



The Cross Barn

Palace Gate Farm,  
Odiham

**Report of the Trustees and**  
**Unaudited Financial Statements for the Year Ended 31 March 2023**

**for**

**The Cross Barn**  
**Odiham**

[www.thecrossbarn.org.uk](http://www.thecrossbarn.org.uk) | 01256 701803 | [enquiries@thecrossbarn.org.uk](mailto:enquiries@thecrossbarn.org.uk)

Registered Charity No: 1103998

Registered in England as a Company Limited by Guarantee  
05085704

Limited Company No:

# **The Cross Barn Odiham**

## Contents of the Financial Statements

for the year ended 31 March 2023

	Page
Report of the Trustees	3
Independent Examiner's Report	8
Statement of Financial Activities	9
Balance Sheet	10
Notes to the Financial Statements	11
Detailed Statement of Financial Activities	14

**The Cross Barn Odiham**  
**Report of the Trustees for the Year Ended 31 March 2023**

The Trustees, who are also directors of the charity for the purposes of the Companies Act 2006, present their report with the financial statements of the charity for the year ended 31 March 2023. The Trustees have adopted the provisions of the Charities Statement of Recommended Practice 2015 (FRS 102).

**REFERENCE AND ADMINISTRATIVE DETAILS**

**Registered Company number**

05085704 (England and Wales)

**Registered office**

The Cross Barn Odiham Palace Gate Farm Odiham  
Hook Hampshire RG29 1JX

**Hon Treasurer**

J F Macdiarmid

**Independent Examiner**

G. East  
8 Kestrel Close, Ewshot  
Farnham, Surrey, GU10 5TW

**Registered Charity number**

1103998

**Trustees**

I Green - Chairman R L T Jones  
M K Drayton P S Twineham R E Jury  
K W Crookes H J Swalheim J F Macdiarmid R Coleman

**Bankers**

Lloyds Bank plc 174 Fleet Road Fleet Hampshire GU51  
4DD

**STRUCTURE, GOVERNANCE AND MANAGEMENT**

**Governing document**

The charity is controlled by its governing document, a deed of trust dated 26th March 2004, and constitutes a company limited by guarantee.

**Objects, aims and activities**

Operating as a charitable company limited by guarantee, the Trustees are responsible for the management of premises owned by Hart District Council known as the Cross Barn Odiham.

The objects of Cross Barn Odiham are “to promote for the benefit of the inhabitants of the Parish of Odiham and the surrounding area, the provision of facilities for recreation or other leisure time occupation of individuals who have need of such facilities by reason of their youth, age, infirmity or disablement, financial hardship or social and economic circumstances, or for the public at large in the interests of social welfare, and with the

object of improving the condition of life of the said inhabitants.”

### **Organisational structure**

The Board of Trustees meet monthly as The Cross Barn Management Committee. The Events group is a sub-committee of the main Board and meets as required

We wish to thank Bob Jury, who is stepping down as a Trustee this year, for his strong support over the past 10 years. Bob has been responsible for managing and updating our web presence, and has agreed to continue to support us in the future as a Friend of the Barn

### **Recruitment, appointment, induction and training of trustees**

In accordance with the Trust Deed one third of the Trustees must retire by rotation at each Annual General Meeting and, being willing, will offer themselves for re-election. Roger Jones, Michael Drayton, Pauline Twineham and Ian Green will seek re-election, having exceeded the maximum term of office of 9 years.

All new Trustees are appointed on the basis that they have enough knowledge and experience to understand the nature of the charity, to manage their duties responsibly and to further the charity's objectives and aims. Trustees attend training sessions as appropriate

### **Related parties**

The charity manages the Barn with the agreement of Hart District Council, owners of the property.

### **Risk management**

The Board of Trustees periodically reviews the major risks to which the charity is exposed and has ensured that systems are adequate to mitigate those risks. The charity has both Public and Employer's Liability Insurance and Charity Trustee Insurance cover.

A premises license has been granted by Hart District Council.

### **Governance**

In March 2018 the Board reflected on the recommendations of the new Charity Governance Code. The Board are satisfied that they operate within best practice guidelines

## **ACHIEVEMENTS AND PERFORMANCE**

This past year has been very positive: one of consolidation, and recovery, after two years where we relied upon government grants to see us through the Covid shutdown. Activity has increased significantly. Our bookings have been running at a record rate. Most of our traditional clients have returned, and we have seen an increase in weekend and holiday bookings as the Barn's reputation spreads, thanks to work of our manager, a revitalized web presence and support from our trustees.

Cinema and Theatre booking have been steadily increasing and, whilst running below historical levels, are ahead of the national experience in the large cinema chains. Due to a broader range of offerings, our evenings continue to be enjoyed by a wide variety of age

groups.

The Hart DC funded fabric refurbishment (pointing and gutters), that was due to start earlier in the year, is now going ahead and should be complete during 2023/24 subject to suitable weather conditions.

Our plans to provide new seating and umbrellas for the terrace have also been delayed, for financial reasons, due to the additional maintenance requirements for 2023 that have arisen (see below).

Client activities in the Barn are managed by Anna Roberts, but the Barn relies heavily on the Trustees and other volunteers to conduct its day-to-day activities and deliver its programme of events.

## **Plans for the Future**

Our most important responsibilities for 2023 and beyond are to continue to provide a safe, secure and inspiring location for our many clients. We will continue to welcome our regular groups, encourage families to celebrate in the Barn, and strive to entertain the community with our events.

As part of this responsibility, we will continue to anticipate and minimize potential problems that could prevent the Barn being fully utilised.

We will be re-sanding and sealing the floor of the Great Hall, which has suffered over the years since it was last resurfaced, in August. In addition, since we have been told that boiler parts are very difficult to source for such old equipment, we are planning to replace our boilers before the winter of 2023.

We estimate that the cost to the Barn for these two activities will be in excess of £10,000 and we will actively seek financial support for this work.

## **Barn500**

It is several years since we initiated Barn500, with the idea to improve our toilets, kitchen and audio/visual equipment, and all of this work was completed before the pandemic.

We feel it is time to look to the future, and have commissioned work to survey the Barns external levels, as a first step towards improving access, especially for disabled and emergency use, and creating a more appropriate frontage for such a special building. We have also identified architects, and hope to complete the work over the next 2-3 years.

## **FINANCIAL REVIEW**

### **Financial Results**

The Barn was free of Covid restrictions from the start of the year. As a result, earnings from activities in the Barn rose from £29,228 to £44,536 in the current financial year and operational expenditure, excluding depreciation, was £46,808 an increase of £6,129. Costs were affected by inflation and a 10% increase was applied to booking fees from 1st January, the first increase since May 2020.

The overall surplus of £1,520 excluding depreciation was achieved despite the increase in

costs

The Friends of the Barn have maintained their subscriptions, which is gratefully acknowledged.

## **Reserves policy**

The contingency fund ensures that a significant amount of money is available to cover unforeseen adverse events and it currently stands at £25,000

Funds raised by the Friends are separately identified and may be used to support the Barn activities as agreed by the Trustees.

Likewise, the Barn 500 reserves are separately identified having completed the major refurbishment of the washrooms and kitchen in recent years.

The unrestricted fund represents the operational surpluses of running the Cross Barn and the minor operational capital expenditure.

There was no Capital Expenditure during the year.

Transfers between the funds may be authorised by the Trustees as appropriate

## **RESPONSIBILITIES OF THE TRUSTEES**

The Trustees (who are also the Directors of the Company for the purpose of Company Law) are responsible for preparing the Trustees' Annual Report and the financial statements in accordance with applicable law and the United Kingdom Accounting Standards (UK GAAP).

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 Charity and of the incoming resources and application of resources including the income and expenditure of the Charity for that year.

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 (FRS102)
- Make judgements and estimates that are reasonable and prudent
- State whether applicable UK accounting standards have been followed, subject to any material departures and explained in the financial statements
- Prepare the financial statement on the going concern basis unless it is inappropriate to presume that the charitable company will continue in operation

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

In so far as the Trustees are aware:

- There is no relevant information of which the independent examiner is unaware, and
- The Trustees have taken all steps that they ought to have taken to make themselves aware of relevant information and to establish that the independent examiner is aware of that information

**INDEPENDENT EXAMINER**

G.East has been appointed to act as independent examiner as the Charity does not require an audit.

**SMALL COMPANY PROVISIONS**

This report has been prepared in accordance with the special provisions for small companies under Part 15 of the Companies Act 2016.

Registered Office

Cross Barn Odiham, Palace Gate Farm, Odiham, Hook, Hampshire, RG29 1

Signed by order of the Trustees

Ian Green,

Approved by the Trustees, Dated 21st September 2023

## **The Cross Barn Odiham**

### **Independent Examiner's Report to the Trustees for the Year Ended 31 March 2022** **Report on the accounts for the year ended 31 March 2022 set out on pages nine to fourteen**

#### **Respective responsibilities of trustees and examiner**

The charity's trustees (who are also the directors for the purposes of company law) are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year (under Section 144(2) of the Charities Act 2011 (the 2011 Act)) and that an independent examination is required.

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 accounts under Section 43 of the 1993 Act,
  - to follow the procedures laid down in the General Directions given by the Charity Commission under section 145 (5)(b) of the 2011 Act, and
- to state whether particular matters have come to my attention.

#### **Basis of the 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 accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, 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 accounts present a 'true and fair view' and the report is limited to those matters set out in the statements below.

#### **Independent examiner's statement**

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

- (1) which gives me reasonable cause to believe that, in any material respect, the requirements
  - to keep accounting records in accordance with Section 396 of the Companies Act 2006; and
  - to prepare accounts which accord with the accounting records, comply with the accounting requirements of 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
- (2) to which in my opinion attention should be drawn in order to enable a proper understanding of the accounts to be reached.

G East  
8 Kestrel Close  
Eweshot  
Farnham,  
Surrey GU10 5TW

G East – Independent Examiner  
Date: 21st September 2023



**THE CROSS BARN ODIHAM**  
**STATEMENT OF FINANCIAL ACTIVITIES**  
**YEAR ENDED 31 MARCH 2022**

	<b>Note</b>	<b>Unrestricted Funds £</b>	<b>Restricted Funds Friends £</b>	<b>Barn500 £</b>	<b>Total 2022 £</b>	<b>Unrestricted Funds £</b>	<b>Restricted Funds Friends £</b>	<b>Barn 500 £</b>	<b>Total 2021 £</b>
<b>INCOMING RESOURCES</b>									
<b>Incoming resources from generated funds</b>									
Voluntary Income	<b>2</b>	17,572	-	-	17,572	27,003	-	2,950	29,953
Activities generating funds	<b>3</b>	29,228	2,341	211	31,780	2,496	3,391	211	6,098
Investment income	<b>4</b>	6	-	-	6	18	-	-	18
<b>Total incoming resources</b>		<b>46,806</b>	<b>2,341</b>	<b>211</b>	<b>49,358</b>	<b>29,517</b>	<b>3,391</b>	<b>3,161</b>	<b>36,069</b>
<b>RESOURCES EXPENDED</b>									
<b>Cost of generating funds</b>		<b>46,868</b>	<b>1,068</b>	<b>4,020</b>	<b>51,956</b>	<b>26,580</b>	<b>1,400</b>	<b>4,020</b>	<b>32,000</b>
<b>NET INCOME/(EXPENDITURE)</b>	<b>5</b>	<b>(62)</b>	<b>1,273</b>	<b>(3,809)</b>	<b>(2,598)</b>	<b>2,937</b>	<b>1,991</b>	<b>(859)</b>	<b>4,069</b>
<b>Transfers between funds</b>		<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>6,000</b>	<b>( 6,000)</b>		<b>-</b>
<b>NET MOVEMENT IN FUNDS</b>		<b>(62)</b>	<b>1,273</b>	<b>(3,809)</b>	<b>(2,598)</b>	<b>8,937</b>	<b>(4,009)</b>	<b>(859)</b>	<b>4,069</b>
<b>FUND BALANCES brought forward</b>		<b>59,725</b>	<b>9,469</b>	<b>62,520</b>	<b>131,714</b>	<b>50,788</b>	<b>13,478</b>	<b>63,379</b>	<b>127,645</b>
<b>FUND BALANCES carried forward</b>		<b>£ 59,663</b>	<b>£ 10,742</b>	<b>£ 58,711</b>	<b>£ 129,116</b>	<b>£ 59,725</b>	<b>£ 9,469</b>	<b>£ 62,520</b>	<b>£ 131,714</b>

The notes form part of these financial statements

**THE CROSS BARN ODIHAM**  
**BALANCE SHEET as at 31 MARCH 2022**

	Note	2022		2021	
		£	£	£	£
<b>Fixed assets</b>					
Tangible fixed assets	8		91,740		101,933
<b>Current assets</b>					
Debtors	9	2,500		535	
Cash at bank and in hand		<u>38,466</u>		<u>30,908</u>	
			40,966		31,443
<b>Current liabilities</b>					
Creditors due within one year	10		<u>(3,590)</u>		<u>(1,662)</u>
<b>Net current assets / (liabilities)</b>			37,376		29,781
<b>Total assets less current liabilities</b>			<u>£ 129,116</u>		<u>£ 131,714</u>
<b>Funds</b>	11				
<b>Unrestricted funds</b>			59,663		59,725
<b>Restricted funds</b>			69,453		71,989
<b>Total funds</b>			<u>£ 129,116</u>		<u>£ 131,714</u>

The notes form part of these financial statements

Signed on behalf of the Trustees by

Ian Green, Chairman

21st September 2023

## **CROSS BARN ODIHAM**

### **Notes to the Financial Statement for the year ended 31 March 2023**

#### **1. ACCOUNTING POLICIES**

##### **Accounting convention**

The financial statements have been prepared under the historical cost convention, and in accordance with the Charities SORP (FRS 102) and the Companies Act 2006

##### **Incoming resources**

All incoming resources are included on the Statement of Financial Activities when the charity is legally entitled to the income and the amount can be quantified with reasonable accuracy.

##### **Resources expended**

Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

##### **Tangible fixed assets**

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Plant and machinery - 10% of cost, Electrical equipment – 20% of cost

Assets associated with the structure of the building (store, doors, patio etc) – 5% of cost

##### **Taxation**

The charity is exempt from corporation tax on its charitable activities.

##### **Fund accounting**

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity.

Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the detailed notes to the financial statements.

THE CROSS BARN ODIHAM  
NOTES TO THE FINANCIAL STATEMENTS  
YEAR ENDED 31 MARCH 2022

		2022	2021
<b>2</b>	<b>VOLUNTARY INCOME</b>		
	Grants and Donations	£ 17,572	£ 29,953
<b>3</b>	<b>ACTIVITIES FOR GENERATING FUNDS</b>		
		£	£
	Barn 500	211	211
	Regular Lettings	13,405	1,770
	One-off Lettings	8,547	240
	Film, theatre and other events	7,276	1,547
	Fundraising	-	-
	Friends subscriptions	2,341	2,330
		£ 31,780	£ 6,098
<b>4</b>	<b>INVESTMENT INCOME</b>		
	Interest	£ 6	£ 18
<b>5</b>	<b>NET INCOME/EXPENDITURE</b>		
	Is stated after charging:		
	Depreciation	£ 11,277	£ 11,111
<b>6</b>	<b>TRUSTEES REMUNERATION AND BENEFITS</b>		
	There were no trustees remuneration , expenses or other benefits for the year ended 31 March 2022 or for the year 31 March 2021		
<b>7</b>	<b>STAFF COSTS</b>		
	Office costs - manager and bookkeeper	£ 13,278	£ 6,495
<b>8</b>	<b>TANGIBLE FIXED ASSETS</b>		
			£
	COST as at 1st April 2021		182,870
	Additions		1,084
	Disposals		-
	Cost as at 31st March 2022		£ 183,954
	DEPRECIATION as at 1st April 2021		80,937
	Additions		11,277
	Disposals		-
	Depreciation as at 31st March 2022		£ 92,214
	<b>NET BOOK VALUE as at 31st March 2022</b>		£ 91,740
	<b>NET BOOK VALUE as at 31st March 2021</b>		£ 101,933

THE CROSS BARN ODIHAM  
NOTES TO THE FINANCIAL STATEMENTS  
YEAR ENDED 31 MARCH 2022

**9 DEBTORS**

Trade debtors	£ 2,500	£ 535
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**10 CREDITORS DUE WITHIN ONE YEAR**

	£	£
Trade creditors	-	( 6)
Key and cautionary deposits	1,155	596
Accruals	2,435	1,076
	£ 3,590	£ 1,666

**11 MOVEMENT IN FUNDS**

	Unrestricted Funds £	Contingency £	Restricted funds Friends £	Barn 500 £	Total Funds £
Balance as at 1st April 2021	44,725	15,000	9,469	62,520	131,714
Incoming resources	46,806	-	2,341	211	49,358
Transfers between funds	-	-	-	-	-
Resources expended	( 46,868)	-	( 1,068)	( 4,020)	( 51,956)
Balance as at 31st March 2022	£ 44,663	£ 15,000	£ 10,742	£ 58,711	£ 129,116

**12 FUNDS REPRESENTED BY**

	Unrestricted Funds £	Contingency £	Restricted funds Friends £	Barn 500 £	Total Funds £
Tangible fixed assets	28,312	-	5,694	57,734	91,740
Net current assets	( 1,090)	-	-	-	( 1,090)
Cash	17,441	15,000	5,048	977	38,466
<b>Total funds</b>	£ 44,663	£ 15,000	£ 10,742	£ 58,711	£ 129,116

**THE CROSS BARN ODIHAM**  
**DETAILED STATEMENT OF FINANCIAL ACTIVITIES**  
**YEAR ENDED 31st MARCH 2022**

	Unrestricted	Restricted Funds		31.3.22	Unrestricted	Restricted Funds		31.3.21
	Funds	Friends	Barn 500	TOTAL	Funds	Friends	Barn 500	TOTAL
INCOME	£	£	£	£	£	£	£	£
<b>Voluntary Income</b>								
Grants	17,572			17,572	27,003		2,950	29,953
<b>Activities for generating funds</b>								
Barn 500			211	211			211	211
Regular lettings	13,405			13,405	1,770			1,770
One-off lettings	8,547			8,547	240			240
Film and other events	7,276			7,276	486	1,061		1,547
Fundraising				-				-
Friends subscriptions		2,341		2,341		2,330		2,330
	29,228	2,341	211	31,780	2,496	3,391	211	6,098
<b>Investment income</b>								
Deposit acct interest	6			6	18			18
<b>Total incoming resources</b>	<b>46,806</b>	<b>2,341</b>	<b>211</b>	<b>49,358</b>	<b>29,517</b>	<b>3,391</b>	<b>3,161</b>	<b>36,069</b>
<b>RESOURCES EXPENDED</b>								
<b>Costs of generating voluntary income</b>								
Wages & related costs	13,278			13,278	6,495			6,495
Rates and water	248			248	78			78
Insurance	1,186			1,186	967			967
Light and heat	3,036			3,036	2,961			2,961
Waste	1,060			1,060	376			376
Telephone	157			157	531			531
Post, stationery, sundries	1,125			1,125	1,326			1,326
Repairs & maintenance	3,920			3,920	1,116			1,116
Advertising & licences	1,281			1,281	468			468
Cleaning supplies	9,026			9,026	6,154			6,154
Film and other events	5,444			5,444	85	332		417
Friends expenses				-				-
Marketing	87			87				-
Office equipment	831			831				-
Depreciation	6,189	1,068	4,020	11,277	6,023	1,068	4,020	11,111
<b>Total resources expended</b>	<b>46,868</b>	<b>1,068</b>	<b>4,020</b>	<b>51,956</b>	<b>26,580</b>	<b>1,400</b>	<b>4,020</b>	<b>32,000</b>
<b>NET INCOME</b>	<b>( 62)</b>	<b>1,273</b>	<b>( 3,809)</b>	<b>( 2,598)</b>	<b>2,937</b>	<b>1,991</b>	<b>( 859)</b>	<b>4,069</b>