CRANLEIGH VILLAGE HOSPITAL TRUST
(A COMPANY LIMITED BY GUARANTEE)

REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 AUGUST 2013

CHARITY NO 1089861

COMPANY NO 04253074

BREWERS
Chartered Accountants
Bourne House
Queen Street
Gomshall
Surrey GU5 9LY

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CRANLEIGH VILLAGE HOSPITAL TRUST

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LEGAL AND ADMINISTRATIVE INFORMATION

Registered office and business address and registration numbers
Oliver House
93, High Street
Cranleigh
Surrey, GU6 8AU
Charity Number: 1089861
Company Number: 04253074

Board of Directors
The Trustees serving during the financial year and since the year end were as follows:

Dr Robin Fawkner-Corbett	(Chairman)
Nick Vrijland	(President)
John Bainbridge	(Treasurer and Company Secretary)
David Barry	
Brian Cheesman	
Dianne Davies	
David Graham-Smith	
Andy Leahy	
Nigel Roberts	(appointed 27th August 2013)

Mike and Kay Newnham resigned as Trustees on 11th March 2013 and the remaining Trustees would like to reiterate the Trust's gratitude to both which was expressed at that time. To Mike Newnham for the enormous amount of work he put in on the Trust's behalf over so many years, and not least his involvement in the Judicial Review, without which the Trust would have struggled to survive, and to Kay Newnham for all her hard work, and dedication and commitment to the Trust over so many years since its inception.

Independent Examiner
Andrew Skilton
Brewers Chartered Accountants
Bourne House
Queen Street
Gomshall
Surrey GU5 9LY

Bankers
HSBC Bank plc
High Street
Cranleigh
Surrey GU6 8AL

Solicitors
Penningtons Manches LLP
Highfield
Brighton Road
Godalming
Surrey GU7 1NS

CRANLEIGH VILLAGE HOSPITAL TRUST
CHAIRMAN'S STATEMENT FOR THE YEAR ENDED 31 AUGUST 2013

2013 has been challenging but rewarding for Cranleigh Village Hospital Trust (CVHT). A major challenge for the Trustees arose in March when Mike and Kay Newnham regretfully resigned from the Trust after 13 years of unstinting hard work and commitment. Mike, in his combined offices of Chairman and Secretary, was key to the survival of CVHT's ambitions when he contributed so much to the successful Judicial Review. Kay had been the lynchpin in the Trust's public relations' commitment. I know that both now find life a lot easier without the enormous responsibilities to the Trust that they carried for so many years.

During the year we appointed Nigel Roberts as a Trustee. Nigel brings much relevant experience, as he had been a Trustee of the Phyllis Tuckwell Hospice for nine years and had also been involved with IT management during his professional career.

Enormous strides have been made during the year in our relationship with the Royal Surrey County Hospital (RSCH) – resulting in an agreed design for the planned Out Patient and Diagnostic department (OPD), and on a much larger scale than had been originally envisaged. The RSCH has also indicated its intention to be responsible for the clinical governance of the planned 10 free at the point of admission beds for NHS patients. The specific clinical use of these beds is still under discussion but we have been very much made aware of the need for them by the RSCH. It is anticipated that the plans for the OPD will be presented to the RSCH Board at the end of January.

Progress with the appointment of a care home provider has been frustratingly slow as our preferred operator had not been in a position to commit to the scheme as early in the year as we would have wished. However, in recent months we have been made aware of at least two other operators who are both showing considerable enthusiasm for the project, as is the original operator. This will hopefully speed up the appointment process. We are very grateful to Wilky Property Development Limited (Wilky) for working with us in these negotiations.

On the public relations front, and probably in relation to the slow progress of the last few years, there has, during the year, been some adverse press comment. However, in the early autumn the Trust published a newsletter that also appeared in Cranfold Life and was very well received by the community. Subsequently a very positive front page article appeared in the Surrey Advertiser. During the year, we have been very grateful to Colin Moore at Wilky for his public relations expertise.

The CVHT shop, under Christina Pearce's leadership, has continued to provide an excellent interface for CVHT and the public. I am also most grateful to all the Trustees for their willing and highly professional input into the successful functioning of the Trust.

Robin Fawkner-Corbett
Chairman
28th January 2014

The Trustees are pleased to present their report together with the financial statements of the Charity for the year ended 31 August 2013.

Legal and administrative information set out on page 3 forms part of this report. The financial statements comply with the Companies Act 2006, relevant accounting standards, the Memorandum and Articles of Association and the Statement of Recommended Practice – Accounting and Reporting by Charities.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Constitution

Cranleigh Village Hospital Trust is a company limited by guarantee and a registered Charity governed by its Memorandum and Articles of Association. Charity number: 1089861. Company number: 04253074.

Directors and Trustees

The Trustees of the Company are also Directors under company law and the Trustees' Report is also a Directors' Report as required by S417 of the Companies Act 2006. Throughout this report the Directors are referred to as Trustees. In accordance with the Articles of Association, one third of the Trustees will resign at the AGM. Trustees are elected at a meeting of the Board of Trustees based on nominations received from Trustees or Members. Nominations are made based on personal competence and specialist skills. Any nomination must be proposed and seconded. New appointments are ratified at the AGM. Candidates must show knowledge of and an interest in the Hospital and the community it serves and be willing to give the time necessary to meet the Charity's aims. Trustees are also selected to give the Charity a good mix of appropriate professional skills e.g. finance, legal, retail, property management and fund-raising.

Thus, all the Trustees are highly skilled professionals and the Charity, in recognising the special requirements of a Charitable Company, encourages the Trustees to make themselves duly aware of the needs of the Charity by studying relevant guidance, undertaking appropriate reading and, where necessary, attending suitable courses, especially those issued or organised by the Charity Commission. The Charity also stresses in its governance documentation the need to operate under Charity Commission guidelines. All Trustees are appointed for a fixed term of not more than three years. The Trustees retire by rotation and may put themselves forward for re-election at the AGM.

Objects of the Charity

Cranleigh Village Hospital Trust (Company No. 04253074) is a company limited by guarantee and is governed by its Memorandum and Articles of Association as amended on 6 December 2001, 29 August 2007 and 28 January 2010. The liability of the Members is limited to £1.

It was established as a Charity (registered number 1089861) on 19 December 2001 with the purpose of:

"*The relief of sickness in the Waverley Primary Care Group area and any additional areas as the Trustees think fit in particular by providing or assisting in the provision of a hospital in Cranleigh being the Cranleigh Village Hospital*".

In early 2008, the Charity made public that it was working with the care home industry with the intention of solving the "beds problem" created when the then Primary Care Trust closed the beds in the old Village Hospital. Since then, CVHT has been pursuing the aims of providing a new Out Patients Department (OPD) and Care Home with 10 beds free to the public in separate buildings on the Knowle Lane site; together referred to below as the "healthcare facilities". The Trustees believe this will enable the provision of significantly superior healthcare than was provided by the old hospital.

The abbreviated title of the Charity is CVHT and it has the following mission statement:

"*CVHT is committed to the development of new secondary health care facilities with an extended OPD and including 10 free at the point of access beds for NHS patients. When opened these facilities will be available to patients from Cranleigh and the surrounding villages. CVHT will remain the ground landlord of the site in Knowle Lane in perpetuity on behalf of the community but will liaise with others to build, maintain, run and possibly develop further the said ground*".

Any grants made by the Charity are in accordance with Charity law, its constitution and the wishes of donors.

Organisation
The Charity has a subsidiary, CVHT Enterprises Limited, which was formed to manage major fundraising events. As explained in the Financial Review, CVHT Enterprises Limited was not active in the year.

The Charity is managed by a Board of Trustees which met 13 times during the year. Decisions are made on a majority basis unless a decision is perceived by the Trustees as being fundamental to the objectives of the Charity, in which case a unanimous vote is required.

The day-to-day administration of the Charity's needs is delegated to Christina Pearce – the project co-ordinator.

Risk Management
The Board regularly considers the major risks to which the Charity is exposed and the following risks have been identified:-

Inability to gain sufficiently explicit support from the Royal Surrey County Hospital (RSCH) or other interested party (as prospective tenants) for the building of healthcare facilities to meet Waverley Borough Council planning requirements; inability to find a provider willing to take the care home element of the project forward, on an agreed cost basis, for the provision of CVHT beds for at least 10 years; inability to obtain full planning permission, without undue conditions, for the two healthcare facilities now envisaged; failure of the Clinical Commissioning Group (CCG) to deliver its part of the Mediation Agreement; inability to find sufficient on-going voluntary resources to manage the project effectively for the envisaged proposals; difficulty of paying money back to individual donors.

The Trustees address those identified risks in accordance with the following action plan:-

To make the project as attractive as possible to actual and potential partners; to work closely with the planners before a Planning Application is submitted; to liaise closely with RSCH (or other interested party) regarding their potential need for facilities in the healthcare facilities; liaison with the CCG Chairman and any possible successor bodies using the Mediation Agreement as a basis; seek suitable resources to fill any gaps in Trustee resources caused by lack of time or appropriate skills; and keep records of individual donations fully up to date.

Investment policy
The Board is responsible for the Charity's investment policy. The Trustees review the deposits held and the funds available at their regular board meetings. The Trustees duly consider the Charity's income requirements, the risk profile and market prospects, and invest in low-risk investments to ensure the appreciation of the Charity's funds. During the year the return was 2.3%. The emphasis is on maintaining a high level of liquidity and a low to moderate investment risk.

Reserves
Reserves have been accumulated to finance the proposed new healthcare facilities.

Public benefit
The primary objective of the Charity is the relief of sickness in the Waverley Cranfold area. The Trustees confirm that they have complied with the duty in Section 17 of the Charities Act 2011 to have due regard to the Charity Commission's general guidance on public benefit when reviewing the Charity's aims and objectives and in planning future activities. The Charity seeks to achieve these objectives by continuing the pursuit of the provision of, or assisting with the provision of, new healthcare facilities in Cranleigh.

ACHIEVEMENTS AND ACTIVITIES OVER THE LAST 12 MONTHS

CVHT's achievements and activities in the year are contained in the Chairman's Statement on page 4.

PROJECT DEVELOPMENT / FUTURE PLANS

The necessary next steps include:-

- Finalisation of the selection of the Care Home operator
- Completion of legal formalities with Wilky and with the Care Home operator
- Finalisation of discussions with the potential occupier of the OPD including the services to be provided
- Completion of legal formalities regarding the OPD
- Submission of detailed planning application(s)
- Continued liaison with the various statutory bodies
- Development and launch of a fundraising campaign

Financial Review

The net deficit for the year was £42,852, compared to £43,537 in 2012. Income and expenditure from the CVHT shop continued at similar levels. As usual, the largest item of expenditure was staffing costs. The Trustees continue to believe this expenditure appropriate in maintaining the profile of the Charity with the general public and potential donors. The principal funding sources in the year were individual donations and interest received.

As reported last year, CVHT participated through CVHT Enterprises Limited in the Wings and Wheels fundraising event at Dunsfold in August 2012. The Trustees adopted a cautious view in the 2012 accounts and took no credit for any income from the event other than a small charge made for services provided. This proved appropriate as sadly there was no surplus for distribution from the event to any of the intended beneficiary charities. In March 2013, Dunsfold Park Limited advised the Trustees that they were moving away from some of the charities that had supported Wings & Wheels since inception, such as CVHT, to concentrate on larger charities that could offer complimentary assistance in promoting the show. The Trustees were disappointed but sent their best wishes to Dunsfold Park Limited for more success in 2013. CVHT Enterprises Limited was therefore inactive in 2013.

SUPPORTERS

During the year, Charity membership has remained largely unchanged. To improve communication, Members are periodically invited to attend Charity meetings. The Charity wishes to thank all its supporters – Patrons, Appeal Patrons, Members, Fundraisers, Volunteers and others – for their continuing support and flow of ideas throughout another challenging year.

VOLUNTEERS

Cranleigh Village Hospital Trust is very fortunate to have a pool in excess of 30 supportive and dedicated volunteers. The Trustees are extremely grateful for the way in which they ensure the smooth running of the Oliver House shop and also volunteer to support other fundraising activities. All their time is freely given and amounts to a total equivalent of in excess of 300 man-days throughout the year. The shop and the goodwill engendered by their contribution is a vital source of encouragement to us all.

INTERESTED PARTIES

The relationships with the League of Friends of Cranleigh Village Hospital and Cranleigh Parish Council continue to be excellent and the Charity wishes to thank them for their continued support.

STATEMENT OF TRUSTEES' RESPONSIBILITIES

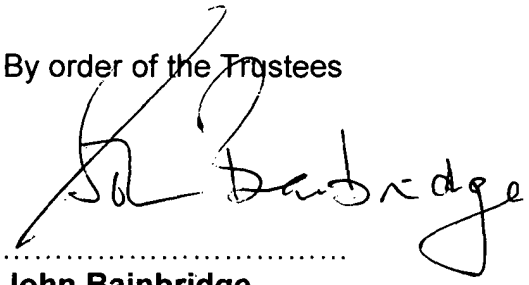
The Trustees (who are also directors of Cranleigh Village Hospital Trust for the purposes of company law) are responsible for preparing the Trustees' Annual Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that period. In preparing these financial statements, the Trustees are required to:

- Select suitable accounting policies and then apply them consistently;
- Observe the methods and principles in the Charities SORP;
- Make judgments and accounting standard estimates that are reasonable and prudent;
- State whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in business.

The Trustees are responsible for keeping adequate accounting records that disclose with reasonable accuracy at any time the financial position of the charitable company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

By order of the Trustees



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John Bainbridge
Company Secretary
28th January 2014

CRANLEIGH VILLAGE HOSPITAL TRUST
Independent Examiner's Report to the Trustees of Cranleigh Village Hospital Trust Limited

I report on the financial statements of the company for the year ended 31 August 2013 as set out on pages 12 to 20.

This report is made solely to the Charity's Trustees, as a body, in accordance with Section 145 of the Charities Act 2011. My work has been undertaken so that I might state to the Charity's Trustees those matters I am required to state to them in this report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the Charity and the Charity's Trustees as a body, for my work, for this report, or for the opinions I have formed.

Respective responsibilities of Trustees and examiner

The Charity's Trustees (who are also the directors of the company for the purposes of company law) are responsible for the preparation of financial statements. The Trustees consider that an audit is not required for this year under Section 144(1) of the Charities Act 2011 (the '2011 Act') and that only an independent examination is needed.

Having satisfied myself that the Charity is not subject to audit under company law and is eligible for independent examination, it is my responsibility to:

- examine the financial statements under section 145 of the 2011 Act;
- follow the procedures laid down in the General Directions given by the Charity Commission under section 145(5) of the 2011 Act; and
- state where particular matters have come to my attention.

Basis of independent examiner's report

My examination was carried out in accordance with the General Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the Charity and a comparison of the financial statements presented with those records. It also includes consideration of any unusual items or disclosures in the financial statements and seeking explanations from you as Trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the financial statements present a 'true and fair view' and the report is limited to those matters set out in the statement below.

Independent examiner's statement

In connection with my examination, no matter has come to my attention:

a) which gives me reasonable cause to believe that in any material respect the requirements:

- to keep accounting records in accordance with section 386 of the Companies Act 2006; and
- to prepare financial statements which accord with the accounting records and to comply with the accounting requirements of the section 396 of the Companies Act 2006 and with the methods and principles of the Statement of Recommended Practice: Accounting and Reporting by Charities

have not been met; or

b) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the financial statements to be reached.

Andrew Skilton ACA
Brewers Chartered Accountants
Bourne House,
Queen Street,
Gomshall
GU5 9LY

Date: • January 2014

CRANLEIGH VILLAGE HOSPITAL TRUST
STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 AUGUST 2013

	Notes	Unrestricted Funds 2013 £	Unrestricted Funds 2012 £
INCOMING RESOURCES FROM GENERATED FUNDS			
Voluntary Income			
Donations		1,744	7,215
Income for generating funds:			
Shop Income	1	21,984	22,297
Investment Income			
Loss covenanted from Subsidiary	3	-	(42)
Interest Receivable	1	9,500	8,505
TOTAL INCOMING RESOURCES		33,228	37,975
RESOURCES EXPENDED			
Cost of generating funds:			
Activities for generating funds			
Shop Expenditure (cost of goods sold and other costs)	4,5	23,007	21,549
Red Arrows sponsorship		-	2,500
Charitable activities:			
Staff costs	6	35,086	35,164
Support cost for the Charity	6	2,115	2,497
Governance Costs	7	15,872	16,237
Other resources expended		-	3,565
TOTAL RESOURCES EXPENDED		76,080	81,512
Net outgoing resources for year		(42,852)	(43,537)
FUNDS BROUGHT FORWARD		2,939,643	2,983,180
FUNDS CARRIED FORWARD		2,896,791	2,939,643

The statement of financial activities includes all gains and losses recognised in the year.
All incoming resources and resources expended derive from continuing activities.

CRANLEIGH VILLAGE HOSPITAL TRUST
BALANCE SHEET AS AT 31 AUGUST 2013

	Notes	2013 £	2013 £	2012 £	2012 £
Fixed assets					
Tangible assets	9		2,510,757		2,511,010
Investments			1,000		1,000
			2,511,757		2,512,010
Current assets					
Stock	10	1,694		1,798	
Debtors	11	4,445		29,826	
Cash at bank and in hand		392,073		403,663	
		398,212		435,287	
Creditors: amounts falling due within one year	12	(13,178)		(7,654)	
Net current assets			385,034		427,633
Total assets less current liabilities			2,896,791		2,939,643
Unrestricted funds					
General	13		2,896,791		2,939,643

For the year ending 31 August 2013 the company was entitled to exemption from audit under sections 475 and 477 of the Companies Act 2006.

The members have not required the charitable company to obtain an audit of its financial statements for the year in question in accordance with section 476 of the Companies Act 2006.

The Trustees acknowledge their responsibilities for:

- ensuring that the company keeps accounting records which comply with the requirements of sections 386 and 387 of the Act; and
- preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of the financial period and of its profit or loss for the period in accordance with the requirements of sections 394 and 395 of the Companies Act 2006 and which otherwise comply with the requirements of that Act relating to financial statements, so far as they are applicable to the company.

These financial statements have been prepared in accordance with the special provisions for small companies under part 15 of the Companies Act 2006 and with the Financial Reporting Standard for Smaller Entities (effective April 2008).

These accounts were approved by the Trustees on 28th January 2014 and signed on their behalf by:-

....

Robin Fawkner Corbett – Trustee
Company registration No: 04253074
Charity registration No: 1089861

John Bainbridge - Trustee

1. ACCOUNTING POLICIES

The financial statements have been prepared under the historical cost convention and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008) the Statement of Recommended Practice, Accounting and Reporting by Charities (the Charities SORP 2005), applicable accounting standards, the Companies Act 2006, the Charities ACT 2011 and The Charities (Accounts and Reports) Regulations 2008. The principal accounting policies adopted in the preparation of the financial statements are as follows:

GROUP FINANCIAL STATEMENTS

Consolidated Financial Statements have not been prepared in accordance with SORP 383(c) as the results of the subsidiary are not material to the group. The results of the trading subsidiary CVHT Enterprises Limited are given in note 3.

INCOMING RESOURCES

Fundraising Events

Income from fund raising events is included in incoming resources in the period in which the relevant event takes place.

Shop Income

Income from commercial activities relates to sales made by the shop at Oliver House, Cranleigh. Income is included in the period in which the company is entitled to receipt.

Donations, Legacies and Grants

Income from donations, legacies and grants, is included in incoming resources when these are receivable, except when donors impose conditions which have to be fulfilled before the Charity becomes entitled to use such income, the income is deferred and not included in incoming resources until the pre-conditions for use have been met.

Intangible Income

Intangible income, which comprises donated services, is included in income at a valuation which is an estimate of the financial cost borne by the donor where such a cost is quantifiable and measurable. No income is recognised when there is no financial cost borne by a third party.

Interest Receivable
Interest is included when receivable by the Charity.

Resources Expended
Resources expended are included in the Statement of Financial Activities on an accruals basis.

Cost of generating funds includes shop expenditure and other fundraising appeal costs.

Charitable costs include the operating costs of running the Charity.

Support costs include the cost of directly administering and supporting the Charity's operations.

Governance costs comprise the costs of running the Charity, including accountants' fees and any legal advice.

Tangible Fixed Assets
Individual fixed assets purchased costing £100 or more are capitalised at cost. Donated land is included at open market valuation.

Tangible fixed assets are depreciated on a reducing balance basis over their estimated useful lives as follows:

Fixtures, fittings and equipment	25%

Depreciation has not been charged on assets under the course of construction which comprise land and costs attributable to the proposed construction of the new hospital. Depreciation will be charged once the construction is complete and a useful economic life can be determined.

Investments

The investment in the subsidiary undertaking CVHT Enterprises Limited is valued at cost.

Stock
Stock is included at the lower of cost or net realisable value.

Fund Accounting
Funds held by the Charity are all unrestricted general funds – these are funds which can be used in accordance with the charitable objects at the discretion of the Trustees.

Cashflow Statement
The Charity has taken advantage of the exemption conferred by Financial Reporting Standards from presenting a cashflow as it qualifies as a small company.

2. LEGAL STATUS OF THE CHARITY

The Charity is a company limited by guarantee and has no share capital. The liability of each member in the event of winding-up is limited to £1.

3. COMMERCIAL TRADING OPERATIONS AND INVESTMENT IN TRADING SUBSIDIARY

The Charity holds a 100% investment in the Ordinary Share capital of CVHT Enterprises Limited, which is incorporated in the United Kingdom. CVHT Enterprises Limited covenants all its profits to the Charity. The company was set up to run fundraising events. CVHT Enterprises Limited was not active during the year. A summary of the trading results is shown below.

Summary Profit and Loss Account	**2013**	**2012**
	£	**£**
Turnover	-	4,135
Sponsorship of Red Arrows	-	(2,500)
Cost of sales and administrative expenses	-	(1,677)
Net loss	-	(42)
Amount gifted by the Charity	-	42
Retained in the subsidiary	-	-
The assets and liabilities of the subsidiary were:		
Current assets	1,000	5,122
Creditors: amounts falling due within one year	-	(4,122)
Total net assets	1,000	1,000
Aggregate share capital and reserves	1,000	1,000

4. TRADING – COSTS OF GOODS SOLD

	2013	**2012**
	£	**£**
Opening Stock	1,798	1,968
Purchases	9,293	8,073
Closing Stock	(1,694)	(1,798)
Cost of Goods sold	9,397	8,243

5. OTHER SHOP COSTS

	2013	**2012**
	£	**£**
Insurance	305	302
Rent	9,000	11,250
Bank charges	668	683
Cleaning	-	224
Maintenance	96	51
Utilities	3,541	796
	13,610	13,306

6. CHARITABLE ACTIVITIES

	2013 £	2012 £
Staff costs	35,086	35,164
Support costs for the Charity:		
Telephone	1,267	1,413
Stationery and office supplies	51	320
Depreciation	253	337
Campaign promotion costs	160	297
Sundry	384	130
	2,115	2,497

STAFF COSTS

	2013 £	2012 £
Wages & salaries	31,750	31,750
Social Security costs	3,336	3,414
	35,086	35,164

During the period the Trust employed 1 employee and reimbursed Cranleigh School who operate the payroll on its behalf. The Trustees were not paid during the year. No expenses were reimbursed during the year.

7. GOVERNANCE COSTS

	2013 £	2012 £
Professional fees	12,923	13,288
Independent Examination	2,500	2,500
Trustee Indemnity Insurance	449	449
	15,872	16,237

8. MOVEMENT IN FUNDS

	2013 £	2012 £
This is stated after charging:		
Depreciation	253	337
Independent Examination	2,500	2,500

9. TANGIBLE FIXED ASSETS

	Fixtures & Fittings	Assets under the course of construction	Total
	£	£	£
Cost/Valuation			
At 1 September 2012	14,991	2,510,000	2,524,991
Additions	-	-	-
	-	-	-
At 31 August 2013	14,991	2,510,000	2,524,991
Depreciation			
At 1 September 2012	13,981	-	13,981
Provided for the year	253	-	253
At 31 August 2013	14,234	-	14,234
Net book value			
At 31 August 2013	757	2,510,000	2,510,757
At 31 August 2012	1,010	2,510,000	2,511,010

All tangible fixed assets are held for direct Charitable purposes. Assets under the course of construction are land and costs for the proposed construction of the new Care Home and Outpatients Department. The Trustees do not consider the assets to be impaired as outline planning permission has been granted. Included within assets under the course of construction is land at Knowle Lane which has been donated by Cranleigh Parish Council in exchange for land donated by Nick Vrijland, the president of Cranleigh Village Hospital Trust, under a land exchange agreement which was completed in December 2010. The overall value of the site including development costs to date, has been valued at £2,510,000 by the Trustees. This represents £1,000,000 an acre for the 2.5 acres for which detailed planning permission is being sought and £10,000 for the remaining one acre. This accords with the valuation prepared by Vail Williams in August 2009 which valued the site at between £750,000 to £1,000,000 per acre based on obtaining development planning permission. The current development partner Wilky Property Developments Limited has also valued the development site at £2.5 million.

10. STOCK

	2013 £	2012 £
Goods purchased for re-sale	844	848
Donated goods	850	950
	1,694	1,798

11. DEBTORS

	2013 £	2012 £
Bond	-	25,000
Gift Aid	73	752
Other debtors	4,372	4,074
	4,445	29,826

The Bond was a deposit of £25,000 held by Surrey County Council (relating to section 278 Highways Agreement) which was repaid in full with accrued interest during the year.

12. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2013 £	2012 £
Amounts due to Subsidiary	909	4,667
Trade creditors	472	487
Accruals and deferred income	11,050	2,500
Other Creditors	747	-
	13,178	7,654

13. UNRESTRICTED FUNDS

	General Fund 2013 £	General Fund 2012 £
Balance at 1 September 2012	2,939,643	2,983,180
Movement in funds for the year	(42,852)	(43,537)
Balance at 31 August 2013	2,896,791	2,939,643

14. ULTIMATE CONTROLLING PARTY

There was no ultimate controlling party during the year.

15. RELATED PARTIES

No expenses were reimbursed to the Trustees during the year.

Nick Vrijland, a Trustee, made land available under a land exchange between the Charity and Cranleigh Parish Council (CPC). In November 2009 the Charity exercised its option on the Knowle Lane site for the proposed hospital development. This triggered the option to transfer Nick Vrijland's land to CPC. The legalities of these transfers were completed on 15 December 2010 and the land was therefore recognised as an asset in 2011.

Nick Vrijland and his wife own Oliver House, from which the Charity operates its retail and campaign activities. Rent for Oliver House of £9,000 was paid during the year (2012 - £11,250).

David Graham-Smith, a Trustee, is a consultant with Penningtons Solicitors LLP to whom legal fees of £5,334 were paid during the year and £8,500 has been accrued at the year end (2012 - £14,690).

John Bainbridge, David Barry and Nick Vrijland are also directors of CVHT Enterprises Limited.

Brian Cheesman, Dianne Davies, and Robin Fawkner-Corbett are also Trustees of The League of Friends of Cranleigh Village Hospital, a Charity with which Cranleigh Village Hospital Trust co-operates in pursuit of the objective of providing a new hospital for the community.

16. CONTINGENT LIABILITIES

Under the terms of the Mediation Agreement Cranleigh Village Hospital Trust agreed, subject to certain conditions, to pay towards the reasonable cost of temporarily relocating Cranleigh Medical Practice into and out of the old Cranleigh Hospital whilst a new Health Centre was constructed on its current site, subject to a negotiated maximum of £200,000 inclusive of VAT. As there is some doubt as to whether the conditions have been fulfilled it is the Trustees' view that settlement is not imminent.

Under the terms of a Memorandum of Understanding dated 9th August 2011 between Cranleigh Village Hospital Trust and Wilky Property Developments Limited ("Wilky"), should Wilky secure planning permission or approval for any part of the proposed development but Cranleigh Village Hospital Trust be unable to enter into the final agreements, Cranleigh Village Hospital Trust shall on demand pay to Wilky all reasonable costs incurred in securing the planning permission or approval but limited to £20,000 plus VAT if it is recoverable.