

Chanctonbury Community Land Trust Limited
Community Benefit Society 9391

INFORMATION for the year ended 31 March 2026

Directors

Caroline Instance	Chairman
Keith Abbott	Secretary
John Instance	Treasurer
Peter Corrigan	(from 26 September 2025)
Alan Hunt	(resigned 30 June 2025)
Richard King	(from 26 September 2025)
John Loney	(from 26 September 2025)
Matthew Payne	(from 26 September 2025)

Society Number 9391

Registered Office Thakeham Village Hall
1 Abingworth Crescent
Pulborough
RH20 3GW

Chanctonbury Community Land Trust Limited

Chairman's Report

Chanctonbury Community Land Trust was formally registered by the Financial Conduct Authority under the Co-operative and Community Benefit Societies Act 2014 on 29 August 2024. Since then, we have worked to establish the CLT as a visible and credible presence in the community.

We have developed our website, refreshed our logo and doubled our membership over the past year. We continue to build awareness through talks, community events and stalls at local fetes.

We have also strengthened our relationship with Horsham District Council (HDC), both with officers and District Councillors, and are now recognised as an organisation with serious ambitions to deliver community-led development. We have participated in a number of HDC housing summits and explored the possibility of land being transferred to Chanctonbury CLT as part of local government reorganisation. Those discussions are currently on hold following the pause in the reorganisation process.

We recognise that attracting wider public interest is difficult without a specific project. We were therefore disappointed that Thakeham Parish Council did not take forward our proposal for the Thakeham Pre-School building. Our proposal had been developed in response to a community survey which attracted more than 100 responses.

The Future

Our priority now is to turn our ambitions into deliverable projects. HDC has recommended Chanctonbury CLT as a potential partner for sites where planning permission has been granted. We are also looking for smaller sites that could offer realistic opportunities for community-led development, including acting as the social-housing partner for appropriate small developments receiving planning consent.

To support this work, we are developing a relationship with Action in rural Sussex (AirS). AirS is a charity with considerable experience of supporting rural communities and it is considering becoming a Registered Provider of social housing. This could provide an important partnership through which Chanctonbury CLT can help deliver genuinely affordable homes for local people.

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Directors' Report for the year ended 31 March 2026

The directors present their report and the financial statements for the year ended 31 March 2025

Statement of Directors' Responsibilities

The directors are responsible for preparing the Directors' Report and the financial statements in accordance with applicable law and regulations.

Society Law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under Society law the directors must not approve financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the Society and of the profit or loss of the Society for that period. In preparing the financial statements the directors are required to:

- 1) select suitable accounting policies and then apply them consistently;
- 2) make judgements and accounting estimates that are reasonable and prudent; and
- 3) prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Society will continue in business.

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the Society's transactions and disclose with reasonable accuracy at any time the financial position of the Society and enable them to ensure that the financial statements comply with the Co-operative and Community Benefit Societies Act 2014. They are also responsible for safeguarding the assets of the Society and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

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RECEIPTS AND PAYMENTS ACCOUNT

For the period ending		31st March 2026	31st March 2025
	Notes	£	£
Donations		117.00	-
Total Receipts for the year		117.00	-
Payments			
Community Land Trust Network Subscription		90.00	90.00
Incorporation advice		-	475.00
FCA fee		-	40.00
AGM		10.58	-
Bank Charges	3	12.75	-
Total Payments for the year		113.33	605.00
Net Receipts/(Payments)		3.67	(605.00)
Opening Balance b/fwd at 1 April		(1,647.98)	(1,042.98)
Balance c/fwd at 31 March		(1,644.31)	(1,647.98)

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STATEMENT OF ASSETS AND LIABILITIES

As at	Notes	31st March 2026		31st March 2025	
		£	£	£	£
Fixed Assets			-		-
Investments			-		-
Total Assets			-		-
Current assets					
Debtors		-	-	-	-
Cash and bank deposits		190.67	-	-	-
		190.67		-	
Creditors: amounts falling due within one year	4	(1,737.98)		(1,647.98)	
Net Current Assets/(Liabilities)			(1,547.31)		(1,647.98)
Total Assets Less Current Liabilities			(1,547.31)		(1,647.98)
Creditors: amounts falling due after more than one year			-		-
Net assets			(1,547.31)		(1,647.98)
Capital and Reserves					
Called up share capital			97.00		-
Revenue Account			(1,644.31)		(1,647.98)
Shareholders' Funds			(1,547.31)		(1,647.98)

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NOTES TO THE ACCOUNTS

1. Accounting policies

The financial statements are prepared under the historical cost convention and in accordance with the FRS102 Section 1A Small entities.

2. Average Number of Employees

Chanctonbury Community Land Trust had no employees during the year.

3. Bank charges

Lloyds Bank, our original bank, commenced charging a monthly fee in June 2025. We switched to Coop Bank in September 2025 as it currently does not charge a fee.

4. Creditors

Creditors are amounts owed to Directors who met the start up costs incurred in the prior year and the annual subscription to the Community Land Trust Network.

5. General Information

Chanctonbury Community Land Trust is a Community Benefit Society registered under the Cooperative and Community Benefit Societies Act 2014 registered number 9391.