CHANDLER'S FORD COMMUNITY ASSOCIATION

CHARITY REGISTRATION NUMBER : 301776

REPORT AND UNAUDITED ACCOUNTS

FOR THE YEAR ENDED 31 DECEMBER 2025

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CHANDLER'S FORD COMMUNITY ASSOCIATION

LEGAL AND ADMINISTRATIVE DETAILS FOR THE YEAR ENDED 31 DECEMBER 2025

REGISTERED NUMBER: 301776

PRINCIPAL ADDRESS: Chandler's Ford Community Centre
Hursley Road
Chandler's Ford
Eastleigh, Hampshire, SO53 2FT

STATUS

The Chandler's Ford Community Association is registered with the Charity Commission and constituted and governed by Deed of Trust.

COUNCIL MEMBERS AND TRUSTEES

The principal council members and trustees of the charities during the year were:

Chairman	Mrs B Roberts
Treasurer	Mr T Padley
Secretary	Mr A Parsons
Lettings Officer	Mrs L James
Other Trustees:	Mrs M Pryer
	Mrs I Parsons
	Mrs C Davies
	Mrs J Stretch

All Trustees are appointed annually by the members at the Annual General Meeting. Trustees can be co-opted during the year by the Management Committee.

BANKERS Lloyds Bank Plc

INDEPENDENT EXAMINER

CJ Goodhead FCA
Knight Goodhead Limited
Chartered Accountants
7 Bournemouth Road
Chandler's Ford
Eastleigh, Hampshire, SO53 3DA

CHANDLER'S FORD COMMUNITY ASSOCIATION

TRUSTEES REPORT FOR THE YEAR ENDED 31 DECEMBER 2025

OBJECTIVES

The objectives of the Chandler's Ford Community Association are to promote the benefit of the inhabitants of Chandler's Ford and the neighbourhood by associating the local authorities, voluntary organisations and inhabitants in a common effort to advance education and to provide facilities in the interests of social welfare for recreation and leisure.

This includes the provision and maintenance of The Ritchie Memorial Hall and a community centre for the use of the inhabitants of Chandler's Ford and to hold in trust the land and building thereon for the purpose of a community centre.

The charity is managed by the trustee body, who meet four times a year. There are no paid staff, all necessary day-to-day work being undertaken by volunteers.

REVIEW OF RESULTS

Results show a steady income.

The previous year's improvements to the internal facilities are proving successful.

In the last year:

- work to renew fences and maintain trees has been completed, to be continued;
- fire systems have been updated to maintain a safe environment for all users;
- windows in the Ritchie Hall kitchen have been reglazed;
- major service completed on the gas boilers to extend their lifespan.

In the coming year:

- minor maintenance works required to the grounds to clean surface water drains and maintain trees;
- replace main entrance doors to improve security and accessibility for users. This includes ancillary works:
    - document potential asbestos that could be exposed during works;
    - a fused power supply for mechanised doors.

The grounds are currently being maintained by a team that meets most weeks, in addition to the ongoing work by Adrian Buckeridge, a regular gardener.

The Trustees would like to thank all volunteers for their hard work in the year.

CFCA have received grants totalling £500 to offset capital expenditure. Grant applications have highlighted the value to the community of CFCA's activities in promoting social engagement, health, active living and fitness.

POLICIES

Reserves policy: The charity currently operates with minimal reserves. The trustees endeavour to ensure that the charity has sufficient cash reserves to enable it to be able to meet operating expenditure to keep the hall open for at least six months.

Grant-making policy: The charity does not make grants.

REMUNERATION

During the year Mrs James received £1,133 (2024: £1,032) as letting agent's commission. No other remuneration, expenses or benefits have been paid or are payable to any trustee or connected person.

PUBLIC BENEFIT STATEMENT

The trustees confirm that they have complied with their duty to have due regard to the guidance on public benefit published by the Charity Commission in exercising their powers or duties.

Gross Annual Income is below the threshold for SORP (Charities Statement of Recommended Practice) – see Receipts and Payments Account note 6.

APPROVAL

This report was approved by the trustees and signed on their behalf by:

B. Roberts - Chairman

T. Padley - Treasurer

Date: 24th October 2026

CHANDLER'S FORD COMMUNITY ASSOCIATION

INDEPENDENT EXAMINER'S REPORT

TO THE TRUSTEES ON THE UNAUDITED ACCOUNTS OF CHANDLER'S FORD COMMUNITY ASSOCIATION FOR THE YEAR ENDED 31 DECEMBER 2025

I report on the accounts of the Chandler's Ford Community Association for the year ended 31 December 2025, which are set out on pages 5 to 7.

Responsibilities and basis of report

As the trustees of the Charity you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011.

I report in respect of my examination of the Trustees' 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 2011 Act.

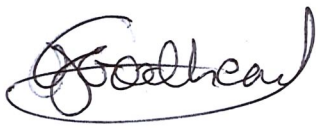
Independent examiner's statement

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 Charity 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.



CJ Goodhead FCA
Knight Goodhead Chartered Accountants
7 Bournemouth Road
Chandler's Ford
Eastleigh
Hampshire
SO53 3DA

Dated: 14 October 2026

CHANDLER'S FORD COMMUNITY ASSOCIATION

RECEIPTS AND PAYMENTS ACCOUNT

FOR THE YEAR ENDED 31 DECEMBER 2025

		2025	2024
RECEIPTS		£	£
Letting income	Note 1	34,061	36,074
Members activities: Social Club		3,001	3,122
Members activities: Table Tennis		2,967	1,905
Members activities: Flower Club		171	157
Chameleons Rent		2,160	2,160
Utility supplier refund		124	410
SportsWorks grant		500	-
Insurance rebate		65	-
Bank interest		698	492
Total Receipts		**43,747**	**44,320**

		2025	2024
GENERAL COSTS		£	£
Accountancy and audit	Note 2	-	840
Administration costs		233	1,274
Certification and Governance		2,962	633
Cleaning: caretaker, supplies		7,649	7,257
Electricity		2,472	1,941
Fencing		1,274	-
Gardening		230	205
Gas		3,738	3,196
Initial hygiene		494	453
Insurance		4,004	3,959
Letting agent's commission		1,133	1,032
Licences		-	916
Maintenance	Note 3	4,831	2,470
Members events	Note 4	2,450	800
Plumbing and heating service		1,356	864
Refunds		-	259
Waste bin collection		1,204	1,156
Water		723	883
Web/WiFi		435	432
Window cleaning		288	444
Total General Costs		**35,476**	**29,014**
Net Receipts for the year	Note 5	8,271	15,306
Cash and bank balances at 31 December 2024		51,383	36,077
Cash and bank balances at 31 December 2025		**59,654**	**51,383**

All amounts are unrestricted except for £500 grant which was fully spent during the year.

CHANDLER'S FORD COMMUNITY ASSOCIATION

STATEMENT OF ASSETS AND LIABILITIES

FOR THE YEAR ENDED 31 DECEMBER 2025

CASH FUNDS	2025	2024
	£	£
Bank accounts		
Current account	4,694	3,346
Deposit account	14,573	48,037
32 day reserve account	40,387	-
TOTAL CASH AT BANK	**59,654**	**51,383**

Notes:

1. Letting income shows a lower value than expected because of delays in issuing and settling invoices. Letting income YTD 2026 shows progress to address this.
2. Invoice for £882 settled during 2026.
3. Fire Risk Assessment identified electrical and exit signage issues, along with work on batteries for solar power batteries.
4. Includes £1,500 for new table tennis tables, partly offset by £500 SportWorks grant.
5. Surplus for 2025 reflects capital expenditure and resolving certification issues.
6. All charities must use the Charities SORP to prepare their accounts unless the trustees have opted to prepare receipts and payments accounts and their charity is a non-company charity which had an income of £250,000 (September 2026: increases to £500,000) or less in the reporting period. *https://www.gov.uk/government/news/shift-to-more-proportionate-accounting-regime-for-uk-charities*

Assets retained for the Charity's own use

Permanent Endowment - Land and Buildings Used by the Charity:

Chandler's Ford Community Centre (freehold title vested in the Official Custodian for Charities).
The Ritchie Memorial Hall (freehold title vested in the Official Custodian for Charities, includes cost of the Green Room at £47,255).

Other Assets – Non-endowed:

Furniture and equipment in Centre as per inventory (cost £22,400).
Tables, chairs, kitchen equipment, carpet bowls equipment, solar panels, table tennis table, defibrillator, etc. (all in reasonable condition, 1-16 years old).

The accounts on pages 5 to 7 were approved by the Council and Trustees and signed on their behalf by:

B. Roberts - Chairman

T. Padley - Treasurer

Date:

24th October 2026.

1 ACCOUNTING POLICIES

The accounts have been prepared on a receipts and payments basis, as permitted by Section 133 of the Charities Act 2011, and comprise a statement that shows the charity's receipts and payments, a statement that summarises the charity's assets and liabilities and related notes. The accountancy profession have determined that only accounts prepared in accordance with applicable accounting standards present a 'true and fair' view and, as these receipts and payments accounts have not (and cannot) be prepared in accordance with accounting standards, these accounts do not present (and are not intended to present) a 'true and fair' view of the charity's financial activities and state of affairs.

General funds are unrestricted funds which are available for use at the discretion of the trustees in furtherance of the general objectives of the charity. Designated funds comprise unrestricted funds that have been set aside by the trustees for particular purposes. Restricted funds are donations which are to be used in accordance with specific restrictions imposed by donors; they include donations received from appeals for specific activities or projects. Endowment funds are donations that are retained as capital in accordance with the donor's wishes. The nature of the restriction determines whether the endowments represent permanent endowments or expendable endowments.

2 RELATED PARTY TRANSACTIONS

For 2025, Mrs L James received £1,133 (2024: £1,032) from Chandler's Ford Community Association as letting agent's commission. No other remuneration, expenses or benefits have been paid or are payable to any trustee or connected person.