behalf the assets are held and how this fall within the custodian charity's objects	n/a
Details of arrangements for safe custody and segregation of such assets from the charity's own assets	n/a

**Additional information (optional)**

**Names and addresses of advisers (Optional information)**

Type of adviser	Name	Address

**Name of chief executive or names of senior staff members (Optional information)**

--

**Exemptions from disclosure**

Reason for non-disclosure of key personnel details

--


**Other optional information**

In January 2024, Roger Penfold stood down as Chairman and has been substituted by Jane Lund.
--

## Declarations

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

Signed on behalf of the charity's trustees

Signature(s)		
Full name(s)	Jane Lund	
Position (eg Secretary, Chair, etc)	Chairman	

Date

## **CHIPPING SODBURY TOWN TRUST**

**Registered Charity No 274443**

### **Annual Report for the year ended 31 December 2022**

#### **Basis of preparation**

The basis of preparation is receipts and payments.

#### **STATEMENT OF ASSETS**

Cash balances are shown on the Income and Expenditure account (Page 12).

#### **Land and Property at the Ridings, Chipping Sodbury**

Land known as the Stub Riding and Mead Ridings agricultural cultural /amenity property and also two properties known as Ridings Cottage and Haywards cottage have been valued at Bristol which is freehold has been valued at £2,600,000 by an independent Valuer David James on the 5 October 2023

Land on the Mead Riding leased to Chipping Sodbury Golf Club at a rent of £35,941 for the year (2021: £41,950).

Land used as playing field and sports grounds by local clubs and organisations paying Licence fees totalling £10,531. for the year (2021: £3,621).

Land with Hayward's Cottage and Riding's Cottage thereon let under an Assured Short-hold Tenancy Agreements rental totalling £19,517 (2021: £18,351).

During the year the charity purchased a tractor for £28,690.20 and other equipment for £455.00.

Large silver mace and replica of inscribed "William Higgs, Bailiff 1705" valued for insurance purposes at £60,000 in July 2000.

Small silver mace bearing on the shield of the arms of Beauchamp, valued for insurance purposes at £30,000 in July 2000.

Replica (1874) of the borough seal dated 1680, valued for insurance purposes at £300.

Chest known as The Town Chest.

The Town Fire Engine and Wagon.

Chipping Sodbury Town clock.

Chipping Sodbury War Memorial – rebuild value of £200,000 in January 2008.

Units of BLK Charities UK Bond Fund, the bid value of which as at 31 December 2022 was £6,517 (31 December 2021 - £7,907).

Units of BLK Charities Equity Fund, the bid value of which as at 31 December 2022 was £24,742 (31 December 2021 - £24,771).

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF CHIPPING SODBURY TOWN TRUST**

**Independent examiner's report to the trustees of Chipping Sodbury Town Trust**

I report to the charity trustees on my examination of the accounts of Chipping Sodbury Town Trust for the year ended 31 December 2022.

**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 Act and in carrying out my examination I have followed all 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 giving 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; or
3. the accounts do 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.



Matthew Dobbins FCA  
Dunkley's  
Woodlands Grange  
Woodlands Lane  
Bradley Stoke  
Bristol  
BS32 4JY  
Date: ..... 07/06/2024 .....

**CHIPPING SODBURY TOWN TRUST**  
**INCOME AND EXPENDITURE ACCOUNT**  
**FOR THE YEAR ENDED 31 DECEMBER 2022**

<u>Income</u>	<u>Restricted</u>	<u>Unrestricted</u>	<u>Total Income</u>	<u>Last year</u>
	£	£	£	£
Rent-Haywards & Riding	-	19,517	19,517	18,351
RPA & Grants	-	37,924	37,924	82,560
Rent – Golf Club	-	35,941	35,941	41,950
Rent – Other	-	10,531	10,531	3,621
Wayleaves	-	21	21	21
Sale of Stints	-	780	780	780
CSRFC	-	850	850	-
Machinery Hire	-	-	-	400
Bank Switch Incentive	-	-	-	1,500
Mill Garden Plaque	-	35	35	-
CS Tennis Club	-	468	468	-
Phil Russell	-	48	48	-
Interest	-	4	4	2
CCTV contribution	-	-	-	1,000
Path donations	520	-	520	1,470
<b>Total income</b>	<b>520</b>	<b>106,120</b>	<b>106,639</b>	<b>151,654</b>


**CHIPPING SODBURY TOWN TRUST**  
**INCOME AND EXPENDITURE ACCOUNT**  
**FOR THE YEAR ENDED 31 DECEMBER 2022**

<u>Expenditure</u>	<u>Restricted</u>	<u>Unrestricted</u>	<u>Total Expenditure</u>	<u>Last year</u>
	£	£	£	£
Administration	-	4,800	4,800	4,373
Insurance	-	4,464	4,464	3,555
CCTV	-	-	-	1,000
Grants	-	3,500	3,500	-
Legal & Professional fees	-	3,217	3,217	1,101
Room Hire	-	754	754	94
Subscriptions & Sundries	-	376	376	259
Maintenance of Prop & Equip	520	69,036	69,555	84,813
Purchase of Stints	-	4,340	4,340	4,340
Other Expenses	-	1,677	1,677	448
Path expenditure	-	-	-	87
<b>Total</b>	<b>520</b>	<b>92,164</b>	<b>92,683</b>	<b>100,070</b>
Capital Expenditure	-	29,145	29,145	30,954
<b>Total Expenditure and Capital Expenditure</b>	<b>520</b>	<b>121,309</b>	<b>121,829</b>	<b>131,024</b>
<b>Net of Receipts &amp; Payments</b>	<b>-</b>	<b>(15,189)</b>	<b>(15,189)</b>	<b>20,630</b>
Transfer between funds	-	-	-	-
<b>Cash funds at year end</b>	<b>-</b>	<b>(15,189)</b>	<b>(15,189)</b>	<b>20,630</b>

<u>Opening Bank Balance</u>	<u>Restricted</u>	<u>Unrestricted</u>	<u>Total brought forward</u>	<u>Last year</u>
Nat West Current Account	-	52,837	52,837	32,209
Nat West Current Reserve	-	15,912	15,912	15,911
Nat West Millennium Account	-	106	106	106
	-	<b>68,855</b>	<b>68,855</b>	<b>48,225</b>

<u>Closing Bank Balance</u>	<u>Restricted</u>	<u>Unrestricted</u>	<u>Total Cash</u>	<u>Last year</u>
Nat West Current Account	-	53,560	53,560	52,837
Nat West Current Reserve	-	-	-	15,912
Nat West Millennium Account	-	106	106	106
	-	<b>53,666</b>	<b>53,666</b>	<b>68,855</b>

The financial statements were approved by the Board of Trustees on 6/5/2024 and were signed on its behalf by:

  
Trustee

6/5/2024  
Date



**CHIPPING SODBURY TOWN TRUST**

England & Wales - Charity number 274443

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# Accounts

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# CHIPPING SODBURY TOWN TRUST

Registered Charity No 274443

## ANNUAL REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2021

### Organisation

Chipping Sodbury Town Trust is governed by a Scheme originally dated 1899 and has 13 Trustees appointed as follows –

Representative Trustees serving a term of 4 years -

- 6 appointed by Sodbury Town Council
- 2 appointed by Cirencester Royal Agricultural College

Plus 5 Co-optative Trustees serving a term of 5 years

The charity employs a part time Clerk.

### Financial Review

- Principal funding is received from sports club rents, in particular from Chipping Sodbury Golf Club and also from rent received for two cottages. This income together with occasional grants fund all the expenditure of the charity
- There is no reserves policy in place however funds are allowed to accumulate in order to facilitate development/improvement of The Ridings and other Trust property

### Structure, governance and management of the charity

- Day to day running of the charity is by the Chairman and Clerk. Decisions (unless an emergency) are discussed at Sub Committee and Trustee's meetings
- There are no policies or procedures adopted for the induction and training of trustees
- Major risks – none specifically identified. PI insurance in place

### Summary of year

The Trustees met bi-monthly during the year. Sub committee meetings (Finance, Grounds & Property, Sports, Land & Sports Hall Development) being held on a regular basis to assist with the smooth running of the charity. Due to COVID restrictions meetings continued to be held via Zoom, recommencing in person in the Autumn.

The main business conducted during the year concerned the administration and maintenance of 200 acres of Town Trust land and property at The Ridings, Chipping Sodbury for sports, recreation and agricultural purposes in accordance with scheme regulations.

This included maintenance of the Trust's two cottages, War Memorial, Clock Tower in Chipping Sodbury town centre, the town fire engine and the upkeep of civic artefacts and insignia kept at Chipping Sodbury Town Hall and a local solicitor's office.

The Trustees continued their policy of supporting the town's sports clubs in particular those who occupy Town Trust land. Meetings of The Ridings Sports Association, made up of representatives from each sports club that uses The Ridings together with Trustees, remained on hold due to the Covid restrictions, recommencing in the Autumn. However, communication with the individual sports clubs were maintained to discuss any issues they may have had.

Grounds maintenance continued to be carried out to a high standard by CJR Sports Maintenance. The amount of work required was reduced as COVID restricted (in the early part of the year) many sports matches. Trustees appreciated the flexibility and understanding shown by Clive Richards during this unprecedented period.

106 money was successfully applied for, to be used for the purchase of two replacement tractors and other groundwork equipment.

An extension to the carpark was completed during the year, this provided an additional 50 parking spaces.

The Rugby Club funded the installation of a path to give disabled access to the pitch from the clubhouse. This followed a motorbike accident in which one of their members was injured and is now confined to a wheelchair.

Initial meetings took place with Sodbury Town Council regarding the installation of additional play equipment on The Ridings.

The Sodbury in Bloom group continued to carry out planting and maintenance work particularly in the Millennium Garden. The Trustees appreciate the contribution that this group makes to the facility.

Security lights and CCTV help to keep vandalism to a minimum although isolated incidents continue to occur.

The Green Dog Walking Scheme is used in an attempt to keep The Ridings free of dog fouling. However, some members of the community still do not fully supervise their dogs and fouling continues to be an issue.

The weekly Park Run returned mid year following a break during the pandemic. Wear and tear of the track along with the logistics of numbers continued to be an issue. A Just Giving page was set up in liaison with Park Run for contributions towards path maintenance, raising almost £900 plus donations of approximately £500. A spin off from this was the offer of help from various runners to assist with the work.

Due to COVID restrictions, use of The Ridings by local organisations for their events was for the second year severely curtailed.

Plans for a purpose built sports hall continued to be discussed during the year. The decision towards the end of 2020, by the proposed developer to pull out of the project, was a set back and meant that the sub committee had to revisit some work already carried out. An online survey was organised to gauge public feedback on the possible facilities to be offered and gave the opportunity for suggestions to be made.

The Town Trust bank account was moved from NatWest to Co-op, this provided better online facilities for day to day management of the charity income and expenditure.

The Town Trust web site provides a source of information about the charity.

The foregoing Annual Report was approved by Trustees on 13<sup>th</sup> October 2022

Signed by  ..... Roger Penfold, Chairman of Trustees

Additional Trustees at date report was approved –

Mike Allen	Chris Hays
Julia Bernau	Jane Lund
Martin Bywater	Phil Rumney
Josh Cox	Paddy Smith
Scott Gibson	Richard Wilson
Marian Gilpin	Mike Woodward

**Charity Clerk** – Catrina Hares

**Principal office** – Sunnyside Cottage, 59 Hatters Lane, Chipping Sodbury, BS37 6AA

**Other relevant organisations -**

Bank – Co-operative Bank plc, PO Box 250, Skelmersdale, WN8 6WT

Independent Examiner – Dunkley's, Woodlands Grange, Woodlands Lane, Bradley Stoke, BS32 4JY

Investment – Black Rock, PO Box 9036, Chelmsford, CM99 2XD

**REGISTERED CHARITY NUMBER: 274443**

**CHIPPING SODBURY TOWN TRUST**

**INCOME AND EXPENDITURE ACCOUNT  
FOR THE YEAR ENDED  
31 DECEMBER 2021**

**CHIPPING SODBURY TOWN TRUST**  
**CONTENTS OF THE RECEIPTS AND PAYMENTS ACCOUNTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2021**

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Report of the Trustees	1
Independent Examiners Report	2
Income and Expenditure account	3
Statement of Assets	4

**CHIPPING SODBURY TOWN TRUST**  
**REPORT OF THE TRUSTEES**  
**FOR THE YEAR ENDED 31 DECEMBER 2021**

The trustees present their report with the financial statements of the charity for the year ended 31 December 2021.

**REFERENCE AND ADMINISTRATION DETAILS**

**Registered Charity Number**  
274443

**Principal address**  
Sunnyside Cottage  
59 Hatters Lane  
Chipping Sodbury  
Bristol  
BS37 6AA

**Trustees**  
Mr David Shipp  
Mr James Abraham  
Mr Roger Penfold  
Mr Phillip Rumney  
Mr Martin Bywater  
Mr Richard Wilson  
Mr Roy Smith  
Mrs Jane Lund  
Mr Scott Gibson  
Mr Chris Hays  
Mr Michael Woodward  
Ms Marian Gilpin  
Ms Julia Bernau

**Independent Examiner**  
Dunkley's  
Chartered Accountants  
Registered Auditors  
Woodlands Grange  
Woodlands Lane  
Bradley Stoke  
Bristol BS32 4JY

**STRUCTURE, GOVERNANCE AND MANAGEMENT**

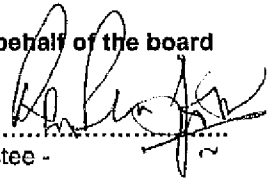
**Governing Document**

Chipping Sodbury Town Trust Scheme Confirmation Act 2 June 1960, Scheme of 14 June 1977 as amended by Scheme of 21 May 1996 and by resolutions 5 July 2007, 6 March 2008 and 2 July 2009.

**Charitable Objects**

The trustees shall apply the income for the upkeep of the property of the charity and subject thereto for such charitable purposes for the general benefit of the inhabitants of Sodbury as the trustees think fit.

**On behalf of the board**

  
.....  
Trustee -

13.10.22  
.....  
Date

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF CHIPPING SODBURY TOWN TRUST**

I report on the accounts of the Trust for the year ended 31 December 2021, which are set out on pages 3 and 4.

**Respective responsibilities of the Trustees and Examiner**

The Charity's Trustees are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

The Charity's Trustees consider that an audit is not required for this year under Section 144 of the Act and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under Section 145 of the Charities Act,
- to follow the applicable Directions given by the Charity Commission (under section 145(5)(b) of the Act; and
- to state whether particular matters have come to my attention.

**Basis of independent Examiner's Report**

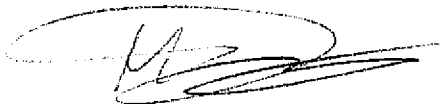
My examination was carried out in accordance with the general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and the seeking of explanations from the 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 material matters have come to my attention which gives me cause to believe that in, any material respect:

- accounting records were not kept in accordance with section 130 of the Charities 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.



Michael Dunkley FCA  
Dunkley's  
Chartered Accountants  
Registered Auditors  
Woodlands Grange  
Woodlands Lane  
Bradley Stoke  
Bristol BS32 4JY

Date... 13/10/22

**CHIPPING SODBURY TOWN TRUST**

**Registered Charity No 274443**

**Annual Report for the year ended 31 December 2021**

**STATEMENT OF ASSETS**

Cash balances are shown on the Income and Expenditure account (Page 3).

**Land and Property at the Ridings, Chipping Sodbury**

Land known as the Stub Riding.

Land on the Mead Riding leased to Chipping Sodbury Golf Club at a rent of £41,950 for the year (2020: £28,214).

Land used as playing field and sports grounds by local clubs and organisations paying Licence fees totalling £3,621. for the year (2020: £5,090).

Land with Hayward's Cottage and Riding's Cottage thereon let under an Assured Short-hold Tenancy Agreements rental totalling £18,351 (2020: £17,343). Hayward's Cottage was valued for insurance purposes at £141,262, and Riding's Cottage was valued for insurance purposes at £129,084.

During the year the charity purchased a tractor for £25,710.00 (which was paid for but not yet received), and shipping container for £5,244.00.

Large silver mace and replica of inscribed "William Higgs, Bailiff 1705" valued for insurance purposes at £60,000 in July 2000.

Small silver mace bearing on the shield of the arms of Beauchamp, valued for insurance purposes at £30,000 in July 2000.

Replica (1874) of the borough seal dated 1680, valued for insurance purposes at £300.

Chest known as The Town Chest.

The Town Fire Engine and Wagon.

Chipping Sodbury Town clock.

Chipping Sodbury War Memorial – rebuild value of £200,000 in January 2008.

Units of Charinco Common Investment Fund, the bid value of which as at 31 December 2021 was £nil (31 December 2020 - £nil).

Units of Charishare Common Investment Fund, the bid value of which as at 31 December 2021 was £nil (31 December 2020 - £nil).

Units of BLK Charities UK Bond Fund, the bid value of which as at 31 December 2021 was £7,907 (31 December 2020 - £8,210).

Units of BLK Charities Equity Fund, the bid value of which as at 31 December 2021 was £24,771 (31 December 2020 - £21,673).



**CHIPPING SODBURY TOWN TRUST**

England & Wales - Charity number 274443

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# Accounts

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## CHIPPING SODBURY TOWN TRUST

Registered Charity No 274443

### ANNUAL REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31.12.20

#### Organisation

Chipping Sodbury Town Trust is governed by a Scheme originally dated 1899 and has 13 Trustees appointed as follows –

Representative Trustees serving a term of 4 years -

- 6 appointed by Sodbury Town Council
- 2 appointed by Cirencester Royal Agricultural College

Plus 5 Co-optative Trustees serving a term of 5 years

The charity employs a part time Clerk.

#### Financial Review

- Principal funding is received from sports club rents, in particular from Chipping Sodbury Golf Club and also from rent received for two cottages. This income together with occasional grants fund all the expenditure of the charity
- There is no reserves policy in place however funds are allowed to accumulate in order to facilitate development/improvement of The Ridings and other Trust property

#### Structure, governance and management of the charity

- Day to day running of the charity is by the Chairman and Clerk. Decisions (unless an emergency) are discussed at Sub Committee and Trustee's meetings
- There are no policies or procedures adopted for the induction and training of trustees
- Major risks – none specifically identified. PI insurance in place

#### Summary of year

The Trustees met bi-monthly during the year. Sub committee meetings (Finance, Grounds & Property, Sports, Land & Sports Hall Development) being held on a regular basis to assist with the smooth running of the charity. Due to COVID restrictions and time of the year, meetings were either held in person, in the open air or via Zoom.

The main business conducted during the year concerned the administration and maintenance of 200 acres of Town Trust land and property at The Ridings, Chipping Sodbury for sports, recreation and agricultural purposes in accordance with scheme regulations.

This included maintenance of the Trust's two cottages, War Memorial, Clock Tower in Chipping Sodbury town centre, the town fire engine and the upkeep of civic artefacts and insignia kept at Chipping Sodbury Town Hall and a local solicitor's office.

The Trustees continued their policy of supporting the town's sports clubs in particular those who occupy Town Trust land. Meetings of The Ridings Sports Association, made up of representatives from each sports club that uses The Ridings together with Trustees, were not held (apart from one in January). However, communication with the individual sports clubs were maintained to discuss any issues they may have.

Trustees agreed to the installation of a path to give disabled access to the Rugby Club pitch. This followed a motorbike accident in which one of their members was injured and is now confined to a wheelchair.

Grounds maintenance continued to be carried out to a high standard by CJR Sports Maintenance. The amount of work required was greatly reduced as COVID restricted many sports matches. Trustees appreciated the flexibility and understanding shown by Clive Richards during this unprecedented period.

Trustees are grateful to The Sodbury in Bloom group who carry out planting and maintenance work particularly in the Millennium Garden.

Volunteers from Sodbury Woodlands & Nature planted 91 trees and shrubs on The Ridings. General tree maintenance was also carried out along with a Horse Chestnut trunk being carved into a conker alongside the main carpark.

Security lights and CCTV help to keep vandalism to a minimum although isolated incidents continue to occur.

The Green Dog Walking Scheme is used in an attempt to keep The Ridings free of dog fouling. However, some members of the community still do not fully supervise their dogs. A 'dogs on leads' policy continued to be considered.

The weekly Park Run always attracts several hundred participants. Wear and tear of the track along with the logistics of numbers is an issue. Trustees agreed to discuss both with Parkrun organisers before the return post COVID.

Due to COVID restrictions, use of The Ridings by local organisations for their events during the year was severely curtailed. The Annual Classic Car Run, Sodbury Sportive cycle event and annual Beer Festival were all cancelled. A COVID mobile testing centre made use of the carpark.

Plans for a purpose built sports hall continued to progress during the year. Unfortunately, late in the year, the proposed developer pulled out of the project. Work will continue to assess sports facilities required and to find a new partner for the land and sports hall project.

The Town Trust web site provides a source of information about the charity.

The foregoing Annual Report was approved by Trustees on 6 MAY 2021

Signed by  ..... Roger Penfold, Chairman of Trustees

Additional Trustees at date report was approved –

Jim Abraham  
Martin Bywater  
Jane Lund  
John Mainstone  
David Shipp  
Chris Hays  
Julia Bernau

Phil Rumney  
Paddy Smith  
Marian Gilpin  
Richard Wilson  
Scott Gibson  
Mike Woodward

**Charity Clerk** – Catrina Hares

**Prncipal office** – Sunnyside Cottage, 59 Hatters Lane, Chipping Sodbury, BS37 6AA

**Other relevant organisations -**

Bank – NatWest, Broad Street, Chipping Sodbury, Bristol

Auditor – Dunkley's, Woodlands Grange, Woodlands Lane, Bradley Stoke, BS32 4JY

Investment – Black Rock, PO Box 9036, Chelmsford, CM99 2XD

REGISTERED CHARITY NUMBER: 274443

CHIPPING SODBURY TOWN TRUST

INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED

31 DECEMBER 2020

**CHIPPING SODBURY TOWN TRUST**  
**CONTENTS OF THE RECEIPTS AND PAYMENTS ACCOUNTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2020**

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**CHIPPING SODBURY TOWN TRUST**  
**REPORT OF THE TRUSTEES**  
**FOR THE YEAR ENDED 31 DECEMBER 2020**

The trustees present their report with the financial statements of the charity for the year ended 31 December 2020.

**REFERENCE AND ADMINISTRATION DETAILS**

**Registered Charity Number**  
274443

**Principal address**  
Sunnyside Cottage  
59 Hatters Lane  
Chipping Sodbury  
Bristol  
BS37 6AA

**Trustees**  
Mr David Shipp  
Mr James Abraham  
Mr Roger Penfold  
Mr Phillip Rumney  
Mr John Mainstone  
Mr Martin Bywater  
Mr Richard Wilson  
Mr Roy Smith  
Mrs Jane Lund  
Mr Scott Gibson  
Mr Chris Hays  
Mr Michael Woodward *or* MRS M. GILPIN

**Independent Examiner**  
Dunkley's  
Chartered Accountants  
Registered Auditors  
Woodlands Grange  
Woodlands Lane  
Bradley Stoke  
Bristol BS32 4JY

**STRUCTURE, GOVERNANCE AND MANAGEMENT**

**Governing Document**

Chipping Sodbury Town Trust Scheme Confirmation Act 2 June 1960, Scheme of 14 June 1977 as amended by Scheme of 21 May 1996 and by resolutions 5 July 2007, 6 March 2008 and 2 July 2009.

**Charitable Objects**

The trustees shall apply the income for the upkeep of the property of the charity and subject thereto for such charitable purposes for the general benefit of the inhabitants of Sodbury as the trustees think fit.

On behalf of the board

Trustee -

Date

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF CHIPPING SODBURY TOWN TRUST**

I report on the accounts of the Trust for the year ended 31 December 2020, which are set out on pages 3 and 4.

**Respective responsibilities of the Trustees and Examiner**

The Charity's Trustees are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

The Charity's Trustees consider that an audit is not required for this year under Section 144 of the Act and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under Section 145 of the Charities Act,
- to follow the applicable Directions given by the Charity Commission (under section 145(5)(b) of the Act; and
- to state whether particular matters have come to my attention.

**Basis of Independent Examiner's Report**

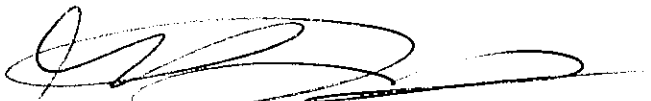
My examination was carried out in accordance with the general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and the seeking of explanations from the 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 material matters have come to my attention which gives me cause to believe that in, any material respect:

- accounting records were not kept in accordance with section 130 of the Charities 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.



Michael Dunkley FCA  
Dunkley's  
Chartered Accountants  
Registered Auditors  
Woodlands Grange  
Woodlands Lane  
Bradley Stoke  
Bristol BS32 4JY

Date... 24/10/21

**CHIPPING SODBURY TOWN TRUST**

**Registered Charity No 274443**

**Annual Report for the year ended 31 December 2020**

**STATEMENT OF ASSETS**

Cash balances are shown on the Income and Expenditure account (Page 3).

**Land and Property at the Ridings, Chipping Sodbury**

Land known as the Stub Riding.

Land on the Mead Riding leased to Chipping Sodbury Golf Club at a rent of £28,214 for the year (2019: £43,188).

Land used as playing field and sports grounds by local clubs and organisations paying Licence fees totalling £5,090. for the year (2019: £9,952).

Land with Hayward's Cottage and Riding's Cottage thereon let under an Assured Short-hold Tenancy Agreements rental totalling £17,343 (2019: £18,509). Hayward's Cottage was valued for insurance purposes at £141,262, and Riding's Cottage was valued for insurance purposes at £129,084.

Large silver mace and replica of inscribed "William Higgs, Bailiff 1705" valued for insurance purposes at £60,000 in July 2000.

Small silver mace bearing on the shield of the arms of Beauchamp, valued for insurance purposes at £30,000 in July 2000.

Replica (1874) of the borough seal dated 1680, valued for insurance purposes at £300.

Chest known as The Town Chest.

The Town Fire Engine and Wagon.

Chipping Sodbury Town clock.

Chipping Sodbury War Memorial – rebuild value of £200,000 in January 2008.

Units of Charinco Common Investment Fund, the bid value of which as at 31 December 2020 was £nil (31 December 2019 - £nil).

Units of Charishare Common Investment Fund, the bid value of which as at 31 December 2020 was £nil (31 December 2019 - £nil).

Units of BLK Charities UK Bond Fund, the bid value of which as at 31 December 2020 was £8,210 (31 December 2019 - £7,687).

Units of BLK Charities Equity Fund, the bid value of which as at 31 December 2020 was £21,673 (31 December 2019 - £22,656).



REGISTERED CHARITY NUMBER: 274443

CHIPPING SODBURY TOWN TRUST

INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED

31 DECEMBER 2020

**CHIPPING SODBURY TOWN TRUST**  
**CONTENTS OF THE RECEIPTS AND PAYMENTS ACCOUNTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2020**

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On behalf of the board

Trustee -

Date

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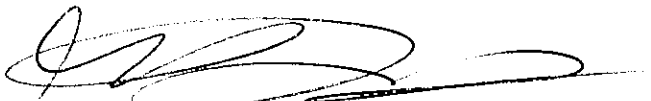
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Dunkley's  
Chartered Accountants  
Registered Auditors  
Woodlands Grange  
Woodlands Lane  
Bradley Stoke  
Bristol BS32 4JY

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**CHIPPING SODBURY TOWN TRUST**

**Registered Charity No 274443**

**Annual Report for the year ended 31 December 2020**

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