Charity registration number 1204129 (England and Wales)

ASHLEY PAVILION CIO

ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2025

ASHLEY PAVILION CIO

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	Julie Lorraine Taylor	
	Elizabeth Day	
	Mark Winson-Pearce	
	Melville Hughes	
	Janine Thomas	(Appointed 30 March 2026)
	Sir Douglas Edwin Oakervee	
	Richard Jones	(Appointed 27 July 2026)
	Eileen Joyce Adams	
Charity number (England and Wales)	1204129	
Registered office	48 High Street Ashley Newmarket Suffolk CB8 9DX	
Independent examiner	I G C Piper Partner Whitings LLP George Court Bartholemews Walk Ely CB7 4JW	

ASHLEY PAVILION CIO

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ASHLEY PAVILION CIO

TRUSTEES REPORT

FOR THE YEAR ENDED 31 DECEMBER 2025

The trustees present their annual report and financial statements for the year ended 31 December 2025.

Ashley Pavilion CIO was registered in July 2023 and all assets from Ashley Pavilion Trust (charity number 1061366) were transferred on 1/1/2025.

The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the financial statements and comply with the charity's governing document, the Charities Act 2011, FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Charities SORP "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)".

Objectives and activities

The objectives of the CIO are the provision and maintenance of a pavilion for the use of the inhabitants of Ashley without distinction of political, religious or other opinions. The envisaged use would likely include meetings and classes along with other forms of recreation and leisure-time, with the object of improving the conditions of life for such inhabitants.

Public benefit

The trustees have paid due regard to guidance issued by the Charity Commission in deciding what activities the charity should undertake.

Activities

The CIO encourages people/groups to make use of the hall via social media and advertising in village publications. We hold various fundraising events.

Achievements and performance

Significant activities and achievements against objectives

- The Ashley Pavilion CIO had a stable 2025 with a focus on maintaining the Pavilion for the existing users and pursuing the ambition to improve the Pavilion with the Peter Bridge legacy.
- The Pavilion continues to be regularly used by local clubs and residents for parties and social events. The CIO would particularly like to thank the regular users of the Pavilion for their continued support and recognise the significant contribution they make to the income of the Pavilion; The Bridge Club, The Bowls Club, the Art Group, Watercolour Workshop and U3A art group.
- During 2025 the Pavilion ran quiz nights for the village which were well attended. The quiz nights raised money for the village Community Hub. These events are only successful because of the time and resources given by the Trustees and the active participation of the village.
- The Community Hub has proven to be a great success. Alongside the book club, the Hub arranges and hosts various craft, exercise and social events for the village. This is a great initiative enthusiastically organised by Julie Taylor, Debbie Garrity and Jackie Spencer.
- The Pavilion continues to discuss the option of a new or refurbished Pavilion with the park landowner, the Fairhaven estate. Progress was made with the Fairhaven Estate with the drafting of a "License for Alteration" giving the trust the option of either improving the structure of the current building or building a new Pavilion. During 2026 we would expect to finalise the legal process and look forward to engaging with all stakeholders on requirements process for the next generation of Pavilion.

Financial review

Going concern

After making appropriate enquiries, the Trustees have a reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future. For this reason, they continue to adopt the going concern basis in preparing these financial statements. Further details regarding the adoption of the going concern basis can be found in the accounting policies.

Reserves policy

Ashley Pavilion CIO has the responsibility for managing and maintaining the Ashley Pavilion. The business model is simple and hire charges for the hall together with any surplus from the 100 Club cover the costs associated with maintaining the hall. Reserves are maintained at a level which is sufficient to make up any shortfall in revenue such that the fixed costs associated with running the Pavilion could be covered for a period of six months.

Structure, governance and management

Ashley Pavilion CIO is a registered charity, number 1204129.

The trustees who served during the year and up to the date of signature of the financial statements were:

Julie Lorraine Taylor	
Elizabeth Day	
Mark Winson-Pearce	
Melville Hughes	
Janine Thomas	(Appointed 30 March 2026)
Sarah Elizabeth Howell	(Resigned 28 April 2025)
Sir Douglas Edwin Oakervee	
Richard Jones	(Appointed 27 July 2026)
Eileen Joyce Adams	

Recruitment and appointment of trustees

The management of the Charity is the responsibility of the Trustees who are elected and co-opted under the terms of the Trust deed.

The trustees report was approved by the Board of Trustees.

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Mark Winson-Pearce

Trustee

Date: 12/10/26

ASHLEY PAVILION CIO

STATEMENT OF TRUSTEES RESPONSIBILITIES

FOR THE YEAR ENDED 31 DECEMBER 2025

The trustees are responsible for preparing the Trustees Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England and Wales requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that year.

In preparing these financial statements, the trustees are required to:
- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP 2019 (FRS 102);
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The trustees are responsible for keeping sufficient accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

ASHLEY PAVILION CIO

INDEPENDENT EXAMINER'S REPORT

TO THE TRUSTEES OF ASHLEY PAVILION CIO

I report to the trustees on my examination of the financial statements of Ashley Pavilion CIO (the charity) for the year ended 31 December 2025.

Responsibilities and basis of report

As the trustees of the charity you are responsible for the preparation of the financial statements in accordance with the requirements of the Charities Act 2011.

I report in respect of my examination of the charity's financial statements carried out under section 145 of the Charities Act 2011. In carrying out my examination I have followed the Directions given by the Charity Commission under section 145(5)(b) of the Charities Act 2011.

Independent examiner's statement

Your attention is drawn to the fact that the charity has prepared the financial statements in accordance with the relevant version of the Statement of Recommended Practice applicable to charities preparing their financial statements in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has now been withdrawn. I understand that this has been done in order for the financial statements to provide a true and fair view in accordance with UK Generally Accepted Accounting Practice.

I have completed my examination. I confirm that no 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 charity as required by section 130 of the Charities Act 2011.
2 the financial statements do not accord with those records; or
3 the financial statements do not comply with the applicable requirements concerning the form and content of financial statements set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the financial statements 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 financial statements to be reached.

I G C Piper
Partner
Whitings LLP
George Court
Bartholemews Walk
Ely
Cambridgeshire
CB7 4JW
Date: 13-Oct-26

ASHLEY PAVILION CIO

STATEMENT OF FINANCIAL ACTIVITIES
(INCLUDING INCOME AND EXPENDITURE ACCOUNT)

FOR THE YEAR ENDED 31 DECEMBER 2025

	Notes	Unrestricted funds 2025 £	Restricted funds 2025 £	Total 2025 £
Income from:				
Donations and legacies	2	-	2,431	2,431
Charitable activities	3	4,136	-	4,136
Fundraising income	4	1,640	-	1,640
Investments	5	4,142	-	4,142
Total income		9,918	2,431	12,349
Expenditure on:				
Charitable activities	6	12,775	922	13,697
Total expenditure		12,775	922	13,697
Net gains/(losses) on investments	9	4,115	-	4,115
Net income/(expenditure)		1,258	1,509	2,767
Net movement in funds	7	1,258	1,509	2,767
Reconciliation of funds:				
Fund balances at 1 January 2025				
Assets transferred from Ashley Pavilion Trust		727,631	2,663	730,294
Adjustment to value of assets transferred		(4,491)	-	(4,491)
Fund balances at 31 December 2025		724,398	4,172	728,570

The statement of financial activities includes all gains and losses recognised in the year. All income and expenditure derive from continuing activities.

ASHLEY PAVILION CIO

STATEMENT OF FINANCIAL POSITION

AS AT 31 DECEMBER 2025

	Notes	2025 £	£
Fixed assets			
Property, plant and equipment	11		3,076
Investments	12		40,930
			44,006
Current assets			
Cash at bank and in hand		687,269	
Current liabilities	13	(2,705)	
Net current assets			684,564
Total assets less current liabilities			728,570
The funds of the charity			
Restricted income funds	14		4,172
Unrestricted funds	15		724,398
			728,570

The financial statements were approved by the trustees on 28/9/26

.....

Julie Lorraine Taylor
Trustee

1 Accounting policies

Charity information
Ashley Pavilion CIO is a charity registered with the charity commission.

1.1 Basis of preparation

The financial statements have been prepared in accordance with the charity's governing document, the Charities Act 2011, FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Charities SORP "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)". The charity is a Public Benefit Entity as defined by FRS 102.

The financial statements have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a true and fair view. This departure has involved following the Statement of Recommended Practice for charities applying FRS 102 rather than the version of the Statement of Recommended Practice which is referred to in the Regulations but which has since been withdrawn.

The financial statements are prepared in sterling, which is the functional currency of the charity. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention, The principal accounting policies adopted are set out below.

1.2 Going concern

At the time of approving the financial statements, the trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus the trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives.

Restricted funds are subject to specific conditions by donors or grantors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

Endowment funds are subject to specific conditions by donors that the capital must be maintained by the charity.

1.4 Income

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.

Cash donations are recognised on receipt. Other donations are recognised once the charity has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Legacies are recognised on receipt or otherwise if the charity has been notified of an impending distribution, the amount is known, and receipt is expected. If the amount is not known, the legacy is treated as a contingent asset.

1 Accounting policies (Continued)

1.5 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, 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 classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges are allocated on the portion of the asset's use.

1.6 Property, plant and equipment

Property, plant and equipment are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Plant and equipment	Over 3 years
Fixtures and fittings	Over 10 years

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in the statement of financial activities.

1.7 Non-current investments

Fixed asset investments are initially measured at transaction price excluding transaction costs, and are subsequently measured at fair value at each reporting date. Changes in fair value are recognised in net income/(expenditure) for the year. Transaction costs are expensed as incurred.

1.8 Impairment of non-current assets

At each reporting end date, the charity reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

1.9 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

Basic financial assets

Basic financial assets, which include trade and other receivables and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

1 Accounting policies (Continued)

Basic financial liabilities

Basic financial liabilities, including trade and other payables and bank loans are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade payables are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade payables are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Derecognition of financial liabilities

Financial liabilities are derecognised when the charity's contractual obligations expire or are discharged or cancelled.

1.10 Employee benefits

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the charity is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

2 Income from donations and legacies

	Unrestricted funds 2025 £	Restricted funds 2025 £	Total 2025 £
Grants	-	2,431	2,431
	-	2,431	2,431

A grant was received from Plunketts in September 2024 which was used for survey costs. The unused balance of £1,094 has been fully returned to Plunketts.

3 Income from charitable activities

	Unrestricted funds 2025 £
Lettings income	
Income	4,136

4 Income from fundraising income

	Unrestricted funds 2025 £
100 Club	624
Book Stall	17
Quiz Night	999
Other trading activities	1,640

5 Income from investments

	Unrestricted funds 2025 £
Income from listed investments	2,922
Interest receivable	1,220
	4,142

6 Expenditure on charitable activities

	Expenses 2025 £
Direct costs	
Depreciation and impairment	467
Quiz expenses	21
Legal costs	2,155
100 club expenses	736
Membership and registration	72
Insurance	733
Caretaker and cleaning	1,605
Heat and light	1,723
Water and rates	766
Repairs	1,954
The Crown Pub Project	1,094
Accountancy	1,380
Warm Hub costs	922
Bank charges	69
	13,697
Analysis by fund	
Unrestricted funds	12,775
Restricted funds	922
	13,697

7 Net movement in funds

	2025 £
The net movement in funds is stated after charging/(crediting):	
Fees payable for the independent examination of the charity's financial statements	1,380
Depreciation of owned property, plant and equipment	467

8 Trustees

None of the trustees (or any persons connected with them) received any remuneration or benefits from the charity during the year.

9 Gains and losses on investments

	Unrestricted funds 2025 £
Gains/(losses) arising on:	
Revaluation of investments	4,115

10 Taxation

The charity is exempt from taxation on its activities because all its income is applied for charitable purposes.

11 Property, plant and equipment

	Plant and equipment	Fixtures and fittings	Total
	£	£	£
Cost			
Transfer from original charity	4,393	84	4,477
At 31 December 2025	4,393	84	4,477
Depreciation and impairment			
Transfer from original charity	878	56	934
Depreciation charged in the year	439	28	467
At 31 December 2025	1,317	84	1,401
Carrying amount			
At 31 December 2025	3,076	-	3,076

12 Fixed asset investments

	Listed investments
	£
Cost or valuation	
At 1 January 2025	-
Transferred	41,306
Incorrect valuation changes	(4,491)
At 31 December 2025	36,815
Impairment	
At 1 January 2025	-
Impairment gain	(4,115)
At 31 December 2025	(4,115)
Carrying amount	
At 31 December 2025	40,930
At 31 December 2024	41,306

12 **Fixed asset investments** (Continued)

The valuation of the shares transferred from the old charity were incorrectly valued at £41,306. This has now been corrected

13 **Current liabilities**

	2025
	£
Accruals and deferred income	2,705

14 **Restricted funds**

The restricted funds of the charity comprise the unexpended balances of donations and grants held on trust subject to specific conditions by donors as to how they may be used.

	At 1 January 2025	Incoming resources	Resources expended	Transfers	At 31 December 2025
	£	£	£	£	£
Warm Hub	-	2,431	(922)	2,663	4,172

15 **Unrestricted funds**

The unrestricted funds of the charity comprise the unexpended balances of donations and grants which are not subject to specific conditions by donors and grantors as to how they may be used. These include designated funds which have been set aside out of unrestricted funds by the trustees for specific purposes.

	At 1 January 2025	Incoming resources	Resources expended	Transfers	Gains and losses	At 31 December 2025
	£	£	£	£	£	£
General funds	-	9,918	(12,775)	727,631	(376)	724,398
	-	9,918	(12,775)	727,631	4,115	728,889

16 **Analysis of net assets between funds**

	Unrestricted funds 2025	Restricted funds 2025	Total 2025
	£	£	£
At 31 December 2025:			
Property, plant and equipment	3,076	-	3,076
Investments	40,930	-	40,930
Current assets/(liabilities)	680,392	4,172	684,564
	724,398	4,172	728,570

17 Related party transactions

There were no disclosable related party transactions during the year (2024 - none).