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DRUITT HALL COMMUNITY ASSOCIATION

TRUSTEES ANNUAL REPORT

FOR THE YEAR ENDED 31 DECEMBER 2025

Trustees' Annual Report for the period

	Period start date				Period end date		
	Day	Month	Year		Day	Month	Year
From	01	01	2025	To	31	12	2025

Section A Reference and administration details

Charity name	Druitt Hall Community Association
Other names charity is known by	-
Registered charity number (if any)	1157590
Charity's principal address	Druitt Hall
	High Street
	Christchurch
	Postcode **BH23 1AB**

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	Martin Vieyra	Chair	To 30/03/2026	Trustees
2	Carolyn Guest		To 16/02/2025. Reappointed 19/02/2026	
3	Sara Stewart-Haddow			
4	Emma-Louise Hembling-Yeates			
5	Barbara Hembling			
6	John David Pendrill	Treasurer		
7	Christopher Guest			
8				
9				

Names of the trustees for the charity, if any, (for example, any custodian trustees)

Name	Dates acted if not for whole year

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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Section B Structure, governance and management

Description of the charity's trusts

Type of governing document (eg. trust deed, constitution)	Constitution
How the charity is constituted (eg. trust, association, company)	Charitable Incorporated Organisation
Trustee selection methods (eg. appointed by, elected by)	Appointed by Trustees

Additional governance issues (Optional information)

You **may choose** to include additional information, where relevant, about:

- policies and procedures adopted for the induction and training of trustees;
- the charity's organisational structure and any wider network with which the charity works;
- relationship with any related parties;
- trustees' consideration of major risks and the system and procedures to manage them.

Reserves
The identification and allocation of funds reserved for specific purposes was continued in the accounts and regularly reviewed. The **Reserves Policy** continues to be followed including the contingency reserve as recommended by the Charity Commission.

Bank Account
Both a current account and an investment account continue to be held at Lloyds Bank.

Statutory Policies were reviewed and updated as necessary.
Annual 'PAT' testing of electrical equipment was carried out. This included provision of free of charge testing of equipment belonging to and used on these premises by regular / long-term hirers (eg audio equipment, fans, laptop chargers, leads etc). This is done to encourage compliance by our hiring groups with the terms of hire.
Inspection and servicing of fire fighting equipment was carried out. A monthly inspection is made and logged and an annual test / inspection visit is made by a commercial company.
Air quality testing, both external and internal, was carried out and established that no air-borne asbestos fibres were detectable.

The Friends of **Druitt Gardens** (FoDG) continued to use and include the former Markham Room area as a secure and successful 'wildlife education area'. This continues to be on the basis of a hire of part of the leased hall area, subject to the same terms of hire as any other longer-term hirer. Although the landlord raised concerns over this (which were noted in our 2024 TAR) no further comment has been received from them.

The meeting room continued to be part-hired to Christchurch BID Ltd for their administrative use and as a base in the town centre. The hire continues to be on a shared basis, the DHCA Trustees having equal access for our own administrative purposes. The terms of this hire are the same as for any other longer-term ongoing hirer of the hall (for example Druitt Hall Table Tennis Club). Although the landlord raised concerns over this (which were noted in our 2024 TAR) no further comment has been received from them. We checked that this use was permitted by the Charities Act and reported accordingly to the landlord (ie that such use in support of the charity's aims are acceptable).

Three **trustee meetings** were held in 2025. An emphasis on collective decision-making and responsibility was maintained. The number of meetings was fewer than usual, reflecting the 'stasis' position imposed on the Trustees by the slow and, eventually, halted progress on the preparation of the promised extended lease. Responsibility for all the delay on this matter is well-documented and lies entirely with the landlord.

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Lease

It is a matter of record that the landlord was discussing progress on the lease with us in June 2025. Given that early in 2025 the landlord had engaged both a new Town Clerk (the 5th in 6 years) and a Deputy Town Clerk, the Trustees agreed to relax from pressing for progress on the extended lease so that the new officers could focus on more immediate internal problems (a large amount of corrective work discovered by these new officers to be necessary).

It was in September 2025 that the landlord called Trustees to a meeting at which it was declared by the landlord that the original (2021) resolution to grant a lease was 'illegal' owing to the landlord not having then been the legal owner of the land and building. We were able to provide information that showed that this was incorrect and which was accepted as true by the landlord in October 2025.

While accepting the correction the landlord proceeded to suggest that the case for allowing an extended lease to DHCA was now questionable, citing considerations of energy efficiency, 'sustainability' and changed demand for the facility. A substantial and satisfactory response was given by us on all these points.

In December 2025 the landlord (Christchurch Town Council) changed tack and asserted that the Full Council had in July 2022 reversed the original (2021) resolution to provide an extended lease. This was despite the said July 2022 Full Council meeting, together with a range of other meetings, having been declared as invalid at Full Council in November 2022. The November 2022 meeting resolved that the said withdrawal of the 'grant' of a full lease had not been reversed, specifically stating that the original resolution was still valid. For 3 years since then the landlord has acted upon this basis of resolution, albeit with apparent reluctance or incompetence.

We have questioned why the council had allowed, given their most recent assertion on the lease, both their and our time and effort to continue. The expenditure of public funds on legal expenses, surveyor's fees etc was surely wasted but no, they assert that this had all been to 'protect the Council's legal position'.

Improvements to the Building

Owing to the landlord's very slow and eventual halting of progress on the promised extended lease, it has remained impossible for DHCA to apply for grant-funding. The specific requirements of funding bodies over the needed remaining length of lease cannot be met.

Accordingly, we have not been able to justify expenditure of this charity's resources on improvements to the building that have been planned. We have been careful to continue to meet our responsibilities imposed by law and the terms of the current lease

Management of Bookings and billing etc

Use of the 'Hallmaster' system continues and has proven to be a great convenience resulting in both time and cost savings.

Section C Objectives and activities

Summary of the objects of the charity set out in its governing document

The objects of the CIO remain:

To further the welfare of, or to benefit the residents of Christchurch Dorset and neighbouring areas, without distinction of sex, sexual orientation, race or of political religious or other opinions, by associating together the said residents, and voluntary and other organisations in a common effort to provide facilities in the interests of social welfare for recreation, health and fitness, education, leisure time occupation, community meetings and activities, with the objective of improving the quality of life for residents and enhancing of community activities in the Christchurch Dorset town centre and High Street area.
In furtherance of these objects but not otherwise to manage the existing Druitt Hall, and to accumulate funds towards a replacement single-storey Community Hall on the footprint of the existing leased area as and when funds allow provided always that such building operations have no detrimental effect upon the status, condition and use of Druitt Gardens.

Given the declared intention of the landlord to consider a change of their commitment to a longer lease or, indeed, any further lease the Trustees are contemplating revising the constitution as may be appropriate.

Summary of the main activities undertaken for the public benefit in relation to these objects (include within this section the statutory declaration that trustees have had regard to the guidance issued by the Charity Commission on public benefit)

<u>Protects and enhances the existing building</u>

The Trustees continue to give due regard to guidance issued by the Charity Commission in formulating policy and in exercising their powers and duties.

The Trustees continued to demonstrate there is a financially sustainable demand for this facility, operating within the terms of the lease.

Further improvement works under consideration, including improved heating system, improved insulation, redecorations and renewal of roof coverings continued to be ‘on hold’ for a further year pending landlord action on the lease (see above).

<u>Runs the hall as a community centre</u>
The regular testing of equipment, fire detection, water, CCTV and security installations, safety lighting etc continued. Consultation with hirers on such matters continued.

At the end of 2025 the groups using the facility included:

- Weekly community food and craft market
- Twice-weekly table tennis club
- Life-drawing class (monthly)
- Over 65-s friendship meeting (weekly)
- Local resident's association (monthly)
- Two fitness classes (weekly)
- Karate group (weekly)
- Women's Institute (monthly plus occasional)
- A second Women’s Institute (twice-monthly)
- Tabletop / craft markets (one weekly, one monthly)
- Record fair (bi-monthly)
- Win on Waste recycling project (monthly)
- U3A Social group (monthly)
- Church fellowship group (monthly)
- Town Council meetings (monthly)
- Local art exhibition (annual)
- County WI craft event (annual)
- Charity Tea-Party (annual)

- Board-game event (annual)
- Sundry private family parties, rehearsals by local choirs and drama groups

We again participated in Christchurch Rotary's 'Christchurch Living Advent Calendar' programme; an evening at which we were the grateful recipient of a sponsored donation.

Operation of the hall continued to receive careful and proper management to facilitate hirers' activities, managing health and safety hazards.

The defibrillator and external cabinet continued to be maintained available for public use. The equipment remains registered with 'The Circuit', a British Heart Foundation initiative in liaison with the ambulance service, requiring us to diligently log use and maintenance.

The CCTV system and the entry alarm system continue to be maintained in working order and are subject to an annual maintenance contract.

The power-assisted DDA-compliant entrance door continues to be maintained in good working order.

Additional details of objectives and activities (Optional information)

You **may choose** to include further statements, where relevant, about:

- policy on grantmaking;
- policy programme related investment;
- contribution made by volunteers.

As noted above, time given by volunteers continues to make a crucial contribution to the maintenance and improvement of this facility.

The Trustees are aware of the need to encourage participation by more volunteers and the need for additional skills in (eg) grant-funding and social media.
As a member of the Christchurch Chamber of Trade we have the availability of their training programme and have participated in marketing training.

It remains the plan to fund and out-source any substantial maintenance / improvement works in future.
It is an experience, in common with other local organisations, that recruitment of additional volunteers is difficult. This is affected negatively by the uncertainty over the promised extension of the lease (referred to above).
It should be noted, though, that the various groups that share the hire of the hall are, themselves, all volunteer-run so that the effect of maintaining the facility safely open is a very positive way in which our objects are met.
The 'Friends of Druitt Hall' group (ie a Members' group as permitted by the Constitution) has mounted some well-attended public talks and it is intended to develop their activity further. This group has proved to be successful in self-funding, being monitored as part of DHCA accounting, and is achieving the aim of promoting the facility.

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Section D Achievements and performance

Summary of the main achievements of the charity during the year

Some slight progress over an extension of the lease was achieved but was halted in the first half of the year (reported above).

Retention of most existing users and the gaining of additional hirers was achieved. New enquiries continue to be received.
Public awareness and appreciation of the facility continues to grow, especially via bookings for family events (children's birthday parties) where the good facilities are viewed by a wide audience.
Over the year, use of the hall remained at a weekly average of 35 hours.

The hire agreement continued with Christchurch BID for the use of the meeting room on a shared basis (shared with DHCA Trustees as reported above). It is possible that the BID will make other arrangements in 2026, allowing Trustees' exclusive use of the room and, possibly, a return to hiring it to groups for small meetings.

Monthly safety / maintenance checks (smoke alarms etc) continued. A detailed log of results is maintained.

We were particularly pleased to support and maintain a weekly social group that was at risk of closure when the local Help the Aged charity went into administration and then closed. We ensured that the group of friends that had formed did not 'evaporate' but continued to be able to meet at the hall. Initially we did not insist that the full hire rate was payable and were able to keep the group together thanks to their immediate volunteers and until it was possible for the group to be taken 'under the wing' of the Christchurch Community Partnership.

Section E Financial review

Brief statement of the charity's policy on reserves	It remains the charity's policy to hold in reserve as a minimum, an amount equivalent to 6 months' operating costs. Charity Commission guidance is to hold a reserve equivalent to between 4 and nine months of operating costs. The eventual provision of a replacement single-storey community hall is no longer a long-term aim of the constitution owing, not least, to the report by the landlord's surveyors in 2021 which stated that the building should be in use for at least a further 30 years provided adequate maintenance was carried out. Therefore, given the landlord's undertaking over 4 years ago, to provide a lease extension of 30 years it has become an unnecessary aim and it has been resolved to amend the constitution accordingly. Nevertheless, given the landlord's apparent view of the hall as a building plot rather than a community asset to be preserved and respected, we remain mindful of and have advised the landlord of the very large embodied CO2 that a new building would generate when measured against a very small saving in emitted CO2 that might be achieved by a new building. We note also the appreciation of the building expressed by the 20th Century Society who will support its retention and an application for listed status in the event that demolition is applied for.
Details of any funds materially in deficit	None

Further financial review details (Optional information)

You **may choose** to include additional information, where relevant about: • the charity's principal sources of funds (including any fundraising); • how expenditure has supported the key objectives of the charity; • investment policy and objectives including any ethical investment policy adopted.	It remains the case that hire income remains the sole means by which operating costs etc are met. Support for the planned works of improvement to the building (rather than demolition) would allow the Landlord to be seen to act upon their declaration of a 'Climate Emergency' while improving the comfort provided to users of the building. The promised extended lease would have allowed the Trustees to meet criteria for applying for substantial grant funding. We would assert that, had the lease been finalised within a reasonable time, the major elements of the proposed improvements would by now have been carried out. At the current year-end, 54 months have been allowed to pass by the Landlord who has now signalled a wish to revise or even cancel their original undertaking , without a new lease even being drafted. The Trustees continue to suggest a reversionary lease but this continues to be rejected out of hand. The delay in finalising the extended lease continues to have direct consequences on a range of planned maintenance, repair and improvement works.

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Section F Other optional information

Our aims for the coming year are:

- to continue to maintain hire rates at a low-level, especially in support of local community groups
- to continue to develop the 'Friends of Druitt Hall' support group
- to continue to meet our obligations under the current lease
- to continue to monitor and maintain resources to permit adequate public health measures
- to continue to 'out-source' maintenance etc works and reduce reliance on volunteers
- to seek and develop skills at trustee-level in respect of funding and marketing
- to further improve the facilities for hirers / users of the facility
- to support the Friends of Druitt Gardens in their work in maintaining and protecting the adjacent gardens

Section G Declaration

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

Signed on behalf of the charity's trustees

Signature(s)	Signed by: Chris Guest 325285CDF39F419...	Signed by: John Pendrill A8083ED3625A4C9...
Full name(s)	Chris Guest	John Pendrill
Position (eg Secretary, Chair, etc)	Trustee	Treasurer
Date	23/10/2026	23/10/2026

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INDEPENDENT EXAMINER'S REPORT

TO THE TRUSTEES OF DRUITT HALL COMMUNITY ASSOCIATION, CHARITY NUMBER: 1157590

I report to the trustees on my examination of the accounts of the above charity for the year ended 31 December 2025.

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

Independent examiner's statement
I have completed my examination. I confirm that no material matters other than those disclosed below have come to my attention in connection with the examination which gives me cause to believe that in, any material respect:

(i) accounting records were not kept in accordance with section 130 of the 2011 Act; or
(ii) 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.

Lucia Ball FCA
Hill Osborne
Chartered Accountants

2 Winchester Place
North Street
Poole
Dorset
BH15 1NX

Dated: …….

CHARITY COMMISSION FOR ENGLAND AND WALES

Druitt Hall Community Association	1157590

Receipts and payments accounts

CC16a

For the period from	Period start date 1/1/2025	To	Period end date 31/12/2025

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 £
A1 Receipts					
Donation	1,610		-	1,610	44
Hire of Hall	28,413	-	-	28,413	28,585
Electricity - Transfer from U3A		-	-	-	128
Key Deposits	-	-	-	-	-
BH Coastal Lottery	28	-	-	28	26
Water - Payment for Watering Druitt Gardens	110	-	-	110	-
Grant for Store Cupboard Flooring		-		-	-
Broadband Rebate	-			-	-
				-	-
Friends of Druitt Hall	213		-	213	55
Lloyds Bank interest	944	-	-	944	625
***Sub total** (Gross income for AR)*	31,318	-	-	31,318	29,463
A2 Asset and investment sales, (see table).					
	-	-	-	-	
	-	-	-	-	-
Sub total	-	-	-	-	-
Total receipts	31,318	-	-	31,318	29,463

A3 Payments

Repairs & Maintenance	2,628	-	-	2,628	1,326
Cleaning & Consumables	4,553	-	-	4,553	4,146
Telephone, Internet & Postage	601	-	-	601	309
Water & Sewerage	375	-	-	375	351
Insurance & Safety	532	-	-	532	843
PRS_PPL Licence and Hallmaster licence	873	-	-	873	285
Electricity	3,726	-	-	3,726	3,530
Admin & Stationery		-	-	-	900
Improvements		-	-	-	
General		-	-	-	176
Rent Rebate & Key Deposit Return	-	-	-	-	-
Talks and Events	386		-	386	-
Membership fees	75		-	75	
Defibrillator		-		-	-
Accountancy	600			600	
Business Rates	305	-	-	305	153
Sub total	14,654	-	-	14,654	12,019

A4 Asset and investment purchases, (see table)					
Flags & Signs		-	-	-	373
	-	-	-	-	
Sub total	-	-	-	-	-
Total payments	14,654	-	-	14,654	12,391
Net of receipts/(payments)	16,664	-	-	16,664	17,072
A5 Transfers between funds		-	-	-	-
A6 Cash funds last year end	30,720	20,803	-	51,523	34,451
Cash funds this year end	47,384	20,803	-	68,187	51,523

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

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B1 Cash funds	Cash at Bank	47,384	-	-
	Cash at Bank - Emergency Operating Reserve	-	7,803	-
	Cash at Bank - Planned Expenditure		13,000	
	PA System			
	Defibrillator			
	Repair Windows		-	
	Reclad & Insulate Side & Rear Walls		-	
	Lease legal fees			
	Secondary Glazing			
	Key Deposits			
	Remove Moss from Roof			
	Liabilities - Key Deposits	-		-
	Total cash funds	**47,384**	**20,803**	**-**
	(agree balances with receipts and payments account(s))	OK	OK	OK

B2 Other monetary assets

Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
		-	-
		-	-
	-	-	-
	-	-	-
	-	-	-
	-	-	-

B3 Investment assets

Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
		-	-
		-	-
		-	-
		-	-
		-	-

B4 Assets retained for the charity's own use

Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
		-	-
		-	-
		-	-

B5 Liabilities

Details	Fund to which liability relates	Amount due (optional)	When due (optional)
Electricity	Current		
Key deposits	Restricted	**430**	

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

Signature	Print Name	Date of approval
Signed by: Chris Guest 325285CDF39F419...	Chris Guest	23/10/2026
Signed by: John Pendrill A8083ED3625A4C9...	John Pendrill	23/10/2026