WALLINGTON VILLAGE COMMUNITY ASSOCIATION

Registered Charity No 1038479

33rd ANNUAL GENERAL MEETING 2 June, 2026

AGENDA

Tuesday 2 June 2026 at 7.30 p.m.

1. Apologies
2. Adoption of minutes of the 32nd AGM – 4 June 2025
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 (2026-27)
6. Proposal to establish a flood planning group
7. Date of next year's AGM – Tuesday 1 June 2027
8. Open Forum

Break for refreshments

9. Devolution and Local Government Reorganisation – Cllrs D. Hamilton and C. West
10. Fareham Town Centre Redevelopment – Kirsten Clow (Head of Regeneration FBC)

WALLINGTON VILLAGE COMMUNITY ASSOCIATION

Registered Charity No 1038479

MINUTES OF 32nd ANNUAL GENERAL MEETING

3 JUNE 2025

Present: R. Kew (Chair); 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); Mirna Scrivens, Cllr D. Hamilton, Cllr A West and 45 members.

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

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

1. **Minutes of 2024 AGM:**
   Proposed by Cherry Harnett and seconded by Carol Lee 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 Kate Howell, who has not stood again for the Executive due to pressure of work, for all she has done over the years to oversee communications. She is remaining as the safeguarding consultant.

     He also thanked all the members of the executive who give up their own time to support the village.

     The WVCA continues to look 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. Two new members have stood for 2025-26, one of whom will be bringing a more youthful perspective.

- **Village Hall**
  The team led by Sarah Hatten has been exceptionally busy improving the facilities in the Hall. A new security and entry system, linked to the booking system has been installed, together with a new sound and IT system and a commercial electric range cooker. Internal decoration continues. Hayley Tod (Hall Administrator) and David Ware (Caretaker) ensure the hall runs smoothly. Customers are booking into 2026.

- **Social Events**
  The team organising events has been expanded and with great enthusiasm and skill has delivered some very memorable evenings. Examples include: a Christmas Party including cocktails, Burns Night, St Patricks Night and a Barn Dance.

  The Christmas events, despite the inclement weather, proved very popular and were well attended. The Carols Around the Village accompanied by an excellent brass band was as popular as ever.

  Craft Fayres remain well supported.

- **Communications**
  During the year Mirna Shrives agreed to lead the team, following the resignation of Kate Howell. It is planned to replace Mailchimp with an email system to ensure 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. Special thanks go to Steve and Arthur who work extremely hard to produce the *Once in a While*. 400 copies are delivered three times a year.

  There are 600 members of the village Facebook.

  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. 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. 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. 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, the EA has not progressed due, we believe, to a cut in funding. The WVCA. will lobby to have this attended to.

  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:

Permit A01453	**Permit A01050**
2021 2 occasions Total 3 hours	**2021** 18 occasions Total 80 hours
2022 5 occasions Total 19.65 hours	**2022** 331 occasions Total 331 hours
2023 12 occasions Total 39.75 hours	**2023** 961 occasions Total 961 hours

  Yet the regulatory authorities continue to approve more housing developments delivering more raw sewage 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 at the stage to be able to share the final design.

A very recent meeting with Greengage (the environmental company) who has drawn up plans to preserve and enhance the water meadow was very encouraging. The plans include an outdoor recreational area, information boards, a conservation plan, and opportunity to hold the fete around the August Bank Holiday.

- **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.

- **Ward councillors**
  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.

- **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.

  The Independent Examiner has noticed that a small amount of interest from a Building Society has been omitted from the accounts. This will be corrected and the corrected accounts will be posted on our website and submitted to the Charity Commissioners.

- **Good governance**
  The Chair indicated that in the interests of good governance which suggests that the Chairs of organisations should serve a limited time if voted in again at this AGM, it should be his last year and he will step down in June 2026. This will hopefully provide sufficient time for the committee to find a suitable replacement. The Secretary has also indicated that he too will not seek re-election in June 2026.
  Russell Kew (Chair)

2.2 Treasurer's Report 2024-25

The Treasurer submitted a printed report:

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' 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.

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.

The sum set aside reflects the cost to rebuild a new hall, including the improvements made this year. It will also ensure that there will be sufficient funds 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.

From the floor:

Cherrie Harnett reported that:

- The swan had nine eggs but lost three. She ended up sitting on three but this eventually became two. The male had been very supportive.
- 31 ducklings had hatched but they were down to18.
- 10 Mandarin ducks were upriver.
- Six moorhens were now just two.

Kevin Gilbert reported that he was plagued by the noise from Wallington Way and the fact that "car meets" make things worse. There was discussion on requesting speed cameras but Cllr David Hamilton said that Hants CC were unlikely to agree. Cllrs D Hamilton and A West proposed launching a petition on the problem.

Tina Bond reported that a snake had been seen on the water Meadow and this had been reported on Facebook.

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

3. Election of Officers and Committee Member

The list of nominees was put to the meeting and there being 10 nominations for 13 vacancies there was no need for an election. Joy Hayward proposed and Pauline Lamprell seconded that the list be approved. Carried unanimously.

OFFICERS	NAME	PROPOSED	SECONDED
Chairman	Russell Kew	J. Phelan	B. Tylor
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. Harvey
Mirna Scrivens		S. Kett	K. Scrivens

4. Date of next year's AGM
Next Year's AGM will be held on Tuesday 2 June 2026 at 7.30 p.m.

The Chairman closed the formal part of the meeting at 8.10 p.m.

SPEAKERS – Proposed Local Government Reorganisation
Cllr David Hamilton outlined the proposals as they would affect Fareham and Hampshire:

- **!972 Local Government Act** which came into effect in 1974
- **Introduced a two-tier system of authorities –** Hampshire County Council and Fareham Borough council. The structure resulted in much duplication and overlap of powers**.**
- **The Conservatives began abolishing the Two Tier in 1985 –** abolition of the Metropolitan Counties and the introduction of unitary (single tier) Metropolitan Districts.
- **1990s Unitary authorities introduced in non-metropolitan areas** – e.g. Bristol, Herefordshire.
- **2009 Further introduction of more unitary authorities** – Shropshire, Isle of Wigh.
- **20019 Bournemouth, Poole and Christchurch became a single authority.**

In 2016 Price Waterhouse estimated that £2.9 billion could be saved if all local authorities became unitary.

2024 The Government, as part of the devolution plans for England proposed unitary authorities of 500,000 inhabitants.

Proposals for Hampshire
- **New Mayoral Combined Authority for Hampshire and the Solent**
- **Five new unitary authorities for Hampshire –** South East Hampshire would include: Portsmouth, Fareham, Havant and Gosport.

The meeting concluded at 8.55 p.m.

Chair's Report AGM 2026

Chair and Secretary:

As you may recall at last year's AGM, I announced that I would not stand for re-election following a seven-year term as Chair. Our secretary, David Kett, also announced he wished to retire from the role of Secretary, a position he has held since 2017. My thanks go to David for his commitment to supporting us all throughout countless meetings. He has ensured we have an accurate record of meetings and that the organisation is compliant with the all the rules, including those of the Charity Commission. He has assiduously written numerous policies, including ensuring that the hall was compliant during the COVID crisis. So at the AGM we will be electing two new members to fulfil these roles. David and I have offered to be available to support the new team as they settle in.

I would also like to thank the members of the executive for all the time and commitment they give, on a voluntary basis, to our community.

Safeguarding:

I am pleased to inform you that David Palmer has joined as a coopted member of the committee and with his experience of safeguarding, has kindly agreed to take over responsibility for this area of work.

Village Hall:

The team led by Sarah Hatten has continued to improve the facilities at the hall, with a programme to refurbish the chairs nearly complete. There is a continual programme to ensure compliance with various safely regulations are met and all equipment is checked and upgraded as necessary. The team do a great job working quietly in the background ensuring that the hundreds of bookings each year are managed with minimal drama.

We have welcomed Nicola Winter as our new Hall Administrator and are very grateful to her predecessor, Hayley Tod, who whilst administering the hall set up new procedures to help its smooth running. We wish Hayley well and thank her for helping with the handover.

The Hall is used by a wide range of clubs and associations together with many village events occurring throughout the year. It is central to our community, which is why the committee is so keen to keep investing in the fabric of the hall ensuring it looks the part. I am sure you will join me in thanking all the team.

Events:

The Ents team, led by Fraser Kavanagh, has had another busy and successful year, expanding and widening the offerings to villagers. The vast majority of the events are sold out. Having attended many myself, I can vouch that they are great fun and greatly appreciated by all those that attend. However, the team are always willing to try something new and are always looking for different ideas. So, if you have an idea and think it will get support, we are only too happy to consider it – if practical we will give it a go.

See the separate report proving more detail.

Communications:

My thanks go to the teams who manage our digital offering, Facebook page, the email communication and website, the street reps who deliver “Once In A While” and collect the subs etc. Not to mention, Sarah who is the membership secretary. A special thanks to Steve and Arthur who prepare the OIAW magazine. Their ability to find content for each edition and then produce such a professional publication is quite a feat. My thanks go to Mirna who, with Fraser, have co-ordinated and sorted out the email communications.

Planning Matters:

The promises made by Fareham Borough Council (FBC) when the Welborne development was approved that the green space surrounding Wallington would be protected from development have proved to be false. FBC has approved both housing and commercial development on nearly all the remaining fields.

The WVCA has attended numerous meetings with different branches of FBC over the last year to put forward our concerns and what we believe needs to be done to mitigate the risk of these developments, with particular emphasis on surface water runoff, sewage, the risk to drinking water as the developments are on land which is designated a Source Protection Zone (SPZ) and also road improvements to protect pedestrians.

While outline planning permission has been granted by FBC, we are continuing to lobby our points at the detailed planning stage. So, our fight is not yet finished.

My special thanks go to Alex Reardon who has special IT skills that has helped to wade through the thousands of documents and produce concise arguments to support the villagers’ case.

More detail in the planning report.

Water Matters:

The flooding that occurred in North Wallington and by the Cob and Pen in January was the worst seen for several years, but instead of high tides, this event was a result of sustained heavy rainfall. On both these occasions we were lucky it did not coincide with a spring tide. Following these events the WVCA met with the Environment Agency (EA) to discuss the issues. Southern Water repaired the broken flap valve by the White Horse which forced some water from the river onto the road. The road subsidence in North Wallington has steadily worsened and we have raised this with Hampshire Highways. The flooding also brings into question the safety of pedestrians associated with the new housing development at Horses Field, which we have also raised with FBC.

Military Road was flooded for several weeks in January and February, making it impassable to pedestrians. This was raised with FBC and they have committed to improve the drainage in the area. We will see if the proposed works cure the problem or simply move the problem further down the hill.

We have asked FBC to provide us a flood coordinator to work with us across the multi agencies involved when we have a flood. It is hoped that we will have our first meeting in the next few weeks.

The village Hall remains a quick point of refuge in the event of houses becoming flooded and we have purchased some thermal silver blankets, just in case.

Following the open meeting held by Southern Water at the village hall in July, the WVCA have had several meetings with different members of their team. Promises to sort the weekly collection of sewage by the “honey wagon” on Drift Road have failed to deliver. Three deadlines have been missed, but we will continue to lobby, after all, it has only been 13 years of waiting so far!

In 2026/27 we are proposing to set up a new committee to focus on flooding matters.

Water Meadow:

After four years of consultation, Aberdeen Asset Management commissioned, at their cost, two independent reports on how best to manage the Water Meadow. So, we were surprised and exceedingly disappointed to receive an email advising us they would not be progressing with any of the suggestions from the reports and that they want to leave things as they are. We will be writing to aberdeen (as they are now known) to ask them if they will consider giving permission for a village fete in 2027 – we will keep members informed of progress!

Village Walkaround:

The walk around the village, which is multi agency, and now includes invitations to Fareham Borough Council, Hampshire Highways, Environment Agency, Police, Southern Water and Portsmouth Water is expected to take place in July. Graham Boulding and Sally Dixon keep a list of items requiring attention and we will continue to lobby for a more co-ordinated approach to flooding matters together with an improved response plan.

My thanks go to Graham and Sally for organising this valuable meeting.

Our councillors:

My thanks go to our two local councillors who attend our meetings and offer on the ground support and guidance on a wide range of local issues. We very much appreciate the effort they go to. They will provide an update on the current status of political devolution in South East Hampshire and how it may impact Wallington.

Financial:

The financial performance this year showed an overall improvement compared to last year with a surplus of £3,891 being recorded. With hall income increasing to £80,816 in the year, this reflects the increased use and income derived from the village hall. The overall assets held by the WVCA total £234,038 so I am pleased to report that the organisation remains in good financial health. My thanks go to Clare Weeks for paying the bills and keeping the books – a thankless task.

To close off my seven years, I would just like to thank everyone that gets involved with the WVCA. We are lucky to live in such a lovely place, with a thriving community spirit. We must continue to fight to protect what makes us so special. For those on the executive committee taking us into the future, I wish you all the very best. I believe we are in very good hands.

Russell Kew

Chair

Wallington Village Community Association

Financial Statements

for the year ending

31 March 2026

Wallington Village Community Association
Accounts for the year to 31 March 2026

1. Receipts & Payments Account

	Year ending 31 March 2026		Year ending 31 March 2025	
	£	£	£	£
Income Receipts				
Hiring of Hall	60,639.83		54,544.45	
Social Activities	8,664.50		4,798.00	
Membership & Adverts	1,953.00		1,655.02	
Gift Aid Tax refund	0.00		0.00	
Allotment	541.00		161.25	
Solar panel income	1,108.86			
		72,907.19		61,158.72
Fund raising income				
Donations	200.00		0.00	
Annual Draw	0.00		0.00	
		200.00		0.00
Investment income				
Interest & dividends	7,709.31		6,344.41	
		7,709.31		6,344.41
TOTAL RECEIPTS		80,816.50		67,503.13
Payments				
Hall running costs & insurance	56,522.31		50,127.64	
Capital expenditure on hall	215.76		21,934.68	
Administration	515.12		1,579.47	
Social Activities	13,563.97		7,928.65	
Once In A While	3,483.00		3,496.40	
Environmental projects	2,564.42		445.70	
Allotment	60.49		191.94	
TOTAL PAYMENTS		76,925.07		85,704.48
Gross income/expenditure for the year		3,891.43		-18,201.35
Net payments/receipts for the year		3,891.43		(18,201.35)
Cash & Bank balances at 31 March 2025		105,717.61		123,918.96
Cash & Bank balances at 31 March 2026		109,609.04		105,717.61

Wallington Village Community Association
Accounts for the year to 31 March 2026

2. Statement of Assets and Liabilities at 31 March 2026

		Year ending 31 March 2026		Year ending 31 March 2025	
Assets	**NOTES**	**£**	**£**	**£**	**£**
Monetary Assets					
Bank & Cash Balances					
Ecology Building Society		15,510.06		15,187.33	
United Trust 200 day Account		47,256.32		52,464.98	
United Trust Bank 2/3 yr Bond		24,161.64		21,971.09	
United Trust Bank 120 day Tracker		11,170.82		10,701.00	
Lloyds Current Account		11,045.19		3,716.32	
Lloyds No 2 Account		299.98		1,537.36	
Cash Account		165.03		139.53	
			109,609.04		105,717.61
Investments					
CAF Equity growth fund (Valuation 31 March)			136,441.33		124,429.72
Total Monetary Assets			**246,050.37**		**230,147.33**
Non-Monetary Assets					
Buildings - Valuation 25 October 2020			1,568,905.00		1,568,905.00
Fixtures & fittings					
Brought forward, reduced by 10%		71,668.55		57,055.24	
Additions & replacements	1	215.76		22,576.48	
			71,884.31		79,631.72
Prepayments and receivables					
Prepaid amounts	**2**	865.00			
Gift aid to be recovered (Est)	**2**	1,080.00		730.00	
			1,945.00		730.00
Total Non Monetary Assets			1,642,734.31		1,649,266.72
Total Assets			**1,888,784.68**		**1,879,414.05**
Liabilities					
Prior Years liabilities outstanding		0.00		0.00	
New liabilities		0.00		0.00	
Total Liabilities			**0.00**		**0.00**

3. Analysis of Funds	**Restricted**	**Unrestricted**	**Total**	**Total**
Hall Rebuild (add £5,000 pa)	5,131.80	144,868.20	150,000.00	145,000.00
Hall Maintenance	0.00	20,000.00	20,000.00	20,000.00
Water Meadow (add £1,200 pa)	2,363.18	34,639.76	37,002.94	35,802.94
General Reserve	0.00	39,047.43	39,047.43	29,344.39
Total Funds	**7,494.98**	**238,555.39**	**246,050.37**	**230,147.33**

Wallington Village Community Association
Accounts for the year to 31 March 2026

4. Notes to the accounts

1 Fixtures & Fittings

Security access fobs	215.76
Total tangible expenditure	215.76

2 Prepayments and receivables

Gift aid recoverable		
2023/24 (estimate)	380.00	
2024/25 (estimate)	350.00	
2025/26 (estimate)	350.00	
		1,080.00
Prepaid amounts		
Barn dance	470.00	
Children's Xmas party	395.00	
		865.00
TOTAL		1,945.00

3 Liabilities

None	0.00
Total liabilities	0.00

Treasurer's Report 2025/26

Gross income/expenditure

The financial statements for this year show gross income over expenditure for the year of £3,891 compared to expenditure over income of £18,201 last year. The main reasons for this big change are the investments we have made in the hall last year to help keep it in an "up-to-date" condition.

Receipts

Overall income for the year was £80,816 a good overall increase over last year's £67,503. Our main source of funds, the hall, has had a slight increase this year: £60,640 as opposed to last year' figure of £54,544. Interest and dividends received have increased compared to last year, mainly because of the investment of funds in interest bearing accounts. We have also seen an increase in social activities income as more successful events have been hosted by the WVCA during the year.

Payments

Payments for the year have decreased to £76,925 over the 2025 figure of £85,704. Last years' figure included spending of £21,935 on improvements to the hall. Social costs have also increased as more successful events have been hosted this year and some payments to reserve acts for 2026/7 have been made in the year. These are detailed in note 2 on the last page of the accounts. Environment costs are increased this year as this includes the cost of the replacement memorial bench in Waterside Gardens that was originally installed 10 years ago.

Cash reserves

At 31 March 2026, monies held in bank accounts, fixed interest accounts and cash amounted to £109,609. We maintain over £82,589 of long-term investments in accounts with the United Trust Bank (UTB) and have £15,510 with the Ecology Building Society. A further £136,441 is held in the IFSL/CAF Equity Growth Fund and has again shown a very good increase on last year's total of £124,430. Overall, total monetary assets available to the Association are £246,050.

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 £150,000 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 £37,002. 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 £238,555 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 2026	**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 / 2026**.

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:**	18 May 2026

Name: Samuel Stapleton

Relevant professional qualification(s) or body (if any): ACCA – Association of Chartered Certified Accountants

Address:

Office 1 Unit 1 Axis Park
Fort Fareham Ind Site, Fareham
PO14 1FD

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.	

WVCA AGM 2026 - “Once In A While” Report

Introduction: Navigating the Crossroads

Reflecting on the past year, Arthur and I have both felt that the magazine is currently at a significant crossroads. The technical aspects of putting the magazine together continue to be onerous, especially for Arthur, who, due to the challenges of having an editor who cannot actually read print, has the lion’s share of the practical work involved. However, we remain committed to defending the publication’s unmovable role in showcasing our association. Our mission remains consistent: to inform and entertain the village while staying true to a tradition that began nearly fifty years ago with hand-cranked flyers. From those early days of fighting to save the old Bridge and acquiring our Village Hall, fostering community spirit has remained the foundation of everything we do.

Production and Financial Overview

The "bottom line" remains a central focus of our planning. For the 2025/26 period, the total production cost for our three editions—Spring (430 copies), Summer (430 copies), and Christmas (400 copies)—amounted to £3,483. This resulted in an average unit cost of £2.76 per copy, representing a slight increase from the previous year’s cost of £2.65. While we welcome the relatively modest overall cost, we must acknowledge a slight decrease in the number of pages per issue over recent years. This trend is directly linked to the loss of several traditional Wallington events, such as the summer Fete on the Watermeadow, the Horticultural Show, and the Harvest Festival. While we hold out hope for a future revival of these staples, we are adapting our content strategy in the interim.

Content and Contributors

To address the gap left by missing events, we have shifted our focus toward high-quality visual and community-driven content:

Photography: We are incredibly fortunate to feature pictures from Cherry Harnott, as well as regular contributions from the WI and the Wine Circle.

Writing Competition: Our Village Writing Competitions for children and adults, launched in 2022, have been reasonably well-supported and provide a fresh stream of original content. That said, I decided to put the competition on hiatus for 2026 in order to, hopefully, boost demand for its return next year.

Design and Print:
We continue to receive excellent service and design support from Colin Crosby and the team at Stanbury Chameleon.
Distribution: Our gratitude goes to our twenty dedicated Street Reps, the "foot soldiers" who ensure the magazine reaches every doorstep.

Looking Ahead

As Arthur and I look toward the future of the ‘OIAW’, we believe being more proactive is essential. A key priority is creating a tighter link with the village website to transform it into a "live" facility that bridges the gaps between our printed editions.
Furthermore, we are opening a discussion on the following structural changes:

- Adjusting the phasing of our current editions.
- Reducing the magazine to two main issues per year, interspersed with smaller, frequent printed updates to keep the community informed in real-time.

We look forward to hearing the community's thoughts on these potential shifts as we endeavour to inform, entertain and retain our few remaining marbles.
Steve Taylor

Website Report

As always, I am very grateful for the support and advice provided by Mark Hobbs who looks after the general welfare of the website as gatekeeper. He always deals speedily with problems and any updates or amendments that I can't carry out – and he has been doing so on a voluntary basis since 2008.

Reference has been made almost every year in AGM reports to the so-called Portals which were set up on the website some years ago. They are a shortcut method of uploading straightforward content to the website without going through Mark every time an amendment is needed. In simple cases this can be for publicising upcoming social events, but WVCA responses or observations about contentious planning matters can also be listed quickly, as can urgent environmental information.

There is a lot of useful material on the website, but it can be indigestible without the balance of live data - and active encouragement to look at it. The three user portals News, Social Events and Environment allow information to be uploaded quickly and simply by authorised Committee members and enable us to be more proactive.

Recently there has been some internal debate about whether the computer software which currently holds the website information (the Content Management System) is the best one for us. There are facilities on the existing system which have never been explored fully, and which may be of service to all users – like Forums; a possible change in the CMS may help to encourage this. We believe that the website needs to be an attractive and supportive partner for the magazine and the outcome of the above may help to advance a long-term aspiration to have a fully accessible information resource e.g. for Local history.

As with the OIAW, we are always happy to hear suggestions for content or improvements. If there are items that you would like to see on the website or alterations to the information shown if you are an organizer of a hall user group (say) then please let us know.

Arthur Hackney

Street Reps June 2026

This year, Pat Morgan stepped down as street rep for Pallant Gardens, with our thanks for many years of support and kindness to the village. We have welcomed David Palmer, who has now taken up this role for Pallant Gardens. David is also our WVCA Safeguarding guru. Welcome, David, and thank you.

Our village street reps continue to work diligently for the village, issuing membership forms, collecting fees, delivering magazines and ad hoc communication materials.

Our street reps met recently with the WVCA communication team to discuss ways to improve communications across the village. See the comms report for more on that, but again, we thank our street reps for their honest feedback and many suggestions for improvement.

Our thanks to each and every one for your ongoing support of our village community.

Sarah Hatten

Hall Report - AGM June 2026

In December, Hayley retired as Hall Administrator. She was most valued and appreciated by all of us at the hall, and we wish her the best for the future. In January, we then welcomed Nicola. Nicola comments that she is enjoying her new role and has fitted into the team really well.

The hall is extremely busy, and comments about its cleanliness and professional service are regularly heard.

I have listed below many of the regular inspections and checks that are undertaken. This is not a complete list, as many checks are conducted weekly and are too numerous to list to ensure the hall runs smoothly and keeps the building secure.

1. Electrical work

We have engaged a new electrical contractor who has undertaken the mandatory 5-year inspection. They have also completed the small amount of remedial work they identified, mainly due to changes in legislation.
At the same time, our PAT tester withdrew his service, so this new company agreed to take on this work as well. They have inspected all plug-in appliances and found everything working satisfactorily.

2. Gas boiler

The gas boiler has been inspected with no issues

3. Fire engineer checks

Griffin, our fire service engineer, has checked our emergency lighting, fire extinguishers and fire alarms.

4. Heating and air conditioning

This has all been serviced without issue.

5. Hygiene certificate

We have just had our recent hygiene inspection, and due to the amount of work our caretaker undertakes weekly, we received 5 stars with no action required. A new sign has been ordered to reflect our score. Since we have had two successful inspections, we will not be due another for 3 years, which may only involve a questionnaire to check that nothing has changed.

6. Hall emergency responsibilities

6.1 Flood

Our hall's responsibilities to the village are to provide shelter and warmth should flooding become a problem. We will now provide:

Silver thermal blankets to provide warmth

Refreshments set aside for emergencies, with a separate supply for visiting contractors, WVCA events, etc.

The village flood plan is currently under review.

6.2 Safeguarding

We have a new member of the Exec team who has agreed to review our Safeguarding policy. This will be displayed in the hall once completed.

7. Hall - General

7.1 Chairs

All of the hall chairs have now had their seat pads recovered with a harder-wearing fabric and corners reinforced at no extra cost. David, our caretaker, has nearly finished painting all of the legs of these chairs.

7.2 Caretaker duties

Gardening: The shrubs at the back of the hall have no nesting birds, so they can be trimmed, but those at the front will need to wait until nesting season has finished.

Decorating: David continues to paint and varnish most of the internal walls, radiators, doors, and frames in the hall as required.

Cleaning: He has also added cleaning the cooker, dishwasher, warmer unit, fridge, and microwave to his list of weekly jobs, as customers do not always leave them as clean as we would like.

8. Hall Finance

From 1.4.2025 to 31.3.26, the hall received £59,005 from bookings. So far, we are predicting an income of £40.143 for this financial year based on bookings made and paid to date.

The Executive Committee have recently reviewed our expenditure and income. Faced with rising costs, we have tried hard to strike a balance with the needs of our hirers and, with that in mind, have increased our rates by 3%.

We welcome any suggestions or feedback from our villagers as to ways to continually improve the hall.

Kindest regards,
Sarah Hatten

Chair Hall Committee

PLANNING MATTERS REPORT

LAND EAST OF NORTH WALLINGTON (HORSES' FIELD), MILITARY ROAD, AND NEW EMPLOYMENT SITES

As we reported this time last year the FBC Planning Committee appear to be under considerable pressure to build wherever possible; consequently, final decision notices granting planning permission have now been issued for each of the following sites:

- Military Road (Gauntlet's Field); the application by Foreman Homes to build up to 17 custom and self-build dwellings; and
- for two new employment sites situated either side of the SUEZ site.

This follows the earlier granting of outline planning permission for the site East of North Wallington (Horses' Field) for building 29 dwellings.

At the time of writing, the outline planning permission for each site is subject to conditions laid down in the Final Officer Reports.

The WVCA is clearly disappointed that the many legitimate concerns raised by both the WVCA and Wallington residents appear to have been completely disregarded by the FBC Planning Committee. However, the focus of the WVCA is to now ensure that FBC have followed due process, and that FBC clearly identifies the party liable for any issues arising from the development of each of these sites.

The WVCA thanks Alex Reardon for his efforts, tenacity, and skill in filtering through numerous documents that have allowed the WVCA to raise a number of issues that form part of a continuing dialogue between WVCA and FBC, Southern Water, Portsmouth Water, and the Environment Agency.

PINKS HILL

The status of this application does not appear to have changed since we reported in 2024 that following refusal of an outline planning application to build up to 109 residential dwellings (FBC Reference P/22/0363/OA), the developer, Vistry Group, withdrew an appeal filed with the National Planning Inspectorate for which FBC were awarded costs of £79,000.

Per our previous commentaries, the WVCA 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).

LAND EAST AND WEST OF DOWNEND AND MOTORWAY SERVICE AREA AT JUNCTION 11

WVCA understand that the 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 and subject to an Environmental Statement being provided, while planning permission for 350 new dwellings (FBC Reference P/20/0912/DP/E – land to the East of Downend Road) was granted in January 2025.

As we stated in our last two reports, 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.

MOTORWAY SERVICE AREA AT JUNCTION 11

An outline planning application for a Motorway Service Area on land to the North of M27 Junction 11 (FBC Reference P/25/0913/OA) was submitted to FBC in July 2025 by the Welcome Break Group. As with the Downend applications, our concerns primarily relate to the impact this development would have on the infrastructure around Wallington. The WVCA notes that Portsmouth Water have now withdrawn an earlier objection relating to the siting of a petrol filling station within a sensitive groundwater catchment.

ON A FINAL NOTE…

The website for Welborne includes the statement 'More than 50% of Welborne will be green space, with no home more than 300 metres away from publicly accessible space. In addition, a further 20% of the overall development will be made up of private gardens. In total, it will have 180 hectares of green space, equivalent to nearly 277 Wembley-sized football pitches.' It is ironic that FBC are not prepared to extend the same consideration to Wallington with all our remaining green spaces now earmarked for development.

Ron Hooper

Chair planning Group

Social / Entertainments Report 2025/26 – Fraser Cavanagh

It has been a busy year the hall is generally pre-booked for one event each month, on a Saturday night. Our challenge is, what type events will be attractive to Wallington residents and friends? We are always open to suggestions….

We tend to have more events at the beginning and end of the year, with a quieter summer. This calendar year we are planning for 13 events.

Events involving children, are those most subsided by the WVCA e.g. Children's Christmas Party and Forest Forge. We would very much like to offer more events for families with children. Again, ideas and suggestions are very much welcome.

We've been pitching the tickets prices low to encourage people to attend & where appropriate including food (as this appears to be popular). We are in a fortunate position, that we do not need make a surplus from these events but neither should we be making too much of a deficit. Excluding child events, our average deficit is approx £92.

As something a bit different, we are hosting a Beer Tasting evening on 6th June and our current idea is to replace the Adults Christmas party with a Dinner Dance "Bond Night" theme, as the Adults Christmas Party does not seem to be popular.

We are also exploring the possibility of a Fete in 2027, but its early days…..

These events can only take place with the time and enthusiasm of the organising teams, who I would like to thank.

- Julie Roderick
- Mike & Clare Weeks
- Mike & Alys Hurdle
- Pauline Lamprell
- Hayley Tod
- Tara Brockington-Hill
- Sally Didymus

and from the 2025 Social Committee

- Sarah Hatten
- Sally Dixon
- Denise Barlow

In addition, there are Crafts Fairs organised by Sarah Hatten & the Gardening Club plus the Wine Tasting Evening organised by Phil & Moira Durrant.

And finally, I'd like to acknowledge and thank Vicky Hawks and her family who have run the Children's Christmas Party for many years as she has decided to step down. We have booked the children's Entertainer for this year but any volunteers (especial those with younger children) would be very welcome to help us.

NOMINATIONS FOR WVCA EXECUTIVE 2026-27

The following completed nomination forms were received:

OFFICERS	NAME	PROPOSED	SECONDED
Chairman	Fraser Cavanagh	D. Brockington-Hill	T. Brockington-Hill
Secretary	Ron Hooper	S. Kett	M. Weeks
Treasurer	Clare Weeks	L. Bryan	M. Weeks
COMMITTEE			
	Graham Boulding	G. Thorne	C. Thorne
	Sally Dixon	S. Lloyd	A. Taylor
	Danny Glavin	A. O'Dell	A. O'Dell
	Sarah Hatten	I. Sanger	M. Jones
	Aggie Havey	M. Scrivens	A. Willis
	David Kett	J. Tovey	R. Hamilton-Tovey
	Russel Kew	P. Evans	P. Phelan
	David Palmer	P. Morgan	M. Denford
	Mirna Scrivens	A. Wills	M. Wills

There being a maximum number of 13 members of the executive committee and 12 nominations, the AGM will be required to approve the above list.