

CPFA CIC Results to 31 December 2025

As members may be aware, the CIC operates four bank accounts; two for rent and general operations and two for the shop.

I intend to look at the consolidated result for the year to 31 December 2024, set out in Column 7, drawing members' attention to certain specific items in the underlying bank accounts.

Total income for the year was £10,849.69, almost exactly the same as in 2023.

Plot rents amounted to £4,430.20, 9.5% down on the previous year. These represented 40.8% of total income. Grants at £2,542.00 were significantly higher than 2023 and we are very grateful to the Parish Council for grants amounting to £1,350 and to the NGS for a grant of £1,192.00. We earned a small amount of interest on our deposit accounts.

Expenditure amounted to £7,218.05 or roughly half 2023 when we had significant expenditure on the electrical wiring in the shed and we spent a significant part of the grant from Thames Valley Community Fund. Rent paid to the City Council was slightly lower than 2023 at £1,295.30 representing 17.9% of our expenses.

Metered water cost £858.80, £533.18 less than 2023, representing 11.9% of costs. Similarly, electricity was substantially lower at £188.56. We spent £518.81, charged to the historic City Council water grant, to cover materials for Ian's water collection proposals and leak detection. The latter will have contributed to the lower water bill.

Shop supplies amounted to £2,292.34 and the shop generated a surplus of £1,364.31 over the year. We owe a debt of gratitude to Anuj and Jenny for all their hard work to achieve such a satisfactory result.

Other expenditure amounted to £2,064.24. Details are set out in Note 1 of the handout, but the largest item related to NGS expenditure of £686.04 and £353.75 on the website, which included redesign costs.

Total cash balances at the year-end amounted to £14,819.75, an increase of £2,250.24 over 2023. Note 2 sets out the allocation between the various designated sums for Water, TVCF and NGS, showing that the cash for general purposes at the year-end amounted to £8,471.85, a strong position for the future.

I am sure that the Chair will discuss the prolonged gestation of the new lease from the City Council, but I think we can assume that there will be a rent increase in 2025, which will be inflation-linked.

In light of this strong position, I think rents should remain unchanged for 2025/26.

James Lawrie, Treasurer
19 March 2025