CROPTHORNE AND CHARLTON VILLAGE HALL AND PLAYING FIELDS

CHARITY NUMBER 523121

TRUSTEES' ANNUAL REPORT
AND ACCOUNTS
FOR THE YEAR ENDED 28 FEBRUARY 2026

PSG Bowdens
Accountants, Tax and Business Advisors

CROPTHORNE AND CHARLTON VILLAGE HALL AND PLAYING FIELDS
Charity Number 523121

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CROPTHORNE AND CHARLTON VILLAGE HALL AND PLAYING FIELDS
Charity Number 523121

Trustees' Annual Report

The Trustees have pleasure in presenting their report and the accounts for the year ended 28 February 2026. The accounts comply with current statutory requirements and the Statement of Recommended Practice "Accounting and Reporting by Charities".

REFERENCE AND ADMINISTRATIVE DETAILS

Cropthorne and Charlton Village Hall and Playing Fields is a charity registered with the Charity Commission. The charity registration number is 523121. The principal office is:

Cropthorne and Charlton Village Hall
Main Street
Cropthorne
WR10 3NH

The Trustees serving during the year and since the year end were as follows:

Mr C Hall	Chairman
Mrs C Swanson	
Mrs J King	
Mrs T Nettell	
Mrs C Tookey	
Mrs V Carver	
Mrs J Oliver	

STRUCTURE, GOVERANCE AND MANAGEMENT

The governing document of the charity is the Constitution drawn up on 9 April 1949. The charity is constituted as an unincorporated Trust.

Trustees are appointed and reappointed at the Annual General Meeting, held in April each year.

New Trustees put themselves forward for election at the AGM (and at subsequent Trustee meetings) and are proposed and seconded. They are then elected on a majority basis. This is in line with the method laid down in the Constitution.

The charity is run by the Trustees who all form the Management Committee, meeting regularly to administer the charity.

OBJECTIVES AND ACTIVITIES

The objectives of the charity are to maintain the village hall and playing fields for educational, social, leisure and recreational activities, for the benefit of the residents of Cropthorne, Charlton and the surrounding area. These are set out in the Constitution.

These objectives are met by maintaining regular communication with our communities via the parish magazine, notices, flyers, word of mouth and via our website : *ccvh.co.uk*. The charity encourages feedback from the residents and users of the hall, and strives to respond to their needs.

ACHIEVEMENTS AND PERFORMANCE

It's been several years since I came to the Village Hall Committee and once again, we've had a busy year! The weather last summer was difficult for the Sheppey, and I fear that this will be the normal situation in future.

We are, as usual, looking for new committee members to join the team, and some volunteer help with maintenance tasks and grounds care would be most welcome too.

We said farewell to our long serving caretaker/cleaner Linda Heath, after 43 years of service. Our new caretaker Heather now works hard to keep this wonderful community resource looking good.

The Hall is a popular venue for a whole variety of activities including dance, relaxation, art and other classes, events and fundraisers. Hire income continues to be good, retaining most of our regular users, although 2 long term classes for ballroom dancing and Pilates have ceased. The Village Hall is also used for all sorts of meetings, including the Parish Council, the Village Hall Committee, the Walkabout Committee, Company Team meetings, Elections and so on.

Weekends are often full with Children's and Adult parties. We have hosted a pantomime and Carols round the Christmas Tree, both new this year. A mobile pizza van now visits once a week in the car park.

We held the popular Quiz Supper Night again, which was very well supported and will be a feature of the social calendar again this year. It raised nearly £700 this year towards the financial upkeep of the Hall.

The weekly coffee mornings with library access continue to be a place where villagers can get together. Any surplus funds from this have been donated to various local charities and good causes.

Outside, the playing field is well used by four junior football teams of the Sheppey Swifts, who make a significant contribution to the upkeep of the playing field each year. The first payment of the grant from the Football Foundation (who encourage grass-roots sport in communities), has been paid and was used to carry out pitch maintenance and ShockWave aeration/drainage works. More improvement will be carried out during the following years. The grant provides a significant sum, payable annually over four years.

To reduce problems with dog mess we have installed a couple of poo bag dispensers, one by the main building and one by the Middle Lane steps. We are looking for a volunteer to replenish the rolls of bags in the dispensers.

For safety reasons we do not allow the use of powered bikes, scooters or quads (whether petrol or electric) on the Sheppey. The ban is a condition of our Public Liability Insurance.

The apparatus in the Play Areas remains popular and although we had to undertake some maintenance last year following the Annual ROSPA Safety Inspection, more still needs to be done. Some joists in the tree house were replaced recently and the decking will be replaced shortly. ROSPA have warned that the structure is approaching the end of its useful life. We are monitoring it regularly but will eventually have to plan for its replacement or removal. We have refreshed the safety surfaces in some areas and are making repairs to other pieces of play apparatus, as identified by ROSPA.

Volunteers mow the field, and carry out other basic maintenance tasks inside and outside, for which we are very grateful. A professional ground care contractor carries out some more significant maintenance of the sports pitches, the cost of which is largely covered by the Football Foundation grant. One committee member holds a GMA grounds care certificate.

The reinforced parking overspill area has helped to keep some parking off the roads but we encourage hirers of the Hall to make use of the area. We will investigate the cost of extending the area.

Increased utilisation of the Hall and Playing Fields have caused some local traffic problems, particularly at weekends, so we exchange booking statistics between users to try to avoid disputes or too much

on-street parking. It may still be necessary to find another close location for extra overspill parking as more visitors now seem to arrive by car.

Each year, the Hall and Playing Field fulfils a vital role for Cropthorne Walkabout. We hope that the facilities meet the high standards expected. An inspection of the field is made just before Walkabout, and again afterwards to highlight any areas of damage that might occur from the large number of vehicles that park on the Sheppey during the two days.

Professional attention to our trees and hedges is done each year, to keep the area tidy and safe.

The trustees reviewed hire charges for the Hall and agreed that a small increase was necessary this year. The new hire charges are shown on our website. Residents of Charlton and Cropthorne continue to enjoy reduced hire charges.

The Hall is generally in a good state of repair. Volunteers (usually committee members!) tend to do the minor jobs, whereas local contractors are used for larger tasks such as painting, and more serious electrical and plumbing work. The stage curtains were overhauled following some damage.

The solar panels and heat pump produce income to help reduce utility bills but this income is gradually reducing year on year. Utility and administration bills have risen considerably this year.

Further work is needed on the Heat Pump system to keep it working efficiently and to comply with regulations related to the RHI payments we receive. These low carbon energy systems have been in use here for around 15 years so do need periodical maintenance and updates.

We are always looking for ways to improve the facilities at the Hall, to reach out to local needs, and to offer new events to attract people to attend so new ideas are welcome.

Members of the Committee bring a wide variety of skills and knowledge to the management process but it feels sometimes that our efforts are spread quite thinly. We are looking at options, including "Friends of the Village Hall" – there is already a Facebook group for this – perhaps this would provide more opportunity for local people to become more involved in the running of the Hall and Playing Field?

FINANCIAL REVIEW & RESERVES POLICY

The activities of the hall and playing fields generated income of £29,983 (2025 - £28,759). Expenditure of £25,969 (2025 - £22,420) delivered a Net Income position of £4,014 (2025 - £6,339) before depreciation charges. The charity's normal policy is to generate and maintain adequate funds and reserves for the efficient running of the charity on a day to day basis.

DECLARATION

The Trustees declare that they have approved the Trustees' Report.

Signed on behalf of Cropthorne and Charlton Village Hall and Playing Fields Trustees.



Mr C Hall Chairman

Dated: 11th May 2026

CROPTHORNE AND CHARLTON VILLAGE HALL AND PLAYING FIELDS
Charity Number 523121

Independent Examiner's Report
To the Trustees of
Cropthorne and Charlton Village Hall and Playing Fields

I report to the trustees on my examination of the accounts of the charity for the year ended 28 February 2026 which are set out on pages 2 to 12.

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; 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.

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PSG Bowdens LLP
Unit 14 Craycombe Farm
Evesham Road
Fladbury
WR10 2QS

Dated: 27/5/2026

CROPTHORNE AND CHARLTON VILLAGE HALL AND PLAYING FIELDS
Charity Number 523121

Statement of Financial Activities
For the year ended 28 February 2026

	Notes	2026 Unrestricted Funds	2026 Restricted Funds	Total 2026	Total 2025
Income					
Donations and legacies		-	-	-	-
Charitable activities		22,941	-	22,941	21,849
Other trading activities		6,247	-	6,247	6,029
Investments		795	-	795	881
Total income	2	**29,983**	**-**	**29,983**	**28,759**
Expenditure					
Raising funds		(669)	-	(669)	(1,085)
Charitable activities		(25,000)	-	(25,000)	(21,035)
Governance costs		(300)	-	(300)	(300)
Total expenditure	3	**(25,969)**	**-**	**(25,969)**	**(22,420)**
Net income/(expenditure) before depreciation		**4,014**	**-**	**4,014**	**6,339**
Depreciation		(2,941)	(7,751)	(10,692)	(12,077)
Net income/(expenditure)		**1,073**	**(7,751)**	**(6,678)**	**(5,738)**
Total funds brought forward		62,024	510,238	572,262	578,000
Transfers between restricted & unrestricted funds				-	-
Total funds carried forward		**63,097**	**502,487**	**565,584**	**572,262**

CROPTHORNE AND CHARLTON VILLAGE HALL AND PLAYING FIELDS
Charity Number 523121

Balance Sheet
As at 28 February 2026

	Notes	2026 Unrestricted funds £	2026 Restricted funds £	2026 Total £	2025 Total £
Tangible Fixed Assets	4	14,865	502,487	517,352	528,044
Current Assets					
Debtors	5	3,404		3,404	3,272
Cash at bank:					
General current account		4,769		4,769	3,458
Deposit account		40,157		40,157	33,476
Development deposit account		5,711		5,711	5,606
		54,041	-	54,041	45,812
Current Liabilities					
Creditors	6	5,809		5,809	1,594
Net Current Assets		48,232	-	48,232	44,218
		63,097	502,487	565,584	572,262
Represented by:					
Unrestricted Income Fund		63,097		63,097	62,024
Restricted Income Fund	7		502,487	502,487	510,238
		63,097	502,487	565,584	572,262

Approved by the Trustees and signed on their behalf by:

Mr C Hall: _____ Dated: 11th May 2026

CROPTHORNE AND CHARLTON VILLAGE HALL AND PLAYING FIELDS
Charity Number 523121

Notes to the Accounts
For the year ended 28 February 2026

1. Accounting Policies

i) Basis of accounting

The financial statements are prepared under the historical cost convention and are in accordance with the Statement of Recommended Practice, "Accounting and Reporting by Charities", the Charities Act 2011 and in compliance with the provisions of FRS 102 Section 1A " The Financial Reporting Standard applicable in the UK and the Republic of Ireland".

ii) Income

- Recognition of income. These are included in the Statement of Financial Activities (SoFA) when:
  - The charity becomes entitled to the income;
  - The trustees are virtually certain they will receive the income;
  - The monetary value can be measured with sufficient accuracy.
- Income with related expenditure. When income has related expenditure (as with fundraising) the income and related expenditure are reported gross in the SoFA.
- Grants and donations. Grants and donations are only included in the SoFA when the charity has unconditional entitlement to the income.
- Performance related grants. These are only included in the SoFA once the related goods or services have been delivered.
- Investment income. This is included in the SoFA when receivable.
- Volunteer help. The value of volunteer help received is not included in the accounts but is described in the trustees' Annual Report.

iii) Expenditure

Expenditure is recognised on an accruals basis as a liability is incurred. Irrecoverable VAT is included as part of the expenditure to which it relates. Expenditure is classified under headings that aggregate all similar costs and which can then be related to costs of raising funds, charitable activities and governance costs. Costs of management and administration are reallocated to charitable activities. Governance costs are those associated with constitutional and statutory requirements.

iv) Fixed assets

Tangible fixed assets for use by the charity are capitalised if they can be used for more than one year.

Depreciation is provided at the following annual rates to write off the cost less estimated residual value of the assets over their expected useful economic lives as follows:

Fixtures and fittings	5% - 20% per annum straight line basis
Hall equipment	10% per annum reducing balance basis
Sheppey equipment	10% per annum straight line basis
Freehold property	75 years straight line basis

Notes to the Accounts (continued)
For the year ended 28 February 2026

iv) Funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of the general objectives of the charity. Restricted funds are to be used in accordance with specific restrictions imposed by the donor. The balance in each restricted fund represents the amount still remaining for future expenditure and the value of assets purchased with the restricted funds.

The Trustees have the discretion to re-allocate funds between Restricted funds and Unrestricted funds as they consider appropriate.

2. Income

	Unrestricted	Restricted Sheppey	2026 Total	2025 Total
	£	£	£	£
Charitable activities				
Hall lettings	21,811		21,811	19,519
Walkabout	800		800	800
Parish Council		-	-	900
Community events			-	-
Field lettings	330		330	630
	22,941	-	22,941	21,849
Other trading activities				
Fundraising events	1,353		1,353	1,545
Income from Feed In Tariff	4,894		4,894	4,484
Sundry			-	-
	6,247	-	6,247	6,029
Investments				
Deposit interest	795		795	881
	795	-	795	881
Total income	**29,983**	**-**	**29,983**	**28,759**

Notes to the Accounts (continued)
For the year ended 28 February 2026

3. Expenditure

	Unrestricted	Restricted Sheppey	2026 Total	2025 Total
	£	£	£	£
Costs of generating voluntary income				
Fundraising expenses	669		669	1,085
	669	-	669	1,085
Charitable activities				
Community events			-	-
Provision of village hall:				
Property maintenance and repairs	3,367		3,367	6,608
Property insurance	2,045		2,045	1,944
Hall and window cleaning	4,635		4,635	3,592
Utilities	8,416		8,416	5,945
Provision of playing field facilities:				
Field maintenance	5,415		5,415	2,819
Management and administration	1,121		1,121	126
	25,000	-	25,000	21,035
Governance costs				
Accountancy	300		300	300
	300	-	300	300
Total expenditure	**25,969**	**-**	**25,969**	**22,420**

Notes to the Accounts (continued)
For the year ended 28 February 2026

4. Fixed Assets

	Freehold property	Fixtures and Fittings	Hall Equipment	Sheppey equipment	Total
	£	£	£	£	£
Cost					
At 1 March 2025	541,561	70,118	25,773	11,931	649,383
Additions		-			-
Disposals		-			-
At 28 February 2026	541,561	70,118	25,773	11,931	649,383
Depreciation					
At 1 March 2025	48,557	38,861	25,773	8,148	121,339
Charge for the year	5,222	4,723		747	10,692
Disposals		-			-
At 28 February 2026	53,779	43,584	25,773	8,895	132,031
Net Book Value					
At 28 February 2026	487,782	26,534	-	3,036	517,352
At 29 February 2025	493,004	31,257	-	3,783	528,044

5. Debtors

	Unrestricted	Restricted	2026 Total	2025 Total
	£	£	£	£
Prepayments	1,751	-	1,751	1,694
Accrued income	781	-	781	930
Trade debtors	872	-	872	648
	3,404	-	3,404	3,272

6. Creditors: amounts falling due within one year

	Unrestricted	Restricted	2026 Total	2026 Total
	£	£	£	£
Accruals and deferred income	5,809	-	5,809	1,594

Notes to the Accounts (continued)
For the year ended 28 February 2026

7. Restricted Funds

Funds Held

The Sheppey fund is restricted for the development, new play equipment, maintenance and running costs of the sports field and play area.

The Hall fund is restricted to the extension, improvement and refurbishment of the village hall.

Movement in the year

	Hall Fund	Sheppey Play Area and Equipment	Total
	£	£	£
At 1 March 2025	507,707	2,531	510,238
Fixed asset additions			-
Income			-
Expenditure	(7,317)	(434)	(7,751)
Transfers between restricted & unrestricted funds			-
At 28th February 2026	500,390	2,097	502,487

8. Analysis of Net Assets between Funds

	Unrestricted	Restricted Hall Fund	Restricted Sheppey Play Area and Equipment	Total
	£	£	£	£
Tangible fixed assets	14,865	500,390	2,097	517,352
Current assets	54,041	-	-	54,041
Current liabilities	(5,809)	-	-	(5,809)
	63,097	500,390	2,097	565,584