# Trustee's Annual Report 2025

## Trustees

Mrs Jane Blyth
Mr Peter Bryant
Ms Elizabeth Clarke - Treasurer
Mrs Sue Dover – Chair
Ms Georgia Dover
Mr Jack Hall
Mrs Sara Hall - Secretary
Mr David Ward

## Charity Structure and Governance:

Please see the CIO Constitution on the website

http://www.hdca.org.uk/uploads/6/7/9/9/6799923/cio_constitution_higher_denham_final_march_2025.pdf

## Objectives and Activities:

The Committee of the Higher Denham Community Charitable Incorporated Organisation (HDC CIO) is a volunteer group of residents, elected at the Annual General Meeting, and our main aim is to run and maintain the community hall, field and gardens and to safeguard the local environment for the benefit of its residents.

## Chairman's report

1. The chairperson thanked the trustees. What many people see is the committee meetings, but in reality, that's only a very small part of what each of them contributes. The hours behind the scenes, the problem-solving, the emails, the phone calls, and the constant attention to detail often go unseen - they are absolutely vital to keeping everything running. Importantly, they do all of this voluntarily, because they care about this community.
2. The most visible achievement is the start of the new hall build. This has taken years of effort from many people - planning, coordination, and persistence. Getting to this stage is a huge achievement in itself. Please see the New Building Update below for more details.
3. There were the successful application and launch of the Book Stop initiative, sponsored by Penguin, and thanks go to Sara for driving this forward. The launch event was a fantastic occasion — with a reading corner, arts and crafts, and, importantly, tea, coffee, and cake and attracted quite a few people along. It created a lovely, relaxed environment for families to spend time together. It's exactly the kind of initiative that helps strengthen the sense of community we're all trying to build.
4. Our joint Christmas event with the social club was another real highlight of the year. There truly was something for everyone — from a floristry workshop to carols, a children's party complete with Santa's grotto, and live music and food. It had a great atmosphere throughout and was very well attended, which shows just how much appetite there is for these kinds of events. Working closely with the social club the CIO aims to build on that success - because by working together, we can create events that are bigger, better, and more inclusive for everyone.
5. Throughout the year, the committee has continued to maintain the field and play area — and it's great to see them being used so regularly. In particular, it's fantastic to see the football pitches in use by our local Denham team, bringing energy and activity to the

space. There's a lot that goes on behind the scenes to keep those areas in good condition — from grass cutting and edging, to tree pruning, pitch marking, and general upkeep. It's ongoing work, but it's what keeps these shared spaces enjoyable and safe for everyone.

6. Hall and field hire has also had a strong year, with more regular bookings than before. It's really encouraging to see the hall being used so much — from exercise classes and choirs to gardening and craft clubs, as well as plenty of celebrations and parties. That regular use brings life into the community and of course generates revenue towards the upkeep.
7. The community has continued to support the regular senior lunches, which are enjoyed by many. These are about much more than just a meal — they offer a chance for people to come together, have a chat, and feel part of the community. A huge thank you goes to the volunteers who make these happen. Their commitment, warmth, and generosity really do make a difference.
8. Over the year, we've also continued to produce, print, and deliver the newsletters to every home on the estate — helping to keep everyone informed about what's happening and what's coming up.
9. We've run the annual raffle, calling on households for support, with draws taking place at each committee meeting and prizes distributed afterwards. It's a simple initiative, but one that helps bring in funds and maintain a sense of engagement across the community.
10. All 4 defibrillators in Higher Denham have been maintained, properly logged, and ready for use. We've also added paediatric pads to the field defib, which is an important addition. It's something we all hope will never be needed — but having it in place is essential.
11. Committee members: Jane Blyth's will no longer stand as a Trustee but will continue her work managing the hall, field and meeting room as well as standing on the New Building Sub-Committee. HDC CIO short of trustees.
12. Jane Blyth was awarded the Bill Evan's Cup as someone who has truly gone above and beyond for our community. Jane has managed for years and continues to manage the hall, field and meeting room as well as standing on the New Building Sub-Committee. This involves hundreds of telephone calls, e-mails, visits to the hall and bank transfers each year. It adds up to a community resource that has supported around thousands of local people over each year - families, clubs, events, and countless moments that bring our village together. Jane quietly, consistently, and generously gives her time, energy, and care to make things work for everyone else.

**Treasurer's Report:**

1. **Year ending 31st December 2025.**

| Summary | Income | Expenditure | Profit |
|---|---|---|---|
| 2025 | £22,264 | £20,372 | £1,893 |
| 2024 | £27,982 | £19,281 | £8,701 |

2. **Profit** for 2025 £1,893 looks significantly lower than for 2024. However, this is mainly driven by a reallocation of interest from the new hall business savings account to the new hall building funds of c£6,300, and so it's no longer in the CIO Profit & Loss accounts. Additionally, the CIO was unable to run the Bonfire Night event in 2025 as at the time of

making the decision it was thought that the building work would have started and the event could not be held safely. This event is a major income generator for the CIO with expected profits c£1,000-£2,000 which we didn't have last year. £1350 raised from Bonfire night and party on the Glebe events

3. **Income** for 2025 was generally positive compared to 2024 except for the issues mentioned in profit section above.
    a. Hall Hire increased by 11%, and the football teams use of the field contributed an additional £1,000 not received in 2024.
    b. Jane Blyth has worked faithfully generating increased hall and field revenue and worked tirelessly behind the scenes making sure our hall facilities are safe and clean for users.
    c. Grant income was reduced in 2025 due in part to not running the Bonfire night.
    d. Martin Baker generously donated £1,000 towards our Christmas event.
    e. Like for like interest revenue increased from £385 to £689 by moving savings to a higher interest account.
4. **Expenditure** increased by 5.7% above 2024.
    a. Field Maintenance remained high in 2025. General maintenance costs around £4,320 per annum or £360 per month including the groundskeeper and machine fuel, oil and minor repairs.
    b. A further £1,775 was spend on annual machine maintenance, larger repair bills, white line marking and maintenance for the football teams.
    c. Finally, in 2025 there was again some significant tree surgery bills of £1,344 for pruning the Willow tree and removing some dead Alder branches from the river.
    d. From April the CIO agreed to pay £100 per month for secretarial services as the position of secretary had been vacant for several years. This will include production of the village newsletter and writing to various bodies as required.
    e. Other essential bills such as rates, insurance, cleaning all increased by more than 5% some significantly.
    f. Hall Maintenance costs have been kept low as the new building will soon replace the current hall.
5. **New Hall Building Fund 2025**

| | |
|---|---|
| **Fund Balance end 25** | £845,855 |
| Income | £219,609 |
| Expenditure | -£74,943 |
| Profit/Loss | £144,666 |
| **Remaining Fund Balance** | £990,521 |

6. **Building Fund income** consisted of a single £200,000 donation and monthly interest on the 95-Day Interest Account for the New Hall of £19,609.

7. **2025 Building expenditure** was as follows:-

| Expenditure | Amount | Comments |
|---|---|---|
| Architect | £16,318 | Professional fees including feasibility proposals for New Build & preparation of Planning Application, preparation of Building Regulations Documentation & Co-ordination of Layouts<br><br>Including planning fees such as the Biodiversity Conditions discharge, the South Bucks Building Regulations Plan Fee and the planning admin fee conditions discharge |
| Pre-Planning | £5,338 | Contamination report including a Desk Study with walkover survey and the full 12-week ground investigation |
| Shed Move | £2,485 | Various activities required to move the shed such as digging out earth for the slab for new shed base, materials including concrete (c£1,300) and tools including grinder & blades, wackers |
| Site Security | £5,545 | Mainly materials and work for the new Height Restrictor gate (£4,800) including workers payments, concrete mixer hire, cement, locks |
| Ground works | £35,162 | Deposit to secure contractor/work |
| Walls | £10,000 | Deposit to secure contractor/work |
| Roof | £95 | Vehicle mileage visiting suppliers |

**New building update**

The long-awaited new hall build is finally underway. After years of planning, discussions, and more than a few moments where it felt like it might happen work started - a huge milestone. This is a significant moment for our community.

More than just a building, this will be a space that brings people together. A modern, welcoming place where events can happen, and the community can continue to thrive. From children's parties to community events, clubs, celebrations and everything in between — it's something that will serve not just today's residents, but future generations as well. That's something quite special, and something everyone involved should feel very proud of. We are extremely lucky and blessed to have such generous benefactors that have made this possible and to which the whole community is entirely grateful.

# HIGHER DENHAM COMMUNITY CIO

## PROFIT AND LOSS ACCOUNT

| | 2025 | 2024 |
|---|---|---|
| **Income** | £ | £ |
| Hall Hire | 14259 | 12870 |
| Field Hire | 1010 | 0 |
| Social Club | 2484 | 2434 |
| Social Club Services | 711 | 423 |
| Social Club Donations | 500 | 500 |
| Parish Council Grant | 0 | 500 |
| Fireworks Night/August Event | 375 | 1355 |
| Other Income | 10 | 762 |
| Other Donations | 1000 | 1200 |
| Monthly Drawer | 1226 | 1246 |
| Interest | 689 | 6692 |
| **Total** | **22264** | **27982** |
| | | |
| **Expenditure** | | |
| Hall Maintenance | 190 | 212 |
| Rates | 192 | 64 |
| Insurance | 1569 | 1242 |
| Light/Heat | 2868 | 2809 |
| Water/Sewerage | 804 | 498 |
| Cleaning | 2040 | 1893 |
| Field Maintenance | 7420 | 7055 |
| Verges | 160 | 420 |
| Sundries | 601 | 1712 |
| CCTV | 957 | 969 |
| Events | 712 | 20 |
| Independent Examination | 0 | 220 |
| Secretarial Support | 900 | 0 |
| Defibrillator | 200 | 0 |
| Depreciation | 1734 | 2167 |
| **Total** | **20347** | **19281** |
| **Profit for the Year** | **1917** | **8701** |

| **New Hall Account for 2025** | **£** | **£** |
|---|---|---|
| **Balance Brought Forward** | **845855** | |
| **Income** | **219609** | |
| Donations | | 200000 |
| Interest | | 19609 |
| **Expenditure** | **74943** | |
| Architect | | 16318 |
| Pre-Planning | | 5338 |
| Shed Move | | 2485 |
| Site Security | | 5545 |
| Ground works | | 35162 |
| Walls | | 10000 |
| Roof | | 95 |
| **Fund Balance** | **990521** | |

## HIGHER DENHAM COMMUNITY CIO BALANCE SHEET 31-12-2025

| **FIXED ASSETS** | **COST** | **ACCUM DEPT** | **ADDITIONS** | **DEPT 2025** | **VALUE** |
|---|---|---|---|---|---|
| | £ | £ | £ | £ | £ |
| Hall | 8696 | 8695 | | | 1 |
| Furniture & Fittings | 25887 | 25133 | | 151 | 603 |
| Shelter | 2175 | 2023 | | 30 | 122 |
| Mower Shed | 6376 | 5560 | | 163 | 653 |
| Field | 15070 | 0 | | | 15070 |
| Field Equipment | 16910 | 14080 | | 566 | 2264 |
| Road Equipment | 3450 | 1242 | | 442 | 1766 |
| **TOTAL** | 97583 | 73843 | | **1734** | **22006** |

| **CURRENT ASSETS** | **2025** |
|---|---|
| Fixed Assets Value | 22006 |
| NS&I | 0 |
| Current Account | 702819 |
| New Hall Deposit Account | 325916 |
| CIO Deposit Account | 40451 |
| Cash | 325 |
| **TOTAL ASSETS** | **1091517** |
| **CURRENT LIABILITIES** | 0 |
| **NET ASSETS** | **1091517** |

| **FINANCED BY** | **2025** |
|---|---|
| Opening Balance Sheet | 99079 |
| Profit for the Year | 1917 |
| New Building Fund | 990521 |
| **ACCUMULATED FUND** | **1091517** |

**INDEPENDENT EXAMINER REPORT**

I have examined the books and records of the Higher Denham Community Association CIO for the year to 31 December 2025.

My examination included consideration of unusual items and disclosures in the records and profit and loss account and balance sheet and seeking explanations from the Treasurer in respect of matters that required further details.

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 this report is limited to those matters set out in the statement below.

In connection with my examination, no material to my attention, or been left unresolved, which would lead me to believe that the requirements under the Charities Act to keep proper accounting records and prepare accounts from those records, have not been met, nor in my opinion are there matters to which attention should be drawn in order to provide a proper understanding of the accounts, to be reached.

Jill Dalton

Independent Examiner

30 March 2026

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| Depreciation | 1734 | 2167 |
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