CHARITY COMMISSION
FOR ENGLAND AND WALES

Trustees' Annual Report for the period

From 1 January 2025
To 31 December 2025

Charity name: Chipping Sodbury Town Trust

Charity registration number: 274443

Objectives and Activities

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	The playing fields and sports grounds shall be appropriated and used for the benefit of the inhabitants either free of charge or upon payment of such charge that the trustees think fit.
Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.	Para 1.17 and 1.19	The main activities undertaken to further the charity's purpose are to provide and maintain sports pitches at nominal rents and subsidised maintenance costs. To provide and maintain walking/running paths for use by walkers, runners, cyclists.
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	Para 1.18	Trustees have had regard to the guidance issued by the Charity Commission on public benefit. The main activities undertaken to further the charity's purpose are to provide and maintain sports pitches at nominal rents and subsidised maintenance costs. To provide and maintain walking/running paths for use by walkers, runners, cyclists.

Additional information (optional)
You may choose to include further statements where relevant about:

	SORP reference	
Policy on grant making	Para 1.38	The charity does not provide grants on a routine basis but ad-hoc grants can be provided at the discretion of the trustees.
Policy on social investment including program related investment	Para 1.38	The Charity does not use social investment.
		The charity does not have or use volunteers

Contribution made by volunteers	Para 1.38	
Other		

Achievements and Performance

	SORP reference	
Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.	Para 1.20	Achievements of the charity – Providing excellent, accessible and well maintained facilities for numerous sports clubs and individuals enjoying the grounds thus promoting health and wellbeing in our community. All clubs that use the land have grown and increased access to sporting facilities for children and young people during the course of the year. Working with local businesses to make improvements to the paths to help facilitate a new route for runners that reduces the number of times organised events are cancelled due to bad weather.

Additional information (optional)
You may choose to include further statements where relevant about:

Achievements against objectives set	Para 1.41	
Performance of fundraising activities against objectives set	Para 1.41	
Investment performance against objectives	Para 1.41	
Other		

Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	The charity aims to and maintains a fairly consistent financial position from year to year.

Statement explaining the policy for holding reserves stating why they are held	Para 1.22	Reserves are held mainly for emergency use. There have been no recent withdrawals.
Amount of reserves held	Para 1.22	£28,548 (2024 £28,536)
Reasons for holding zero reserves	Para 1.22	n/a
Details of fund materially in deficit	Para 1.24	n/a
Explanation of any uncertainties about the charity continuing as a going concern	Para 1.23	n/a

Additional information (optional)
You may choose to include further statements where relevant about:

The charity's principal sources of funds (including any fundraising)	Para 1.47	Rent from Golf Club, two cottages, sports clubs are the main sources of income for day to day running of the charity. Grants applied for on ad hoc basis for specific projects when required. Justgiving page to raise funds for path repair and maintenance. Income also received from Rural Payments Agency, this is decreasing as schemes change. No pension liability. Investments are held in Charity specific funds.
Investment policy and objectives including any social investment policy adopted	Para 1.46	No significant events have affected the financial performance and financial position of the charity. No social investment policy
A description of the principal risks facing the charity	Para 1.46	Principal risks would be a situation of persistent non payment of rents, reserves held to cover this.
Other		A financial factor that is likely to affect the financial performance/position going forward is possible sale of small area of land for building with funds being reinvested into new club houses and wellbeing centre for the wider community. Additional and improved playing surfaces and facilities for the sports clubs supported by the Trust

Structure, Governance and Management

Description of charity's trusts:		
Type of governing document (trust deed, royal charter)	Para 1.25	Trust Deed
How is the charity constituted? (e.g unincorporated association, CIO)	Para 1.25	Unincorporated charitable organisation
Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees	Para 1.25	Representative Trustees 6 – appointed by Sodbury Town Council 2 – appointed by Royal Agricultural University (formerly Cirencester Royal Agricultural College) Co-optative Trustees 5 – appointed by the Town Trust (vacancy advertised within the town or by personal recommendation, interviewed by panel of trustees following completion of application form)

Additional information (optional)
You may choose to include further statements where relevant about:

Policies and procedures adopted for the induction and training of trustees	Para 1.51	Trustees are directed to the Guidance Booklets covering many subjects on the Charity Commission website
The charity's organisational structure and any wider network with which the charity works	Para 1.51	Organisational Structure - Chairman Vice-Chairman Sub-committees – Finance, Grounds & Maintenance, Land & Sports Hall Development Decisions – where relevant, subjects discussed by sub committees and recommendations referred to main Town Trust meeting for approval. Other matters brought to Town Trust meetings by Clerk and Trustees Cont … Staff making decisions – Clerk responsible for day to day admin, referring to Chairman or sub committee Chairman where relevant. Pay & remuneration – Clerk's salary reviewed annually by Finance sub committee and recommendation made to meeting of all Trustees.
Relationship with any related parties	Para 1.51	n/a

Other		

Reference and Administrative details

Charity name	Chipping Sodbury Town Trust
Other name the charity uses	n/a
Registered charity number	274443
Charity's principal address	-Mrs Emma Smith Clerk to the Trustees Chipping Sodbury Town Trust Sunnyside Cottage 59 Hatters Lane Chipping Sodbury Bristol BS37 6AA

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	Roger Penfold			Co-optative by Town Trust
2	Jane Lund	Chairman of TT Vice-chairman and Chair of Grounds & Property sub committee		Representative – STC (Sodbury Town Council)
3	Roy Smith			Co-optative by Town Trust
4	Phil Rumney			Representative - STC
5	Martin Bywater			Co-optative by Town Trust
6	Richard Wilson			Representative – RAU (Royal Agricultural University)
7	Scott Gibson			Representative - STC
8	Julia Bernau	Vice Chairman		Vice Chair
9	Marian Gilpin	Chairman of Land & Sports Hall Development sub committee		Representative - STC
10	Robert Banister	Chairman of Finance sub committee		Representative - RAU
11	Kevin Pitman			Representative - STC
12	Mike Woodward			Representative - STC
13	Josh Cox	IT		Co-optative by Town Trust
14				Representative - RAU
15				
16				
17				
18				
19				
20				

Corporate trustees – names of the directors at the date the report was approved

Director name		

Name of trustees holding title to property belonging to the charity

Trustee name	Dates acted if not for whole year	
Jane Lund		
David Shipp		Former Trustee & Chairman

Funds held as custodian trustees on behalf of others

Description of the assets held in this capacity	n/a
Name and objects of the charity on whose behalf the assets are held and how this falls within the custodian charity's objects	n/a
Details of arrangements for safe custody and segregation of such assets from the charity's own assets	n/a

Additional information (optional)

Names and addresses of advisers (Optional information)

Type of adviser	Name	Address

Name of chief executive or names of senior staff members (Optional information)

Exemptions from disclosure

Reason for non-disclosure of key personnel details

Other optional information

Declarations

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

Signedon behalf of the charity's trustees

Signature(s)	E J. Lund.	
Full name(s)	Elizabeth Jane Lund	
Position (eg Secretary, Chair, etc)	Chairman	
Date	11/9/2026.	

CHARITY COMMISSION FOR ENGLAND AND WALES

Chipping Sodbury Town Trust	274443

Receipts and payments accounts

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For the period from	01/01/2025	To	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					
Rent - Haywards and ridings	26,715	-	-	26,715	20,886
RPA & Grants	3,965	-	-	3,965	12,738
Rent - Golf Club	50,517	-	-	50,517	42,578
Rent - Other	11,060	-	-	11,060	6,028
Wayleaves	21	-	-	21	25
Sale of stints	780	-	-	780	780
Donations	252	-	-	252	25
Miscellaneous	3,697	-	-	3,697	-
Waste Collection	425	-	-	425	-
Land	1,500	-	-	1,500	-
Sale of land	-	-	-	-	
		-	-	-	-
	-	-	-	-	-
Sub total *(Gross income for AR)*	98,931	-	-	98,931	83,060
A2 Asset and investment sales, (see table).					
	-	-	-	-	
	-	-	-	-	-
Sub total	-	-	-	-	-
Total receipts	98,931	-	-	98,931	83,060
A3 Payments					
Administration	9,467	-	-	9,467	6,988
Insurance	4,088	-	-	4,088	5,150
CCTV	383	-	-	383	438
Grants	2,000	-	-	2,000	-
Legal & professional fees	12,460	-	-	12,460	34,895
Room hire	718	-	-	718	1,636
Subscriptions	331	-	-	331	307
Repairs and maintenance	63,843	-	-	63,843	77,558
Purchase of stints	4,340	-	-	4,340	4,340
Other Expenses	790	-	-	790	1,201
	-	-	-	-	-
		-	-	-	-
Sub total	98,420	-	-	98,420	132,514
A4 Asset and investment purchases. (see table)					
Capital expenditure	499	-	-	499	-
	-	-	-	-	
Sub total	499	-	-	499	-
					0
Total payments	98,919	-	-	98,919	132,514
Net of receipts/(payments)	12	-	-	12	- 49,454
A5 Transfers between funds	-	-	-	-	-
A6 Cash funds last year end	28,536	-	-	28,536	77,990
Cash funds this year end	28,548	-	-	28,548	28,536

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

B1 Cash funds

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
	The co-operative bank	28,442	-	-
	Nat West Millennium Account	106	-	-
		-	-	-
	Total cash funds	28,548	-	-
	(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)
Large silver mace and replica inscribed "William Higgs, Bailiff 1705"	Unrestricted	60,000	-
Small silver mace bearing on the shield of the arms of Beauchamp	Unrestricted	30,000	-
Replica (1874) of the borough seal dated 1860	Unrestricted	300	-
BLK Charities UK Equity Fund A Acc	Unrestricted	-	33,474
BLK Charities UK Bond Fund A Acc	Unrestricted	-	7,283

B4 Assets retained for the charity's own use

Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
Land & property at the Ridings, Chipping Sodbury	Unrestricted	-	2,600,000
Tractor	Unrestricted	28,690	-
Chipping Sodbury War Memorial	Unrestricted	200,000	-
		-	-

B5 Liabilities

Details	Fund to which liability relates	Amount due (optional)	When due (optional)
		-	
		-	
		-	
		-	
		-	

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

Signature	Print Name	Date of approval
E J. Lund.		11/9/2026.

Independent examiner's report to the trustees of Chipping Sodbury Town Trust
I report to the charity trustees on my examination of the accounts of Chipping Sodbury Town Trust (the Trust) for the year ended 31 December 2025.

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 Act and in carrying out my examination I have followed all 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 content 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.

Matthew Dobbins FCA

Dunkley's
Statutory Auditor
Chartered Certified Accountants
Woodlands Grange
Woodlands Lane
Bradley Stoke
Bristol
United Kingdom
BS32 4JY

Date: 14/09/2026