Gressingham Village Trust

a Charitable Incorporated Organisation, Registered with the Charity Commission as charity number 1181569.

Trustee's Annual Report 2025

Gressingham Village Trust (GVT) was incorporated and registered with the Charity Commission as a Charitable Incorporated Organisation (CIO) on 15 January 2019, with registered charity number 1181569.

Overview 2025

During 2025 GVT continued to manage and maintain Gressingham's Old School Room (OSR), including the grounds and the first floor flat. A GVT committee, The Gress, is responsible for organising the majority of the social, educational and recreational activities held in the building.

At the Annual Parish Meeting on 28th May Rosie Smith was re-elected as a trustee to a term of office to run to 2029.

GVT Trustees met twice (July and November) during the year. Use of the OSR for village events continues to be free of charge for villagers. The most regular uses of the room are for a weekly craft group, Parish Council meetings and a monthly 'pop-up-pub' evening. There is also a programme of meals, talks and other social events during the year.

The OSR building is 190 years old and in need of a significant programme of repairs and maintenance for it to meet modern day expectations of a fit-for-purpose community centre. The first step, and the Trustees' focus in 2025 was to renew the roof, including the installation of integrated solar panels. A total of £5,000 of grant funding was raised from the Halton River Trust and Gressingham Parish Council. The work was completed in December 2025 at a total cost of £26,386 for the roof replacement and solar panels.

A local family charity, the Pearson Trust, was wound up in 2025 and £25,000 of the funds were gifted to Gressingham Village Trust.

Constitution and 'committees' (subcommittees) (to be noted in each annual report)

The constitution is very practical and sets out in detail how the organisation is to operate. It should be referred to for questions on practical matters such as what constitutes a quorum (clause 15(3)) and the election and appointment of trustees (clause 10).

- Independent examination of accounts is required when income exceeds £25,000 per year. This was triggered for the first time in 2025.

The following policies are in place (to be noted in each annual report)

- Emergencies can be handled in good faith between meetings (adopted 29 April 2019; the example was slates having blown off the roof and a repair having been quickly organised).
- Any three trustees acting together can attend to repairs, renewals and replacements between meetings up to £500 (adopted 11 July 2019).
- The following policies have been submitted to the Charity Commission, which requires policies in each of these areas to be in place:
    - Investment Policy. Funds beyond those in the current account are currently held in a bank deposit account.
    - Risk Management Policy. A Risk Assessment has been carried out for the building and activities within it. The risk of loss of money by fraud or theft by a trustee is managed by requiring two signatories on cheques and other instructions to the bank.
    - Conflicting Interests Policy. This is set out in the GVT constitution.
    - Complaints Policy. Should a complaint be made it will be addressed by all Trustees by meeting, or by online communication, within one week of the complaint being made.
    - Volunteer Management Policy. Volunteers and volunteering will be overseen directly by the

trustees.

- Safeguarding Policy. Best practice will be followed in relation to safeguarding practices for young people and vulnerable adults. Advice is available via the church-appointed trustees from the Diocese of Blackburn safeguarding team.
- Staff Payments policy. Payments to staff will be made by bankers order only.

Property ownership (to be noted in each annual report)

- GVT has Possessory Title at the Land Registry on "School House, Gressingham, Lancaster LA2 8LP", title number LAN220739, Registered Proprietor Gressingham Village Trust, since May 2019. Absolute Title can be claimed after twelve years, that is, in May 2031 (see minutes of 11 July 2019).
- GVT additionally holds title to the septic tank site across the road from the OSR. Registration of this with The Land Registry, title number LAN247174, was completed in May 2023.

Key observations in relation to current tenancies (to be noted in each annual report)

- From the tenancy agreement in place during 2025 for the upstairs flat: "The Landlord may increase the rent on 1 January each year, by a maximum of the percentage change in the Consumer Prices Index in the year to the preceding June, as published in the middle of the preceding July. To do so, the Landlord must serve a rent review notice on the Tenant during September or October each year specifying: (a) the percentage by which the rent will increase on the forthcoming 1 January; and (b) the new rent payable from the forthcoming 1 January."

List of attachments

- Accounts 2025

Jane Paxman (Chair of Trustees) 30 October 2026.

Gressingham Village Trust – Accounts 2025

Year end 31st December

	Income	General	The Gress	Total	Expenditure	General	Total
	Flat rent	5,616.00			Water (Water Plus)	0.00	
					Electric (BG Lite/Octopus)	999.76	
	room hire - LCC election	130.00			Bionic/Victor insurance	1138.87	
					Castle Fire annual check	224.82	
	Donation - Pearson Trust	25,000.00			Cleaner (12 months @£10)	120.00	
	Donation - Parish Council	1,000.00			LCC rates	0.00	
	Donation - Parish Council (2025)	400.00					
					Willans electrical work	234.00	
	Savings interest (35 day a/c)	1241.79			Timpson - keys for flat	40.00	
					Willans electrical work	63.54	
	The Gress: socials net income		503.06		LCC Planning fee, solar install	240.00	
					UK Map Cent. planning maps	41.44	
					Screwfix - flat replacement shower	259.99	
					roof facia boards paint	204.52	
					Rob Shepherd Roofing inv 1	9132.00	
					swift & swallow bird box	67.90	
					Rob Shepherd Roofing inv 2	11484.00	
					RJ Solar PV panel installation	5769.75	
Total	Income	33,387.79	503.06	33,890.85	Expenditure	30,020.59	30,020.59
	Income over Expenditure	3,367.20	503.06	3,870.26			
	Brought Forward	61,493.31	8,425.32	69,918.63			
	Carried Forward	64,860.51	8,928.38	73,788.89			
	as :-						
	Current Account (NatWest)			18,112.65			
	35 day Account (Nat West)			52,117.61			
	Creditors (RJ Solar)			-5,769.75			
	Debtors (GPC)			400.00			
	'The Gress' subcommittee			8,928.38			
				73,788.89	RECONCILED		
Provision	For water charges once they resume			531.42			

Notes

Water Plus are failing to bill us and despite our attempts they refuse to recognise our account.
We now have a provision for when their bills resume (add £100pa and multiply total by June's CPI)

NS&I savings account was closed last year, 17/5/24
Gressingham Parish Council £400 cheque (deposited January '26) was for villagers use in 2025

'The Gress' Accounts - 2025

Year end 31st December

	Income	General £	GVT £	Total £	Expenditure	General £	GVT £	Total £
Events	Christmas raffle CG		25.00					
	Grafters Christmas gifts CG		190.00					
	Pancake Night AP		53.00		pancake costs AP		26.00	
	WW2 KL history film show JH		38.00					
	Village BBQ	538.00			BBQ: Ice Cream JH	125.00		
					BBQ: MB costs (BACS)	284.00		
					BBQ: MB costs (Cash)	288.00		
	Village Show CG		179.30		Village show costs CG		104.80	
	Village Show returned prizes		9.70					
	Halloween Event	104.44			Halloween Firelogs JH	8.94		
	Pie & Peas Talk RS		113.00		Pie expenses RS		116.25	
	Donation RS		3.25					
	Christmas party		172.00		Christmas Party costs FH		66.91	
Other					HDMI cables & booster	27.26		
					OSR Lightbulbs JH	7.99		
Capital assets								
Gifts/donations					Card & Flowers to Bill Taylor	11.00		
GVT transfers								
Bank Interest		143.52						
Total	Income	785.96	783.25	1,569.21	Expenditure	752.19	313.96	1,066.15
	Income over Expenditure	33.77	469.29	503.06				
	Brought Forward	8,425.32	0.00	8,425.32				
	Carried Forward	8,459.09	469.29	8,928.38				
	as :-							
	Cash			229.17				
	Current Account			2452.95				
	35 Day Notice Account			6,246.26				
				8,928.38	RECONCILED			

Notes

Accounts have been simplified with 'Capital' funds merged into 'General', and a new 'GVT' fundraising allocation created.
Following absorbtion into the Gressingham Village Trust, accounts will now be administered by the GVT treasurer

Actions

Example 4.2: examiner's unqualified report (for a non-company charity preparing receipts and payments accounts) with a gross income of £250,000 or less in the relevant financial year

Independent examiner's report to the trustees of ABY Trust

I report to the trustees on my examination of the accounts of the ABY Trust (the Trust) for the year ended 30 November 2017.

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 all 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.

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.

Signed: A Lee
Name: ASHLEY LEE
Relevant professional qualification or membership of professional bodies (if any):
Address: STONE COTTAGE, GRESSINGHAM, LANCASTER LA2 8LP
Date: 31/10/26