Charity registration number: 1160671

COPDOCK AND WASHBROOK PLAYING FIELD
TRUSTEES' REPORT AND
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2026

Copdock and Washbrook Playing Field
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Copdock and Washbrook Playing Field
Trustees' Report For The Year Ended 31 March 2026

The trustees present their report and the financial statements for the year ended 31 March 2026.

Reference and Administrative Details

Trustees

N Meakin
Dr H Wilkinson
S Wilkinson
A Basham
M Taylor

Charity Number

1160671

Principal Address

Old London Road
Copdock
Ipswich
Suffolk
IP8 3JN

Independent Examiner

Gascoynes Chartered Accountants
Gascoynes
Gascoyne House
Moseleys Farm Business Centre
Bury St Edmunds
Suffolk
IP28 6JY

The trustees' report was approved by the board of trustees and signed on its behalf by:



N Meakin

Trustee
07/07/2026

Copdock and Washbrook Playing Field
Independent Examiner's Report to the Trustees of Copdock and Washbrook Playing Field
For The Year Ended 31 March 2026

I report to the trustees on my examination of the accounts of Copdock and Washbrook Playing Field (the Trust) for the year ended 31 March 2026.

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 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 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 contents 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.

Gascoynes Chartered Accountants

07/07/2026
Gascoyne House
Moseleys Farm Business Centre
Bury St Edmunds
Suffolk
IP28 6JY

Copdock and Washbrook Playing Field
Statement of Financial Activities
For The Year Ended 31 March 2026

	Notes	Unrestricted funds	Restricted funds	2026 Total funds	2025 Total funds
		£	£	£	£
INCOME AND ENDOWMENTS FROM:					
Donations and legacies	**3**	450	-	450	-
Charitable activities	**4**	4,965	-	4,965	3,860
Investments	**5**	17	-	17	69
		5,432	-	5,432	3,929
EXPENDITURE ON:					
Raising funds		(4,333)	-	(4,333)	(7,222)
NET INCOME/(EXPENDITURE) BEFORE INVESTMENT GAINS/(LOSSES)		1,099	-	1,099	(3,293)
Net gains on investments		-	-	-	1,003,257
NET INCOME/(EXPENDITURE)		1,099	-	1,099	999,964
NET MOVEMENT IN FUNDS		1,099	-	1,099	999,964
RECONCILIATION OF FUNDS:					
Total funds brought forward		1,289,556	1,500	1,291,056	291,092
TOTAL FUNDS CARRIED FORWARD		1,290,655	1,500	1,292,155	1,291,056

The notes on pages 7 to 9 form part of these financial statements.

Copdock and Washbrook Playing Field
Comparative Statement of Financial Activities
For The Year Ended 31 March 2026

	Notes	Unrestricted funds	Restricted funds	2025 Total funds
		£	£	£
INCOME AND ENDOWMENTS FROM:				
Charitable activities	**4**	3,860	-	3,860
Investments	**5**	69	-	69
		3,929	-	3,929
EXPENDITURE ON:				
Raising funds		(7,222)	-	(7,222)
NET EXPENDITURE BEFORE INVESTMENT LOSSES		(3,293)	-	(3,293)
Net gains on investments		1,003,257	-	1,003,257
NET EXPENDITURE		999,964	-	999,964
NET MOVEMENT IN FUNDS		999,964	-	999,964
RECONCILIATION OF FUNDS:				
Total funds brought forward		289,592	1,500	291,092
TOTAL FUNDS CARRIED FORWARD		1,289,556	1,500	1,291,056

The notes on pages 7 to 9 form part of these financial statements.

Copdock and Washbrook Playing Field
Statement of Financial Position
As At 31 March 2026

	Notes	Unrestricted funds	Restricted funds	2026 Total funds	2025 Total funds
		£	£	£	£
FIXED ASSETS					
Tangible Assets	**7**	1,289,833	-	1,289,833	1,289,833
		1,289,833	-	1,289,833	1,289,833
CURRENT ASSETS					
Debtors	**8**	2,504	-	2,504	117
Cash at bank and in hand		439	1,500	1,939	2,679
		2,943	1,500	4,443	2,796
Creditors: Amounts Falling Due Within One Year	**9**	(2,121)	-	(2,121)	(1,573)
NET CURRENT ASSETS (LIABILITIES)		822	1,500	2,322	1,223
TOTAL ASSETS LESS CURRENT LIABILITIES		1,290,655	1,500	1,292,155	1,291,056
NET ASSETS		1,290,655	1,500	1,292,155	1,291,056
FUNDS OF THE CHARITY					
Restricted Funds				1,500	1,500
Unrestricted Funds:					
Unrestricted Funds				287,398	286,299
Revaluation Reserve				1,003,257	1,003,257
				1,290,655	1,289,556
TOTAL FUNDS				1,292,155	1,291,056

On behalf of the board

Nicholas Meakin
Nicholas Meakin (Jul 9, 2026 10:15:48 GMT+1)

N Meakin

Trustee
07/07/2026

The notes on pages 7 to 9 form part of these financial statements.

1. General Information

Copdock and Washbrook Playing Field is an unincorporated charity registered with the Charity Commission, registered charity number 1160671. The principal address is Old London Road, Copdock, Ipswich, Suffolk, IP8 3JN.

2. Accounting Policies

2.1. Basis of Preparation of Financial Statements

The financial statements have been prepared in accordance with the Charities SORP (FRS 102) "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)", Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Charities Act 2011.

The charity is a Public Benefit Entity as defined by FRS 102.

2.2. Incoming Resources

Income is recognised when the charity is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

2.3. Resources Expended

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

2.4. Tangible Fixed Assets and Depreciation

Tangible fixed assets are measured at cost less accumulated depreciation and any accumulated impairment losses. Depreciation is provided at rates calculated to write off the cost of the fixed assets, less their estimated residual value, over their expected useful lives on the following bases:

Freehold	Not provided

2.5. Cash and Cash Equivalents

Cash and cash equivalents are basic financial assets and include cash in hand and deposits held at call with banks, other short-term highly liquid investments that mature in no more than three months from the date of acquisition and are readily convertible to a known amount of cash with insignificant risk of change in value, and bank overdrafts.

2.6. Taxation

The charity is exempt from tax as all its income is charitable and applied for charitable purposes.

3. Income from Donations and Legacies

	2026 Unrestricted funds £	2025 Total funds £
Donations and gifts	450	-

4. **Income from Charitable Activities**

	2026 Unrestricted funds £	2025 Total funds £
Charitable activities:		
Fundraising events	2,915	1,810
Charitable rental income	2,050	2,050
	4,965	3,860

5. **Investment Income**

	2026 Unrestricted funds £	2025 Total funds £
Bank interest receivable	17	69

6. **Average Number of Employees**

Average number of employees during the year was: NIL (2025: NIL)

7. **Tangible Assets**

	Land & Property Freehold £
Cost or Valuation	
As at 1 April 2025	1,289,833
As at 31 March 2026	1,289,833
Net Book Value	
As at 31 March 2026	1,289,833
As at 1 April 2025	1,289,833

The property was revalued in the previous year by Community Action Suffolk and the costs have been uplifted to accurately reflect the current value of the property.

8. **Debtors**

	2026 £	2025 £
Due within one year		
Trade debtors	37	117
Other debtors	2,467	-
	2,504	117

9. **Creditors: Amounts Falling Due Within One Year**

	2026	2025
	£	£
Accruals	2,121	1,573

10. **Transactions with Trustees**

None of the trustees received any remuneration or any other benefits from an employment with the charity or a related entity during the current or previous year.

No trustee expenses have been incurred.

11. **Related Party Disclosures**

There have been no related party transactions in the reporting period that require disclosure.

Copdock and Washbrook Playing Field
Detailed Statement of Financial Activities
For The Year Ended 31 March 2026

	2026 Total funds £	2025 Total funds £
INCOME AND ENDOWMENTS FROM:		
Donations and legacies		
Donations and gifts	450	-
	450	-
Charitable Activities:		
Charitable activities		
Fundraising events	2,915	1,810
Charitable rental income	2,050	2,050
	4,965	3,860
Investments		
Bank interest receivable	17	69
	17	69
	5,432	3,929
EXPENDITURE ON:		
Raising funds		
Utilities	(1,727)	(1,179)
Insurances	(1,796)	(1,153)
Postage and stationery	-	(150)
Legal fee	-	(3,380)
Accountancy	(360)	(360)
Donations to COICC	(450)	(1,000)
	(4,333)	(7,222)
	(4,333)	(7,222)
NET INCOME/(EXPENDITURE) BEFORE INVESTMENT GAINS/(LOSSES)	1,099	(3,293)
Net gains on investments		
Surplus on revaluation of investment property	-	1,003,257
	-	1,003,257
NET INCOME	1,099	999,964

Copdock & Washbrook Playing Field Final Accounts year ended 31 March 2026

Final Audit Report 2026-07-09

Created:	2026-07-08
By:	Gascoynes Accounts (Accounts@gascoynes.co.uk)
Status:	Signed
Transaction ID:	CBJCHBCAABAAtorcxFVNEEqGytuRPoo-b1KV3xufbS78

"Copdock & Washbrook Playing Field Final Accounts year ende d 31 March 2026" History

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2026-07-08 - 11:32:06 GMT- IP address: 217.38.159.98

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Email viewed by runcton@aol.com
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runcton@aol.com entered valid password assigned by the sender.
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Signer runcton@aol.com entered name at signing as Nicholas Meakin
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Document e-signed by Nicholas Meakin (runcton@aol.com)
Signature Date: 2026-07-09 - 09:15:48 GMT - Time Source: server- IP address: 195.206.190.101 - Signature appearance selected: TYPE

Agreement completed.
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COPDOCK and WASHBROOK PLAYING FIELD

(ESTABLISHED 1952)

Old London Road, Copdock, Ipswich, Suffolk.

IP8 3JN

Registered Charitable Incorporated Organisation No. 1160671
Gift Aid Registration No. EW10008

Chair of Trustees Report for Year ended March 2026

The charity continues to utilise its assets to support the provision of recreational sport within the village and surrounding area with the three main activities in the year ending 31st March 2026 being Cricket, Padel and Junior football (up to Under 13 age groups).

The first Padel court was opened in February 2025 and proved to be so popular that in collaboration with the tennis club, a second court was opened later in the year and collectively they have been operating at in excess of 80% occupancy. While this has removed the possibility for tennis to be played, the transformation from a scarcely used facility to a vibrant hub for community sport provision has been remarkable.

The trustees are currently in negotiation with Padel Utopia and Game4Padel with respect to further enhancing the facility with a third court being installed and coverings being placed over the existing two courts to make the playing experience better during inclement weather in the winter. This project will also see the charity becoming the direct landlord of Padel Utopia and Game4Padel which will increase the rents collected for the Padel facility and start to generate more significant revenue for the charity and begin to put the charity into a position whereby it could itself start to invest in facilities to possibly bring other additional new sports to the ground.

The cricket club continues to host on average 4 to 5 matches per week during the season together with training sessions for women and girls on a Tuesday, Men on Wednesday and juniors on Thurdsay, Friday and Sunday. Once again junior membership was just under 300 and the club ran 5 men's teams and three women's teams. A significant milestone was achieved during the 2025 season

with the number of women and girls playing cricket at the club exceeding 100 for the first time.

Junior football with tenant clubs Achilles, Needham Market Academy and St Johns continues to see. Over 100 children a week engaging in the sport. Over the season once again 100 games of football were played on the outfield of the cricket pitch.

Moving on to the financial position, the bulk of the charity's assets are represented by the land and buildings. The charity continues to disperse the bulk of its unrestricted income (donations, grants and income from its tenants) in support of the further development and utilisation of the facilities by the tenant sports clubs and the local community.

There was a small surplus made during the year of £1,099, resulting in the net assets of the charity increasing to £1,292,155 (2024; £1,291,056).

The cash balance at the end of the year was £1,939 of which £439 were unrestricted.

Finally the trustees would like to thank Mr Michael Lloyd the secretary for his tireless work in the day to day administration of the charity.

Nick Meakin

Chair of Trustees