Bexhill Old Town PRESERVATION SOCIETY

ANNUAL REPORT

YEAR ENDED 31ST MARCH 2025

BEXHILL OLD TOWN PRESERVATION SOCIETY LIMITED

ANNUAL REPORT

and

STATEMENT OF ACCOUNTS

for the year ended

31st March 2025

Annual General Meeting
Bexhill Old Town Preservation Society Ltd

AGENDA

for the tenth Annual General Meeting to be held on Wednesday 3 December 2025 at Manor Barn, Bexhill Old Town at 7.00 pm

1. Chairman's welcome
2. Apologies for absence
3. Minutes of the Ninth Annual General Meeting of Bexhill Old Town Preservation Society Ltd
4. Matters arising
5. Adoption of the Financial Statements for the year ended 31st March 2025
6. Adoption of the Annual Report April 2024 – March 2025
7. Election of Directors – Members to vote
   [*Please see Schedule*]
8. Approval of appointment of Independent Examiner
9. Questions and Answers
10. Any Other Business

AGENDA ITEM 7

SCHEDULE

Directors

Richard Beaden is retiring as a Director but is standing for re-election.

Deirdre Earl is retiring as a Director.

Raymond Konyn is retiring as a Director.

Approval of Andrea Heald as a Director having been appointed by fellow Directors on 9th September 2025.

Helen Enock is standing for election as Chairman

Richard Beaden is standing for election as Vice Chairman

Directors of the Company

Resolution 1: To re-elect Richard Beaden as a Director.
Resolution 2: To elect Andrea Heald as a Director

Officers of the Company:

Resolution 3: To elect Helen Enock as Chairman
Resolution 4: To elect Richard Beaden as Vice Chairman

Minutes of the Ninth Annual General Meeting of Bexhill Old Town Preservation Society Limited held at Manor Barn on 15 October 2024 at 7pm

1. Chairman's Welcome:

The Chairman opened the meeting and warmly welcomed the 27 members present. She thanked them for attending and introduced her fellow Trustees by name: Richard Beaden, Helen Enock, Raymond Konyn and Paul Adams. She also introduced Sarah Errington, the Society's Office Manager and Rowena Walsh, the Society's Independent Examiner.

The Chairman advised that Sandra Bandirali, a member of the Society, wanted to tell members about a petition she had started to seek enforcement against heavy vehicles using the High Street and this would come up later in the meeting under Any Other Business.

The Annual General Meeting would proceed forthwith to be followed at 8pm by a presentation from Mr Robert Hiscocks and Dr Niall McCrae about their research and their book on the history of Bexhill pubs.

2. Apologies for absence:

18 apologies had been received from the following Members:
Mrs Helen Bagg, Ms Janet Bown, Mr and Mrs Brooks, Mr and Mrs Downs, Mr Stanley Bullock, Mrs Deidre Earl, Mr and Mrs Hughes, Mrs Michelle Jeffery, Mr and Mrs Kelleher, Miss Christine Madeley, Ms Karin MacKenzie, Mrs Mary Morgan, Mrs Joan Wisdom and Mrs Hazel Wood.

3 Proxies had been received.

3. Minutes of the Eighth Annual General Meeting of Bexhill Old Town Preservation Society Limited:

The Chairman asked if there were any comments in relation to the last AGM's minutes. Sandra Bandirali asked for the following sentence to be added to item 9, the first sentence on page 9:

Parking permits were available to purchase from Rother DC for the Manor Gardens car park at a cost of £500 per year. However, only 15 permits were issued and they were not exclusive to residents and the spaces were not allocated.

Acceptance of the above amendment was proposed by Vivienne Bond, seconded by Rich Morris and agreed without dissent.

4. Matters arising:

a) The Rector's Barn

Roger Elias asked if there had been any response from the Diocese regarding the poor state of repair of the Barn, which was a listed building. The Reverend Need replied that he had spoken to the Diocese but there was no more clarity.
Roger Elias felt that the Barn was an integral part of the history of the Old Town and asked if the Society could therefore write to the Diocese. It was agreed the Society would contact Rother DC, the Diocese and Historic England to see what could be done to facilitate a repair.

b) Manor Gardens Car Park
Edward Smith asked if there had been any update on the statement made by Hazel Timpe (p.9, paragraph 2) that, "there were ongoing discussions regarding several car parks and that the members' worries were unfounded." The chairman asked Hazel if she was able to respond. Hazel said that there was no change in Rother DC's policy decision to charge for the car park.

5. Adoption of the Financial Statements for the year ended 31st March 2024.

There were no comments received. Acceptance was proposed by Vivienne Bond, seconded by Stanley Bullock and agreed without dissent.

6. Adoption of the Annual Report April 2023– March 2024:

There were no comments received. Rich Morris proposed accepting, Miss Joan Wilson seconded and this was agreed without dissent.

7. Election of Directors and Officers – Members to vote (please see schedule):

Directors of the Company
Resolution 1: To elect Paul Adams as a Director
Resolution 2: To elect Deirdre Earl as a Director
Resolution 3: To elect Helen Enock as a Director
Resolution 4: To re-elect Raymond Konyn as a Director

The Resolutions were read out en bloc by the Chairman and were carried unanimously by a show of hands.

Dorothy Smith was retiring after this meeting after 8 years as Chairman. Raymond Konyn gave a vote of thanks on behalf of the Trustees. He highlighted Dorothy's expertise and knowledge of Charity Commission law, much of which Dorothy knew by heart. He added that Dorothy would be greatly missed but he was pleased that she would remain a Trustee. This was followed by a vote of thanks from the Society's President, Reverend Stephen Need on behalf of the Members. A further vote of thanks was given by Vice President, Mrs Vivienne Bond who reminded Members about the exhibition that Dorothy had organised and also thanked her for arranging hanging baskets in St. Peter's Mews. On behalf of the Members and Trustees, Vivienne presented Dorothy with a card, voucher and bouquet of flowers. Dorothy said she was completely overwhelmed as this was so unexpected. She referred to serving as a Trustee since 1997 and thanked everyone involved.

8. Special Resolution to change the quorum for Directors' meetings from 4 to 3 - Members to vote (para 42(2) of Articles of Association refers)

The Chairman advised that reducing the quorum would enable the Society to move forward. Trustees often had legitimate reasons for not attending meetings and therefore decisions had to be deferred. The resolution was carried unanimously by a show of hands.

9. Approval of appointment of Independent Examiner:

The Chairman proposed continuing with Manningtons as the Society's Independent Examiner. This was proposed by Rich Morris, seconded by Vivienne Bond and agreed without dissent.

10. Questions and Answers:

Jubilee Clock
Sandra Bandirali had observed that the base of the clock case was corroding. Consequently, she had spoken to Adrian Lusted, the owner of Quakersmill, about the condition and running of the clock. He would consider a digital mechanism to reduce the noise impact on the flat's residents. The Chairman replied that the current mechanism was electronic and had been installed by the Society at a cost of £6,000. It needed to be regulated twice per year. As the clock wasn't working the Society had written to Mr Lusted several times asking for access to the clock, but he had not responded. Permission would also be required for any repair to take place. The Chairman explained that the clock had been purchased in 1887 to commemorate Queen Victoria's Golden Jubilee and had been completely funded through public subscription of Old Towners. It was now in trust to the Society and could be moved from its current location however there was nowhere suitable within the immediate area. The clock was an ongoing issue for the Trustees.

Future Maintenance of Manor Gardens
Kim Deshayes asked if the future maintenance contract of the Manor Gardens had been declared. Hazel Timpe, Rother District Councillor for Sackville Ward and Director of Old Town Occasions Ltd (OTOL) explained that the maintenance contract had been reduced from £1 million to £250,000 overall and many areas throughout the district would have no service. St. Peter's graveyard was not part of the contract. OTOL had concerns about how this would impact their business (especially weddings) but also had some ideas on how the gardens could be maintained to the current standard.

Kim Deshayes asked if the Society would consider donating towards the upkeep of the Manor Gardens given the reduced service level in the new contract. The Chairman replied that this would be a complicated issue as the donation to Rother DC might not necessarily be directly allocated to the maintenance of the Gardens. Members felt that if the standard of the Gardens dropped then this would encourage anti-social behaviour although this still took place even when Mike the gardener was working there. Members suggested that more Police patrols and PCSOs were necessary along with CCTV in the High Street and Church Street. The Chairman encouraged members to write to Sussex Police. Trustee Helen Enock said that clarity from Rother DC was needed on the specific terms of the new contract and the Chairman replied that she had spoken to Brian Griffiths (Parks Officer at Rother DC) who advised that the position was still unclear. However, there would be reduced maintenance of the Manor Gardens. Kim Deshayes asked if there was any appetite for funding some of the maintenance.
The Chairman explained that the Society had been approached by Rother DC regarding taking on the Old Town amenities, including the maintenance of the Manor Gardens but this was not a viable proposition. Sandra Bandirali asked what was more important and whether the Society would consider using some of its capital or using the money allocated to the Christmas event and Christmas lights. Rich Morris advised that the Trustees had an ongoing duty to maintain the capital.

The Society's Financial Position
Sandra Bandirali considered that the funds had not performed well for two years running. Rich Morris explained that the Society had to write off large sums in relation to their subsidiary company, Manor Barn Ltd. The Chairman asked Rowena Walsh, the Society's accountant to respond further. She explained that the loss of £112,000 referred to Manor Barn Ltd. However, overall there had been a gain of £76,000 on their investments. The Society's investments were managed by Walker Crips and the Trustees had to ensure an appropriate level of risk, which may not generate the highest level of return.

Manor Barn Ltd had paid the Society £33,000 of their profits but according to FRP Advisory (the liquidator) they were not liquid when they handed over the money (the Manor Barn was closed, awaiting development and did not have many future bookings). Consequently, the Society had to pay the money back to the liquidator as it been an “illegal distribution of profits”.
Rowena added that investments could go up as well as down and the Society might want to revisit their investment policy.
Sandra Bandirali asked if the Society, as a 100% shareholder of OTOL, were aware of the current financial position of OTOL. She thought that Manor Barn could be run differently. For example weddings might be discontinued. The Chairman replied that the accounts were not yet available but would be filed with Companies House and therefore publicly available. She confirmed that Trustees were monitoring OTOL, but it was important to ensure that Trustees were not perceived as shadow directors. Hazel Timpe (OTOL Director) advised that OTOL was in a good position as they had bookings until 2027. They were aware of the previous situation and that Manor Barn Ltd only had 4 wedding bookings when they went into liquidation. Hazel confirmed that their accounts would be filed with Companies House.
Rich Morris (a lawyer and recently retired Trustee) advised that the Society had a new lease on the Manor Barn from 2016 until 2036. He felt that it was at the heart of the Old Town and important that it continued as a trading subsidiary of the Society and Members should acknowledge that it was therefore subject to charity law. Although the Manor Barn appeared to be operating as previously, lessons had been learned. Rich added that the liquidation of Manor Barn Ltd had been handled as well as possible by the Society.

17 De La Warr Road

Alison Phillips asked if the Society was aware of anything that could be done in respect of the above property as it was in such a bad state of repair. Trustee Richard Beaden replied that the Society had been trying to make progress with Rother DC over several months. He was now in touch with a senior officer.

11. Any Other Business

Sandra Bandirali introduced her petition requesting that the Police enforce the vehicular weight limit on the High Street. Members could find out about the petition via Google or the BBC news article.
Sandra explained that Cllrs Polly Gray and Charles Clarke would present the petition at an East Sussex County Council meeting. Trustee Helen Enock advised that she lived on the High Street and her property did not have any foundations therefore the heavy vehicles posed a risk to the structure of the building. She confirmed that the weight restriction was not respected. Sandra suggested that those who were concerned about the heavy vehicles using the High Street should take photos and report the incidents via Operation Crackdown. If there were enough reports, then they were forwarded to the 101 service who in turn referred them to the County Council. She acknowledged that the Police could not monitor the High Street all the time. Alison Beaden added that when she worked in Alfriston there was a similar problem which had taken years to resolve. However, she recommended contacting the vehicle companies as they could ask their drivers to change their routes.

Roger Elias thanked the Society for their donation to the Flower Festival held in St. Peter’s church. The festival had welcomed 1000 visitors over the three-day event.

There being no further business, the Chairman closed the meeting at 8.10pm and invited members to remain and enjoy the refreshments provided. This would be followed by the presentation by Robert Hiscocks and Dr Niall McCrae about the history of pubs in Bexhill.

Chairman's Report for the year ended 31 March 2025

Dear Members,

I became a Director and Trustee in July 2024 and was elected Chairman by the Board in February of this year. This report is of course for the year ending March 2025 – only eight months of which I was on the Board and for only one of which I was Chairman - but I will do my best to provide a brief summary of the challenges and achievements during this period.

As I am sure you are aware, Dorothy Smith resigned from the chairmanship at last year's AGM and resigned from being a Trustee in May. The Society is of course grateful for everything she has contributed over the years. Deirdre Earl also stepped down earlier this year. We value our members and were sad to hear of the passing of Bill Ward, who was a previous Trustee of the Society and who loved the Old Town enormously. Our condolences to his family.

We held our annual Christmas event last year, but costs have risen to a level that makes it hard to justify – around £8000 plus. The committee agreed that regrettably we should not host another for the time being – so this year OTOL Ltd are taking over the Christmas celebration, albeit it on a more commercial footing.

The Society continues to provide financial support for Old Town buildings. Before I became a Trustee, it agreed a small grant to help with the roof at my own house, Boswell House – for which my husband, John, and I are of course grateful. Trustees also agreed repairs to the Manor Barn during this period – notably repairs to the roof and to rotting woodwork around windows. We take our responsibility to this handsome building very seriously.

We also undertook to repair and clean the memorial to our benefactress, Phyllis Dunn, and the Dunn family at Bexhill cemetery – to anyone who has visited, I think you will agree that A.C. Towner has done a marvellous job. You can read about Phyllis on our website where we now have a page in her honour.

For many years, the BOTPS has owned the Serpollet – the steam car – on display at the Bexhill Museum. Trustees agreed that the Serpollet should become part of the permanent collection of the museum and transferred ownership earlier this year on the understanding it is never sold, as it is an important part of Bexhill's racing story.

We also appointed the Cumbria Clock Company – one of the few tower clock specialists left in Britian – to carry out the much-needed repair and refurbishment of the Jubilee Clock. We hope to have this back – and in pristine condition – by Spring of next year.

Bexhill Old Town has continued its involvement with Bexhill in Bloom and in 2024 Bexhill was awarded Gold in the South and South East in Bloom category. In 'out of year' news, this summer Bexhill was awarded Gold in the Champion of Champions award – a very special honour and achievement. We send our congratulations and thanks to the Bexhill in Bloom Chair, Margaret Garcia, plus her hard-working committee. We are grateful to Zak Overfield for looking after our hanging baskets so well and contributing to this success - and also to Alison Deshayes for single-handedly weeding the High Street pavement before the judges did their tour.

We are also very grateful to Alex Markwick for the information board he designed that is now situated in the Manor Barn gardens, illustrating the layout of the former Manor House and the timeline of associated local history. It really does bring the Manor House alive.

I am personally grateful for the support of our current Board of Directors/Trustees – Vice Chairman Richard Beaden, Conservation Officer Paul Adams, Raymond Konyn and – most recently Andrea Heald who is taking the lead on a number of important matters including IT, HR, marketing and social media. The Reverend Stephen Need of St Peter's Church has kindly agreed to continue as President. We are pleased to report that Vivienne Bond remains as Vice President.

All of us would like to express our thanks to Sarah Errington, our Office Manager, who has announced her own retirement and plans to leave at the end of March 2026. We plan to appoint a new Office Manager after Christmas, but Sarah really will be a hard act to follow.

It is an honour and a privilege to be Chairman of the Society and to be an ambassador for this unique and historic Old Town. My thanks to you – the members – for supporting us and making our work possible. Our office hours are 9am to 1pm, Tuesday, Wednesday and Thursday – please do call in person if there is anything you wish to discuss about BOTPS or the Old Town in general, or make an appointment to speak with myself or Richard.

Helen Enock: Chairman

MEMBERSHIP REPORT for the year ended 31st March 2025

At 31st March 2025, there were 85 paid up members, 7 life members and one honorary member.

Sarah Errington
Office Manager

GENERAL PROJECTS FUND REPORT
for the year ended 31st March 2025

The following General projects Grants were agreed by the Trustees:

1. Hanging flower baskets for Old Town in the summer
2. Christmas card for members
3. Bexhill Youth Centre – roof grant
4. Book on History of Bexhill Pubs
5. Dunn Memorial Renovation
6. Christmas street lighting and decorations
7. Old Town Christmas Event 2024
8. Repair and refurbishment of the Jubilee Clock

Helen Enock
Chairman

Company registration number: 8459906
Charity registration number: 1157672

Bexhill Old Town Preservation Society Limited

(A company limited by guarantee)

Annual Report and Financial Statements

for the Year Ended 31 March 2025

Manningtons
Chartered Accountants
39 High Street
Battle
East Sussex
TN33 OEE

Bexhill Old Town Preservation Society Limited

Contents

Reference and Administrative Details	1
Trustees' Report	2 to 3
Statement of Trustees' Responsibilities	4
Independent Examiner's Report	5
Statement of Financial Activities	6 to 7
Balance Sheet	8 to 9
Notes to the Financial Statements	10 to 24

Bexhill Old Town Preservation Society Limited

Reference and Administrative Details

Trustees	Mrs D Smith Mr R Konyn Mr R A Beaden Mrs H Enock Mr P Adams Mrs H Enock Mrs A Heald
Principal Office	8 High Street Bexhill-on-Sea East Sussex TN40 2HA
Registered Office	8 High Street Bexhill-on-Sea East Sussex TN40 2HA The charity is incorporated in England and Wales.
Company Registration Number	8459906
Charity Registration Number	1157672
Bankers	Barclays Bank plc 1 Churchill Place London E14 5HP
Investment Advisor	Walker Crips Investment Management Limited Old Change House 128 Queen Victoria Street London EC4V 4BJ
Independent Examiner	Manningtons Chartered Accountants 39 High Street Battle East Sussex TN33 OEE

Bexhill Old Town Preservation Society Limited

Trustees' Report

The trustees, who are directors for the purposes of company law, present the annual report together with the financial statements of the charitable company for the year ended 31 March 2025.

The Society was formed in 1966 and became a Registered Charity, No 295428 from the 30th October 1986.
It was incorporated on 25th March 2013, No 8459906 and registered with the Charity Commission on 1st July 2014, No 1157672.
Its registered address is :-
8 High Street
Bexhill-on-Sea
East Sussex
TN40 2HA

Trustees
Mr R Konyn
Mr R A Beaden
Mrs H Enock (Appointed 16/07/2024)
Mr P Adams (Appointed 17/09/2024)
Mrs A Heald (Appointed 09/09/2025)
Mrs D Smith (Resigned 31/05/2025)
Mrs J Downs (Resigned 15/10/2024)
Mrs K Clarke (Resigned 15/10/2024)
Mr W Morris (Resigned 15/10/2024)
Mrs D Earl (Resigned 16/10/2024)

The Society is established for the public benefit for the following purposes in the area known as the 'Old Town' of Bexhill and the surrounding area which shall hereinafter be referred to as the "area of benefit".

Its aims are :-
(i) To promote high standards of planning and architecture in or affecting the area of benefit.
(ii) To educate the public in the geography, history, natural history and architecture of the area of benefit.
(iii) To secure the preservation, protection, development and improvement of features of historic or public interest in the area of benefit.
(iv) The provision, maintenance and support of public amenities.

The Charity Trustees of the Society comprise a Board which is responsible for the management and administration of the Society. Trustees act in a voluntary unpaid capacity. Wherever necessary they obtain advice for which the Society pays.

Reserves Policy
The Charity seeks to preserve the funds originally derived from the generous legacy from Mrs Phyllis Dunn which are used to create income to enable the Charity objects to be achieved. Taking one year with another it is intended that income should be used on appropriate projects.

Risk Management
The Trustees have assessed the major risks to which the Charity is exposed, in particular those related to the operations and finance of the Charity, and are satisfied that systems are in place to mitigate the exposure to major risks.

Bexhill Old Town Preservation Society Limited

Trustees' Report

Financial Report
In dealing with the Society's finances, the basic aim of the Trustees is to meet outgoings from income, taking one year with another, while maintaining and if possible increasing the capital base.

The accounts, as usual, include an analysis under the heading of projects (note 8) to show how funds are spent in pursuance of the Society's aims. In addition to grants for property restoration, support was given to a wide range of projects covering, for example, buildings of historic or public interest, education and community activities.

Funds unlikely to be used in the near future continue to be invested in the stock market and during the year the Trustees decided to use the Actively Managed Portfolio Service of their investment advisors Walker Crips Investment Management Limited. Movement in investments in the year saw an decrease from £869,125 at 31st March 2024 to £801,303 at 31st March 2025. Funds available for more immediate use are held mainly by the Society's stockbrokers and in bank current and deposit accounts.

The results for the year show a deficit on its activities before investment movements for the year of £52,725. The Society's worth at 31st March 2024 was £878,502 and it is considered that sufficient funds are available to enable the Trustees to continue the Society's work in the foreseeable future.

Associations
The Society is a member of the following associations:
Historic Towns & Villages Forum
Rother Voluntary Action

The annual report was approved by the trustees of the charity on 21. OCTOBER 2025 and signed on its behalf by:

.....
Mrs H Enock
Trustee

Bexhill Old Town Preservation Society Limited

Statement of Trustees' Responsibilities

The trustees (who are also the directors of Bexhill Old Town Preservation Society Limited for the purposes of company law) are responsible for preparing the trustees' report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland".

Company law requires the trustees to prepare financial statements for each financial year. Under company law the trustees must not approve the financial statements unless they are satisfied that they 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 its 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 apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards, comprising FRS 102 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 proper accounting records that can 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.

The trustees are responsible for the maintenance and integrity of the corporate and financial information included on the charitable company's website. Legislation governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

Approved by the trustees of the charity on 21. OCTOBER 2025 and signed on its behalf by:

.....

Mrs H Enock
Trustee

Bexhill Old Town Preservation Society Limited

Independent Examiner's Report to the trustees of Bexhill Old Town Preservation Society Limited ('the Company')

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

As the charity's trustees of the Company (and also its directors for the purposes of company law) you 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 Bexhill Old Town Preservation Society Limited 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.

R. Walsh.

.....

Rowena T K Walsh (FCCA)
Manningtons
Chartered Accountants
39 High Street
Battle
East Sussex
TN33 OEE

Date: 22/10/2025

Bexhill Old Town Preservation Society Limited

Statement of Financial Activities for the Year Ended 31 March 2025 (Including Income and Expenditure Account and Statement of Total Recognised Gains and Losses)

	Note	Unrestricted £	Restricted £	Total 2025 £
Income and Endowments from:				
Donations and legacies	3	1,170	-	1,170
Investment income	4	34,194	-	34,194
Other income	5	1,150	-	1,150
Total Income		36,514	-	36,514
Expenditure on:				
Charitable activities	6	(83,794)	(300)	(84,094)
Governance costs		(5,145)	-	(5,145)
Total Expenditure		(88,939)	(300)	(89,239)
Gains/losses on investment assets		(35,066)	-	(35,066)
Net expenditure		(87,491)	(300)	(87,791)
Net movement in funds		(87,491)	(300)	(87,791)
Reconciliation of funds				
Total funds brought forward		965,993	300	966,293
Total funds carried forward	18	878,502	-	878,502

The notes on pages 10 to 24 form an integral part of these financial statements.

Bexhill Old Town Preservation Society Limited

Statement of Financial Activities for the Year Ended 31 March 2025 (Including Income and Expenditure Account and Statement of Total Recognised Gains and Losses)

	Note	Unrestricted £	Restricted £	Total 2025 £
Income and Endowments from:				
Donations and legacies	3	1,170	-	1,170
Investment income	4	34,194	-	34,194
Other income	5	1,150	-	1,150
Total Income		36,514	-	36,514
Expenditure on:				
Charitable activities	6	(83,794)	(300)	(84,094)
Governance costs		(5,145)	-	(5,145)
Total Expenditure		(88,939)	(300)	(89,239)
Gains/losses on investment assets		(35,066)	-	(35,066)
Net expenditure		(87,491)	(300)	(87,791)
Net movement in funds		(87,491)	(300)	(87,791)
Reconciliation of funds				
Total funds brought forward		965,993	300	966,293
Total funds carried forward	18	878,502	-	878,502

The notes on pages 10 to 24 form an integral part of these financial statements.

Bexhill Old Town Preservation Society Limited

Statement of Financial Activities for the Year Ended 31 March 2025 (Including Income and Expenditure Account and Statement of Total Recognised Gains and Losses)

	Note	Unrestricted £	Restricted £	Total 2024 £
Income and Endowments from:				
Donations and legacies	3	1,176	-	1,176
Investment income	4	32,262	-	32,262
Other income	5	706	-	706
Total Income		34,144	-	34,144
Expenditure on:				
Charitable activities	6	(109,063)	-	(109,063)
Governance costs		(3,000)	-	(3,000)
Total Expenditure		(112,063)	-	(112,063)
Gains/losses on investment assets		76,918	-	76,918
Net expenditure		(1,001)	-	(1,001)
Transfers between funds		230	(230)	-
Net movement in funds		(771)	(230)	(1,001)
Reconciliation of funds				
Total funds brought forward		966,764	530	967,294
Total funds carried forward	18	965,993	300	966,293

All of the charity's activities derive from continuing operations during the above two periods.

The funds breakdown for 2024 is shown in note 18.

Bexhill Old Town Preservation Society Limited

(Registration number: 8459906)
Balance Sheet as at 31 March 2025

	Note	2025 £	2024 £
Fixed assets			
Tangible assets	13	53,587	67,888
Investments	14	801,403	869,225
		854,990	937,113
Current assets			
Debtors	15	4,279	10,710
Investments	16	10,028	9,004
Cash at bank and in hand		16,422	16,682
		30,729	36,396
Creditors: Amounts falling due within one year	17	(7,217)	(7,216)
Net current assets		23,512	29,180
Net assets		878,502	966,293
Funds of the charity:			
Restricted		-	300
Unrestricted income funds			
Unrestricted		878,502	965,993
Total funds	18	878,502	966,293

For the financial year ending 31 March 2025 the charity was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors' responsibilities:

- The members have not required the charity to obtain an audit of its accounts for the year in question in accordance with section 476; and
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

Bexhill Old Town Preservation Society Limited

(Registration number: 8459906)
Balance Sheet as at 31 March 2025

The financial statements on pages 6 to 24 were approved by the trustees, and authorised for issue on 21. OCTOBER 2025 and signed on their behalf by:

.....

Mrs H Enock
Trustee

The notes on pages 10 to 24 form an integral part of these financial statements.

1 Charity status

The charity is limited by guarantee, incorporated in England and Wales, and consequently does not have share capital. Each of the trustees is liable to contribute an amount not exceeding £1 towards the assets of the charity in the event of liquidation.

The address of its registered office is:
8 High Street
Bexhill-on-Sea
East Sussex
TN40 2HA

The principal place of business is:
8 High Street
Bexhill-on-Sea
East Sussex
TN40 2HA

2 Accounting policies

Summary of significant accounting policies and key accounting estimates
The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

Statement of compliance
The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice (applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)) (issued in October 2019) - (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

Basis of preparation
Bexhill Old Town Preservation Society Limited meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy notes.

Going concern
The trustees consider that there are no material uncertainties about the charity's ability to continue as a going concern nor any significant areas of uncertainty that affect the carrying value of assets held by the charity.

Exemption from preparing a cash flow statement
The charity opted to adopt Bulletin 1 published on 2 February 2016 and have therefore not included a cash flow statement in these financial statements.

Exemption from preparing group accounts

The charity has taken advantage of the exemption in section 398 of the Caompnaies Act 2006 from the requirement to prepare consolidated financial statements, on the grounds that it is a small sized group.

Income and endowments

Donations are recognised where there is entitlement, certainty of receipt and the amount can be measured with sufficient reliability.

Investment income

Investment income is recognised on a receivable basis.

Expenditure

Liabilities are recognised as soon as there is a legal or constructive obligation committing the charity to the expenditure. All expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category.

Charitable activities

Charitable expenditure comprises those costs incurred by the charity in the delivery of its activities and services for its beneficiaries. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them.

Grant expenditure

Grants payable are payments made to third parties in the furtherance of the charitable objectives. Where the charity gives a grant with conditions for its payment being a specific level of service or output to be provided, such grants are only recognised in the SoFA once the recipient of the grant has provided the specific service or output.

Grants payable without performance conditions are only recognised in the accounts when a commitment has been made and there are no conditions to be met relating to the grant which remain in the control of the charity.

Grant provisions

Provisions for grants are made when the intention to make a grant has been communicated to the recipient but there is uncertainty about either the timing of the grant or the amount of grant payable.

Support costs

Support costs include central functions and have been allocated to activity cost categories on a basis consistent with the use of resources.

Governance costs

Governance costs include costs of the preparation and examination of the statutory accounts, the costs of trustee meetings and the cost of any legal advice to trustees on governance or constitutional matters.

Taxation

The charity is considered to pass the tests set out in Paragraph 1 Schedule 6 of the Finance Act 2010 and therefore it meets the definition of a charitable company for UK corporation tax purposes. Accordingly, the charity is potentially exempt from taxation in respect of income or capital gains received within categories covered by Chapter 3 Part 11 of the Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992, to the extent that such income or gains are applied exclusively to charitable purposes.

Tangible fixed assets

Individual fixed assets costing £100 or more are initially recorded at cost, less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

Depreciation and amortisation

Depreciation is provided on tangible fixed assets so as to write off the cost or valuation, less any estimated residual value, over their expected useful economic life as follows:

Asset class	Depreciation method and rate
Freehold interest in land and buildings	The freehold property is not depreciated.
Leases and improvements to property	Over the period of the lease expiring 30th June 2036.
Fixtures, fittings and equipment	20% written down value.

The freehold property is not depreciated as taking into account the anticipated life of the property and its expected residual value, any charge would not be material.

Fixed asset investments

Fixed asset investments are included at market value at the balance sheet date.

Realised gains and losses on investments are calculated as the difference between sales proceeds and their market value at the start of the year, or their subsequent cost, and are charged or credited to the Statement of Financial Activities in the period of disposal.

Unrealised gains and losses represent the movement in market values during the year and are credited or charged to the Statement of Financial Activities based on the market value at the year end.

Cash and cash equivalents

Cash and cash equivalents comprise cash on hand and call deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value.

Trade creditors

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Accounts payable are classified as current liabilities if the charity does not have an unconditional right, at the end of the reporting period, to defer settlement of the creditor for at least twelve months after the reporting date. If there is an unconditional right to defer settlement for at least twelve months after the reporting date, they are presented as non-current liabilities.

Trade creditors are recognised initially at the transaction price.

Fund structure

Unrestricted income funds are general funds that are available for use at the trustees discretion in furtherance of the objectives of the charity.

Designated funds are unrestricted funds set aside for specific purposes at the discretion of the trustees.

Restricted income funds are those donated for use in a particular area or for specific purposes, the use of which is restricted to that area or purpose.

3 Income from donations and legacies

	Unrestricted General £	Total 2025 £	Total 2024 £
Donations and legacies;			
Donations from individuals (including gift aid)	320	320	326
Subscriptions	850	850	850
	1,170	1,170	1,176

4 Investment income

	Unrestricted funds General £	Total 2025 £	Total 2024 £
Interest receivable and similar income;			
Interest receivable on bank deposits	109	109	5,839
Other income from fixed asset investments	34,085	34,085	26,423
	34,194	34,194	32,262

5 Other income

	Unrestricted funds General £	Total 2025 £	Total 2024 £
Other income	1,150	1,150	706

6 Expenditure on charitable activities

	Note	Unrestricted General £	Restricted £	Total 2025 £	Total 2024 £
Depreciation, amortisation and other similar costs		14,302	-	14,302	14,428
Grant funding of activities		22,207	-	22,207	23,142
Allocated support costs	7	47,285	300	47,585	71,493
		83,794	300	84,094	109,063

7 Analysis of governance and support costs

Support costs allocated to charitable activities

	Unrestricted Support Costs £	Restricted Support Costs £	Total 2025 £	Total 2024 £
Establishment costs	5,811	-	5,811	3,121
Repairs and maintenance	7,739	-	7,739	989
Establishment costs - Manor Barn Ltd	-	-	-	1,890
Repairs and Maintenance - Manor Barn	2,320	-	2,320	-
Office expenses	21,834	-	21,834	20,352
Subscriptions and donations	-	-	-	289
Legal and professional costs	-	-	-	7,855
Legal and professional costs - Manor Barn Ltd	-	-	-	2,677
Bad debts	-	-	-	33,726
Rates - Manor Barn	-	-	-	594
Management Fees	9,331	-	9,331	-
Charitable Donation	250	300	550	-
	47,285	300	47,585	71,493

Governance costs

	Unrestricted funds General £	Total 2025 £	Total 2024 £
Independent examiner fees			
Examination of the financial statements	3,000	3,000	3,000
Legal fees	2,145	2,145	-
	5,145	5,145	3,000

8 Grant-making

Analysis of grants

The support costs associated with grant-making are £47,585 (31 March 2024 £71,493).

Below are details of material grants made to institutions

Name of institution	Activity	2025 £	2024 £
Projects	Grant making	22,207	23,142

Unrestricted Funds	2024 £	2024 £
Projects		
Parish Magazine	93	93
Floral displays	5,539	4,863
History of the Manor House Board	1,446	-
Old Town Tidy Up	-	79
Old Town May Day Event	-	972
Bexhill Carnival	-	4
Christmas Card	125	50
Bexhill Youth Centre - Roof Grant	300	-
Book on History of Bexhill Pubs	350	-
Hanover House Roof Repair	-	1,500
Boswell House Roof Repair	-	3,000
Dunn Memorial Renovation	480	-
Old Town Christmas Street Lighting	6,780	5,648
Old Town Christmas Event	7,094	6,933
Total	22,207	23,142

9 Net incoming/outgoing resources

Net outgoing resources for the year include:

	2025 £	2024 £
Depreciation of fixed assets	14,302	14,428

10 Trustees remuneration and expenses

No trustees, nor any persons connected with them, have received any remuneration from the charity during the year.

11 Independent examiner's remuneration

	2025 £	2024 £
Examination of the financial statements	3,000	3,000

12 Taxation

The charity is a registered charity and is therefore exempt from corporation tax.

13 Tangible fixed assets

	Land and buildings £	Furniture and equipment £	Total £
Cost			
At 1 April 2024	284,825	87,112	371,937
At 31 March 2025	284,825	87,112	371,937
Depreciation			
At 1 April 2024	219,545	84,503	304,048
Charge for the year	13,775	527	14,302
At 31 March 2025	233,320	85,030	318,350
Net book value			
At 31 March 2025	51,505	2,082	53,587
At 31 March 2024	65,280	2,609	67,889

Included within the net book value of land and buildings above is £27,370 (2024 - £27,370) in respect of freehold land and buildings and £24,135 (2024 - £37,910) in respect of leaseholds.

14 Fixed asset investments

Fixed Asset Investments

	2025 £	2024 £
Shares in group undertakings and participating interests	100	100
FA investment - UK listed other shares bfwd	869,125	885,831
FA investment - UK listed other shares revaluation	(56,908)	42,173
FA investment - UK listed other shares additions	676,977	275,562
FA investment - UK listed other shares disposals	(687,891)	(334,441)
	801,403	869,225

All investments were held in the UK.
The historical cost of listed investments at 31 March 2024 was £742,226 (2023 £821,265).

Shares in group undertakings and participating interests

	Subsidiary undertakings £	Total £
Cost		
At 1 April 2024	100	100
At 31 March 2025	100	100
Net book value		
At 31 March 2025	100	100
At 31 March 2024	100	100

Other investments

	Listed investments £	Total £
Cost or Valuation		
At 1 April 2024	869,125	869,125
Revaluation	(56,908)	(56,908)
Additions	676,977	676,977
Disposals	(687,891)	(687,891)
At 31 March 2025	801,303	801,303
Net book value		
At 31 March 2025	801,303	801,303
At 31 March 2024	869,125	869,125

Details of undertakings

Details of the investments in which the charity holds 20% or more of the nominal value of any class of share capital are as follows:

Undertaking	Country of incorporation	Holding	Proportion of voting rights and shares held		Principal activity
			2025	2024	
Subsidiary undertakings					
Old Town Occasions Ltd	England	Ordinary	100%	100%	Operation of Manor Barn

Subsidiaries

The profit for the financial period of Old Town Occasions Ltd was £Nil (2024 - £Nil) and the aggregate amount of capital and reserves at the end of the period was £100 (2024 - £100).

15 Debtors

	2025 £	2024 £
Trade debtors	-	82
Due from Old Town Occasions Limited	3,618	10,000
Prepayments	661	628
	4,279	10,710

16 Current asset investments

	2025 £	2024 £
Cash deposits	10,028	9,004

17 Creditors: amounts falling due within one year

	2025 £	2024 £
Other creditors	7,199	7,201
Pension scheme creditor	18	15
	7,217	7,216

18 Funds

	Balance at 1 April 2024 £	Incoming resources £	Resources expended £	Other recognised gains/(losses) £	Balance at 31 March 2025 £
Unrestricted funds					
General					
Unrestricted	964,926	36,514	(88,939)	(35,066)	877,435
Designated					
Christmas Event 2023	1,067	-	-	-	1,067
Total unrestricted funds	965,993	36,514	(88,939)	(35,066)	878,502
Restricted funds					
Serpollet	300	-	(300)	-	-
Total funds	966,293	36,514	(89,239)	(35,066)	878,502

	Balance at 1 April 2023 £	Incoming resources £	Resources expended £	Transfers £	Other recognised gains/(losses) £	Balance at 31 March 2024 £
Unrestricted funds						
General						
Unrestricted	963,771	34,144	(105,130)	(4,777)	76,918	964,926
Designated						
Platinum Jubilee Tea Party 2022	1,822	-	-	(1,822)	-	-
Christmas Event 2022	1,171	-	-	(1,171)	-	-
Christmas Event 2023	-	-	(6,933)	8,000	-	1,067
	2,993	-	(6,933)	5,007	-	1,067
Total unrestricted funds	966,764	34,144	(112,063)	230	76,918	965,993
Restricted						
Serpollet	300	-	-	-	-	300
Old Town Tidy Up	230	-	-	(230)	-	-
Total restricted funds	530	-	-	(230)	-	300
Total funds	967,294	34,144	(112,063)	-	76,918	966,293

The specific purposes for which the funds are to be applied are as follows:

Designated Funds:

Platinum Jubilee Tea Party 2022 - This budgeted amount had been agreed by the Trustees for costs of this event. Post event, the balance remaining has been transferred back to the unrestricted funds of the charity to clear down the fund.

Christmas Event 2022 - This budgeted amount had been agreed by the Trustees for costs of this event. Post event, the balance remaining has been transferred back to the unrestricted funds of the charity to clear down the fund.

Christmas Event 2023 - This budgeted amount was agreed by the Trustees for the costs of this event.

Restricted Funds:

Old Town Tidy Up - The Society obtained a grant of £100 from Rother District Council in March 2019, part of an initiative to facilitate community led street and town centre tidying and clean ups. This fund has been fully utilised and therefore the balance has been tranferred in year to Unrestricted Funds.

Serpollet - The Serpollet is a replica of the historic ovoid steam driven racing car and was donated to the Society.

19 Analysis of net assets between funds

	Unrestricted	
	General	Total funds at 31 March 2025
	£	£
Intangible fixed assets	53,587	53,587
Fixed asset investments	801,403	801,403
Current assets	30,729	30,729
Current liabilities	(7,217)	(7,217)
Total net assets	878,502	878,502

	Unrestricted		
	General	Restricted	Total funds at 31 March 2024
	£	£	£
Tangible fixed assets	67,888	-	67,888
Fixed asset investments	869,225	-	869,225
Current assets	36,096	300	36,396
Current liabilities	(7,216)	-	(7,216)
Total net assets	965,993	300	966,293

20 Related party transactions

During the year the charity made the following related party transactions:

Old Town Occasions Ltd
(Trading Subsidiary)
£10,000 interest free loan to Old Town Occasions Ltd was made . At the balance sheet date the amount due from Old Town Occasions Ltd was £3,618 (2024 - £10,000).

BEXHILL OLD TOWN PRESERVATION SOCIETY LTD
Trafalgar House, 8 High Street, Bexhill Old Town, East Sussex,TN40 2HA
Telephone No: **01424 732642** Email address: **admin@botps.org.uk**

Company registration number: 8459906
Charity registration number: 1157672

Bexhill Old Town Preservation Society Limited

(A company limited by guarantee)

Annual Report and Financial Statements

for the Year Ended 31 March 2025

Manningtons
Chartered Accountants
39 High Street
Battle
East Sussex
TN33 OEE

Bexhill Old Town Preservation Society Limited

Contents

Reference and Administrative Details	1
Trustees' Report	2 to 3
Statement of Trustees' Responsibilities	4
Independent Examiner's Report	5
Statement of Financial Activities	6 to 7
Balance Sheet	8 to 9
Notes to the Financial Statements	10 to 24

Bexhill Old Town Preservation Society Limited

Reference and Administrative Details

Trustees	Mrs D Smith Mr R Konyn Mr R A Beaden Mr P Adams Mrs H Enock Mrs A Heald
Principal Office	8 High Street Bexhill-on-Sea East Sussex TN40 2HA
Registered Office	8 High Street Bexhill-on-Sea East Sussex TN40 2HA The charity is incorporated in England and Wales.
Company Registration Number	8459906
Charity Registration Number	1157672
Bankers	Barclays Bank plc 1 Churchill Place London E14 5HP
Investment Advisor	Walker Crips Investment Management Limited Old Change House 128 Queen Victoria Street London EC4V 4BJ
Independent Examiner	Manningtons Chartered Accountants 39 High Street Battle East Sussex TN33 OEE

Bexhill Old Town Preservation Society Limited

Trustees' Report

The trustees, who are directors for the purposes of company law, present the annual report together with the financial statements of the charitable company for the year ended 31 March 2025.

The Society was formed in 1966 and became a Registered Charity, No 295428 from the 30th October 1986.
It was incorporated on 25th March 2013, No 8459906 and registered with the Charity Commission on 1st July 2014, No 1157672.
Its registered address is :-
8 High Street
Bexhill-on-Sea
East Sussex
TN40 2HA

Trustees
Mr R Konyn
Mr R A Beaden
Mrs H Enock (Appointed 16/07/2024)
Mr P Adams (Appointed 17/09/2024)
Mrs A Heald (Appointed 09/09/2025)
Mrs D Smith (Resigned 31/05/2025)
Mrs J Downs (Resigned 15/10/2024)
Mrs K Clarke (Resigned 15/10/2024)
Mr W Morris (Resigned 15/10/2024)
Mrs D Earl (Resigned 16/10/2024)

The Society is established for the public benefit for the following purposes in the area known as the 'Old Town' of Bexhill and the surrounding area which shall hereinafter be referred to as the "area of benefit".

Its aims are :-
(i) To promote high standards of planning and architecture in or affecting the area of benefit.
(ii) To educate the public in the geography, history, natural history and architecture of the area of benefit.
(iii) To secure the preservation, protection, development and improvement of features of historic or public interest in the area of benefit.
(iv) The provision, maintenance and support of public amenities.

The Charity Trustees of the Society comprise a Board which is responsible for the management and administration of the Society. Trustees act in a voluntary unpaid capacity. Wherever necessary they obtain advice for which the Society pays.

Reserves Policy
The Charity seeks to preserve the funds originally derived from the generous legacy from Mrs Phyllis Dunn which are used to create income to enable the Charity objects to be achieved. Taking one year with another it is intended that income should be used on appropriate projects.

Risk Management
The Trustees have assessed the major risks to which the Charity is exposed, in particular those related to the operations and finance of the Charity, and are satisfied that systems are in place to mitigate the exposure to major risks.

Bexhill Old Town Preservation Society Limited

Trustees' Report

Financial Report
In dealing with the Society's finances, the basic aim of the Trustees is to meet outgoings from income, taking one year with another, while maintaining and if possible increasing the capital base.

The accounts, as usual, include an analysis under the heading of projects (note 8) to show how funds are spent in pursuance of the Society's aims. In addition to grants for property restoration, support was given to a wide range of projects covering, for example, buildings of historic or public interest, education and community activities.

Funds unlikely to be used in the near future continue to be invested in the stock market and during the year the Trustees decided to use the Actively Managed Portfolio Service of their investment advisors Walker Crips Investment Management Limited. Movement in investments in the year saw an decrease from £869,125 at 31st March 2024 to £801,303 at 31st March 2025. Funds available for more immediate use are held mainly by the Society's stockbrokers and in bank current and deposit accounts.

The results for the year show a deficit on its activities before investment movements for the year of £51,843. The Society's worth at 31st March 2025 was £879,384 and it is considered that sufficient funds are available to enable the Trustees to continue the Society's work in the foreseeable future.

Associations
The Society is a member of the following associations:
Historic Towns & Villages Forum
Rother Voluntary Action

The annual report was approved by the trustees of the charity on 10/12/25 and signed on its behalf by:

Mrs. Enock
.....
Mrs H Enock
Trustee

Bexhill Old Town Preservation Society Limited

Statement of Trustees' Responsibilities

The trustees (who are also the directors of Bexhill Old Town Preservation Society Limited for the purposes of company law) are responsible for preparing the trustees' report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland".

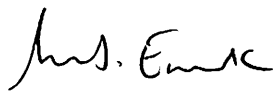
Company law requires the trustees to prepare financial statements for each financial year. Under company law the trustees must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including its 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 apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards, comprising FRS 102 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 proper accounting records that can 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.

The trustees are responsible for the maintenance and integrity of the corporate and financial information included on the charitable company's website. Legislation governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

Approved by the trustees of the charity on 10/12/25 and signed on its behalf by:



.....

Mrs H Enock
Trustee

Bexhill Old Town Preservation Society Limited

Independent Examiner's Report to the trustees of Bexhill Old Town Preservation Society Limited ('the Company')

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

As the charity's trustees of the Company (and also its directors for the purposes of company law) you 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 Bexhill Old Town Preservation Society Limited 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.

R Walsh
.....

Rowena T K Walsh (FCCA)
Manningtons
Chartered Accountants
39 High Street
Battle
East Sussex
TN33 OEE

Date:....09/12/25

Bexhill Old Town Preservation Society Limited

Statement of Financial Activities for the Year Ended 31 March 2025 (Including Income and Expenditure Account and Statement of Total Recognised Gains and Losses)

	Note	Unrestricted £	Restricted £	Total 2025 £
Income and Endowments from:				
Donations and legacies	3	1,170	-	1,170
Investment income	4	34,194	-	34,194
Other income	5	1,150	-	1,150
Total Income		36,514	-	36,514
Expenditure on:				
Charitable activities	6	(82,912)	(300)	(83,212)
Governance costs		(5,145)	-	(5,145)
Total Expenditure		(88,057)	(300)	(88,357)
Gains/losses on investment assets		(35,066)	-	(35,066)
Net expenditure		(86,609)	(300)	(86,909)
Net movement in funds		(86,609)	(300)	(86,909)
Reconciliation of funds				
Total funds brought forward		965,993	300	966,293
Total funds carried forward	18	879,384	-	879,384

The notes on pages 10 to 24 form an integral part of these financial statements.

Bexhill Old Town Preservation Society Limited

Statement of Financial Activities for the Year Ended 31 March 2025 (Including Income and Expenditure Account and Statement of Total Recognised Gains and Losses)

	Note	Unrestricted £	Restricted £	Total 2024 £
Income and Endowments from:				
Donations and legacies	3	1,176	-	1,176
Investment income	4	32,262	-	32,262
Other income	5	706	-	706
Total Income		34,144	-	34,144
Expenditure on:				
Charitable activities	6	(109,063)	-	(109,063)
Governance costs		(3,000)	-	(3,000)
Total Expenditure		(112,063)	-	(112,063)
Gains/losses on investment assets		76,918	-	76,918
Net expenditure		(1,001)	-	(1,001)
Transfers between funds		230	(230)	-
Net movement in funds		(771)	(230)	(1,001)
Reconciliation of funds				
Total funds brought forward		966,764	530	967,294
Total funds carried forward	18	965,993	300	966,293

All of the charity's activities derive from continuing operations during the above two periods.

The funds breakdown for 2024 is shown in note 18.

Bexhill Old Town Preservation Society Limited

(Registration number: 8459906)
Balance Sheet as at 31 March 2025

	Note	2025 £	2024 £
Fixed assets			
Tangible assets	13	53,587	67,888
Investments	14	801,403	869,225
		854,990	937,113
Current assets			
Debtors	15	5,161	10,710
Investments	16	10,028	9,004
Cash at bank and in hand		16,422	16,682
		31,611	36,396
Creditors: Amounts falling due within one year	17	(7,217)	(7,216)
Net current assets		24,394	29,180
Net assets		879,384	966,293
Funds of the charity:			
Restricted		-	300
Unrestricted income funds			
Unrestricted		879,384	965,993
Total funds	18	879,384	966,293

For the financial year ending 31 March 2025 the charity was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

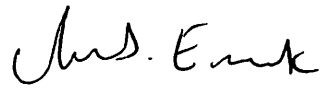
Directors' responsibilities:

- The members have not required the charity to obtain an audit of its accounts for the year in question in accordance with section 476; and
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

Bexhill Old Town Preservation Society Limited

(Registration number: 8459906)
Balance Sheet as at 31 March 2025

The financial statements on pages 6 to 24 were approved by the trustees, and authorised for issue on 10/1.1.26 and signed on their behalf by:



Mrs H Enock
Trustee

The notes on pages 10 to 24 form an integral part of these financial statements.

Bexhill Old Town Preservation Society Limited

Notes to the Financial Statements for the Year Ended 31 March 2025

1 Charity status

The charity is limited by guarantee, incorporated in England and Wales, and consequently does not have share capital. Each of the trustees is liable to contribute an amount not exceeding £1 towards the assets of the charity in the event of liquidation.

The address of its registered office is:
8 High Street
Bexhill-on-Sea
East Sussex
TN40 2HA

The principal place of business is:
8 High Street
Bexhill-on-Sea
East Sussex
TN40 2HA

2 Accounting policies

Summary of significant accounting policies and key accounting estimates
The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

Statement of compliance
The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice (applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)) (issued in October 2019) - (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

Basis of preparation
Bexhill Old Town Preservation Society Limited meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy notes.

Going concern
The trustees consider that there are no material uncertainties about the charity's ability to continue as a going concern nor any significant areas of uncertainty that affect the carrying value of assets held by the charity.

Exemption from preparing a cash flow statement
The charity opted to adopt Bulletin 1 published on 2 February 2016 and have therefore not included a cash flow statement in these financial statements.

Exemption from preparing group accounts
The charity has taken advantage of the exemption in section 398 of the Caompnaies Act 2006 from the requirement to prepare consolidated financial statements, on the grounds that it is a small sized group.

Income and endowments
Donations are recognised where there is entitlement, certainty of receipt and the amount can be measured with sufficient reliability.

Investment income

Investment income is recognised on a receivable basis.

Expenditure
Liabilities are recognised as soon as there is a legal or constructive obligation committing the charity to the expenditure. All expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category.

Charitable activities

Charitable expenditure comprises those costs incurred by the charity in the delivery of its activities and services for its beneficiaries. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them.

Grant expenditure

Grants payable are payments made to third parties in the furtherance of the charitable objectives. Where the charity gives a grant with conditions for its payment being a specific level of service or output to be provided, such grants are only recognised in the SoFA once the recipient of the grant has provided the specific service or output.

Grants payable without performance conditions are only recognised in the accounts when a commitment has been made and there are no conditions to be met relating to the grant which remain in the control of the charity.

Grant provisions

Provisions for grants are made when the intention to make a grant has been communicated to the recipient but there is uncertainty about either the timing of the grant or the amount of grant payable.

Support costs
Support costs include central functions and have been allocated to activity cost categories on a basis consistent with the use of resources.

Governance costs
Governance costs include costs of the preparation and examination of the statutory accounts, the costs of trustee meetings and the cost of any legal advice to trustees on governance or constitutional matters.

Taxation
The charity is considered to pass the tests set out in Paragraph 1 Schedule 6 of the Finance Act 2010 and therefore it meets the definition of a charitable company for UK corporation tax purposes. Accordingly, the charity is potentially exempt from taxation in respect of income or capital gains received within categories covered by Chapter 3 Part 11 of the Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992, to the extent that such income or gains are applied exclusively to charitable purposes.

Tangible fixed assets
Individual fixed assets costing £100 or more are initially recorded at cost, less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

Depreciation and amortisation
Depreciation is provided on tangible fixed assets so as to write off the cost or valuation, less any estimated residual value, over their expected useful economic life as follows:

Asset class	Depreciation method and rate
Freehold interest in land and buildings	The freehold property is not depreciated.
Leases and improvements to property	Over the period of the lease expiring 30th June 2036.
Fixtures, fittings and equipment	20% written down value.

The freehold property is not depreciated as taking into account the anticipated life of the property and its expected residual value, any charge would not be material.

Fixed asset investments
Fixed asset investments are included at market value at the balance sheet date.

Realised gains and losses on investments are calculated as the difference between sales proceeds and their market value at the start of the year, or their subsequent cost, and are charged or credited to the Statement of Financial Activities in the period of disposal.

Unrealised gains and losses represent the movement in market values during the year and are credited or charged to the Statement of Financial Activities based on the market value at the year end.

Cash and cash equivalents
Cash and cash equivalents comprise cash on hand and call deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value.

Trade creditors

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Accounts payable are classified as current liabilities if the charity does not have an unconditional right, at the end of the reporting period, to defer settlement of the creditor for at least twelve months after the reporting date. If there is an unconditional right to defer settlement for at least twelve months after the reporting date, they are presented as non-current liabilities.

Trade creditors are recognised initially at the transaction price.

Fund structure

Unrestricted income funds are general funds that are available for use at the trustees discretion in furtherance of the objectives of the charity.

Designated funds are unrestricted funds set aside for specific purposes at the discretion of the trustees.

Restricted income funds are those donated for use in a particular area or for specific purposes, the use of which is restricted to that area or purpose.

3 Income from donations and legacies

	Unrestricted General £	Total 2025 £	Total 2024 £
Donations and legacies;			
Donations from individuals (including gift aid)	320	320	326
Subscriptions	850	850	850
	1,170	1,170	1,176

4 Investment income

	Unrestricted funds General £	Total 2025 £	Total 2024 £
Interest receivable and similar income;			
Interest receivable on bank deposits	109	109	5,839
Other income from fixed asset investments	34,085	34,085	26,423
	34,194	34,194	32,262

5 Other income

	Unrestricted funds General £	Total 2025 £	Total 2024 £
Other income	1,150	1,150	706

6 Expenditure on charitable activities

	Note	Unrestricted General £	Restricted £	Total 2025 £	Total 2024 £
Depreciation, amortisation and other similar costs		14,302	-	14,302	14,428
Grant funding of activities		22,207	-	22,207	23,142
Allocated support costs	7	46,403	300	46,703	71,493
		82,912	300	83,212	109,063

7 Analysis of governance and support costs

Support costs allocated to charitable activities

	Unrestricted Support Costs £	Restricted Support Costs £	Total 2025 £	Total 2024 £
Establishment costs	5,811	-	5,811	3,121
Repairs and maintenance	7,739	-	7,739	989
Establishment costs - Manor Barn Ltd	-	-	-	1,890
Repairs and Maintenance - Manor Barn	2,320	-	2,320	-
Office expenses	20,952	-	20,952	20,352
Subscriptions and donations	-	-	-	289
Legal and professional costs	-	-	-	7,855
Legal and professional costs - Manor Barn Ltd	-	-	-	2,677
Bad debts	-	-	-	33,726
Rates - Manor Barn	-	-	-	594
Management Fees	9,331	-	9,331	-
Charitable Donation	250	300	550	-
	46,403	300	46,703	71,493

Governance costs

	Unrestricted funds General £	Total 2025 £	Total 2024 £
Independent examiner fees			
Examination of the financial statements	3,000	3,000	3,000
Legal fees	2,145	2,145	-
	5,145	5,145	3,000

8 Grant-making

Analysis of grants

The support costs associated with grant-making are £47,585 (31 March 2024 £71,493).

Below are details of material grants made to institutions

Name of institution	Activity	2025 £	2024 £
Projects	Grant making	22,207	23,142

Unrestricted Funds	2024 £	2024 £
Projects		
Parish Magazine	93	93
Floral displays	5,539	4,863
History of the Manor House Board	1,446	-
Old Town Tidy Up	-	79
Old Town May Day Event	-	972
Bexhill Carnival	-	4
Christmas Card	125	50
Bexhill Youth Centre - Roof Grant	300	-
Book on History of Bexhill Pubs	350	-
Hanover House Roof Repair	-	1,500
Boswell House Roof Repair	-	3,000
Dunn Memorial Renovation	480	-
Old Town Christmas Street Lighting	6,780	5,648
Old Town Christmas Event	7,094	6,933
Total	22,207	23,142

9 Net incoming/outgoing resources

Net outgoing resources for the year include:

	2025	2024
	£	£
Depreciation of fixed assets	14,302	14,428

10 Trustees remuneration and expenses

No trustees, nor any persons connected with them, have received any remuneration from the charity during the year.

11 Independent examiner's remuneration

	2025	2024
	£	£
Examination of the financial statements	3,000	3,000

12 Taxation

The charity is a registered charity and is therefore exempt from corporation tax.

13 Tangible fixed assets

	Land and buildings £	Furniture and equipment £	Total £
Cost			
At 1 April 2024	284,825	87,112	371,937
At 31 March 2025	284,825	87,112	371,937
Depreciation			
At 1 April 2024	219,545	84,503	304,048
Charge for the year	13,775	527	14,302
At 31 March 2025	233,320	85,030	318,350
Net book value			
At 31 March 2025	51,505	2,082	53,587
At 31 March 2024	65,280	2,609	67,889

Included within the net book value of land and buildings above is £27,370 (2024 - £27,370) in respect of freehold land and buildings and £24,135 (2024 - £37,910) in respect of leaseholds.

14 Fixed asset investments

Fixed Asset Investments

	2025 £	2024 £
Shares in group undertakings and participating interests	100	100
FA investment - UK listed other shares bfwd	869,125	885,831
FA investment - UK listed other shares revaluation	(56,908)	42,173
FA investment - UK listed other shares additions	676,977	275,562
FA investment - UK listed other shares disposals	(687,891)	(334,441)
	801,403	869,225

All investments were held in the UK.
The historical cost of listed investments at 31 March 2025 was £755,711 (2024 £742,226).

Shares in group undertakings and participating interests

	Subsidiary undertakings £	Total £
Cost		
At 1 April 2024	100	100
At 31 March 2025	100	100
Net book value		
At 31 March 2025	100	100
At 31 March 2024	100	100

Other investments

	Listed investments £	Total £
Cost or Valuation		
At 1 April 2024	869,125	869,125
Revaluation	(56,908)	(56,908)
Additions	676,977	676,977
Disposals	(687,891)	(687,891)
At 31 March 2025	801,303	801,303
Net book value		
At 31 March 2025	801,303	801,303
At 31 March 2024	869,125	869,125

Details of undertakings

Details of the investments in which the charity holds 20% or more of the nominal value of any class of share capital are as follows:

Undertaking	Country of incorporation	Holding	Proportion of voting rights and shares held		Principal activity
			2025	2024	
Subsidiary undertakings					
Old Town Occasions Ltd	England	Ordinary	100%	100%	Operation of Manor Barn

Subsidiaries

The profit for the financial period of Old Town Occasions Ltd was £Nil (2024 - £Nil) and the aggregate amount of capital and reserves at the end of the period was £100 (2024 - £100).

15 Debtors

	2025 £	2024 £
Trade debtors	-	82
Due from Old Town Occasions Limited	4,500	10,000
Prepayments	661	628
	5,161	10,710

16 Current asset investments

	2025 £	2024 £
Cash deposits	10,028	9,004

17 Creditors: amounts falling due within one year

	2025 £	2024 £
Other creditors	7,199	7,201
Pension scheme creditor	18	15
	7,217	7,216

Bexhill Old Town Preservation Society Limited

Notes to the Financial Statements for the Year Ended 31 March 2025

18 Funds

	Balance at 1 April 2024 £	Incoming resources £	Resources expended £	Other recognised gains/(losses) £	Balance at 31 March 2025 £
Unrestricted funds					
General					
Unrestricted	964,926	36,514	(88,057)	(35,066)	878,317
Designated					
Christmas Event 2023	1,067	-	-	-	1,067
Total unrestricted funds	965,993	36,514	(88,057)	(35,066)	879,384
Restricted funds					
Serpollet	300	-	(300)	-	-
Total funds	966,293	36,514	(88,357)	(35,066)	879,384

	Balance at 1 April 2023 £	Incoming resources £	Resources expended £	Transfers £	Other recognised gains/(losses) £	Balance at 31 March 2024 £
Unrestricted funds						
General						
Unrestricted	963,771	34,144	(105,130)	(4,777)	76,918	964,926
Designated						
Platinum Jubilee Tea Party 2022	1,822	-	-	(1,822)	-	-
Christmas Event 2022	1,171	-	-	(1,171)	-	-
Christmas Event 2023	-	-	(6,933)	8,000	-	1,067
	2,993	-	(6,933)	5,007	-	1,067
Total unrestricted funds	966,764	34,144	(112,063)	230	76,918	965,993
Restricted						
Serpollet	300	-	-	-	-	300
Old Town Tidy Up	230	-	-	(230)	-	-
Total restricted funds	530	-	-	(230)	-	300
Total funds	967,294	34,144	(112,063)	-	76,918	966,293

The specific purposes for which the funds are to be applied are as follows:

Designated Funds:

Platinum Jubilee Tea Party 2022 - This budgeted amount had been agreed by the Trustees for costs of this event. Post event, the balance remaining has been transferred back to the unrestricted funds of the charity to clear down the fund.

Christmas Event 2022 - This budgeted amount had been agreed by the Trustees for costs of this event. Post event, the balance remaining has been transferred back to the unrestricted funds of the charity to clear down the fund.

Christmas Event 2023 - This budgeted amount was agreed by the Trustees for the costs of this event.

Restricted Funds:

Old Town Tidy Up - The Society obtained a grant of £100 from Rother District Council in March 2019, part of an initiative to facilitate community led street and town centre tidying and clean ups. This fund has been fully utilised and therefore the balance has been tranferred in year to Unrestricted Funds.

Serpollet - The Serpollet is a replica of the historic ovoid steam driven racing car and was donated to the Society.

19 Analysis of net assets between funds

	Unrestricted	
	General	Total funds at 31 March 2025
	£	£
Tangible fixed assets	53,587	53,587
Fixed asset investments	801,403	801,403
Current assets	31,611	31,611
Current liabilities	(7,217)	(7,217)
Total net assets	879,384	879,384

	Unrestricted		
	General	Restricted	Total funds at 31 March 2024
	£	£	£
Tangible fixed assets	67,888	-	67,888
Fixed asset investments	869,225	-	869,225
Current assets	36,096	300	36,396
Current liabilities	(7,216)	-	(7,216)
Total net assets	965,993	300	966,293

20 Related party transactions

During the year the charity made the following related party transactions:

Old Town Occasions Ltd
(Trading Subsidiary)
£10,000 interest free loan to Old Town Occasions Ltd was made . At the balance sheet date the amount due from Old Town Occasions Ltd was £4,500 (2024 - £10,000).

Company registration number: 8459906
Charity registration number: 1157672

Bexhill Old Town Preservation Society Limited

(A company limited by guarantee)

Annual Report and Financial Statements

for the Year Ended 31 March 2025

Manningtons
Chartered Accountants
39 High Street
Battle
East Sussex
TN33 OEE

Bexhill Old Town Preservation Society Limited

Contents

Reference and Administrative Details	1
Trustees' Report	2 to 3
Statement of Trustees' Responsibilities	4
Independent Examiner's Report	5
Statement of Financial Activities	6 to 7
Balance Sheet	8 to 9
Notes to the Financial Statements	10 to 24

Bexhill Old Town Preservation Society Limited

Reference and Administrative Details

Trustees	Mrs D Smith Mr R Konyn Mr R A Beaden Mr P Adams Mrs H Enock Mrs A Heald
Principal Office	8 High Street Bexhill-on-Sea East Sussex TN40 2HA
Registered Office	8 High Street Bexhill-on-Sea East Sussex TN40 2HA The charity is incorporated in England and Wales.
Company Registration Number	8459906
Charity Registration Number	1157672
Bankers	Barclays Bank plc 1 Churchill Place London E14 5HP
Investment Advisor	Walker Crips Investment Management Limited Old Change House 128 Queen Victoria Street London EC4V 4BJ
Independent Examiner	Manningtons Chartered Accountants 39 High Street Battle East Sussex TN33 OEE

Bexhill Old Town Preservation Society Limited

Trustees' Report

The trustees, who are directors for the purposes of company law, present the annual report together with the financial statements of the charitable company for the year ended 31 March 2025.

The Society was formed in 1966 and became a Registered Charity, No 295428 from the 30th October 1986.
It was incorporated on 25th March 2013, No 8459906 and registered with the Charity Commission on 1st July 2014, No 1157672.
Its registered address is :-
8 High Street
Bexhill-on-Sea
East Sussex
TN40 2HA

Trustees
Mr R Konyn
Mr R A Beaden
Mrs H Enock (Appointed 16/07/2024)
Mr P Adams (Appointed 17/09/2024)
Mrs A Heald (Appointed 09/09/2025)
Mrs D Smith (Resigned 31/05/2025)
Mrs J Downs (Resigned 15/10/2024)
Mrs K Clarke (Resigned 15/10/2024)
Mr W Morris (Resigned 15/10/2024)
Mrs D Earl (Resigned 16/10/2024)

The Society is established for the public benefit for the following purposes in the area known as the 'Old Town' of Bexhill and the surrounding area which shall hereinafter be referred to as the "area of benefit".

Its aims are :-
(i) To promote high standards of planning and architecture in or affecting the area of benefit.
(ii) To educate the public in the geography, history, natural history and architecture of the area of benefit.
(iii) To secure the preservation, protection, development and improvement of features of historic or public interest in the area of benefit.
(iv) The provision, maintenance and support of public amenities.

The Charity Trustees of the Society comprise a Board which is responsible for the management and administration of the Society. Trustees act in a voluntary unpaid capacity. Wherever necessary they obtain advice for which the Society pays.

Reserves Policy
The Charity seeks to preserve the funds originally derived from the generous legacy from Mrs Phyllis Dunn which are used to create income to enable the Charity objects to be achieved. Taking one year with another it is intended that income should be used on appropriate projects.

Risk Management
The Trustees have assessed the major risks to which the Charity is exposed, in particular those related to the operations and finance of the Charity, and are satisfied that systems are in place to mitigate the exposure to major risks.

Bexhill Old Town Preservation Society Limited

Trustees' Report

Financial Report
In dealing with the Society's finances, the basic aim of the Trustees is to meet outgoings from income, taking one year with another, while maintaining and if possible increasing the capital base.

The accounts, as usual, include an analysis under the heading of projects (note 8) to show how funds are spent in pursuance of the Society's aims. In addition to grants for property restoration, support was given to a wide range of projects covering, for example, buildings of historic or public interest, education and community activities.

Funds unlikely to be used in the near future continue to be invested in the stock market and during the year the Trustees decided to use the Actively Managed Portfolio Service of their investment advisors Walker Crips Investment Management Limited. Movement in investments in the year saw an decrease from £869,125 at 31st March 2024 to £801,303 at 31st March 2025. Funds available for more immediate use are held mainly by the Society's stockbrokers and in bank current and deposit accounts.

The results for the year show a deficit on its activities before investment movements for the year of £51,843. The Society's worth at 31st March 2025 was £879,384 and it is considered that sufficient funds are available to enable the Trustees to continue the Society's work in the foreseeable future.

Associations
The Society is a member of the following associations:
Historic Towns & Villages Forum
Rother Voluntary Action

The annual report was approved by the trustees of the charity on 10/12/25 and signed on its behalf by:

Mrs. Enock
.....
Mrs H Enock
Trustee

Bexhill Old Town Preservation Society Limited

Statement of Trustees' Responsibilities

The trustees (who are also the directors of Bexhill Old Town Preservation Society Limited for the purposes of company law) are responsible for preparing the trustees' report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland".

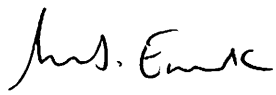
Company law requires the trustees to prepare financial statements for each financial year. Under company law the trustees must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including its 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 apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards, comprising FRS 102 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 proper accounting records that can 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.

The trustees are responsible for the maintenance and integrity of the corporate and financial information included on the charitable company's website. Legislation governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

Approved by the trustees of the charity on 10/12/25 and signed on its behalf by:



.....

Mrs H Enock
Trustee

Bexhill Old Town Preservation Society Limited

Independent Examiner's Report to the trustees of Bexhill Old Town Preservation Society Limited ('the Company')

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

As the charity's trustees of the Company (and also its directors for the purposes of company law) you 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 Bexhill Old Town Preservation Society Limited 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.

R Walsh
.....

Rowena T K Walsh (FCCA)
Manningtons
Chartered Accountants
39 High Street
Battle
East Sussex
TN33 OEE

Date:....09/12/25

Bexhill Old Town Preservation Society Limited

Statement of Financial Activities for the Year Ended 31 March 2025 (Including Income and Expenditure Account and Statement of Total Recognised Gains and Losses)

	Note	Unrestricted £	Restricted £	Total 2025 £
Income and Endowments from:				
Donations and legacies	3	1,170	-	1,170
Investment income	4	34,194	-	34,194
Other income	5	1,150	-	1,150
Total Income		36,514	-	36,514
Expenditure on:				
Charitable activities	6	(82,912)	(300)	(83,212)
Governance costs		(5,145)	-	(5,145)
Total Expenditure		(88,057)	(300)	(88,357)
Gains/losses on investment assets		(35,066)	-	(35,066)
Net expenditure		(86,609)	(300)	(86,909)
Net movement in funds		(86,609)	(300)	(86,909)
Reconciliation of funds				
Total funds brought forward		965,993	300	966,293
Total funds carried forward	18	879,384	-	879,384

The notes on pages 10 to 24 form an integral part of these financial statements.

Bexhill Old Town Preservation Society Limited

Statement of Financial Activities for the Year Ended 31 March 2025 (Including Income and Expenditure Account and Statement of Total Recognised Gains and Losses)

	Note	Unrestricted £	Restricted £	Total 2024 £
Income and Endowments from:				
Donations and legacies	3	1,176	-	1,176
Investment income	4	32,262	-	32,262
Other income	5	706	-	706
Total Income		34,144	-	34,144
Expenditure on:				
Charitable activities	6	(109,063)	-	(109,063)
Governance costs		(3,000)	-	(3,000)
Total Expenditure		(112,063)	-	(112,063)
Gains/losses on investment assets		76,918	-	76,918
Net expenditure		(1,001)	-	(1,001)
Transfers between funds		230	(230)	-
Net movement in funds		(771)	(230)	(1,001)
Reconciliation of funds				
Total funds brought forward		966,764	530	967,294
Total funds carried forward	18	965,993	300	966,293

All of the charity's activities derive from continuing operations during the above two periods.

The funds breakdown for 2024 is shown in note 18.

Bexhill Old Town Preservation Society Limited

(Registration number: 8459906)
Balance Sheet as at 31 March 2025

	Note	2025 £	2024 £
Fixed assets			
Tangible assets	13	53,587	67,888
Investments	14	801,403	869,225
		854,990	937,113
Current assets			
Debtors	15	5,161	10,710
Investments	16	10,028	9,004
Cash at bank and in hand		16,422	16,682
		31,611	36,396
Creditors: Amounts falling due within one year	17	(7,217)	(7,216)
Net current assets		24,394	29,180
Net assets		879,384	966,293
Funds of the charity:			
Restricted		-	300
Unrestricted income funds			
Unrestricted		879,384	965,993
Total funds	18	879,384	966,293

For the financial year ending 31 March 2025 the charity was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

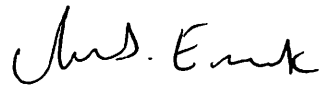
Directors' responsibilities:

- The members have not required the charity to obtain an audit of its accounts for the year in question in accordance with section 476; and
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

Bexhill Old Town Preservation Society Limited

(Registration number: 8459906)
Balance Sheet as at 31 March 2025

The financial statements on pages 6 to 24 were approved by the trustees, and authorised for issue on 10/1.1.26 and signed on their behalf by:



Mrs H Enock
Trustee

The notes on pages 10 to 24 form an integral part of these financial statements.

Bexhill Old Town Preservation Society Limited

Notes to the Financial Statements for the Year Ended 31 March 2025

1 Charity status

The charity is limited by guarantee, incorporated in England and Wales, and consequently does not have share capital. Each of the trustees is liable to contribute an amount not exceeding £1 towards the assets of the charity in the event of liquidation.

The address of its registered office is:
8 High Street
Bexhill-on-Sea
East Sussex
TN40 2HA

The principal place of business is:
8 High Street
Bexhill-on-Sea
East Sussex
TN40 2HA

2 Accounting policies

Summary of significant accounting policies and key accounting estimates
The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

Statement of compliance
The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice (applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)) (issued in October 2019) - (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

Basis of preparation
Bexhill Old Town Preservation Society Limited meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy notes.

Going concern
The trustees consider that there are no material uncertainties about the charity's ability to continue as a going concern nor any significant areas of uncertainty that affect the carrying value of assets held by the charity.

Exemption from preparing a cash flow statement
The charity opted to adopt Bulletin 1 published on 2 February 2016 and have therefore not included a cash flow statement in these financial statements.

Exemption from preparing group accounts
The charity has taken advantage of the exemption in section 398 of the Caompnaies Act 2006 from the requirement to prepare consolidated financial statements, on the grounds that it is a small sized group.

Income and endowments
Donations are recognised where there is entitlement, certainty of receipt and the amount can be measured with sufficient reliability.

Investment income

Investment income is recognised on a receivable basis.

Expenditure
Liabilities are recognised as soon as there is a legal or constructive obligation committing the charity to the expenditure. All expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category.

Charitable activities

Charitable expenditure comprises those costs incurred by the charity in the delivery of its activities and services for its beneficiaries. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them.

Grant expenditure

Grants payable are payments made to third parties in the furtherance of the charitable objectives. Where the charity gives a grant with conditions for its payment being a specific level of service or output to be provided, such grants are only recognised in the SoFA once the recipient of the grant has provided the specific service or output.

Grants payable without performance conditions are only recognised in the accounts when a commitment has been made and there are no conditions to be met relating to the grant which remain in the control of the charity.

Grant provisions

Provisions for grants are made when the intention to make a grant has been communicated to the recipient but there is uncertainty about either the timing of the grant or the amount of grant payable.

Support costs
Support costs include central functions and have been allocated to activity cost categories on a basis consistent with the use of resources.

Governance costs
Governance costs include costs of the preparation and examination of the statutory accounts, the costs of trustee meetings and the cost of any legal advice to trustees on governance or constitutional matters.

Taxation
The charity is considered to pass the tests set out in Paragraph 1 Schedule 6 of the Finance Act 2010 and therefore it meets the definition of a charitable company for UK corporation tax purposes. Accordingly, the charity is potentially exempt from taxation in respect of income or capital gains received within categories covered by Chapter 3 Part 11 of the Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992, to the extent that such income or gains are applied exclusively to charitable purposes.

Tangible fixed assets
Individual fixed assets costing £100 or more are initially recorded at cost, less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

Depreciation and amortisation
Depreciation is provided on tangible fixed assets so as to write off the cost or valuation, less any estimated residual value, over their expected useful economic life as follows:

Asset class	Depreciation method and rate
Freehold interest in land and buildings	The freehold property is not depreciated.
Leases and improvements to property	Over the period of the lease expiring 30th June 2036.
Fixtures, fittings and equipment	20% written down value.

The freehold property is not depreciated as taking into account the anticipated life of the property and its expected residual value, any charge would not be material.

Fixed asset investments
Fixed asset investments are included at market value at the balance sheet date.

Realised gains and losses on investments are calculated as the difference between sales proceeds and their market value at the start of the year, or their subsequent cost, and are charged or credited to the Statement of Financial Activities in the period of disposal.

Unrealised gains and losses represent the movement in market values during the year and are credited or charged to the Statement of Financial Activities based on the market value at the year end.

Cash and cash equivalents
Cash and cash equivalents comprise cash on hand and call deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value.

Trade creditors

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Accounts payable are classified as current liabilities if the charity does not have an unconditional right, at the end of the reporting period, to defer settlement of the creditor for at least twelve months after the reporting date. If there is an unconditional right to defer settlement for at least twelve months after the reporting date, they are presented as non-current liabilities.

Trade creditors are recognised initially at the transaction price.

Fund structure

Unrestricted income funds are general funds that are available for use at the trustees discretion in furtherance of the objectives of the charity.

Designated funds are unrestricted funds set aside for specific purposes at the discretion of the trustees.

Restricted income funds are those donated for use in a particular area or for specific purposes, the use of which is restricted to that area or purpose.

3 Income from donations and legacies

	Unrestricted General £	Total 2025 £	Total 2024 £
Donations and legacies;			
Donations from individuals (including gift aid)	320	320	326
Subscriptions	850	850	850
	1,170	1,170	1,176

4 Investment income

	Unrestricted funds General £	Total 2025 £	Total 2024 £
Interest receivable and similar income;			
Interest receivable on bank deposits	109	109	5,839
Other income from fixed asset investments	34,085	34,085	26,423
	34,194	34,194	32,262

5 Other income

	Unrestricted funds General £	Total 2025 £	Total 2024 £
Other income	1,150	1,150	706

6 Expenditure on charitable activities

	Note	Unrestricted General £	Restricted £	Total 2025 £	Total 2024 £
Depreciation, amortisation and other similar costs		14,302	-	14,302	14,428
Grant funding of activities		22,207	-	22,207	23,142
Allocated support costs	7	46,403	300	46,703	71,493
		82,912	300	83,212	109,063

7 Analysis of governance and support costs

Support costs allocated to charitable activities

	Unrestricted Support Costs £	Restricted Support Costs £	Total 2025 £	Total 2024 £
Establishment costs	5,811	-	5,811	3,121
Repairs and maintenance	7,739	-	7,739	989
Establishment costs - Manor Barn Ltd	-	-	-	1,890
Repairs and Maintenance - Manor Barn	2,320	-	2,320	-
Office expenses	20,952	-	20,952	20,352
Subscriptions and donations	-	-	-	289
Legal and professional costs	-	-	-	7,855
Legal and professional costs - Manor Barn Ltd	-	-	-	2,677
Bad debts	-	-	-	33,726
Rates - Manor Barn	-	-	-	594
Management Fees	9,331	-	9,331	-
Charitable Donation	250	300	550	-
	46,403	300	46,703	71,493

Governance costs

	Unrestricted funds General £	Total 2025 £	Total 2024 £
Independent examiner fees			
Examination of the financial statements	3,000	3,000	3,000
Legal fees	2,145	2,145	-
	5,145	5,145	3,000

8 Grant-making

Analysis of grants

The support costs associated with grant-making are £47,585 (31 March 2024 £71,493).

Below are details of material grants made to institutions

Name of institution	Activity	2025 £	2024 £
Projects	Grant making	22,207	23,142

Unrestricted Funds	2024 £	2024 £
Projects		
Parish Magazine	93	93
Floral displays	5,539	4,863
History of the Manor House Board	1,446	-
Old Town Tidy Up	-	79
Old Town May Day Event	-	972
Bexhill Carnival	-	4
Christmas Card	125	50
Bexhill Youth Centre - Roof Grant	300	-
Book on History of Bexhill Pubs	350	-
Hanover House Roof Repair	-	1,500
Boswell House Roof Repair	-	3,000
Dunn Memorial Renovation	480	-
Old Town Christmas Street Lighting	6,780	5,648
Old Town Christmas Event	7,094	6,933
Total	22,207	23,142

9 Net incoming/outgoing resources

Net outgoing resources for the year include:

	2025	2024
	£	£
Depreciation of fixed assets	14,302	14,428

10 Trustees remuneration and expenses

No trustees, nor any persons connected with them, have received any remuneration from the charity during the year.

11 Independent examiner's remuneration

	2025	2024
	£	£
Examination of the financial statements	3,000	3,000

12 Taxation

The charity is a registered charity and is therefore exempt from corporation tax.

13 Tangible fixed assets

	Land and buildings £	Furniture and equipment £	Total £
Cost			
At 1 April 2024	284,825	87,112	371,937
At 31 March 2025	284,825	87,112	371,937
Depreciation			
At 1 April 2024	219,545	84,503	304,048
Charge for the year	13,775	527	14,302
At 31 March 2025	233,320	85,030	318,350
Net book value			
At 31 March 2025	51,505	2,082	53,587
At 31 March 2024	65,280	2,609	67,889

Included within the net book value of land and buildings above is £27,370 (2024 - £27,370) in respect of freehold land and buildings and £24,135 (2024 - £37,910) in respect of leaseholds.

14 Fixed asset investments

Fixed Asset Investments

	2025 £	2024 £
Shares in group undertakings and participating interests	100	100
FA investment - UK listed other shares bfwd	869,125	885,831
FA investment - UK listed other shares revaluation	(56,908)	42,173
FA investment - UK listed other shares additions	676,977	275,562
FA investment - UK listed other shares disposals	(687,891)	(334,441)
	801,403	869,225

All investments were held in the UK.
The historical cost of listed investments at 31 March 2025 was £755,711 (2024 £742,226).

Shares in group undertakings and participating interests

	Subsidiary undertakings £	Total £
Cost		
At 1 April 2024	100	100
At 31 March 2025	100	100
Net book value		
At 31 March 2025	100	100
At 31 March 2024	100	100

Other investments

	Listed investments £	Total £
Cost or Valuation		
At 1 April 2024	869,125	869,125
Revaluation	(56,908)	(56,908)
Additions	676,977	676,977
Disposals	(687,891)	(687,891)
At 31 March 2025	801,303	801,303
Net book value		
At 31 March 2025	801,303	801,303
At 31 March 2024	869,125	869,125

Details of undertakings

Details of the investments in which the charity holds 20% or more of the nominal value of any class of share capital are as follows:

Undertaking	Country of incorporation	Holding	Proportion of voting rights and shares held		Principal activity
			2025	2024	
Subsidiary undertakings					
Old Town Occasions Ltd	England	Ordinary	100%	100%	Operation of Manor Barn

Subsidiaries

The profit for the financial period of Old Town Occasions Ltd was £Nil (2024 - £Nil) and the aggregate amount of capital and reserves at the end of the period was £100 (2024 - £100).

15 Debtors

	2025 £	2024 £
Trade debtors	-	82
Due from Old Town Occasions Limited	4,500	10,000
Prepayments	661	628
	5,161	10,710

16 Current asset investments

	2025 £	2024 £
Cash deposits	10,028	9,004

17 Creditors: amounts falling due within one year

	2025 £	2024 £
Other creditors	7,199	7,201
Pension scheme creditor	18	15
	7,217	7,216

Bexhill Old Town Preservation Society Limited

Notes to the Financial Statements for the Year Ended 31 March 2025

18 Funds

	Balance at 1 April 2024 £	Incoming resources £	Resources expended £	Other recognised gains/(losses) £	Balance at 31 March 2025 £
Unrestricted funds					
General					
Unrestricted	964,926	36,514	(88,057)	(35,066)	878,317
Designated					
Christmas Event 2023	1,067	-	-	-	1,067
Total unrestricted funds	965,993	36,514	(88,057)	(35,066)	879,384
Restricted funds					
Serpollet	300	-	(300)	-	-
Total funds	966,293	36,514	(88,357)	(35,066)	879,384

	Balance at 1 April 2023 £	Incoming resources £	Resources expended £	Transfers £	Other recognised gains/(losses) £	Balance at 31 March 2024 £
Unrestricted funds						
General						
Unrestricted	963,771	34,144	(105,130)	(4,777)	76,918	964,926
Designated						
Platinum Jubilee Tea Party 2022	1,822	-	-	(1,822)	-	-
Christmas Event 2022	1,171	-	-	(1,171)	-	-
Christmas Event 2023	-	-	(6,933)	8,000	-	1,067
	2,993	-	(6,933)	5,007	-	1,067
Total unrestricted funds	966,764	34,144	(112,063)	230	76,918	965,993
Restricted						
Serpollet	300	-	-	-	-	300
Old Town Tidy Up	230	-	-	(230)	-	-
Total restricted funds	530	-	-	(230)	-	300
Total funds	967,294	34,144	(112,063)	-	76,918	966,293

The specific purposes for which the funds are to be applied are as follows:

Designated Funds:

Platinum Jubilee Tea Party 2022 - This budgeted amount had been agreed by the Trustees for costs of this event. Post event, the balance remaining has been transferred back to the unrestricted funds of the charity to clear down the fund.

Christmas Event 2022 - This budgeted amount had been agreed by the Trustees for costs of this event. Post event, the balance remaining has been transferred back to the unrestricted funds of the charity to clear down the fund.

Christmas Event 2023 - This budgeted amount was agreed by the Trustees for the costs of this event.

Restricted Funds:

Old Town Tidy Up - The Society obtained a grant of £100 from Rother District Council in March 2019, part of an initiative to facilitate community led street and town centre tidying and clean ups. This fund has been fully utilised and therefore the balance has been tranferred in year to Unrestricted Funds.

Serpollet - The Serpollet is a replica of the historic ovoid steam driven racing car and was donated to the Society.

19 Analysis of net assets between funds

	Unrestricted	
	General	Total funds at 31 March 2025
	£	£
Tangible fixed assets	53,587	53,587
Fixed asset investments	801,403	801,403
Current assets	31,611	31,611
Current liabilities	(7,217)	(7,217)
Total net assets	879,384	879,384

	Unrestricted		
	General	Restricted	Total funds at 31 March 2024
	£	£	£
Tangible fixed assets	67,888	-	67,888
Fixed asset investments	869,225	-	869,225
Current assets	36,096	300	36,396
Current liabilities	(7,216)	-	(7,216)
Total net assets	965,993	300	966,293

20 Related party transactions

During the year the charity made the following related party transactions:

Old Town Occasions Ltd
(Trading Subsidiary)
£10,000 interest free loan to Old Town Occasions Ltd was made . At the balance sheet date the amount due from Old Town Occasions Ltd was £4,500 (2024 - £10,000).