Management Committee
Annual Review
2025-2026





Boidier Hurst Scout Campsite

This year we are celebrating 80 years of Boidier Hurst Scout Campsite. In 1946, Lady Catherine Warberg of Epsom gave an extraordinary gift to the then Epsom & Leatherhead District Boy Scouts, a parcel of woodland of just over 10 acres on the top of Box Hill.

The site is looked after by a Management Committee on behalf of the now two new Scout Districts (Leatherhead & Epsom & Ewell) and has had several distinguished committee members and Chairmen. It is my distinct honour to be the Charman in this our 80th year.

I am certain Lady Warberg would be pleased to see that the site is still being used as she intended and is being managed and developed for the continued future use of the local Scout Groups.

Our site bookings have remained on a par with last year with over 200+ bookings, 8,000+ camping nights and 3,500+ day or evening visits, a truly great use of our campsite. We have already taken 25 bookings for 2027, all repeat customers who have enjoyed using the site. I am pleased to say that 2027 looks like another good year, with plenty of activity for the site.

The site doesn't work without our service crew and again this year they have worked hard at keeping the site looking good and moving forward on some projects, to which I sincerely thank them. However, the weather has thwarted them in some of our aspirations, with temperatures in excess of 30°C for prolonged periods and the risk of wildfires, much of the scheduled work has had to be postponed and for the first time ever a 'no open fires' ban was introduced to protect our site and the local environment.

August saw a weekend of Scouting activity, where new and old scouts gathered to commemorate our first 80 years and we were able to start to use the infamous Site 9 for the first time. We planted a new specimen tree which we hope will flourish in the next 20 years and will feature in our 100-year celebrations.

We expect site 9 to be in full use in 2027, while another campsite will now be selected for refurbishment. Upgrades to the toilet block continue, with taps, shower units and mirrors being replaced, and other repairs carried out in a rolling programme.

This year we have had a significant amount of goods and materials donated to us by major companies and local firms, this lets us keep our running costs down and plan for the future, I sincerely thank them for these generous donations.

We are always looking for people to help on the service crew, assist as a keyholder or warden for a weekend, if you can help – please get in contact, we could use the help.

Chris Rose – Chair of Boidier Hurst Campsite Management Committee.

BOIDIER HURST SCOUT CAMP SITE MANAGEMENT COMMITTEE ANNUAL GENERAL MEETING 8:00pm WEDNESDAY 23RD SEPTEMBER 2026

AGENDA

1. Apologies for absence

2. To consider and to approve the Minutes of the Annual General Meeting held on 30th September 2025.

3. To receive the report of the Chairman of the Management Committee for the year ended 31st March 2026.

4. To consider and approve the accounts for the year ended 31st March 2026.

5. To note the nominations to the Management Committee by Epsom and Ewell and Leatherhead District Scout Councils.

   Epsom and Ewell – Paul Vlaeminck, Ian Smalley, Paul Henry.
   Leatherhead – John Humphreys, Samuel Baker, Oliver Thornton.

6. To note the co-options to the Management Committee:

   Benita Middleton – Leatherhead
   Angela Stevens – Leatherhead
   Shona Rose – Leatherhead
   Chris Rose – Leatherhead

7. To approve the Chairman nominated by the District Commissioners.

   Chris Rose – Chairman, Management Committee.

8. To approve the Treasurer, nominated by the Management Committee.

   Benita Middleton – Treasurer.

9. To approve Neil Carter as Independent Examiner.

10. To accept and approve the Constitution as agreed in 2021.

11. Any other business.

12. Chairman's closing comments.

BOIDIER HURST SCOUT CAMP SITE MANAGEMENT COMMITTEE MINUTES OF ANNUAL GENERAL MEETING HELD TUESDAY 30th SEPTEMBER 2025

Present Chris Rose – Chairman
John Humphreys – Leatherhead
Angela Stevens – Leatherhead
Karl Nicholas – Epsom & Ewell
Paul Vlaeminck – Epsom & Ewell
Shona Rose – Leatherhead
Samuel Baker – Leatherhead
Paul Henry – Epsom & Ewell
Ian Webber – Epsom & Ewell
Derek Bird- Epsom &Ewell
Ian Smalley – Epsom & Ewell
Benita Middleton – Leatherhead

Apologies: Fiona Page – Leatherhead; Stuart Kidd – Leatherhead; Oliver Thornton – Leatherhead; Angela Vlaeminck – Epsom & Ewell.

1. The Chairman welcomed everyone to the meeting .

2. Minutes of the Annual General Meeting held 15th October 2024 were approved. Proposed by Ian Smalley & seconded by Shona Rose.

3. A copy of the Chairman's report had been issued as part of the Annual Report and circulated electronically to all committee members. A similar report had been sent to Epsom and Ewell District AGM. The Chairman gave a summary of the important items in the report. The report was accepted by all present.

4. The accounts had been examined by Neil Carter. The accounts had been circulated electronically prior to the meeting. There had been a full camping season and camping income was similar to previous year but split was different as DofE income had reduced but income from scouts had increased. The amount received from donations was about £11K lower than previous year due to the £10K donation given to aid purchase of the new tractor. Admin costs were almost double due to lawyer costs for pursuing the land registry. Electricity costs were £11 as we did not have the new meter fitted until September, costs will be significantly higher next year. The accounts were accepted by all in attendance.

5. Nominations to the Management Committee by Epsom & Ewell and Leatherhead District were noted:
   Epsom & Ewell – Paul Vlaeminck and Ian Smalley & Paul Henry
   Leatherhead –John Humphreys, Samuel Baker & Oliver Thornton.

6. The meeting noted the Management Committee co-options to the Management Committee of:-
   Shona Rose – Leatherhead

Chris Rose - Leatherhead
Angela Stevens - Leatherhead
Benita Middleton – Leatherhead

7. The meeting noted the nomination of Chris Rose as Chairman by the District Lead Volunteers of Epsom & Ewell and Leatherhead. Chris Rose was appointed as Chair with full agreement of the Management Committee.

8. The meeting noted the Management Committee appointment of Benita Middleton as Treasurer and Minutes Secretary.

9. The meeting gave the Committee its approval to the appointment of Neil Carter as Independent Examiner of the accounts for financial year 2025 - 2026.

10. It was agreed that the Constitution as registered with the Charity Commission in 2021 required changes due to the role titles changing within the Scouts.

11. The Chairman expressed his thanks to members of the Management Committee and special thanks to the Boidier Hurst Service Crew for all their hard work on site.

12. Thanks were expressed to the committee and service crew for all their hard work throughout the year. Shona Rose expressed thanks to the site wardens and keyholders, especially those who helped with large school midweek bookings that brought in significant sums.

13. Any other business – it was highlighted that the site had a significant amount of money in the bank and that excess funds should be placed in a ring fenced development fund. It was pointed out that since the end of the financial year a significant portion of that money had been spent on replacing the Manly Building roof.

14. The process to obtain land registry was ongoing with original documents from 1946 being supplied. District Lead Volunteers had been interviewed via video link. Average time taken is 2 years but hopefully will be fast tracked as development is ready to go.

15. It was suggested and agreed that all interest obtained from the Richard Shortman legacy should be added to the capital and used for site development.

16. Chris Rose was thanked for all his hard work over the year.

17. The meeting closed at 19:55h.

BOIDIER HURST SCOUT CAMP SITE

MANAGEMENT COMMITTEE

ANNUAL ACCOUNTS 2025/26

BOIDIER HURST SCOUT CAMP SITE
TRUSTEES ANNUAL REPORT FOR THE PERIOD ENDED 31ST MARCH 2026

The Trustees thank all those individuals who give up their time to supervise and improve the campsite throughout the year.

The Trustees have considerable combined experience through service in Scouting and utilise skills gained through vocation to ensure the campsite is managed appropriately. The Trustees are kept updated on Scout Association policy matters and training is available as required.

The Trustees have considered the risks to which the Committee / site may be exposed to and have established systems to mitigate consequences should an event occur.

The Committee's policy on reserves is to hold a sufficient amount to allow ongoing maintenance of buildings and equipment and to provide capital for gap funding between insurance value and replacement cost should a claim arise. This contingency reserve would avoid liability falling directly onto District funds enabling use of the site to return to normal as soon as possible following an event.

The Management Committee is appointed by the Scout Districts of Epsom and Ewell and Leatherhead and operates under the District Trustee Boards in accordance with the Policy, Organisation and Rules of the Scout Association. The aim of the Management Committee is to maintain and develop the facilities of the site to help develop the full potential of all young people in the Districts of Epsom and Ewell and Leatherhead, and others using the site which will also benefit their local communities.

The accounts are presented on a receipts and payments basis consistent with previous years.

Approved by the Trustees on 23rd September 2026 and signed on their behalf by:

Chris Rose
Chairman

Benita Middleton
Treasurer

BOIDIER HURST SCOUT CAMP SITE
REPORT AND ACCOUNTS FOR THE PERIOD ENDED 31ST MARCH 2026.

TRUSTEES	APPOINTMENT	NAME
EX-OFFICIO	DISTRICT COMMISSIONER (EPSOM AND EWELL)	KARL NICHOLAS
	DISTRICT COMMISSIONER (LEATHERHEAD)	STUART KIDD FIONA PAGE
TRUSTEES	CHAIRMAN	CHRIS ROSE
	TREASURER	BENITA MIDDLETON
	BOOKING SECRETARY	SHONA ROSE
		ANGELA STEVENS
		PAUL VLAEMINCK
		JOHN HUMPHREYS
		IAN SMALLEY
		PAUL HENRY
		SAMUEL BAKER
BANKERS	CAF Bank	
CHARITY REGISTRATION	**305713**	
CONTACT NAME AND ADDRESS	CHRIS ROSE 10 GRIFFIN WAY GREAT BOOKHAM LEATHERHEAD SURREY KT23 4JL	

Boidierhurst Scout Campsite
Receipts & Payments Account Summary
For Year Ended 31 March 2026

	Current Year	Previous Year
Total receipts for Year	£56,423.96	£50,192.71
Total payments for Year	£72,180.10	£30,596.08
Net receipts (Payments) for the Year	-£15,756.14	£19,596.63
Cash Bank and Similar Funds b/f	£101,402.07	£81,805.44
Cash Bank and Similar Funds c/f	£85,645.93	£101,402.07

Boidierhurst Scout Campsite
Receipts & Payments Account
For Year Ended 31 March 2026

Receipts	**Current Year**	**Previous Year**
Camp Fees DoE	£31,329.00	£24,326.00
Camp Fees Scouts	£7,666.00	£9,229.00
Manly Building	£6,396.00	£5,105.00
Day Visitors	£66.00	£0.00
Group Levies	£5,000.00	£5,000.00
Badge sales	£136.00	£207.00
Bank Interest	£2,010.56	£2,485.71
Grants	£0.00	£0.00
Sundry Donations/Bequest	£3,820.40	£3,840.00
	£56,423.96	£50,192.71
Payments		
Administration	£944.03	£1,073.26
Maintenance	£11,210.88	£5,808.43
Cleaning	£3,186.47	£2,494.83
Fuel	£1,564.82	£1,453.46
Development	£30,825.93	£5,443.17
Equipment	£15,427.65	£5,298.21
Electricity	£1,592.96	£11.00
Water	£627.94	£2,441.13
Insurance	£2,606.82	£2,444.79
Gas	£455.70	£455.70
Phone/WiFi	£716.29	£696.01
Security	£1,643.95	£256.21
Sundry	£1,268.66	£2,409.88
Refunds	£108.00	£310.00
Badges	£0.00	£0.00
	£72,180.10	£30,596.08

Boidierhurst Scout Campsite
Monetary Assets
(Cash,Bank & similar funds)
For Year Ended 31 March 2026

	Current Year	Previous Year
CAF Bank Current Acc.	£6,544.77	£5,874.51
CAF Gold Account	£29,101.16	£45,527.56
Cash in Hand	£0.00	£0.00
Redwood Bank	£50,000.00	£50,000.00
	£85,645.93	£101,402.07

Other Monetary Assets.

Land & Buildings & equipment	£778,000.00	£778,000.00
Liabilities (Those due within 1 Yr.)	Nil	Nil
Liabilities (Those payable after 1 Yr.)	Nil	Nil

England & Wales

Template 1: 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 Boidier Hurst Scout Camp Site

I report to the trustees on my examination of the accounts of the Boidier Hurst Scout Camp Site for the year ended 31st March 2026

Responsibilities and basis of report

As the charity trustees of the Boidier Hurst Scout Camp Site you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

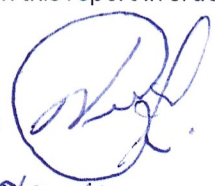
I report in respect of my examination of the Boidier Hurst Scout Camp Site accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

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 Boidier Hurst Scout Camp Site 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: 

Name: NEIL KENNETH CARTER

Relevant professional qualification or membership of professional bodies (if any):

Address: 20 CHURCH CLOSE, FETCHAM SURREY KT22 9BQ

Date: 9-5-2026