



The Cross Barn

Palace Gate Farm,

Odiham

Report of the Trustees and

Unaudited Financial Statements for the Year Ended 31 March 2025

for

**The Cross Barn
Odiham**

www.thecrossbarn.org.uk | 01256 701803 | enquiries@thecrossbarn.org.uk

Registered Charity No: 1103998

Registered in England as a Company Limited by Guarantee

Limited Company No: 05085704

The Cross Barn Odiham

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The Cross Barn Odiham
Report of the Trustees for the Year Ended 31 March 2025

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 2025. 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

Independent Examiner

Tom Bennett

Registered Charity number

1103998

Trustees

I Green	Chairman
J F Macdiarmid	Hon Treasurer (retired 19 th September 2024)
D Robottom	Hon Treasurer (appointed 19 th September 2024)
CJ Clark	(retired 28 th August 2025)
K W Crookes	H J Swalheim
R L T Jones	M K Drayton
Mrs P S Twineham	Mrs R Coleman
D P Allen	
P Wilding	(appointed 16 th January 2025)

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 The 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.

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, Ian Green and Ken Crookes will seek re-election, having exceeded the maximum term of office of 9 years.

David Robottom was appointed as Trustee and Hon Treasurer on 19th September 2024, following the retirement of Finlay Macdiarmid. Our thanks are record to Finlay for his long and diligent service.

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 Cross Barn with the agreement of Hart District Council, who are the 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

The Cross Barn has had another successful year.

Strong bookings continued for both regular and one-off lettings from regular activity groups and clubs, some notable exhibitions, and families holding their many celebrations in the Barn.

Our cinema and theatre programme benefited from an improved flow of attractive films and National Theatre Live plays, as well as from our own live events, and we significantly widened our base of regular attendees.

As a result, we were able to record an overall operating profit before depreciation of nearly £6,000.

Like everybody we are suffering from the general increase in inflation, in particular energy and service charges, but we have benefited from our investment in our floor and its heating system in 2023.

As usual our clients were looked after by Anna Roberts (the Barn's Client Manager) supported by our strong team of Trustees and volunteers. The Board of Trustees has been strengthened, with David Robottom in his first year as Treasurer and Phil Wilding joining us in January.

Plans for the Future

The most important responsibility for 2024 and beyond is to continue our program of improvements, maintaining the Barn in top form.

In 2023 the Trustees, working with Hart DC identified the need to replace our gutters and repair crumbling pointing both inside and out. This was approved by Hart DC and work was due to start in 2024. Unfortunately, due to the complexities of repairing such an old but important building, technical difficulties have delayed the start of this work until 2025, when work on the gutters should commence.

The Cross Barn and the Community

One of the strengths of the Barn is its close links with the community. We have a formal 'Friends of the Barn' group. We also have a small group of volunteers who regularly support what we do, be it cinema, theatre or just general maintenance.

The Cross Barn is run as a charitable organization for the benefit of the people of Odiham. It is one of the most splendid and stunning village halls in the country and creates a wonderful space combining history, ambience and beauty for the benefit of the many village groups as well as private events.

For the previous 20+ years, the Cross Barn has been self financing and able to accommodate the village needs at competitive rental cost which enables so many of our village community to use the Barn. However for these competitive charges to continue, as well as maintain this very special part of Odiham for the future, in 2025 we intend to significantly strengthen our formal "Friends of the Barn" group including offering online registration and donations.

We are committed to ensuring that the Barn can continue to provide a safe, secure and inspiring location for the Barn's many clients for years to come.

FINANCIAL REVIEW

Financial Results

Total income from all sources increased from £52,923 in 2023/24 to £64,206 in the current year. This excellent result arose from unrestricted fund generating activities increasing from £48,441 to £60,488, due to increased regular and one-off lettings and higher events income; the latter of which included a one-off fundraising evening. Accordingly associated event costs were also higher than last year which led to total unrestricted expenditure increasing from £60,369 in 2023/24 to £64,503 in the current year.

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

Overall a loss of £5,386 was achieved from total activities, which is significantly reduced from the previous year loss of £12,475.

There was no capital expenditure in the year.

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 been used to complete 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.

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

Tom Bennett 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 1JX

Signed by order of the Trustees

Ian Green, Chairman

Approved by the Trustees,

Dated 18th September 2025

The Cross Barn Odiham

Independent Examiner's Report to the Trustees for the Year Ended 31 March 2025

I report to the charity trustees on my examination of the accounts of the Company for the year ended 31 March 2025.

RESPONSIBILITIES AND BASIS OF REPORT

The charity's trustees of the Company (and also its directors for the purposes of company law) are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

Having satisfied myself that the accounts of the Company are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of your charity's accounts as carried out under section 145 of the Charities Act 2011 ('the 2011 Act').

In carrying out my examination I have followed the Directions given by the Charity Commission under section 145(5) (b) of the 2011 Act.

INDEPENDENT EXAMINER'S STATEMENT

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe:

1. accounting records were not kept in respect of the Company as required by section 386 of the 2006 Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the accounting requirements of section 396 of the 2006 Act 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; or
4. the accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

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.

Tom Bennett
Independent Examiner
Date: 18th September 2025



THE CROSS BARN ODIHAM
STATEMENT OF FINANCIAL ACTIVITIES
YEAR ENDED 31 MARCH 2025

	Note	Unrestricted Funds £	Restricted Funds Friends £	Barn500 £	Total 2025 £	Unrestricted Funds £	Restricted Funds Friends £	Barn 500 £	Total 2024 £
INCOMING RESOURCES									
Incoming resources from generated funds									
Voluntary Income	2	300	-	-	300	1,125	-	-	1,125
Activities generating funds	3	60,488	2,102	104	62,694	48,441	2,065	103	50,609
Investment income	4	1,212	-	-	1,212	1,189	-	-	1,189
Total incoming resources		62,000	2,102	104	64,206	50,755	2,065	103	52,923
RESOURCES EXPENDED									
Cost of generating funds		64,503	1,068	4,021	69,592	60,371	1,009	4,021	65,401
INCOME/(EXPENDITURE)	5	(2,503)	1,034	(3,917)	(5,386)	(9,616)	1,056	(3,918)	(12,478)
Transfers between funds		-	-	-	-	4,000	(4,000)	-	-
NET MOVEMENT IN FUNDS		(2,503)	1,034	(3,917)	(5,386)	(5,616)	(2,944)	(3,918)	(12,478)
FUND BALANCES brought forward		47,175	8,849	50,889	106,913	52,791	11,793	54,807	119,391
FUND BALANCES carried forward		£ 44,672	£ 9,883	£ 46,972	£ 101,527	£ 47,175	£ 8,849	£ 50,889	£ 106,913

The notes form part of these financial statements

THE CROSS BARN ODIHAM
BALANCE SHEET as at 31 MARCH 2025

	Note	2025		2024	
		£	£	£	£
Fixed assets					
Tangible fixed assets	8		61,945		73,294
Current assets					
Debtors	9	3,526		2,559	
Cash at bank and in hand		<u>46,155</u>		<u>38,032</u>	
			49,681		40,591
Current liabilities					
Creditors due within one year	10		<u>(10,099)</u>		<u>(6,972)</u>
Net current assets / (liabilities)			39,582		33,619
Total assets less current liabilities			<u>£ 101,527</u>		<u>£ 106,913</u>
Funds	11				
Unrestricted funds			44,672		47,175
Restricted funds			56,855		59,738
Total funds			<u>£ 101,527</u>		<u>£ 106,913</u>

The notes form part of these financial statements

Signed on behalf of the Trustees by

Ian Green, Chairman
18th September 2025

THE CROSS BARN ODIHAM

Notes to the Financial Statement for the year ended 31 March 2025

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 2025

		2025	2024
2	VOLUNTARY INCOME		
	Grants, Donations and Ins'ce claim	£ 300	£ 1,125
3	ACTIVITIES FOR GENERATING FUNDS		
		£	£
	Barn 500	104	103
	Regular Lettings	23,380	18,759
	One-off Lettings	13,118	11,972
	Film, theatre and other events	23,990	17,711
	Friends subscriptions	2,102	2,065
		£ 62,694	£ 50,610
4	INVESTMENT INCOME		
	Interest	£ 1,212	£ 1,189
5	NET INCOME/EXPENDITURE		
	Is stated after charging:		
	Depreciation	£ 11,349	£ 11,477
6	TRUSTEES REMUNERATION AND BENEFITS		
	There were no trustees remuneration , expenses or other benefits for the year ended 31 March 2025 or for the year 31 March 2024		
7	STAFF COSTS		
	Office costs - manager and bookkeeper	£ 10,596	£ 11,199
8	TANGIBLE FIXED ASSETS		
			£
	COST as at 1st April 2024		188,230
	Additions		
	Disposals		-
	Cost as at 31st March 2025	£	188,230
	DEPRECIATION as at 1st April 2024		114,936
	Additions		11,349
	Disposals		-
	Depreciation as at 31st March 2025	£	126,285
	NET BOOK VALUE as at 31st March 2025	£	61,945
	NET BOOK VALUE as at 31st March 2024	£	73,294

THE CROSS BARN ODIHAM
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 MARCH 2025

2025 **2024**

9 DEBTORS

Trade debtors	1960?	£ 3,526	£ 2,102
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10 CREDITORS DUE WITHIN ONE YEAR

		£	£
Hire, Key and Cautionary deposits		6,202	3,685
Accruals	260? 2600?	3,897	1,206
		£ 10,099	£ 4,891

11 MOVEMENT IN FUNDS

	Unrestricted funds		Restricted funds		Total Funds
	General	Contingency	Friends	Barn 500	
	£	£	£	£	£
Balance as at 1st April 2024	22,175	25,000	8,849	50,889	106,913
Incoming resources	62,000	-	2,102	104	64,206
Transfers between funds	-	-	-	-	-
Resources expended	(64,503)	-	(1,068)	(4,021)	(69,592)
Balance as at 31st March 2025	£19,672	£ 25,000	£ 9,883	£ 46,972	£ 101,527

12 FUNDS REPRESENTED BY

	Unrestricted funds		Restricted funds		Total Funds
	General	Contingency	Friends	Barn 500	
	£	£	£	£	£
Tangible fixed assets	13,783	-	2,492	45,670	61,945
Net current assets	(6,975)		402		(6,573)
Cash	12,864	25,000	6,991	1,300	46,155
Total funds	£19,672	£ 25,000	£ 9,885	£ 46,970	£ 101,527

THE CROSS BARN ODIHAM
DETAILED STATEMENT OF FINANCIAL ACTIVITIES
YEAR ENDED 31st MARCH 2025

	Unrestricted Funds	Restricted Funds Friends	Barn 500	31.3.25 TOTAL	Unrestricted Funds	Restricted Funds Friends	Barn 500	31.3.24 TOTAL
	£	£	£	£	£	£	£	£
INCOME								
Voluntary Income								
Grants	300	-	-	300	1,100			1,100
Donations	-	-	-	-	25			25
Activities for generating funds								
Barn 500	-	-	104	104			103	103
Regular lettings	23,380	-	-	23,380	18,759			18,759
One-off lettings	13,118	-	-	13,118	11,972			11,972
Film and other events	23,990	-	-	23,990	17,711			17,711
Fundraising				-				-
Friends subscriptions	-	2,102	-	2,102		2,065		2,065
	60,788	2,102	104	62,994	49,567	2,065	103	51,735
Investment income								
Deposit acct interest	1,212			1,212	1,189			1,189
Total incoming resources	62,000	2,102	104	64,206	50,756	2,065	103	52,924
RESOURCES EXPENDED								
Costs of generating voluntary income								
Wages & related costs	10,596			10,596	11,199			11,199
Water	560			560	506			506
Insurance	1,669			1,669	1,541			1,541
Light and heat	5,810			5,810	4,768			4,768
Waste	1,538			1,538	1,385			1,385
Telephone and Internet	406			406	405			405
Post, stationery, sundries	55			55	41			41
Repairs & maintenance	4,921			4,921	9,171			9,171
Legal fees	945			945	-			-
Advertising & licences	384			384	625			625
Cleaning and supplies	12,060			12,060	10,861			10,861
Film and other events	17,088			17,088	11,637			11,637
IT Costs	725			725	732			732
Marketing	355			355	127			127
Office general	1,131			1,131	924			924
Depreciation	6,260	1,068	4,021	11,349	6,447	1,009	4,021	11,477
Total resources expended	64,503	1,068	4,021	69,592	60,369	1,009	4,021	65,399
NET INCOME/(EXPENDITURE)	(2,503)	1,034	(3,917)	(5,386)	(9,613)	1,056	(3,918)	(12,475)