



AGM 2026

Fostering Healthy, Sustainable, Connected
Communities across Rural Herts.

www.cdaherts.org.uk

A Company Limited by Guarantee in England & Wales No 3712283

Registered Charity 1075224

Introducing the Board



Jodie Deards - Chair
Joined :-8/9/21
Reappointed 2025



Sharon Parmar- Vice Chair
Joined :- 21/6/23



John Dawson - Treasurer
Joined :- 1/7/20
Reappointed 2025



Peter Azilah - Data
Joined :- 11/12/24



Annabel Graham-Martin
Joined :- 15/10/25

Board Retirement / Appointments

- **Sharon & Peter are retiring from the board as the longest serving members.**
- **Sharon & Peter are seeking re-appointment to the board, (Please raise your hand if you would like to object)**

Trustee Call

We are seeking Trustees from members to serve on the Board.



Visit Volunteering section on our website. CDAHerts.Org.UK

Motion to Delegate

Motion: Authority to make Board Appointments.

That the members of CDA Herts delegate authority to the Board and relevant officers to appoint further Board Members to strengthen the overview and Governance as deemed necessary.

- Ensure the Board remains strong in numbers.
- Continue to add expertise to the board.
- Diverse range of voices and opinions for effective decision making.
- Ability to remain operating in case of board retirement.

(Please raise your hand if you would like to Object)



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and communities



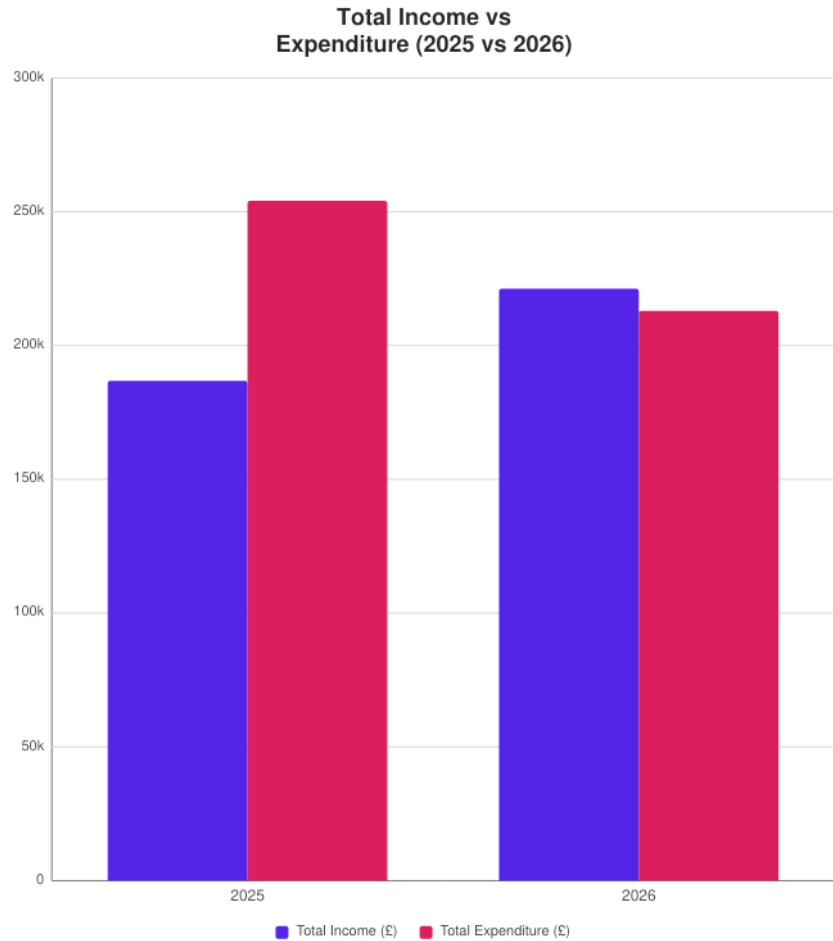
Financial Overview

Accounts for Year Ended
31st March 2026

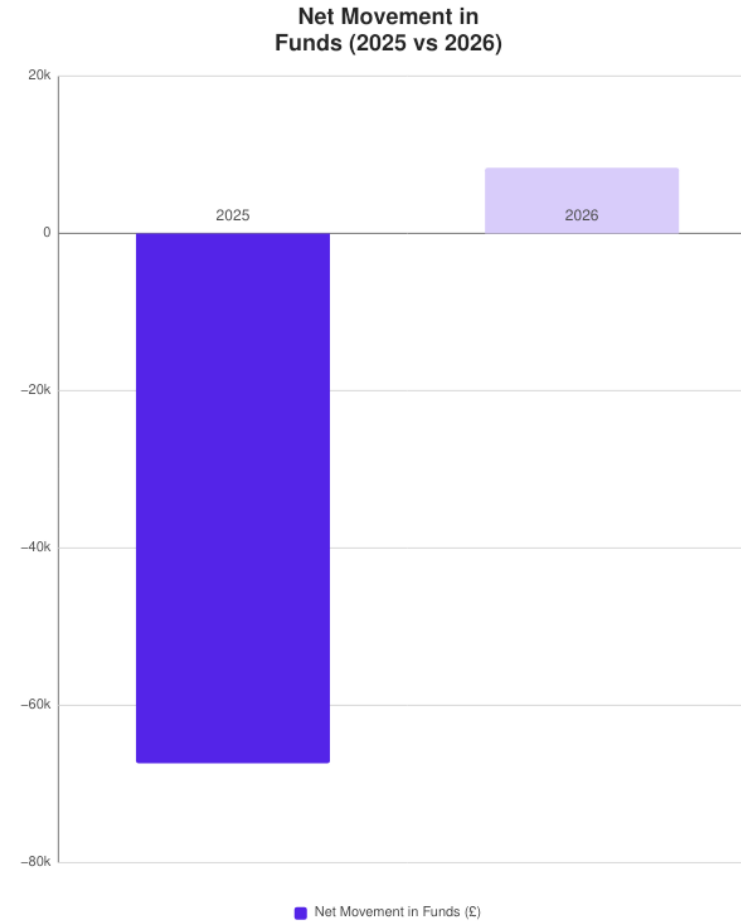
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Key Financial Results

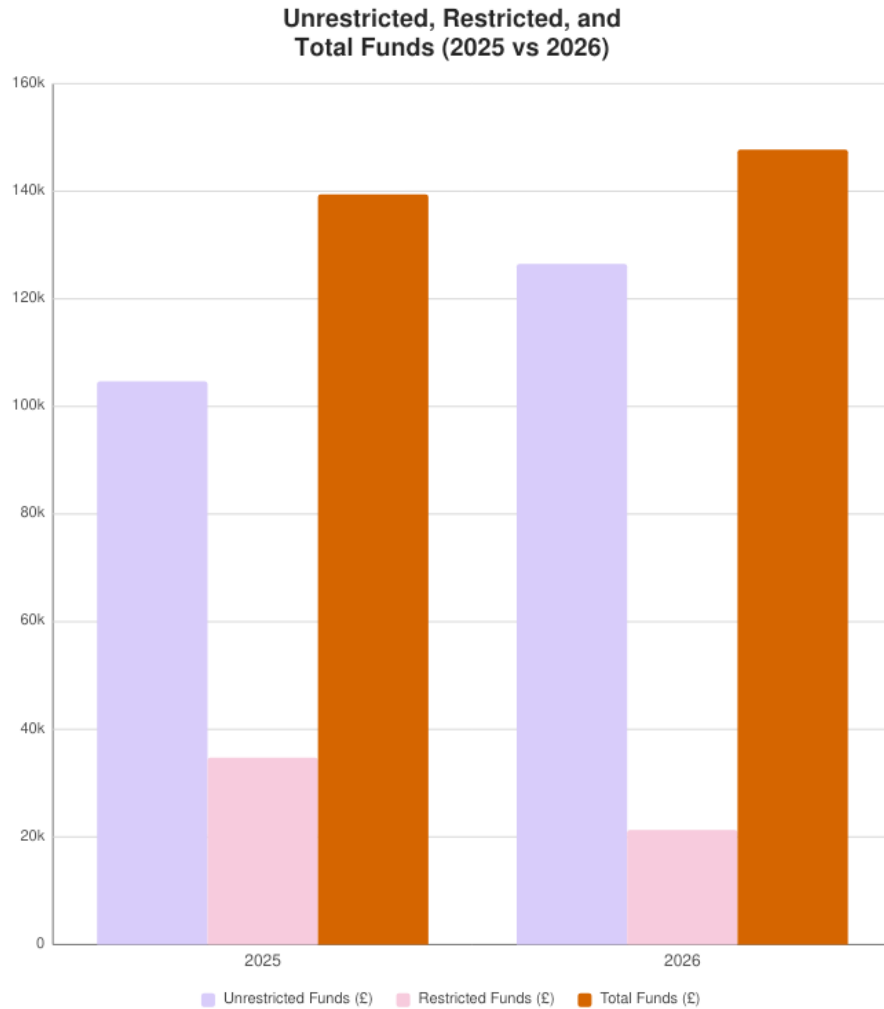


Income rose by £34,491 to £221,278, while expenditure fell by £41,224 to £212,923.



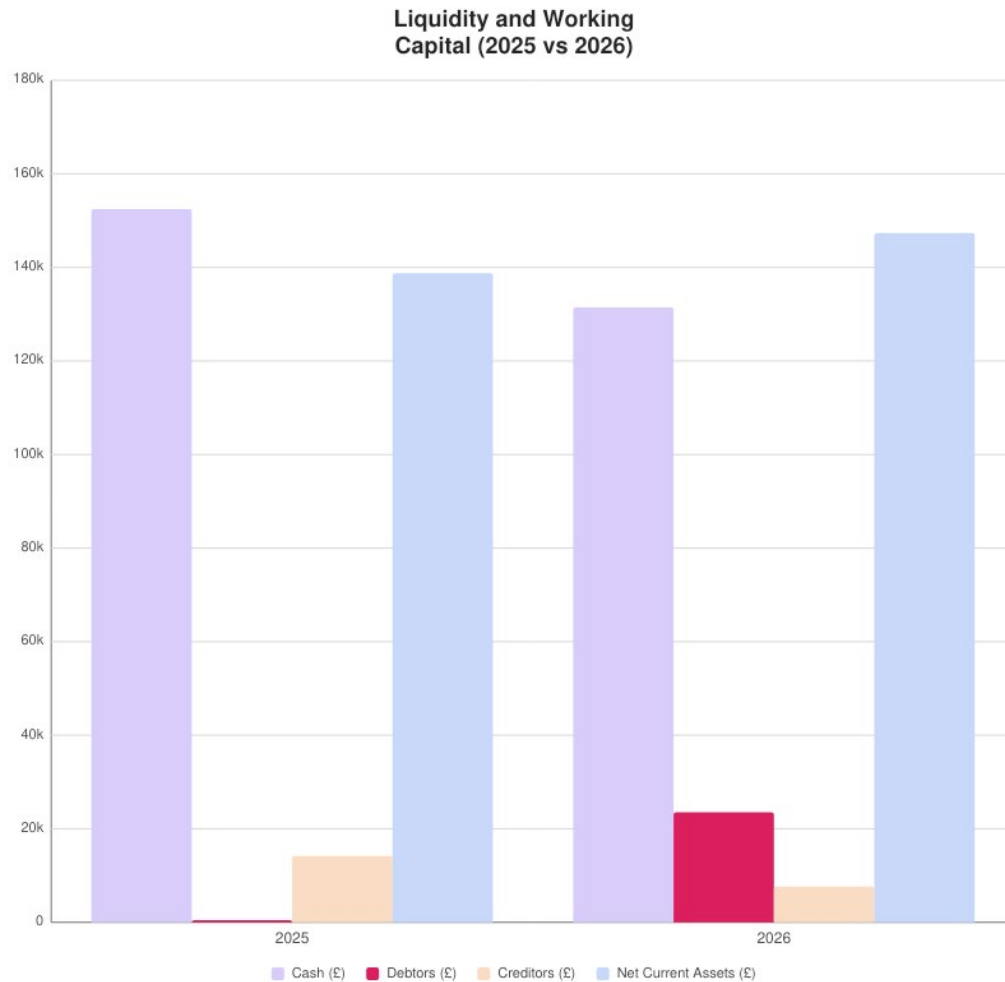
This delivered an operating surplus of £8,355, compared with a £67,360 deficit in 2025.

Funds Breakdown



Total funds rose by £8,355 to £147,759. Unrestricted funds increased to £126,490, while restricted funds reduced to £21,269.

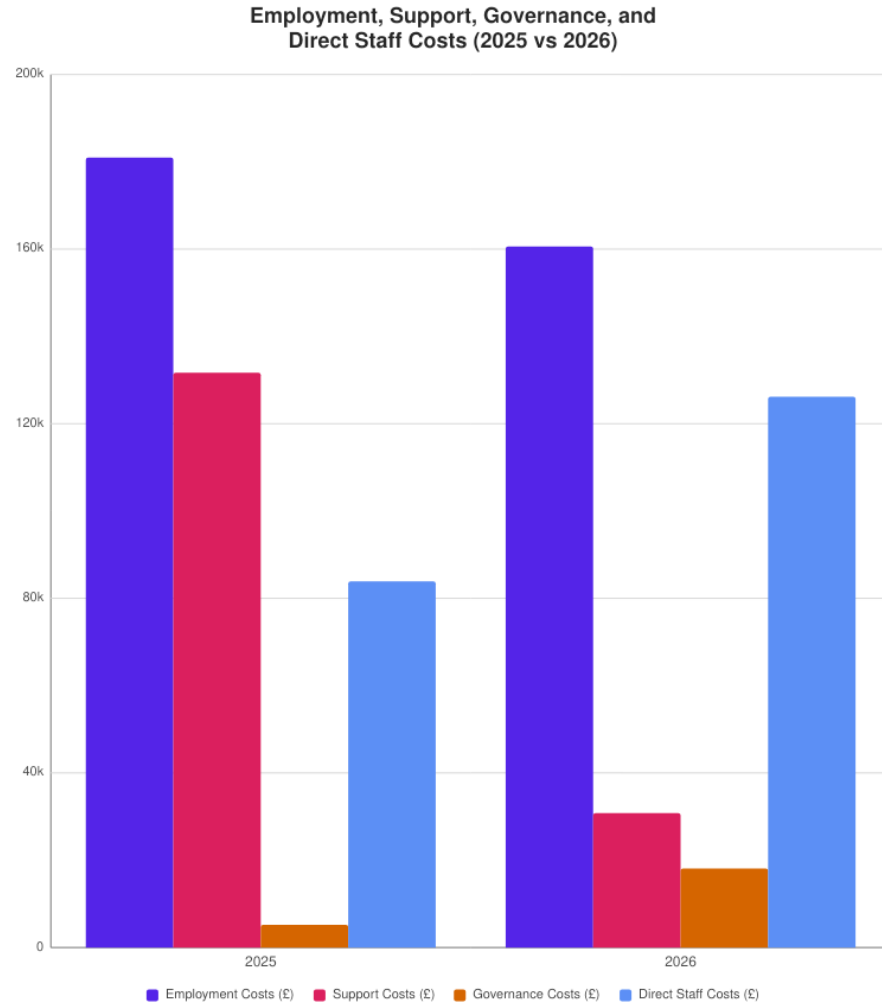
Liquidity and Working Capital



Year-end cash was £131,428.
Debtors rose to £23,532, largely reflecting grant income received shortly after year-end.

Net current assets increased to £147,339.

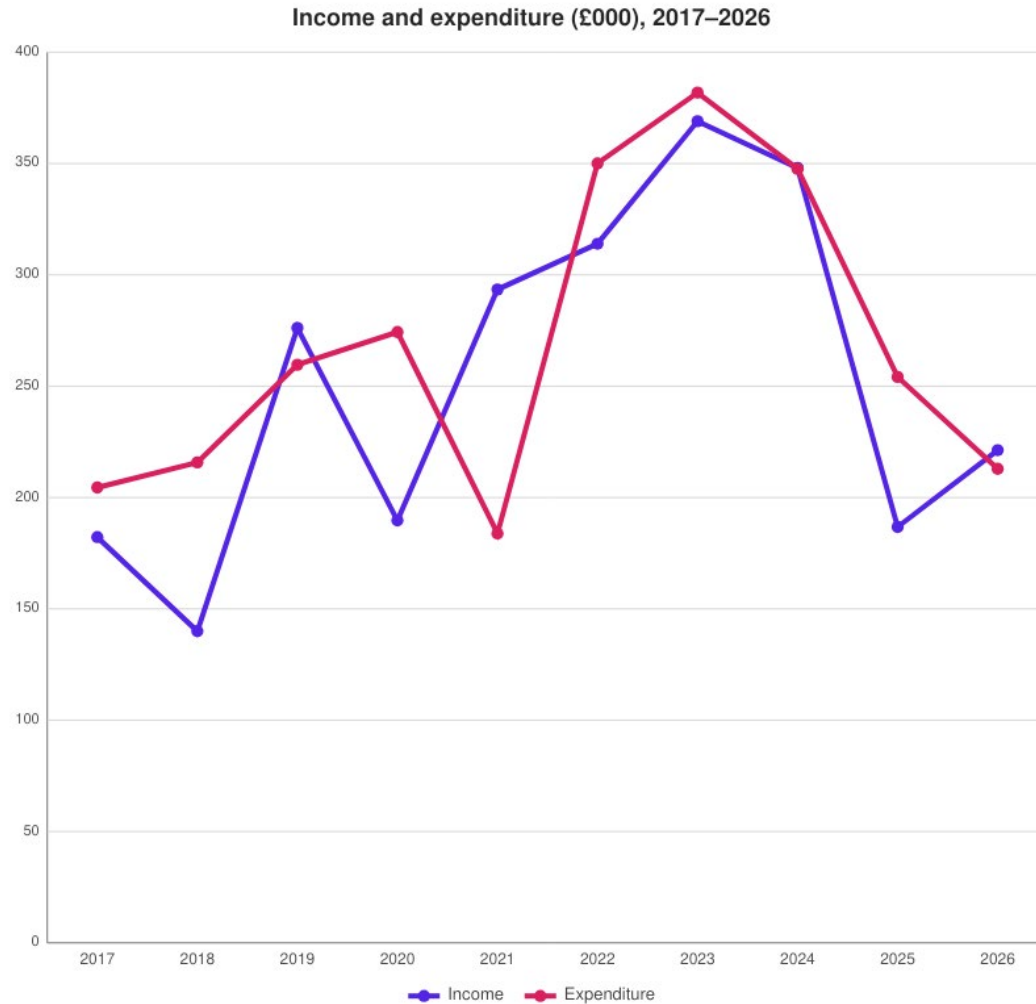
Cost Structure



Employment costs fell to £160,570 and support costs to £30,808.

Direct staff costs rose to £126,176 and governance costs to £18,086.

2026 restores financial balance



Income rose sharply during and after Covid, exceeding £300k in 2022–24, before falling back.

At £221k, 2026 is closer to CDA's longer-term scale. Expenditure reduced to £213k, restoring an £8.4k operating surplus.

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Strategy - Update

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We are stronger together

Over the past year, we have continued to build momentum behind the strategy adopted in autumn 2025. That strategy reaffirmed our purpose of focusing on the rural communities of Hertfordshire, while sharpening our focus on where we can create the greatest long-term impact.

These activities may appear diverse, but they are united by a common approach. We believe that lasting change happens through collaboration. By bringing together residents, community groups and charities, businesses and statutory organisations, we help communities build on their own assets and create solutions that continue long after individual projects have ended.

Thank you for being an integral part of this journey.



Kevin Poulton
CEO



Jodie Deards
Chair



Who we are

Our Vision

To see a thriving, resilient and happy Hertfordshire, that harnesses the power of local neighbourhoods to drive positive change.

Our Mission

To foster healthy, sustainable, connected communities across rural Hertfordshire.



Who we are

CDA Herts is a unique, diverse and award winning charity which supports communities across the **whole of Hertfordshire**, with a proven track record built up over 60 Years.

Our supporting communities work focusses on people's health, wellbeing and the environment they live in. Our projects allow pro-active community orientated self-care, bridging the gap between the Health and the community.

We facilitate Community-led Planning and Rural Housing across the county, offering advice and support in creating a Parish, Town, Neighbourhood or Green Infrastructure Plan.

The only charity in Hertfordshire that is part of the ACRE* national network of Village Hall Advisors providing information, advice and support to charitable village hall committees.

Adopting the Asset Based Community development philosophy our projects and services offer opportunities that allow people to drive the change in making Hertfordshire a better place to live.

Our Digital Learners project epitomizes this approach with a friendly informal drop-in format. Where neighbours help neighbours with their digital journeys and preventing isolation through social engagement, adding to the health of the communities



*ACRE, Association of Community for Rural England.

Who we are - Values

Connectors

We keep people at the heart of all we do, believing connection is at the heart of success and happiness and self-worth.

Enablers

We actively foster growth, empowerment and positive change. Creating the space for communities to do more by themselves.

Sustainable

We build sustainable projects, services and communities; and will increase our own environmental sustainability and deliver green initiatives.

Collaborative

We believe great ideas come from working together with our communities. Using a wide range of partners, we will co-design projects and services to meet real needs.

Innovative

We embrace fresh thinking and creative solutions to meet the evolving needs of our community. By staying open to new ideas and smarter ways of working, we make our impact deeper and more meaningful.

Transparent

We operate with honesty and openness, ensuring our community, donors, and partners always know how decisions are made and where resources go. We share our successes, our challenges, and our lessons learned—because trust is built on honesty.

Our Impact ~ Jacks Story

Background:

Jack, aged 93, began attending weekly Digital Inclusion Drop-In sessions at his local village hall after the loss of his wife. Determined not to become isolated, he took steps to stay connected and independent through technology.

Digital Transformation:

- Attends **weekly 1:1 support sessions**.
- Now confidently uses an **iPhone, iPad, and Apple Watch**, all synced.
- Stays in touch with family and manages daily tasks online.

Real-World Impact:

Jack's digital skills proved vital during a recent emergency:

- After a **fall in the shower**, unable to reach his phone, he used his **Apple Watch and Siri** to call his daughter-in-law.
- He was able to **speak to her directly**, ensuring quick assistance.



Digital skills can be life-saving and empower older adults to remain connected, safe, and independent.

Our key pillars

Connected Communities



Rural Infrastructure



Rural Voice



To help us achieve these we will focus on....

- Sustainability In communities
- Sustainability in the charity
- Community Businesses
- Our People & Partners



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Rural Herts in the new local government era

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Hertfordshire Council Structure 2028



Timeline

- **16 July 2026**
Government confirmed four unitary authorities
- **May 2027**
Elections to the new shadow authorities
- **1 April 2028**
New councils assume responsibility for local services

The existing county, district and borough councils will be replaced. Town and parish councils will remain.

Future of Rural England



70%

of Hertfordshire's
land area is rural



12%

of Hertfordshire's
population lives in rural
settlements

Rural need can be dispersed and easily overlooked.

Nobody understands rural England better than the communities themselves, and this government believes they should have a say in shaping the policies that will affect them – **with their needs fully considered at every stage of policy development.**

Future of Rural England,
DEFRA July 2026

Rural Assets as well as needs



Our Top Recommendations

- **Embed rural proofing in the LGR transition**
- **Create a rural profile and engagement process for each new authority**
- **Protect shared rural knowledge, networks and specialist capacity**

Test at least one cross-authority rural demonstrator before April 2028.

CDA Approach

How We Work

Fostering healthy, sustainable and connected communities in rural Herts by connecting people, organisations, knowledge and resources.



This is the CDA Herts approach.



We bring people together

We connect residents, groups, businesses and public services around shared local priorities.



We connect strengths

Everyone contributes what they do best.



We build on local assets

We start with what already exists and grow it together.



We create lasting impact

Stronger communities, better health, greater opportunity and a more sustainable future.

When we collaborate, communities thrive.



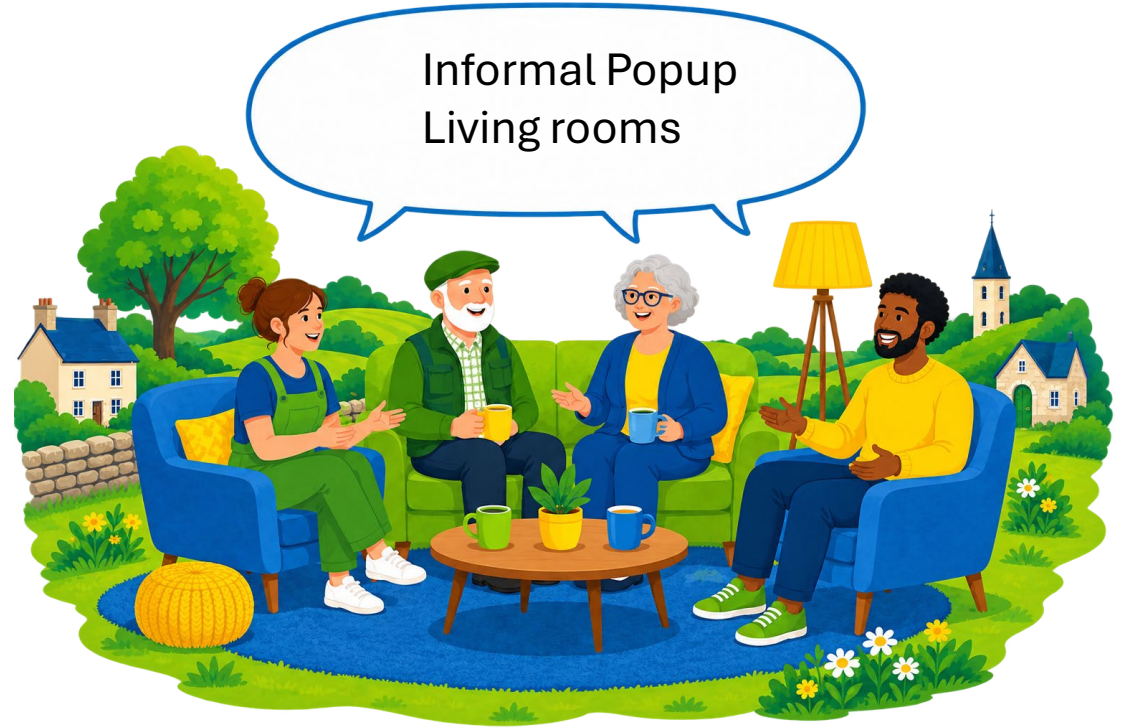
|  Healthy |  Sustainable |  Connected

Rural Voice

Online Chat Rooms



Informal Popup
Living rooms



Making sure your voice is heard



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Connected Communities Projects





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Digital Support Cafes

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What are Digital Support Cafes?

- **Digital Support Cafes project** helps local people gain the skills and confidence to get online, use digital tools, and stay safe.
- **FREE Digital Learner Drop-in Sessions** in village halls across Hertfordshire.
- Sessions have no set agendas or topics.
- The project is supported by trained local **Digital Champions** and **Digi-Buddies**.

Examples of what we do

- **Device Management** – Help setting up new devices or upgrading existing ones.
- **Online shopping & bills** – safe payments, account set-up, and managing subscriptions.
- **Prescriptions & NHS App** – ordering prescriptions and booking appointments.
- **Email & communication** – email set-up, video calls, and staying in touch.
- **Photos & media** – organising and sharing safely.
- **Staying safe online** – avoiding scams, protecting personal information, and spotting phishing.

Impact Statistics

Our impact between 2022 - 2025

354

Two-hour digital
'drop-in' sessions
delivered across 6
rural venues

7,264



hours of volunteer time utilised
to support new digital learners

88

locally recruited
'digital volunteers'

5,152



hours of individual digital
support & advice provided

£510,720

of social impact generated
through the delivery of the
'drop-in' sessions



480

new digital learners supported

£285,912



of social impact generated through
regular volunteering opportunities

£5.02



of social impact generated for
every £1 invested in delivering
the 'drop-in' sessions - £7.84
including the impact generated
through volunteering
opportunities

"As a person of senior age living on my own and with no family members living nearby, I find the weekly support sessions invaluable in helping me keep afloat and connected within the ever changing digital world."

Improving lives through the internet in rural Hertfordshire

Feedback

“As a person of senior age living on my own and with no family nearby, I find the weekly IT support sessions invaluable in helping me keep afloat in an ever-changing digital world.”



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Community Garden

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Overview



One Acre of Land.

**On the edge of
Highfield Park,
St Albans**



16 Days of Action

25th Nov to 10th Dec



Lack of anonymity can make it harder to ask for help when everyone knows everyone.

Distance and isolation can leave people further from neighbours, services and support.

Limited transport and specialist services can make refuge spaces, safe places and specialist workers much harder to reach.

Digital blackspots can make confidential information and online support less accessible.

Financial dependency through shared farms, businesses or accounts can leave nowhere else to go.

Larger Pets, A horse is a lot harder to relocate with than a cat.

Slower response times for rural policing and services can mean a longer wait.

Traditional norms—“that’s just how it is round here”—can silence a conversation.

16 Days of Action

16 CDA Herts - organised Walks



In collaboration with other organisations

*~ Community Action Dacorum
National Trust*



Community organised Walks in villages across Herts.

Can be

- **Round the village green**
- **With Dogs over a field**
- **Or a 4 mile ramble.**

16 Days of Action



JOIN A WALK

Take part in a walk near you.



ORGANISE A WALK

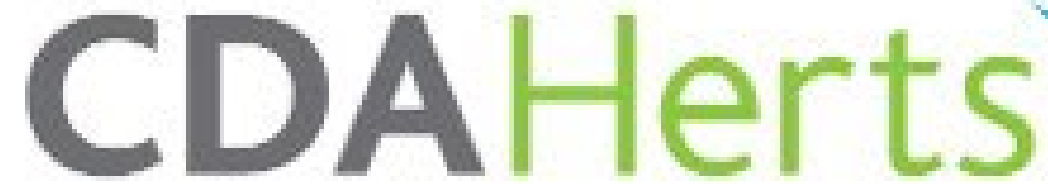
Bring your village together.



SUPPORT THE CAMPAIGN

Help us reach rural communities.

CDAHerts.org.uk/16-Days/

The logo for CDA Herts features the text 'CDA' in a bold, dark grey sans-serif font, followed by 'Herts' in a green sans-serif font. To the right of the text is a circular emblem composed of stylized human figures in various colors (blue, green, yellow, orange, red, purple) arranged in a circle, with a small yellow star at the bottom right.

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The bottom half of the slide features a solid green background with a white wavy line separating it from the top. On the left side, there is a stylized white graphic of a leaf or flower pattern. The text 'Rural Infrastructure' is centered in the green area in a white sans-serif font.

Rural Infrastructure

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Rural Infrastructure





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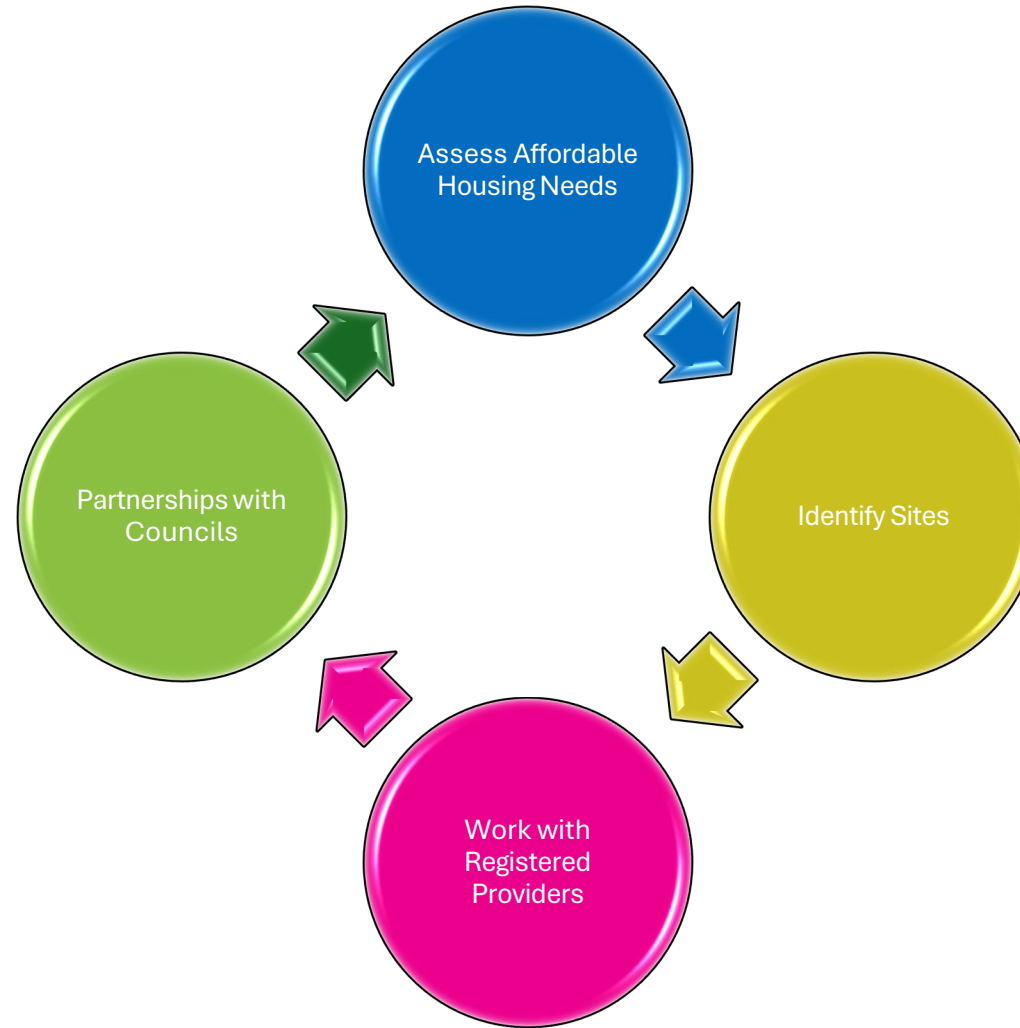
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Rural Affordable Housing

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Rural Housing Enabler Service - The process



Definition of Affordable Housing

Affordable housing generally refers to housing units that are financially accessible to individuals and families whose income is below the median household income.

Difference between Open-market houses and Affordable houses

	Open-market housing	Affordable Housing
Price Determination	Prices (both sale and rent) are driven entirely by localised supply and demand	Prices are structurally decoupled from market demand. Rents are capped
Access and Eligibility	Access is determined purely by financial capacity	Access is restricted. Buyers and renters must meet specific eligibility criteria
Long Term Value Capture	When a homeowner sells an open-market house, they keep 100% of the capital appreciation (profit).	The original subsidy or discount is often "locked in" perpetuity. The property never transitions into the open market.

Data Sources: [https://naddercommunitylandtrust.org/affordable-housingnppfdefinition?utm_source=gemini#:~:text=Taken%20from%20the%20National%20Planning%20Policy%20Framework,ownership%20and%20For%20is%20for%20essential%20local%20workers\)%3B](https://naddercommunitylandtrust.org/affordable-housingnppfdefinition?utm_source=gemini#:~:text=Taken%20from%20the%20National%20Planning%20Policy%20Framework,ownership%20and%20For%20is%20for%20essential%20local%20workers)%3B).

The Affordability Gap Across Hertfordshire

Countrywide Housing Market Snapshot

AVERAGE PRICE

£538,000

3rd highest county average price in England & Wales.

INCOME MULTIPLIERS

9.7x – 12.2x

Ratio of median house price to earning across Herts districts

Private Rent

£1,620/mo.

Consumes over 50% of average Hertfordshire full-time earnings.

Maximum affordable purchase on average single income (3.5× cap) is c. £135,000 — creating a £403,000 countywide shortfall

Data Sources: ONS UK House Price Index & Rental Market Statistics (2026), HM Land Registry.

Price Barrier & Local Need Across Herts

Valuation & Parish Evidence

Property Type	Herts Average Price
Detached	£942,000
Semi-Detached	£600,000
Terraced	£448,000
Flats / Apartments	£279,000



Countywide Housing Need

Over 10,000 active applicants on housing registers across Hertfordshire seeking rural village housing.
High open-market land values displace key workers, young families and essential local staff

Data Sources: ONS & HM Land Registry (2026), Hertfordshire District Housing Registers.

Categories of Affordable Housing

Legal & Planning Definitions

Social & Affordable rent

Minimum 20% below open market rent; allocated via housing register for local residents on modest incomes

Shared ownership

Part-buy, part-rent model allowing incremental equity ownership for local workers who cannot afford full market price.

Discounted Market Sale

Homes sold at minimum 20% with covenant restrictions retaining the discount for future buyers

Data Sources: National Planning Policy Framework (NPPF Annex 2), Hertfordshire Local Plans.

Rural Exception Site Policies

Planning mechanisms

Land Viability

Unlocks non-allocated land (including Green Belt/AONB) at low agricultural values

Evidence Needed

Requires independent Housing Needs Survey proving specific local community demand

In Perpetuity

Legal S106 agreements lock occupancy for residents with local connection

Village Scale

Small developments adjacent to village boundaries, tailored to local service capacity

Data Sources: NPPF Paragraph 78/79 (Rural Exception Policy), Hertfordshire District Local Plans.

Hertfordshire Case Study: Johnson Court



Redevelopment Site

Former redundant garage block at Jockey End converted into high-quality affordable housing.

Passivhaus Performance

Ultra-low operational energy footprint with estimated space heating costs of ~£140 per year

Local Tenure Security

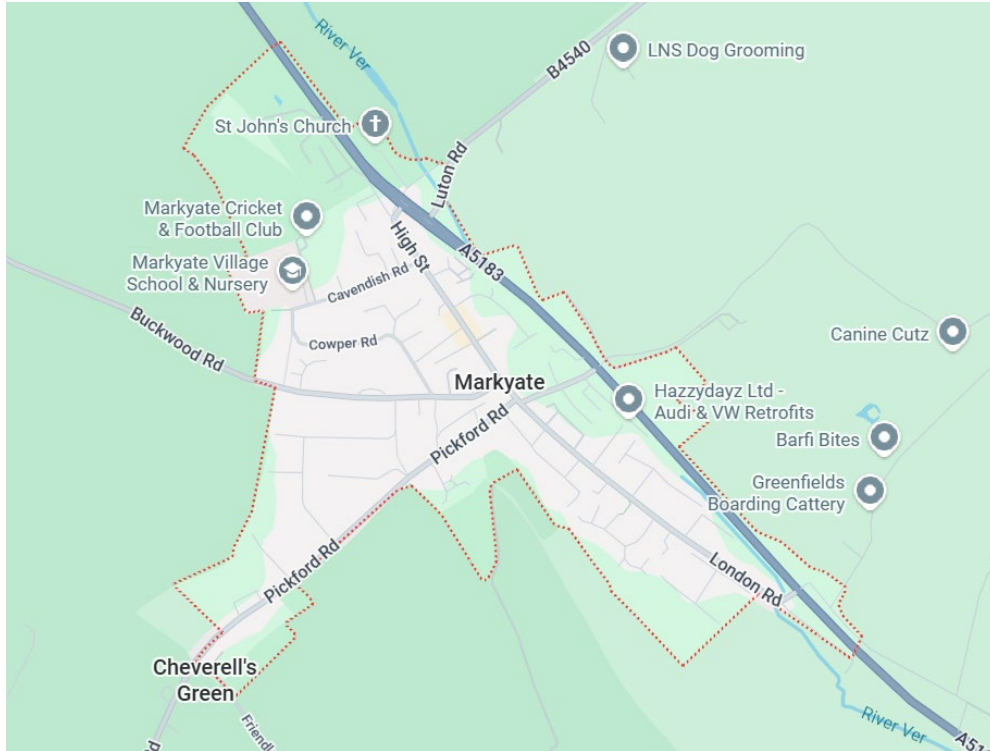
100% reserved for residents with direct family or employment links to Great Gaddesden Parish

<https://cdn.mos.cms.futurecdn.net/sZmKLnqjfvKs4hDvsRzqvc.jpg>

Data Sources: NPPF Paragraph 78/79 (Rural Exception Policy), Hertfordshire District Local Plans.

Current Project

Housing Needs Survey Markyate



Data Sources: Google Maps.

The survey was distributed to Markyate households both physically and digitally, achieving a response of 29.5% (429 responses out of 1453 houses). Respondents were asked to share opinions on the need of affordable housing in Markyate and their opinion on which group of people will be needing these houses the most. They were also asked to share their connection to the area, preferences for housing type and tenure and financial affordability.

- 1453 houses
- 429 responses (29.5%)
- Delivery date of the report 9th October

Completed Affordable Housing Needs Surveys

Year	Village
2026	Markyate, Dacorum – Nov 26
2025	Ashwell, North Herts
2023	Much Hadham, East Herts Flamstead, Dacorum
2022	Chipperfield, Dacorum
2021	Graveley, North Herts

Call to Action



**When were Affordable Housing Needs
Last Assessed in your Village?**



Get in Touch for an exploratory
call with the
Rural Housing Enabler



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Village Halls Advisory Service

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12 Months Work - Key Statistics



269
requests
for help



79
different
Halls



39
subjects



Energy, Net Zero; Finance & Grants; Martyn's Law; Managing Bookings; Governance; Refuse and Recycling; VAT; Asbestos; CIOs; Data Protection; Safeguarding; Car Parks; Health & Safety; Insurance; Trustees; Film Clubs; Card Readers; CCTV; Employees; Business Planning ...

VILLAGE HALLS ARE COMMUNITY HUBS

Village Halls & Community Buildings Conference 2025



60
Attendees



33
Village Hall
Trustees



15
Exhibitors
and presenters

They are
amazing, so
much really good
information.

Julie Tulloch
Allen Greens Village Hall

Village Halls & Community Buildings Conference 2026

Thursday 4th March



Codicote



Harris Kayani

Electric Vehicle Charging

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Electric Vehicle Charging Concept



Electric Vehicle – Initial Costs

Site Assessment

Remote Feasibility

- Photo of Car Park
- What , Where and How Many spots
- Wi-fi Check
- What Energy Provider/ Tariff

FREE

Site Survey

On Site with Surveyor

Look at cabling runs
Equipment to be used
On-line Demand survey

50% refundable if proceed to install

Member £450

Non Member £575

Install

Commercial dual-socket 7kW charger
Electrical and groundwork installation
Connectivity and commissioning
Signage

Approx £8,500*

Subject to site survey

CDA Herts project support is charged separately
at £75 per hour for help with grants etc.

Electric Vehicle – Income return



Two charging sessions per day

Based on two average **20kWh** charging sessions, lasting approximately **3–3.5 hours** each:

Annual customer income: **£9,490**

Electricity cost: **£3,650**

Annual gross margin: **£5,840**

Indicative return on investment:
approximately 1.5–2 years

Assumes customers are charged 65p/kWh and electricity costs the hall 25p/kWh.



EV Chargers

Questions & Answers

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Q&A
Thank You

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Trustee Call

We are seeking Trustees from members to serve on the Board.



Visit Volunteering section on our website. CDAHerts.Org.UK

Funders 2025/26



Department
for Environment
Food and Rural Affairs

London Luton Airport
Greener Future Fund



Allied Westminster

LemonBooking

