



CHARITY COMMISSION
FOR ENGLAND AND WALES

Trustees' Annual Report for the period

From 1/4/24 **Period start date** **To** 31/3/25 **Period end date**

Charity name: Pitstone Recreation Ground Charity

Charity registration number: 1094867

Objectives and Activities

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	The aim of the Recreation Ground Charity, as defined in the sealed scheme, is to provide facilities and open space, on the appointed Recreation Ground land, for the inhabitants of the parish of Pitstone and the surrounding areas to freely enjoy for leisure, recreation and sport.
Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.	Para 1.17 and 1.19	<p>The charity:</p> <ul style="list-style-type: none">• Delegated day-to-day maintenance for the grounds to Pitstone Parish Council (as the charity has limited income). The Charity retains all strategic control.• Grants permission to local football and cricket clubs to use the recreation ground land for matches and training purposes and manages occupational licences to those bodies.• Grants permission to other local bodies for occasional recreation/sporting activities to take place on the recreation ground, such as fetes.• Seeks to provide excellent facilities that encourage as many residents as possible to benefit from the village green space.
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	Para 1.18	Pursuant to Section 17(5) of the Charities Act and the Charities (Accounts and Reports) Regulations 2008 the Charity Trustee has taken due regard of the guidance on public benefit issued by the Charity Commission when exercising its duties.

Additional information (optional)

You may choose to include further statements where relevant about:

	SORP reference	
Policy on grant making	Para 1.38	Not applicable, this charity does not provide grants.
Policy on social investment including program related investment	Para 1.38	Not applicable
Contribution made by volunteers	Para 1.38	<p>All members of the Parish Council are volunteers. None claim an allowance.</p> <p>The Charity is extremely grateful to the groundkeeper, Mr J Groom, for the significant volume of voluntary hours contributed (on top of commissioned times) to the upkeep of both the football and cricket pitches on the Charity site.</p> <p>The cricket club helps to care for the areas of the grounds that they utilise, and is entirely run by volunteers.</p>

Achievements and Performance

	SORP reference	
Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.	Para 1.20	<ul style="list-style-type: none">• Pitstone & Ivinghoe Junior Football Club plus the Ivinghoe & Pitstone United Cricket Club (both seniors and colts) were granted permission to use the recreation ground as their respective home sites.• The junior football club continued with their extra smaller pitch formats which worked very well.• The Recreation Ground was utilised as a home training ground by several of the Pitstone & Ivinghoe Junior Football Club teams.• On-the-Run, PW Fitness & JD Ballers utilise the Recreation Ground to provide outdoor classes/running.• The area has been suitably maintained with planned (eg tree risk assessments) and remedial works (such as replacement trees) carried out as necessary (at the cost of the parish council).• The charity is progressing a prior lease/disposal of a small section of land to the Memorial Hall charity which does not appear to have been correctly administered. Anthony Collins solicitors obtained the necessary approved scheme

		<p>from the Charity Commission, the Hall Charity submitted the application to Land Registry, who raised some queries, so the matter remains ongoing.</p> <ul style="list-style-type: none"> • The Charity entered into an Occupational Licence with Pitstone Memorial Hall Charity to utilise part of the grounds for outdoor seating eg during cricket matches. The two charities are working together to improve the ground condition and suitability in this area. • The Recreation Ground has been very busy and well utilised during the year, not just for the above sports, but with the adjacent parish council owned playground, skate park and cricket practice nets (installed 2023) bringing many families to enjoy the open space (see history section at end of this report).
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Additional information (optional)

You may choose to include further statements where relevant about:

Achievements against objectives set	Para 1.41	See above comments.
Performance of fundraising activities against objectives set	Para 1.41	Hire prices are reviewed annually, in conjunction with Pitstone Parish Council's Open Space & Event Policy and pitch charge reviews.
Investment performance against objectives	Para 1.41	Not applicable

Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	<p>The Recreation Ground Charity operates a dedicated bank account to receive receipts (operational since 2016) eg through hire of the football pitch.</p> <p>Following receipt of advice during 2016, the parish council resolved to undertake day-to-day ground maintenance of the Recreation Ground Charity land (which is also a registered Village Green assigned to the Parish Council) as part of its open spaces policy. The two bodies review this annually.</p> <p>The Recreation Ground Charity may, from time to time, resolve to pass any held funds over to the Pitstone Council as a contribution towards the costs incurred. The Charity resolved in September 2024 not to pass any funds to the Parish Council for work undertaken at that point in time, and this will be reviewed at least annually.</p>
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		<p>At the year end, the Recreation Ground Charity held £3,953.66. Receipts in the year were £1,243.50 completely arising from hire of the land by P&IJFC. Payments in the year were just £71.40 of bank charges.</p> <p>The parish council insurance specifies the trustees of this charity and their work as part of its policy, there is therefore no cost to the charity. The Recreation Ground Charity land is listed on the parish council's asset register.</p> <p>The charity has no debtors or creditors and no outstanding loans.</p> <p>As the receipts and payments are so low (<£25k) there is no requirement for either an independent examination nor audit.</p>
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	Not applicable at present, no reserves
Amount of reserves held	Para 1.22	Zero
Reasons for holding zero reserves	Para 1.22	<p>The charity has limited financial standing, primarily just land ownership, and relies heavily upon the parish council as a local authority to fulfil its management and care obligations.</p> <p>The Recreation Ground Charity is retaining its limited funds until the transfer of land is complete and all legal fees are settled.</p>
Details of fund materially in deficit	Para 1.24	Not applicable, no deficit
Explanation of any uncertainties about the charity continuing as a going concern	Para 1.23	None, there are no concerns. The Recreation Ground Charity is vested in Pitstone Parish Council as Sole Trustee, and the Parish Council is financially secure.

Additional information (optional)

You may choose to include further statements where relevant about:

The charity's principal sources of funds (including any fundraising)	Para 1.47	<p>The principal source of funds comes from the hire of the junior football pitch. No rental income arises from the cricket pitch as I&PUCC pay the cost of the improved level of ground-keeping required to operate a cricket green from this village green.</p> <p>However, the Parish Council meets all the costs of reactive and planned maintenance on our grounds under their Open Spaces program, thus saving the Recreation Ground Charity a significant cost.</p>
Investment policy and objectives including any social investment policy adopted	Para 1.46	Not applicable at present.

A description of the principal risks facing the charity	Para 1.46	Ongoing management of potential conflicts of interests for parish councillors.
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Structure, Governance and Management

Description of charity's trusts:		Charity Commission Sealed Scheme of 29/12/1922, and Sealed Scheme of 20/6/1973.
Type of governing document (trust deed, royal charter)	Para 1.25	Trust deed
How is the charity constituted? (e.g unincorporated association, CIO)	Para 1.25	Unincorporated Trust
Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees	Para 1.25	As the Parish Council (a Corporate Body) is Sole Trustee of the Charity, the trustee's identity does not change even though individual members of the Council are selected via local government election every four years (or co-opted if a casual vacancy should occur mid-term) and will therefore change from time to time.

Additional information (optional)

You may choose to include further statements where relevant about:

Policies and procedures adopted for the induction and training of trustees	Para 1.51	All councillors joining the parish council (sole trustee) are provided within information about the charity and Charity Commission guidelines such as The Essential Trustee. The clerk has undertaken the SAVO trustee e:learning course, and council is willing to fund training for any further members willing to undertake this commitment.
The charity's organisational structure and any wider network with which the charity works	Para 1.51	Pitstone Parish Council, as Corporate Body, is the Sole Trustee. Meetings of the charity are always separate from meetings of the council and are separately documented.
Relationship with any related parties	Para 1.51	Not applicable.

Reference and Administrative details

Charity name	Pitstone Recreation Ground Charity
Other name the charity uses	Not applicable
Registered charity number	1094867
Charity's principal address	Pitstone Pavilion, Marsworth Road, Pitstone, Beds, LU7 9AP

Corporate trustees:

Pitstone Parish Council, as a Corporate Body	Sole Trustee
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Name of trustees holding title to property belonging to the charity:

Pitstone Parish Council, as a Corporate Body	Sole Trustee
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Funds held as custodian trustees on behalf of others

Description of the assets held in this capacity	Not applicable, no funds or assets held on behalf of other bodies.
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Names and addresses of advisers (Optional information)

Solicitor	Edwina Turner Legal Director, Charities Team	Anthony Collins Solicitors LLP, 34 Edmond Street, Birmingham, B3 2ES.
Solicitor	John Reddington Partner	Horwood & James 7 Temples Square, Aylesbury, HP20 2QB

Exemptions from disclosure

No exemptions in place. Details for the Parish Council, as Corporate Body, provided. Details of any current members of the parish council are always available on both the Parish Council and Buckinghamshire Council websites to comply with relevant legislation.

Other optional information

History

As part of the 1856 Enclosure Award, the land that the recreation ground sits upon was vested in Wibraham Egerton & James, Earl of Powis as recreation ground. The area in question relates to the grassed surface you can see at present and doesn't include the Memorial Hall land/car park or the land at the far end which houses the cricket nets, play equipment and skate park. In 1922, the Charity Commission vested the land in the Parish Council and in 1973 it was officially registered as a Village Green in the "Registrar of Common Land or Village Greens". The Recreation Ground was officially registered with Land Registry in 2010.

In the 1970's the Charity Commission granted permission for the Recreation Ground Charity to manage an additional neighbouring strip of land belonging to the Pitstone Allotments for the Labouring Poor under licence. This additional land enabled the recreation and leisure facilities to be extended, including the provision of children's play equipment. Pitstone Parish Charity did not charge rental to the Recreation Ground Charity but did receive the benefit-in-kind of all expenditure related to the land being borne by another body.

In April 2013 Pitstone Recreation Ground Charity received notice from Pitstone Parish Charity that they intended to revoke the licence to manage this parcel of land. The Parish Charity were following advice from the Charity Commission that the entirety of the land they owned should be disposed to maximise the benefit to the Parish Charity. The parcel of leisure land (not required as part of the charities sale of land to Nicholas King Homes) was subsequently disposed of by Pitstone Parish Charity to Pitstone Parish Council, as Local Authority in 2019 and therefore there are no ongoing commitments relating to this adjoining parcel of land by the Pitstone Recreation Ground Charity.

Pitstone Recreation Ground Charity supported the aspirations of the Parish Council to upgrade the current provision to a Neighbourhood Equipped Area of Play (NEAP) from a Local Equipped Area of Play (LEAP) with an

exciting new play space, skate park and multi-use games area to improve the asset for the community and attract more usage of the Recreation Ground. The play equipment on the newly acquired parcel of land owned by the parish council was installed by Huck Teck (commissioned by the Parish Council, as Local Authority) in 2020. The parish council also installed a concrete skate park on this neighbouring parcel of land in early 2022. A set of double lane cricket practice nets were installed by the parish council on their parcel of land in 2023. A multi-use games area has been installed by Nicholas King Homes on an adjoining parcel of land, which also created additional parking provision for the Recreation Ground. The addition of these new facilities at the edge of the Recreation Ground Charity land make the recreation ground more appealing and have significantly increased footfall.

The Pitstone Recreation Ground Charity obtained advice from the Charity Commission in 2019, to determine if the Charitable Status could be removed, as the same parcel of land is also a designated local Village Green assigned to the Parish Council for care. The Parish Council, as Local Authority, manage the day-to-day maintenance of the village green under their Open Space policy. The Charity Commission declined the application, citing that the charitable status provided additional protections over and above that of village green status. The Recreation Ground Charity will therefore continue as an entity for strategic decisions and receipt of income etc.

Declarations

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

Signed on behalf of the charity's trustees

Signature(s)	D Nicholls	M A Crutchfield
Full name(s)	David John Nicholls	Margaret Ann Crutchfield
Position (eg Secretary, Chair, etc)	Chair	Trustee
Date	12/6/25	