



WALLINGTON VILLAGE COMMUNITY ASSOCIATION

Registered Charity No 1038479

# **32<sup>nd</sup> ANNUAL GENERAL MEETING**

## **3 June, 2025**

### **AGENDA**

**Tuesday 3 June at 7.30 p.m.**

1. Apologies
2. Adoption of minutes of the 31<sup>st</sup> AGM – 4 June 2024
3. Summary Reports
  - Chairman's
  - Treasurer's
  - Hall
  - Communications
  - Planning Issues
  - Social and Entertainment
4. Formal adoption of reports
5. Election of Officers and Executive Committee members (2025-26)
6. Date of next year's AGM – Tuesday 2 June 2026
7. Open Forum

#### **Break for refreshments**

8. Devolution and Local Government Reorganisation – Cllrs D. Hamilton and C. West



## **WALLINGTON VILLAGE COMMUNITY ASSOCIATION**

Registered Charity No 1038479

### **MINUTES OF 31<sup>st</sup> ANNUAL GENERAL MEETING**

**4 JUNE 2024**

**Present:** R. Kew (Chair); P. Trott (Treasurer); D. Kett (Secretary); G Boulding (Hall and Walkround); Sally Dixon (Hall and Planning); R. Hooper (Planning); S. Hatten (Hall Committee Chair, Membership Secretary and Street Reps); K. Howell (Comms); K. Trott, Cllr D. Hamilton, Cllr A West and 53 members.

**Apologies:** C. Weeks (Treasurer elect); Cllr P. Latham; Cllr P. Bryant

The Chairman **opened the meeting at 7.35pm.**

#### **1. Minutes of 2023 AGM:**

Proposed by Hayley Tod and seconded by Cherry Harnett that the minutes were an accurate record of the meeting and should be adopted as such. Carried unanimously.

There were no matters arising from those minutes.

#### **2. Summary of Reports:**

Written reports from the Chairman, the Treasurer, Hall Report, Communications (Facebook and Mailchimp; Website: Once in a While), Street Reps, Planning Matters, and Social and Entertainment were submitted to the meeting.

The Chairman then summarised the reports for the benefit of the meeting:

##### **2.1 Chairman's Report**

- **Thanks**

The Chairman began by thanking ex Councillor Katrina Trott, Peter Trott, Chris Morgan and Geoff Knipe..

Katrina Trott had been the ward councillor for nearly 20 years and for most of that time had been the nominated Fareham Borough Council's member on the WVCA Exec. Throughout that time she had been an assiduous supporter of the WVCA and the interests of Wallington. She had decided not to stand for re-election in the May local elections.

Peter Trott had agreed some eight years ago to stand as Treasurer and had scrupulously kept the books. He too had decided to retire.

Chris Morgan had decided to retire from the Exec and the Hall Committee after 15 years, during which he had given a huge amount of his time to oversee the running of the Hall.

Geoff Knipe had left after many years of looking after the Hall.

- **Welcomes**

A new team is now looking after the Hall with Sarah Hatten as Chair of the Hall Committee and Hayley Tod as hall administrator. David Ware is now the hall caretaker.

Two new members have been coopted onto the executive – Clare Weeks and Mirna Scrivens. They have been duly nominated for 2024-25 and will become trustees in their own right.

The WVCA is looking for new recruits for the Executive and if anyone wishes to come as an observer to witness what is involved, the Executive would be only too happy.

- **Planning Matters**

Planning applications continue to be submitted for the few open spaces in the village. Details of the applications (one residential – Horses Field; the other commercial – Standard Way / Military Road) and the WVCA response is covered in more detail in the Planning Matters report.

The Chairman noted that the availability of green spaces was deemed important in the Welborne Development and hoped the planners would give similar protection to open spaces in Wallington.

- **Water Meadow**

Throughout the year contact with Abdrn, the owners of the land, had been maintained and the person responsible had been changed once again. A meeting on Teams with John Munro of Abdrn was planned for the very next day, which it is hoped will lead to positive developments.

- **Comms**

More volunteers are required to support the various platforms of communications used by the WVCA and anyone interested should contact the Chairman or Secretary. OIAW has a print run of 430 and there were 538 users on our Face Book.

Grateful thanks are due to those who are involved in the publication of *Once in a While* and those who provide material for the publication.

- **Finance overview**

WVCA finances remain healthy. The surplus of £5,767 is down on last year because an excellent consultant had been paid to overhaul the Hall policies and procedures. The aim continues to be to make a small surplus each year to ensure the Hall is kept in good order for the use by the local community.

- **The walkround**  
Has been planned for 28 June and will involve a multi-agency and political representative group. Graham Boulding ensures that the authorities are aware of anything in the village that the public authorities need to maintain or repair.
- **Flooding issues**  
The village had a lucky escape on the night of 8 April 2024. The Environment Agency had issued a warning that afternoon of imminent flooding. The highest tide ever recorded occurred in Portsmouth Harbour which was a once in 200-year event. The river wall in Wallington Shore Road was breached for about 20 minutes but no lasting damage was done.  
  
The Chairman warned residents to take flood warnings seriously, to use their flood gates and remove their vehicles. Failure to do could invalidate their insurance.
- **Social events**  
The WVCA continues to support various social events during the year, the Craft Fairs and Christmas events were well attended.

## 2.2 Treasurer's Report 2023-2024

The Treasurer summarised his Financial Report:

- **Total receipts** of £63,880 had increased by £4,697 compared with the previous year and hall rental income of £56,509 was up £4,697 and was close to the pre-pandemic level.
- **Income from interest and dividends** of £2,579 was down £1,507.
- **Total Payments** of £58,113 had increased by £9,305 compared with the previous year which was predominantly due to consultant's fees.
- **Gross income over expenditure** was £5,767 down £5,06 compared with the previous year.
- **Hall expenditure and insurance** had increased by £3,048 from £36,809 to £39,856, reflecting the general increase in costs.
- **Total monetary assets** of £242,532 were £10,502 up compared with the previous year.
- **Total non-monetary assets** of £1,632,300 showed a decrease of £7,318
- **The Independent Examiner's Report** undertaken by Samuel Stapleton ACCA, AAT, confirmed that he had no concerns with the accounts.

From the floor:

- The *Welcome Pack* for new members / residents requires up dating.
- Cherry Harnett reported that as a results of the very wet weather five swan's nests had been washed away and they were currently on their sixth nest. The throwing of bread to feed the waterfowl continues to attract rats. She had spotted

three unusual species of birds on the river – a mandarin duck; five black swans and 25 wigeon ducks.

- Di Lockyer raised the continued problems in Drift Road and the weekly visit by the “honey wagon”. Ex-councillor Katrina Trott explained that she had had numerous meetings with Southern Water but to no avail.
- Alex Reardon raised the problem from seagulls but the meeting felt little could be done to alleviate the mess.

There were no other matters arising from the reports and it was proposed by C. Harnett and seconded by J. Hayward that the reports should be adopted. Carried unanimously.

### **3. Election of Officers and Committee Members:**

The list of nominees was put to the meeting and there being 9 nominees for 13 vacancies there was no need for an election. J. Hayward proposed and K. Trott seconded that the list of nominees be accepted. Carried unanimously.

<b>OFFICERS</b>	<b>NAME</b>	<b>PROPOSED</b>	<b>SECONDED</b>
Chairman	Russell Kew	E. Hooper	J. Ellis
Hon Secretary	David Kett	B. Taylor	M. Taylor
Hon Treasurer	Clare Weeks	M. Tod	M. Weeks
<b>COMMITTEE</b>			
	Graham Boulding	G. Thorne	C. Thorne
	Sally Dixon	A. Taylor	J. Walker
	Sarah Hatten	J. Hayward	R. Boswell
	Ron Hooper	J. Ellis	P. Kew
	Kate Howell	P. Howell	K. Trott
	Mirna Scrivens	K. Howell	K. Trott

### **4. Date of next year's AGM**

Next year's AGM will be held on Tuesday 3 June 2025 at 7.30 p.m.

The Chairman, as a token of thanks, made a small presentation on behalf of the WVCA Exec to Katrina and Peter Trott to mark their retirement.

The Chairman closed the formal part of the meeting at 8.15 p.m.

### **SPEAKERS**

The speakers from the Environment Agency were unable to attend due to pre-election period rules following the calling of the General Election.

### **PC Peter Hunns and PCSO Molly Fisher – Fareham Neighbourhood team**

Following a short introduction by PC Peter Hunns, he responded to questions from members some of which were put by the chairman

- **Are the police aware of any research on priority shuttle schemes and driving behaviour?** PC Hunns was unaware of any research but believed that most drivers were relaxed and there was little problem, if any, of road rage.

- **What should residents do about youths smoking drugs and causing a nuisance?** If it is felt to be safe, try to deal with it calmly in a non-confrontational manner. Call the police on 101 and report it so that the police are aware of the problem. Or, report it online (online reports can be overlooked!)
- **Are the police aware of drug dealing on the Water Meadow?** No – the public should report it (101 or online), but not put themselves at risk. Try to give descriptions and get vehicle registration numbers but do not attempt to take photographs.
- **Isolated incidents relating to homeless people and drug use on the fringes of the village.** Again, report it (101 or online) so that the police are aware.
- **Youths racing vehicles and creating noise nuisance on Sainsbury's carpark –** the police were unaware of the issue. The major problem are larger meets of 100 vehicles. The problem for the police is that such events are never static and so are difficult to police. Again, report incidents to the police – 101 or online.

The meeting concluded at 9.00 p.m.

## Chair's Report AGM 2025

How quickly a year passes, I can't quite believe how much has happened in the world and to a slightly lesser extent in our very special village. I wish to open the report with my heartfelt thanks to all the members of the committee who give up their time on a voluntary basis to support the residents of the village.

### **Village Hall:**

The team led by Sarah Hatten have been incredibly busy fulfilling our promise made at last year's AGM that we would invest in improving the facilities. We have seen enormous progress with new Security and Entry Systems, CCTV, Sound and IT Systems, Electric Cooker, Internal Decorations, etc. Hayley Tod (Hall Administrator) and David Ware (Caretaker) ensure that the hall runs smoothly. Customers are showing their appreciation by committing with bookings into 2026.

This is a great effort by the new team and I am sure you will join me in thanking them for all their efforts.

### **Social Events:**

The team organising events has been expanded during the year and with great enthusiasm and skill they have delivered some very memorable evenings, with new and revised events. Examples include the cocktails at the Christmas party which left many participants swaying while finding their way home, Burns Night, St Patricks Night and the Barn Dance. All those who attended the events appeared to have thoroughly enjoyed themselves. The Christmas events proved very popular and while the weather wasn't kind to those on the Santa Sleigh, it was compensated by the pleasure that so many residents showed up. The Carol singing round the village accompanied by the excellent brass band, was very popular. Craft Fares remained well supported and one is planned for 28<sup>th</sup> June 2025. While these events may not appeal to everyone, we are very happy to listen to younger members of the community who may have new ideas or suggestions which might widen the appeal.

### **Communications:**

During the year Mirna Shrives has agreed to lead the team, following the resignation of Kate Howell. In the next few weeks, we will be trying a new e-mail method to replace Mailchimp which we hope will help with ensuring those providing their email addresses can be kept informed. During the year we leafleted all the households in the village to alert them about property developers seeking planning permission. As a result, there were many letters of objection registered with the council. We will continue to try and improve our communication, but we do seek help from villagers in improving our Web presence and possibly updating the content. My special thanks go to Steve and Arthur who work extremely hard to produce the *Once in a While* on a regular basis. Their immense patience, good humour and knowledge of the village past and present is of huge value.

Under the leadership of Sarah Hatten, the Street Reps collect the subs, distribute the *Once in a While* and, when required, required deliver urgent flyers. My grateful thanks go to Sarah and her team

### **Planning Matters:**

An eventful year, full of disappointment interspersed with the occasional win are detailed in the planning report. During the year it became evident, as expressed by the Chair of Fareham Borough Council's planning committee, that due to central government pressure, should a developer bring forward a planning application for new houses on any green space in Fareham, it is likely to be approved unless there is good lawful reason not to do so. The empty promises made while the Welborne development was being considered appear to have evaporated the moment it was

approved. You may recall that Welborne was said to meet the borough's housing needs for years to come – it appears they meant days.

In the last year, of the four separate applications lodged by Foreman homes, three have been approved and we are still fighting the fourth application which had a closing date last month (May). The green space surrounding the village is steadily being eroded and the separation of the residential and industrial areas is being removed. My thanks go to all those involved in writing their objections to these changes and especially to Alex Reardon who has helped the WVCA team of Ron Hooper and Sally Dixon with his expertise.

The one bright note was the largest housing development being proposed for Pinks Hill was rejected by the Planning Committee and when the developer commenced an appeal, which they later withdrew, the council charged them £80,000 for the wasted work.

#### **Water Matters:**

Following a great deal of lobbying over many months by residents and our local councillors the fourth arch of the bridge has been cleared of a significant build-up of silt and vegetation by the Environmental Agency (EA). To prevent a further build up, residents will keep a close watch and hopefully be able to prevent such a large deposit occurring in the future.

Regarding improving the condition of the flood gate opposite Clifton Mews I regret to report the EA has not progressed with this project and we believe a cut in funding to the EA has meant this is being delayed. We will continue to pester the EA over the coming months to try and move this up their priority list.

The sewage improvements promised by Southern Water to remove the need for the weekly visit of a "honey wagon" to Drift Road have again failed to materialise. Letters sent to individual Board members and their Executive Directors have been ignored. We have been told after a budget review the scheme no longer met the criteria and has been suspended and will be reviewed at some point. This remains unacceptable to residents, and we have been lobbying Fareham Borough Council (FBC) to become involved in providing a resolution, but while sympathetic to the arguments FBC don't appear to have any power to resolve the long-standing issue. The issue goes back some 12 years when a developer failed to provide a suitable sewerage solution for the site. It is the opinion of the WVCA that FBC failed in its responsibility to properly check the suitability of the design, inspect the progress and then enforce when the system failed to work. We remain concerned that the complex solutions being proposed for Horses Field and Gauntlets Field will meet the same poor standards of Inspection and enforcement.

We remain extremely concerned about the increase in raw sewage being discharged into the River Wallington the figures obtained by Richard Boswell from Southern Water reveal:

<b>Permit A01453</b>	<b>Permit A01050</b>
<b>2021</b> 2 occasions Total 3 hours	<b>2021</b> 18 occasions Total 80 hours
<b>2022</b> 5 occasions Total 19.65 hours	<b>2022</b> 331 occasions Total 331 hours
<b>2023</b> 12 occasions Total 39.75 hours	<b>2023</b> 961 occasions Total 961 hours

Yet the regulatory authorities continue to approve more housing developments delivering more volume to a system that is clearly failing!



**Water Meadow:**

The project to secure the Water Meadow as a green space with a long-term agreement with Aberdeen Asset Management (the land owners) is continuing at a snail's pace. We invited the environmental team to speak at the forthcoming AGM, but unfortunately, they don't believe they are quite at the stage to be able to share the final design. We understand this may be ready for the Autumn (not sure which one). I have been invited to attend a meeting with them and will inform members of any progress at the AGM.

**Village Walkround:**

The walk around the village with the multi-agency Fareham Council Officers, Environment Agency Hampshire Highways (failed to turn up last two years) Police and political representatives our FBC and Hampshire councillors is planned to occur in early July. Graham Boulding continues to chase the relevant authorities to repair or maintain areas around the village that require attention. As funding gets tighter this is proving an onerous task and I thank him for his persistence.

**Political:**

My thanks go to our two FBC local councillors who attend our meetings and offer their support and guidance on a wide range of issues, we very much appreciate the effort they go to.

Under the new Devolution Agenda and local government reorganisation, we understand there is a significant likelihood that Fareham Borough Council may cease to exist. I Have asked our councillors to speak at the AGM and share their thoughts on what might happen in the coming months.

**Financial Matters:**

In the last financial year gross expenditure over income was £18,792, this loss was expected and is a result of the long-term investments undertaken in the Hall infrastructure – £21,935 was spent on the improvements in the year. Overall, the WVCA remains in good financial health with reserves of £222,062 available to the trustees. See the Financial report for detail.

After 10 years the time has come to replace the wooden hexagonal seat in Waterside Gardens which has been removed as it is rotten. We have looked at various alternatives and we intend to replace the seat with a new bench from British recycled plastics. The bench will be made from 100% recycled plastic and has a 25-year guarantee, it is low maintenance and splinter free with smooth edges. You should see it in place in the coming weeks.

**Good governance:**

Finally, good governance suggests the Chairs of organisations should serve a limited time and I believe my time is coming up, should I be lucky enough to be voted in again at this AGM, it should be my last year, so I will step down in June 2026. This will hopefully provide sufficient time for the committee to find a suitable replacement.

**Russell Kew**

Chair

# Wallington Village Community Association

## **Financial Statements**

**for the year ending**

**31 March 2025**



**Wallington Village Community Association**  
**Accounts for the year to 31 March 2025**

**1. Receipts & Payments Account**

	Year ending 31 March 2025		Year ending 31 March 2024	
	£	£	£	£
Income Receipts				
Hiring of Hall	54,544.45		56,508.64	
Social Activities	4,798.00		2,291.81	
Membership & Adverts	1,655.02		1,837.55	
Gift Aid Tax refund	0.00		373.06	
Allotment	161.25		289.99	
		61,158.72		61,301.05
Fund raising income				
Donations	0.00		0.00	
Annual Draw	0.00		0.00	
		0.00		0.00
Investment income				
Interest & dividends	6,344.41		2,578.89	
		6,344.41		2,578.89
TOTAL RECEIPTS		67,503.13		63,879.94
Payments				
Hall running costs & insurance	50,127.64		39,856.76	
Capital expenditure on hall	21,934.68		0.00	
Administration	1,579.47		9,393.31	
Social Activities	7,928.65		4,555.26	
Once In A While	3,496.40		3,869.00	
Environmental projects	445.70		433.03	
Allotment	191.94		5.60	
TOTAL PAYMENTS		85,704.48		58,112.96
Gross income/expenditure for the year		-18,201.35		5,766.98
Net payments/receipts for the year		(18,201.35)		5,766.98
Cash & Bank balances at 31 March 2024		123,918.96		118,151.98
Cash & Bank balances at 31 March 2025		105,717.61		123,918.96

**Wallington Village Community Association**  
**Accounts for the year to 31 March 2025**

**2. Statement of Assets and Liabilities at 31 March 2025**

		Year ending 31 March 2025		Year ending 31 March 2024	
Assets	NOTES	£	£	£	£
Monetary Assets					
Bank & Cash Balances					
Ecology Building Society		15,187.33		21,596.73	
United Trust Bank Account		52,464.98		49,960.13	
United Trust Bank 3 yr Bond		21,971.09		21,971.09	
United Trust Bank 120 day Tracker		10,701.00		10,171.92	
Lloyds Current Account		3,716.32		19,976.02	
Lloyds No 2 Account		1,537.36		133.94	
Cash Account		139.53		109.13	
			105,717.61		123,918.96
Investments					
CAF Equity growth fund (Valuation 31 March)			124,429.72		118,613.21
Total Monetary Assets			230,147.33		242,532.17
Non-Monetary Assets					
Buildings - Valuation 25 October 2020			1,568,905.00		1,568,905.00
Fixtures & fittings					
Brought forward, reduced by 10%		57,055.24		63,394.71	
Additions & replacements	1	22,576.48		0.00	
			79,631.72		63,394.71
Prepayments and receivables					
Gift aid to be recovered (Est)	2	730.00		-	
			730.00		0.00
Total Non Monetary Assets			1,649,266.72		1,632,299.71
Total Assets			1,879,414.05		1,874,831.88
Liabilities					
Prior Years liabilities outstanding		0.00		0.00	
New liabilities		0.00		0.00	
Total Liabilities			0.00		0.00

<b>3. Analysis of Funds</b>	<b>Restricted</b>	<b>Unrestricted</b>	<b>Total</b>	<b>Total</b>
Hall Rebuild (add £5,000 pa)	5,131.80	139,868.20	145,000.00	140,000.00
Hall Maintenance	0.00	20,000.00	20,000.00	20,000.00
Water Meadow (add £1,200 pa)	2,363.18	33,439.76	35,802.94	34,602.94
General Reserve	0.00	29,934.99	29,344.39	47,929.23
<b>Total Funds</b>	<b>7,494.98</b>	<b>223,242.95</b>	<b>230,147.33</b>	<b>242,532.17</b>

**Wallington Village Community Association**  
**Accounts for the year to 31 March 2025**

**4. Notes to the accounts**

**1 Fixtures & Fittings**

Hot water boiler for kitchen	641.80
Audio Visual system	11,986.68
Security and access control systems	7,794.00
Cooker	2,154.00
Total tangible expenditure	<u>22,576.48</u>

**2 Prepayments and receivables**

Gift aid recoverable	
2023/24 (estimate)	380.00
2024/25 (estimate)	350.00
TOTAL	<u>730.00</u>

**3 Liabilities**

None	0.00
Total liabilities	<u>0.00</u>

## **Treasurer's Report 2024/25**

### **Gross income/expenditure**

The financial statements for this year show gross expenditure over income for the year of £18,792 compared to income over expenditure of £5,767 last year. The main reasons for this big change are the investments we have made in the hall to help keep it in an "up-to-date" condition.

### **Receipts**

Overall income for the year was £66,913 a good overall increase over last year's £63,880. Our main source of funds, the hall, has had a slight decrease this year: £54,544 as opposed to last year's figure of £56,509. Interest and dividends received have increased compared to last year, mainly because of the investment of funds in interest bearing accounts last year. We have also seen an increase in social activities income as more events have been hosted by the WVCA during the year.

### **Payments**

Payments for the year have increased to £85,704 over the 2024 figure of £58,112. This figure includes spending £21,935 on improvements to the hall and this has included the new audio-visual system as well as the new security and entry system, as I am sure you will read about in the hall report. We have also paid for a full year of the Hall Caretaker, Hall Administrator and a regular cleaner. Social costs have also increased as more events have been hosted this year. Administration costs are lower as a consultant was paid the year before to help the committee with decisions about the hall.

### **Cash reserves**

At 31 March 2025, monies held in bank accounts, fixed interest accounts and cash amounted to £105,127. We maintain over £85,100 of long-term investments in accounts with the United Trust Bank (UTB) and have utilised some funds from the Ecology Building Society account to pay for the hall improvements, reducing the amount held to £14,600. A further £124,430 is held in the IFSL/CAF Equity Growth Fund and has again shown a very good increase on last year's total of £118,613. Overall, total monetary assets available to the Association are £229,557.

### **Treasurer's summary – allocation of reserves**

#### **Hall rebuild fund:**

- Income from the hall is normally a large percentage of total income so the reserves held to cover potential loss of revenue, currently stands at £140,000 and has been increased by £5,000 each year in line with the Reserves Policy.
- We have set this sum aside to help with rebuild costs of a new hall, as we have made improvements this year, it still seems appropriate to be able to

cover the costs of these to ensure a new hall has the same facilities. It will also be sufficient to enable the Association to continue with its other activities for more than two years without having the income from hiring the hall.

**Hall maintenance fund:**

- The hall maintenance reserves have been set aside in order to cover any larger items of expenditure that would be required to keep the existing hall in an “as new” condition. The nominal £20,000 remains to ensure further work can be undertaken in future.
- The committee have decided to cover the cost of the improvements made this year by the general reserves, ensuring that these will be available to use in the future if there are any unforeseen costs of maintenance.

**Water Meadow fund:**

- The water meadow reserve has again been increased by £1,200 this year in line with the Reserves Policy and now stands at £35,802. These funds are set aside by the trustees to ensure funds are available to cover any costs that might be incurred in protecting the meadow. This could include legal costs incurred in fighting any potential development.

Although some of the funds have been designated for particular purposes by the trustees, most of the funds available to the Association are unrestricted reserves. A total of £222,062 can be re-designated at the agreement of the trustees to cover any requirement the WVCA may have.

The WVCA continues to be in a good position with regard to the level of reserves it holds and is well placed to cope with any unforeseen costs or loss of income that may occur in future years.

# Independent examiner's report on the accounts

## Independent Examiner's Report

**Report to the trustees**

Charity Name  
Wallington Village Community Association

**On accounts for the year ended**

31 March 2025

**Charity no  
(if any)**

1038479

**Set out on pages**

1-3

(remember to include the page numbers of additional sheets)

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31 / 03 / 2025.

**Responsibilities and basis of report**

As the charity's trustees, 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 which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did 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.

**Signed:**

**Date:**

30 May 2025

**Name:**

Samuel Stapleton

**Relevant professional qualification(s) or body (if any):**

ACCA – Association of Chartered Certified Accountants  
AAT – Association of Accounting Technicians

**Address:**

Suite 19 Brambles Business Centre

Hussar Court, Westside View

Waterlooville, PO7 7SG



**Section B****Disclosure**

Only complete if the examiner needs to highlight material matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

**Give here brief details of any items that the examiner wishes to disclose.**

## COMMUNICATIONS REPORTS – 2024-2025

We use a number of platforms to communicate with members and villagers. These include: *Once in a While* our magazine which is published three times a year; Facebook; Mailchimp; and occasional flyers delivered to every house.

### **ONCE IN A WHILE — REPORT FOR AGM, 2025**

Firstly, the editorial team extends its sincere gratitude to our dedicated regular contributors, whose consistent input remains the very essence of 'Once In A While'. Once again, we owe a considerable debt to Cherry for her invaluable photographic contributions throughout the year, capturing the spirit of our village. Our thanks also go to all who participated in the Village Writing Competition for both children and adults, an initiative first launched in 2022 which continues to enrich our content. We deeply appreciate the excellent service and unwavering support provided by our printers, Stanbury Chameleon, and especially acknowledge Colin Crosby for his design expertise. Lastly, we thank the WVCA for their ongoing support, which is so vital to our publication.

#### **'OIAW' — Reflecting on the past year.**

As in previous years, the magazine's content and publication cycle have mirrored the rhythm of village life. While we have covered the usual highlights, it's pertinent to note the continued absence of some long-standing village events, such as the summer fete on the Water Meadow, the Horticultural Show, and the Harvest Festival. These events historically provided a wealth of material for the magazine, both in terms of articles and photographs. While we remain hopeful for the potential return of such occasions in the future, we are fortunate to have seen an increase in contributions from other sources. In particular, we are grateful to Cherry Harnott for her consistently excellent photographs and to the WI and Wine Circle for their regular submissions. The Village Writing Competitions for both children and adults have continued to be well-supported, providing a valuable stream of fresh content for the magazine. Our quest to encourage submissions from all readers remains a priority, and all contributions continue to be carefully considered for publication, subject to editing and our established guidelines regarding party politics and personal attacks. For the information of all present and potential contributors, the closing date for the Summer edition is August 18th.

#### **The bottom line**

In the 2024/25 financial year, the total cost of producing the three editions of the magazine was £3404, for a total of 1285 copies (425 for Spring, 430 for Summer, and 430 for Christmas). This results in an average unit cost of £2.65 per copy, a welcome decrease from the £3.05 per copy in the previous year. While this modest cost is encouraging, it is worth noting that the total number of pages published across the three editions was 34,260, equating to approximately 10p per page. As previously mentioned, the slight reduction in the number of pages per issue is partly attributable to the absence of some of the larger village events that traditionally generated significant content.

Production costs are partially offset by advertising revenue. Our annual invitation for renewal is sent to regular advertisers each February, and we are always open to enquiries from new businesses, particularly those offering benefits to Wallington residents. Maintaining a careful balance between advertising and editorial content remains crucial to preserving the magazine's

overall character. Our advertising rates, which have remained consistent since 2016, are periodically reviewed to ensure they remain commercially reasonable. Given potential future increases in printing costs, another review may be prudent. We also extend our sincere thanks to our dedicated team of twenty Street Reps, whose efforts in distributing the magazine are invaluable.

In conclusion, building on sentiments expressed in previous reports, we believe it is increasingly important to explore ways to enhance the magazine's reach and engagement. To this end, we should investigate closer links with the village website, with the aim of developing it into a more dynamic and 'live' platform that could potentially bridge content between issues of 'Once In A While'. Finally, I would reiterate the enduring sentiment: "Get involved!" Your contributions and ideas are vital to the continued success of our village magazine.

**Steve Taylor**  
Editor

### **Wallington Village Residents Facebook Group – Update**

We're delighted to report that our village Facebook page continues to grow in popularity and engagement. We now have over 600 members, with an average of 100 posts each month, reflecting the vibrancy and connection within our community.

It's been wonderful to see residents using the group to celebrate some of the much-loved social events happening in Wallington, recommend trusted local tradespeople, and, of course, share pictures of our famous animal residents—including the adorable new cygnets and the ever-popular Dennis the cat!

A particular highlight in recent weeks has been Danny Glavin's fascinating posts exploring Wallington's history, including a moving look back at VE Day in the village 80 years ago. Contributions like these truly enrich the group and bring our shared heritage to life.

To help keep the group a safe and welcoming space for village communication, we continue to restrict access to residents only. This helps to minimise spam and ensures the content remains relevant and community-focused.

A huge thank you to those who help keep the page running smoothly. I'm especially grateful to the Admin team for their support:

Tara Brockington-Hill, Sarah Hatten, Suzy Jones, Hayley Tod, and Alice Tilley.

If you're not already part of the group, we'd love to see you there!

**Kate Howell**

### **Mailchimp**

We are aware that sometimes the technology has failed and some members did not receive our Mailchimp messages. We are therefore, in the process of moving from Mailchimp to a simple email system and providing we have your email address, you should, in the future, receive our messages and up-dates.

Kate Howell is not standing for the Exec because of pressure of work and we thank her for all she did in administering Mailchimp and advising on IT. Mirna Scrivens has volunteered to run the new email system. [DK – Hon Sec]

### **WEBSITE REPORT**

Arthur Hackney continues to update and run the website with help from Mark Hobbs. A number of changes have been made to the site and it is hoped to update the content Management System.

As with OIAW, any suggestions for change would be greatly appreciated. [DK for AH]

### **STREET REPS**

The 20 voluntary Street Reps continue to play a key role in communicating with members and, when required, non-members. They deliver membership forms, collect subs, encourage non-members to join, deliver *Once in a While* and distribute flyers to every house when the need arises.

Communication is a two-way process, so please chat to your Street Rep who can channel your views or concerns back to the Exec.

We are grateful for their efforts and if you would like to volunteer to be a Street Rep, please contact Sarah Hatten on 07956 840069 or by email [sarah.hatten@sky.com](mailto:sarah.hatten@sky.com)

**Sarah Hatten**

Membership Secretary

## Hall Report – Sarah Hatten

The hall has had significant improvements made in the last 12 months.

- **Security system**

- **Entrance door**

The new security systems now prevents anyone entering the hall without a prior booking. This generates an individual code which is inserted onto the number pad to the right of the doors. All users are being encouraged not to share their code with their group, but to work a system of allowing their customers in when they ring the front door bell. There is a bell in each of the rooms which can be turned off when all customers are in - especially for the quiet sessions like Yoga etc.

The feedback is positive from users as they feel more secure – previously anyone could, and did, just walk in from the street.

- **CCTV**

The public internal and external areas around doorways now have CCTV cameras installed. There are no cameras in the three bookable rooms or cloakrooms. The footage is only accessed by a limited number of the hall team and this would be made available to the police, should the need arise and they have the proper authority.

- **Sound System**

The new sound system is very easy to use and can be accessed by many different IT systems and phones. Comprehensive instructions for its use are available in the main hall. The new system includes a new sound system, dvd/blu-ray CD player, microphone and projector.

- **New electric cooker**

When the original gas cooker failed inspection the decision was taken to replace it with an electric range cooker of a similar size. This is installed, working and has been used by the Lunch Club and other users, with positive feedback.

- **Internal Decorations**

The caretaker, David, has decorated the whole of the interior of the hall including, the woodwork and radiators and he continues to touch up marks as he finds them.

- **Garden**

Once the nesting season is over, David will continue to upkeep the large shrubs around the hall. In the meantime, he is weeding and collecting rubbish in the garden area.

- **Car park**

We have nine parking spaces for our sole use plus, the spaces for users who have a blue badge. Unfortunately, even though our spaces are clearly marked we are having problems with non-hall users using our spaces when the hall is occupied. We are working closely with FBC to stop this happening

- **Hall bookings**

We have seen a significant increase in bookings recently – so much so, that many of our regulars are now booking well into 2026. Feedback from all our users is that the hall is so clean, smells fresh and is well looked after.

# PLANNING MATTERS REPORT

## LAND EAST OF NORTH WALLINGTON (HORSES' FIELD)

A Final Decision Notice (minutes for the Planning Committee Meeting held on the 12<sup>th</sup> March 2025) states that outline planning permission is granted for building 29 dwellings (40% affordable housing) subject to the conditions laid down in the Final Officer Report.

This decision is obviously disappointing, particularly in light of the many legitimate concerns that the WVCA and Wallington residents have raised with FBC, covering such points as:

- that this land is not included within the FBC Local Plan for housing development;
- the relative paucity of open spaces in Wallington (as opposed to Welborne where green spaces appear to be a major selling point);
- the potential risk of contamination to the drinking water supply as identified by Portsmouth Water Company in comments submitted to FBC in January 2024;
- clear evidence of subsidence along North Wallington road and its likely worsening as a consequence of additional traffic; and
- most significantly, the 'run-off' during periods of heavy rainfall to the river and the risk of damage posed to houses situated a short distance downstream as a consequence of the increased water flow.

Members of the WVCA Executive have attended several planning meetings that have been concerned with the particular planning application and can sadly report that the FBC Planning Committee appear to be under pressure to build wherever possible and have little appetite for entering into dispute with the developer.

## PINKS HILL

The status of this application does not appear to have changed since our last report (2024), which stated:

'Following refusal of an outline planning application to build up to 109 residential dwellings (FBC Reference P/22/0363/OA), the developer, Vistry Group, filed an appeal with the National Planning Inspectorate and an inquiry was scheduled for January 2024. Vistry Group withdrew their appeal in mid-December; FBC subsequently made a formal application to the Planning Inspectorate seeking a full award of costs from Vistry for withdrawing the appeal at a late stage and without good reason, and were awarded circa £79,000.

While the WVCA are clearly encouraged by FBC's refusal, and the efforts of SUEZ and the many residents who took the time and trouble to submit their comments to FBC, we remain concerned that the developer is simply waiting for a more favourable environment in which to submit a new application (eg. change of government or pressure on FBC from central government to presume in favour of new applications).'

(Continued)

## **MILITARY ROAD**

A revised application by Foreman Homes to build up to 17 custom and self-build dwellings (FBC Reference P/19/0130/OA) has been submitted to FBC, with comments invited from Wallington residents to be received by 17<sup>th</sup> May 2025.

The WVCA strongly urges all residents to submit comments objecting to the new development by simply restating their objections to previous applications, which covered such points as:

- loss of green space (especially in light of applications that have already been granted);
- an irreversible change to the character and nature of the village;
- flooding (downhill flow and inability of our present drainage system to cope given the large puddle that regularly pools in the road);
- the loss of demarcation between industrial and residential sites;
- traffic congestion and pedestrian safety;
- noise and light pollution;
- the effect on local wildlife;
- the loss of privacy for existing residents; and
- ANYTHING ELSE YOU CAN THINK OF.

Of particular concern is the definition of 'self-build', and the potential length of time that the development would be under construction.

## **NEW EMPLOYMENT SITES**

Outline planning permission for two new employment sites situated either side of the SUEZ site was granted subject to proposed highway improvements in November 2024. As we stated in our last report, while these developments appear to be less intrusive than would be the case for new homes at Pinks Hill, the WVCA considered that several issues, particularly those concerning traffic and pedestrian safety were no less relevant.

## **LAND EAST AND WEST OF DOWNEND**

While a planning application for 600 residential dwellings, a two-form entry primary school, and local centre (including a convenience store and community facilities) (FBC Reference P/23/1252/EA – land to the West of Downend Road) remains under consideration, planning permission for 350 new dwellings (FBC Reference P/20/0912/DP/E – land to the East of Downend Road) was granted in January.

As we stated in our last report, while not of direct concern to WVCA, there is no doubt that such substantial developments would have a considerable impact on the infrastructure around Wallington.

## **WVCA Social Entertainment 2024/2025**

Some new events have been organised this year, along with some old favourites. Feedback has been that they were very successful and great fun.

This extra effort is due to a new social group who have put so much effort into organising and planning, as well as experimenting with the odd new alcoholic beverages!! Our thanks to each and every member of the group for their dedication and time to support this.

Our continued thanks go to Vicky, who coordinates the Children's Christmas party with help from Santa. Also, thanks to those who deliver other village events including the very successful Wine Tasting evenings and the village quiz - both events sell out very quickly each year due to their popularity.

All these events are advertised on the village noticeboards, Facebook, the website and in the Once in a While village magazine.

We have been advertising and offering children's events as well as inviting suggestions but, with the exception of their Christmas party, these are generally not well supported. As we know there are lots of other children's events in the surrounding area so we are considering, whether going forward, to just focus on adult events.

As always, anyone in the village wishing to be part of the WVCA Social Group should please contact me - Sarah Hatten ([sarah.hatten@sky.com](mailto:sarah.hatten@sky.com)). Also if you have any suggestions for future events please let me know - thank you

### **Events held in 2024**

- |          |  |
|----------|--|
| 27.7.24  | Craft Fayre in car park or hall  |
| 19.9.24  | Act your age   |
| 22.9.24  | Autumn craft fayre & competitions  |
| 5.10.24. | Quiz and fish & chips supper   |
| 3.11.24  | Pre Christmas craft Fayre tbc  |
| 30.10.24 | Wine tasting (hic hic )  |
| 14.12.24 | Christmas Party with Cocktails ( hic hic )                                     |
| 20.12.24 | Santa's Sleigh round the village in the rain but we proceeded for the children |
| 21.12.24 | Children's Christmas Party including a visit from Santa                        |
| 22.12.24 | Carols round the village, mince pies & mulled wine                             |



### **Events held in 2025**

- 11.1.25 Forest Forge play - wonderful fun and very entertaining
- 25.1.25 Burns night party - sell out & a fabulous evening
- 15.3.25 St Patricks party - first time for this events and people's outfits were such fun
- 17.5.25 Barn dance provided by the ceilidh band - Woodsiders, and great fun for all

### **Future events planned for 2025/2026**

- 28.6.25 WVCA pre loved/craft fair including refreshments by WI
- 27.9.25 Shanty party - including fish & chips
- 1.11.25 Gardening group pre loved & craft fair including refreshments
- 29.11.25 Wine tasting evening
- 13.12.25 Village Christmas party
- 19.12.25. Santa's Sleigh round the village
- 20.12.25 Children's Christmas party
- 21.12.25 Carols round the village
  
- 10.1.26 Forest Forge
- 31.1.26 Burns night

**Sarah Hatten**



## NOMINATIONS FOR WVCA EXECUTIVE 2025-26

The following completed nomination forms were received:

OFFICERS	NAME	PROPOSED	SECONDED
Chairman	Russell Kew	J. Phelan	B. Taylor
Secretary	David Kett	J. Haynes	S. Lloyd
Treasurer	Clare Weeks	M. Tod	F. Cavanagh

### COMMITTEE

Graham Boulding	C. Thorne	G. Thorne
Fraser Cavanagh	P. Lamprell	D. Brockington-Hill
Sally Dixon	J. Walker	P. Lamprell
Danny Glavin	A. O'Dell	Audrey O'Dell
Sarah Hatten	C. Williams	J. Hayward
Ron Hooper	J. Ellis	L. Havey
Mirna Scrivens	S. Kett	K. Scrivens

There being a maximum number of 13 members of the executive committee and 10 nominations, the AGM will be required to approve the above list